



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Wednesday, November 6, 2024 – 6:00 p.m.

Caledonia Village Hall – 5043 Chester Lane

THIS WILL BE AN IN-PERSON MEETING

- 1. Meeting Called to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - a. Utility District Regular Meeting – October 2, 2024
- 4. Citizen Comments**
- 5. Communications and Announcements**
 - a. Racine Water Utility Agenda & Minutes
 - b. Racine Sewer Utility Agenda & Minutes
 - c. Notice of Potential Material Change of Circumstances – Racine Area Intergovernmental Sanitary Sewer Service, Revenue-Sharing, Cooperation and Settlement Agreement April 25, 2002
- 6. Approval of O&M Bills**
 - a. O&M Bills related to the Sewer, Water & Storm Water Utility District
- 7. Project Updates**
 - a. Current Contracts
 - b. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade
 - c. Annual Televising Program – Sanitary Sewer
 - d. Central Lift Station Safety Site & Attenuation Basin
 - e. TID #4 Elevated Storage Tank & Adams Road Watermain
 - f. Western Village / Sundance Heights Watermain Replacement
 - g. TID #4 Phase 4 Sanitary Sewer & Water Main Extension Project
 - h. Hoods Creek – Aldebaran Brushing Project
 - i. Turtle Creek Restoration
 - j. 4 Mile Road Tile (Club View Subdivision to Erie Street)
- 8. Action Items**
 - a. Authorization of Signatures – Sanitary Sewer Easement – Ronald P. Schultz
 - b. Model Presentation – Central Lift Station Attenuation Basin
 - c. Caledonia Utility District Policies
 - d. January 2025 Utility District Meeting – Reschedule to January 15, 2025
- 9. Adjournment**

**Village of Caledonia Utility District Meeting
October 2, 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, Commissioners Dave Ruffalo, Robert Kaplan, Kathleen Trentadue, and Trustee Lee Wishau.

EXCUSED: 0

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

3 - Approval of Minutes September 4, 2024

A motion was made by Commissioner Trentadue to approve the Utility District's minutes from September 4, 2024, seconded by Trustee Wishau. **Motion carried 5-0.**

4 – Citizen Comments

5 – Communications & Announcements

a. Racine Water Utility Agenda & Minutes

The Commission looked over the minutes from the August 20th meeting and the agendas from the September 17th and September 23rd meetings of the Racine Water Utility.

b. Racine Sewer Utility Agenda & Minutes

The Commission looked over the minutes from the August 20th & September 11th meetings and the agendas from the September 11th & September 17th meetings of the Racine Sewer Utility.

c. Notice of Potential Material Change of Circumstance – Racine Area Intergovernmental Sanitary Sewer, Revenue Sharing, Cooperation and Settlement Agreement April 25, 2002

Director Bunkelman indicated that the Attorney's from the communities have met, and the ball is in Racine's court to provide information on what the potential change is.

6 – Approval of O&M Bills

a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$96,981.91 from the September 26th invoice list. Seconded by Commissioner Kaplan. **Motion carried 5-0.**

b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$401,063.21 from the September 26th invoice list. Seconded by Commissioner Kaplan. **Motion carried 5-0.**

- c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$14,191.92 from the September 26th invoice list. Seconded by Commissioner Kaplan.
Motion carried 5-0.

7 – Project Updates

a. Current Contracts

Director Bunkelman discussed the status of the Sundance Heights Watermain Replacement project contract.

b. 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. Riverbend Lift Station Pump #3 out of service. Ordered a new pump, awaiting delivery. Reached out to update delivery. Delivery now approximately October 29, 2024.

c. Annual Televising Program – Sanitary Sewer

Cleaning for 2024 continues. Will be looking to get a quote for lining and grouting the River Meadows area and also need to get quotes for Armorock Manholes and lining of Sanitary Sewer along 3 Mile Road. Looking to place both projects in 2025 budget if possible.

d. Central Lift Station Safety Site & Attenuation Basin

Design of Basin continues. Provided comments on 60% plans. A meeting was held with We Energies to discuss electrical feed for the project.

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

Plans submitted to the PSC & DNR for approval. Looking to out to bid in the next couple of months.

f. Western Village / Sundance Heights Watermain

Watermain and services have been completed. Contractor working on restoration. Had field meeting to mark out pavement replacements.

g. TID #4 Phase 4 Sanitary Sewer & Watermain Extension Project

Pre-Construction Meeting held on September 26. Dorner will start the project the week of October 6th. Infrastructure (Sewer & Water) to start on October 13th.

h. Hoods Creek – Aldebaran Brushing Project

Contractor has completed the project to Highway 38 and has only a couple of trees to remove near the lift station. Will be performing a walkthrough soon to ensure final completion.

i. Turtle Creek Restoration

Southern Wisconsin Appraisal meeting with owners to discuss easements. Great Lakes Tree started the Klema Ditch tree removals on September 26th. Have also been in touch with an Arborist to potentially spray the Klema Ditch to prevent tree growth.

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

Drainage Study is currently underway. Have been providing information to the consultant as requested.

8 – Action Items

a. 2025 Utility District Budget

Director Bunkelman gave a brief introduction of the 2025 Utility District Budget to the Commission. The Village Board has also reviewed this budget in their budget sessions.

Trustee Wishau made a motion to approve the 2025 Utility District Budget and forward to the Village Board for final approval. Seconded by Commissioner Trentadue. **Motion carried 5-0.**

9 – Adjournment

Upon a motion by Commissioner Kaplan and seconded by Commissioner Trentadue, the Commission moved to adjourn the regular meeting at 6:35 pm. **Motion carried 5-0.**

Respectively submitted,
Anthony A. Bunkelman P.E.



City of Racine

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

Meeting Minutes - Final

Waterworks Commission

Monday, September 23, 2024

5:15 PM

City Hall, Room 303

Special Meeting

The meeting was called to order by Commission President Tate II, at 5:15 p.m.

ROLL CALL

Let the record show that Administrator Sullivan was present for the meeting, but not in a voting capacity since the Mayor was present.

PRESENT: 7 - John Tate II, Natalia Taft, Stacy Sheppard, Cory Mason, Terry McCarthy, Jens Jorgenson and Jim Sullivan

EXCUSED: 1 - Mollie Jones

[0223-24](#)

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting approval of a Developer's Agreement for the Mount Pleasant TID#7 Development Project (V. Mount Pleasant, developer).

Staff Recommendation: To Approve with a Referral to the Finance & Personnel Committee.

Recommendation of the Waterworks Commission on 08/20/2024:

To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Recommendation of the Waterworks Commission on 09/17/2024:

To Defer this item until a more clearer understanding of how the REC (Residential Equipment Charge) fees will impact the financing to cover the estimated over-sizing cost of the water main without it affecting the rate payers.

Recommendation of the Finance and Personnel Committee on

09-23-2024: That the Waterworks Commission be granted permission to approve a Developer's Agreement for the Mount Pleasant TID#7 Development Project (V. Mount Pleasant, developer).

Fiscal Note: The developer pays all costs associated with the installation of the local 12" water main estimated at 2.58M.

The Water Utility Director presented the Request to Approve the Developer's Agreement for the TID#7 Development Project within the Village of Mount Pleasant and reminded everyone of the past voting actions that had been taken on the item at previous meetings. Discussion ensued regarding the purpose of the original plan for over-sizing the water main to 16" and its effect on water flow. The Utility Director presented information on figures and requirements for fire flow for the pipe based on current models, and reiterated how a 12" water main will support the flow for the current Educator's Credit Union and the Springs Development, but cited that the 16" water main was initially recommended by the Chief Utility Engineer in an effort to minimize potential future costs to be incurred by the Utility, while also accommodating potential future growth in the area.

A motion was made by Jorgenson, seconded by Mayor Mason, that this file be Approved. The motion PASSED by a voice vote with 4 AYES and 2 NAY votes recorded.

Adjournment

There being no further business to address, the meeting was adjourned at 5:36 p.m.



City of Racine

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

Meeting Agenda Waterworks Commission

Thursday, October 17, 2024

5:30 PM

City Hall, Room 207

Rescheduled from 10/15/24

ROLL CALL

[0900-24](#)

Subject: Approval of Minutes for the September 17, 2024, Waterworks Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments:

[wa minutes_20240917](#)

[0901-24](#)

Subject: Approval of Minutes for the September 23, 2024, Special Waterworks Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments:

[wa minutes_20240923_spec mtg](#)

[0912-24](#)

Subject: Request Authorization to Submit Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Department of Natural Resources (DNR) for FY2026 LSL Loan

Staff Recommendation: To Approve

Fiscal Note: Requesting \$40,000,000 from the Safe Drinking Water Loan Fund for the year 2026 to cover expenses of approximately 4,000 LSLR's over a three year period. Ruekert-Mielke to provide technical support submitting ITA through general professional service agreement.

[0913-24](#)

Subject: Request Authorization to Submit Intent to Apply (ITA) to the Department of Natural Resources (DNR) for FY2026 Loan for the 42" Water Main - Phase 4 Project

Staff Recommendation: To Approve

Fiscal Note: Tentative ITA loan amount will be \$5,000,000 to cover Racine Water Utility's share (approximately 51%). The rest of the cost will be paid by Mt. Pleasant. Ruekert-Mielke to provide technical support submitting ITA through general professional service agreement.

[0914-24](#)

Subject: Request Authorization to Submit Intent to Apply (ITA) to the Department of Natural Resources (DNR) for FY2026 Loan for Small Diameter Old Water Main Replacements

Staff Recommendation: To Approve

Fiscal Note: Safe Drinking Water Loan Program at 55% of market rate. Tentative loan amount per year \$10 million to replace old water mains in concurrence with LSLR's. Ruekert-Mielke to provide technical support submitting ITA through general professional service agreement.

[0902-24](#)

Subject: Approval for the Water Basin Tank Cleaning and Hauling Services, Full Source Organics Management, LLC (contractor)

Staff Recommendation: To Approve

Fiscal Note: Agreement for services shall begin with the calendar year 2025 and extend annually for a total of five (5) consecutive calendar years ending in the calendar year 2029. Est. future costs with CPI adjustments (past 5 year avg. 4.1) assuming 500 dry tons of material each year:

2025 - \$360,000

2026 - \$374,760

Attachments:

[water basin tank cleaning services FSO extended agreement \(1\)](#)

[0903-24](#)

Subject: Change Order No. 2 on Contract W-24-1, 2024 Lead Service Replacements - Phase 2, Miller Pipeline, LLC (contractor)

Staff Recommendation: To Approve

Fiscal Note: Contract change results in an overall increase of \$3,057.85, bringing the contract total to \$1,002,635.13.

Attachments:

[co#2_w-24-1_ltr to commsrs](#)

[0904-24](#)

Subject: Change Order No. 3 on Contract W-24-1, 2024 Lead Service Replacements - Phase 2, Miller Pipeline, LLC (contractor)

Staff Recommendation: To Approve

Fiscal Note: Contract change results in an overall net decrease of \$88,777.92, bringing the total contract amount to \$913,857.21.

Attachments: [co#3_w-24-1_ltr to commsrs](#)

[0919-24](#)

Subject: Discussion and Possible Action to Change Meeting Day, Date, and Start Time of Waterworks Commission Meetings

Fiscal Note: N/A

[0920-24](#)

Subject: Communication from the Water Utility Director to Retain a Legal Counsel to Represent the Waterworks Commission Pending Legal Actions

Fiscal Note: N/A

Adjournment

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



City of Racine

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

Meeting Minutes - Final Wastewater Commission

Tuesday, September 17, 2024

4:30 PM

City Hall, Room 207

The meeting was called to order at 5:23 p.m. by Commission President, Natalia Taft.

ROLL CALL

Let the record show that City Administrator Sullivan was present and voting as a City Commissioner Alternate for Alder McCarthy who was excused.

PRESENT: 11 - Natalia Taft, Stacy Sheppard, Claude Lois, Cory Mason, Anthony Beyer, Anthony Bunkelman, Mollie Jones, Jens Jorgenson, Jack Feiner, Jim Sullivan and Nancy Washburn

EXCUSED: 3 - John Tate II, Terry McCarthy and Kevin Salb

[0788-24](#)

Subject: Approval of Minutes for the August 20, 2024, Wastewater Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

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

[0789-24](#)

Subject: Approval of Minutes for the September 10, 2024, Wastewater Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

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

[0790-24](#)

Subject: Election of Officers

Staff Recommendation: To Approve all Officers as Constituted

Fiscal Note: N/A

A motion was made by Jorgenson to nominate the following slate of individuals for Commission Officers for the 2024-2025 term:

President: Natalia Taft
Vice President: John Tate II
Secretary: Alder Mollie Jones

With no other slate of nominations presented, the motion was seconded by Alder Jones, that these nominations be Approved. The motion PASSED by a voice vote, with one NAY vote recorded.

[0791-24](#)

Subject: Public Hearing to be held by the Wastewater Commission Regarding Facility Planning for the Off-site Biosolids Storage Facility located at 13800 Golf Rd. in the Village of Caledonia

Staff Recommendation: To Adopt the Resolution Recommending Approval by the Wisconsin Department of Natural Resources of a Facility Planning Document Dated August 15, 2024, and Entitled "Facility Plan Amendment for Racine Sludge Cake Relocation"

Fiscal Note: N/A

The Wastewater Utility Director presented a Resolution Recommending Approval for the Wisconsin Department of Natural Resources of a Facility Planning Document Dated August 15, 2024 entitled "Facility Plan Amendment for Racine Sludge Cake Storage Relocation." The resolution details the intent of the facility plan as well as the public hearing requirements, and will be included in the facility plan submitted to the DNR.

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

Let the record also show that Alder Jones was excused at this point in the meeting due to obligations to attend a subsequent City meeting being held at the same time as the Wastewater Commission meeting.

[0795-24](#)

Subject: Change Order #2 on Contract D-22 - Biogas Conditioning Project, Lee Mechanical (Contractor)

Staff Recommendation: To Approve

Fiscal Note: Contract change results in an increase of \$55,635.04 bringing the total contract amount to \$1,961,761.00.

The Wastewater Utility Director presented Change Order No. 2 on Contract D-22, Biogas Conditioning Project, Lee Mechanical (contractor) in the amount of \$55,635.04. This change order is for the purpose of re-routing piping around obstacles as well as upgrading to more durable materials to prevent degradation from the sun's ultraviolet rays.

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

[0792-24](#)

Subject: Submission of the Proposed 2025 Wastewater Operations and Maintenance Budget and the Proposed 2025-2029 Capital Improvement Plan

Staff Recommendation: To Adopt the Operations & Maintenance Budget and the Capital Improvement Plan as presented with a Referral to the Committee of the Whole

Fiscal Note: N/A

A motion was made by Lois, seconded by Washburn, that the O&M Budget as well as CIP be Approved and Referred to the Committee of the Whole.

[0793-24](#)

Subject: Approval of the 2025 Sewer Service Rates

Staff Recommendation: To Approve with Referral to the Committee of the Whole

Fiscal Note: N/A

The Wastewater Utility Director submitted the 2025 Class I and Class II Sewer Service Rates, and recommended that they be approved as developed per Sewer Agreement methodology.

A motion was made by Sheppard, seconded by Lois, that this file be Approved with a Referral to the Committee of the Whole.

[0794-24](#)

Subject: Approval of 2025 Household Hazardous Waste Rates

Staff Recommendation: To Approve

Fiscal Note: No rate change recommended

The Wastewater Utility Director presented the Household Hazardous Waste Rates and recommended no rate changes for the year 2025.

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

CLOSED SESSION

A motion was made by Sheppard, seconded by President Taft, to enter into Closed Session. The motion PASSED by the following vote:

AYES: 10 - Taft
Sheppard
Lois
Mason
Beyer
Bunkelman
Jorgenson
Feiner
Sullivan
Washburn

EXCUSED: 4 - Tate II
McCarthy
Jones
Salb

The Commission will convene into Closed Session pursuant to Wis. Stat. 19.85(1)(g) to confer with the Commission's Legal Counsel who is providing oral advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved; also, pursuant to Wis. Stat. 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Both of the preceding statutory exemptions concern the Commission's rights and responsibilities arising out of or relating to the Racine Area Intergovernmental Sanitary Sewer Service, Revenue-Sharing, Cooperation and Settlement Agreement dated April 25, 2002, as amended. The Commission will reconvene to Open Session at the conclusion of the Closed Session.

[0813-24](#)

Subject: Discussion and Update from Counsel on Legal Issues Relating to the Intergovernmental Sewer Agreement

Fiscal Note: N/A

Closed Session Discussion

Let the record show that Vice-President Tate II, who was attending the meeting virtually, was excused at this point due to other prior scheduled obligations.

OPEN SESSION

A motion was made by Jorgenson , seconded by Bunkelman, to enter into Open Session. The motion PASSED by the following vote:

AYES: 10 - Taft
Sheppard
Lois
Mason
Beyer
Bunkelman
Jorgenson
Feiner
Sullivan
Washburn

EXCUSED: 4 - Tate II
McCarthy
Jones
Salb

A motion was made by Sheppard, seconded by Jorgenson that Item# 0813-24 be Received and Filed.

[0438-24](#)

Subject: Request by the Village of Mount Pleasant for a Sanitary Sewer Extension for Braun Road

Staff Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director presented the sewer extension request for Braun Road, which serves a 60 acre, multifamily development in the area of Braun Road and STH 31 within the Village of Mount Pleasant. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR party sanitary sewer extensions. The extension entails approximately 2,690 L.F. of 12" and 15" PVC of sanitary sewer. The anticipated average daily flows are expected to be well within the allocated conveyance and treatment capacities.

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

[0441-24](#)

Subject: Request by the Village of Mount Pleasant for a Sanitary Sewer Extension for TID#7

Staff Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director presented the sewer extension request for TID#7, which will serve several new developments west of CTH V along the CTH C corridor within the Village of Mount Pleasant. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR party sanitary sewer extensions. The extension entails approximately 3,750 L.F. of 12" sanitary sewer. The anticipated

average daily flows are expected to be well within the allocated conveyance and treatment capacities.

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

[0442-24](#)

Subject: Request by the Village of Mount Pleasant for a Sanitary Sewer Extension for Christina Estates East

Staff Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director presented the sewer extension request for the Christina Estates East Subdivision, which will serve 10 new lots on Hunter Drive within the Village of Mount Pleasant. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR party sanitary sewer extensions. The extension entails approximately 315 L.F. of 8" diameter sanitary sewer. The anticipated average daily flows are expected to be well within the allocated conveyance and treatment capacities.

A motion was made by Lois, seconded by Sheppard, that this file be Approved. The motion PASSED by a voice vote with one abstention.

Adjournment

There being no further business to address, the meeting was adjourned at 6:15 p.m.



City of Racine

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

Meeting Agenda Wastewater Commission

Thursday, October 17, 2024

6:00 PM

City Hall, Room 207

Rescheduled from 10/15/24

ROLL CALL

[0882-24](#)

Subject: Approval of Minutes for the September 17, 2024, Wastewater Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments:

[ww minutes_20240917](#)

[0928-24](#)

Subject: Discussion and Possible Action to Change Meeting Day, Date, and Start Time of Wastewater Commission Meetings

Fiscal Note: N/A

[0883-24](#)

Subject: Authorization for the Utility Director to Accept the 2025 WI-DATCP Household Hazardous Waste Grant

Staff Recommendation: To Approve

Fiscal Note: \$51,285.82 grant to be used for HHW operations in 2025.

Attachments:

[DATCP clean sweep_hhw grant proposal](#)

[0884-24](#)

Subject: Request from Utility Director for Authorization to Submit CWFL Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Department of Natural Resources (DNR) for FY2026 Main and Goold Interceptor

Staff Recommendation: To Approve

Fiscal Note: N/A

[0885-24](#)

Subject: Request from Utility Director for Authorization to Submit CWFL Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to

the Department of Natural Resources (DNR) for FY2026 Engine/Generator Project Phase II

Staff Recommendation: To Approve

Fiscal Note: N/A

[0886-24](#)

Subject: Change Order No. 2 on Contract C-22, Engine/Blower Project, August Winter & Sons, Inc. (Contractor)

Staff Recommendation: To Approve

Fiscal Note: Contract change results in an increase of \$870,714.00, bringing the total contract amount to \$6,469,913.00.

Attachments:

[co#2_C-22_ltr to commsrs](#)

[0887-24](#)

Subject: Change Order No. 1 on Contract A-22, Chicory Road Area Sewer Improvements - Interceptor, A.W. Oakes & Son (Contractor)

Staff Recommendation: To Approve

Fiscal Note: Contract change results in an increase of \$154,535.54 bringing the total contract amount to \$4,898,174.54.

Attachments:

[co#1_A-22_ltr to commsrs](#)

[0888-24](#)

Subject: Request for Final Payment on Contract A-22, Chicory Road Area Sewer Improvements - Interceptor, A.W. Oakes & Son (Contractor)

Staff Recommendation: To Approve

Fiscal Note: Final closeout brings the total contract amount to \$4,898,174.54.

Attachments:

[A-22_final_pmt_ltr to commsrs](#)

[0890-24](#)

Subject: Annual Update Regarding the City of Racine Peak Flow Mitigation Plan

Staff Recommendation: To Defer Until the November Commission Meeting

Fiscal Note: N/A

[0891-24](#)

Subject: Proposal from the Village of Caledonia for Sanitary Sewer Mitigation Plan

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments:

[mitigation plan_village of caledonia](#)

[0892-24](#)

Subject: Request by the Village of Caledonia for a Sanitary Sewer Extension for Caledonia Corporate Park South

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments:

[ssr_caledonia_caledonia corp park south](#)

[0893-24](#)

Subject: Request by the Village of Mount Pleasant for a Sanitary Sewer Extension for Wisconn Valley Way

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments:

[ssr_wisconn valley way sewer extension](#)

[0894-24](#)

Subject: Consideration and Possible Action to Extend the Curative Action Resolution Time Periods

Staff Recommendation: To Approve

Fiscal Note: N/A

CLOSED SESSION

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

[0895-24](#)

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 in 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.

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
A.W. OAKES & SONS, INC							
Water Utility Fund	9	A.W. OAKES & SONS, INC	SUNDANCE H	PAY APP 3 - SUNDANCE HEIGH	10/28/2024	358,071.90	500-18738-107 CIP - SUNDANCE HEIGHTS
Total A.W. OAKES & SONS, INC:						358,071.90	
ACH - SUPERFLEET							
Water Utility Fund	1730	ACH - SUPERFLEET	EJ974 102024	FUEL PURCHASE 9/20/24-10/19/	10/25/2024	17.02	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	1730	ACH - SUPERFLEET	EJ974 102024	FUEL PURCHASE 9/20/24-10/19/	10/25/2024	17.02	501-00-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:						34.04	
ACH - WE ENERGIES							
Water Utility Fund	380	ACH - WE ENERGIES	5200961799	SEPTEMBER 2024 GAS & ELEC	10/03/2024	1,555.46	500-00-64140 Utilities
Sewer Utility Fund	380	ACH - WE ENERGIES	5200961799	SEPTEMBER 2024 GAS & ELEC	10/03/2024	8,169.56	501-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	5200961799	SEPTEMBER 2024 GAS & ELEC	10/03/2024	180.16	502-00-64140 Utilities
Total ACH - WE ENERGIES:						9,905.18	
ANDERSON TRAILERS, LLC							
Water Utility Fund	316	ANDERSON TRAILERS, LLC	102124	LIBERTY UTILITY TRAILER & SP	10/21/2024	2,272.00	500-00-64110 Small Equipment
Sewer Utility Fund	316	ANDERSON TRAILERS, LLC	102124	LIBERTY UTILITY TRAILER & SP	10/21/2024	2,272.00	501-00-64110 Small Equipment
Total ANDERSON TRAILERS, LLC:						4,544.00	
BADGER METER INC.							
Water Utility Fund	163	BADGER METER INC.	80173726	BEACON MBL HOSTING SERV	09/30/2024	374.20	500-00-64300 IT Maintenance & Subscriptions
Total BADGER METER INC.:						374.20	
BJELAJAC & KALLENBACH, LLC							
Water Utility Fund	210	BJELAJAC & KALLENBACH, LL	24115-019D	SEPT-24; ATTORNEY SERVICES	09/30/2024	1,216.60	500-00-61100 Legal Fees
Total BJELAJAC & KALLENBACH, LLC:						1,216.60	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-446625	OIL FILTER & OIL	09/24/2024	3.74	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-446625	OIL FILTER & OIL	09/24/2024	3.75	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	273	BUY RIGHT, INC.	14873-446625	OIL FILTER & OIL	09/24/2024	1.37	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-446625	OIL FILTER & OIL	09/24/2024	1.36	501-00-63300 Vehicle Repairs & Maintenance
Water Utility Fund	273	BUY RIGHT, INC.	14873-448673	MINI BULB	10/16/2024	3.45	500-00-63300 Vehicle Repairs & Maintenance

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-448673	MINI BULB	10/16/2024	3.45	501-00-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:						17.12	
CORE & MAIN LP							
Water Utility Fund	405	CORE & MAIN LP	V751227	VALVES, GASKETS, PLUGS, WI	10/08/2024	3,863.61	500-00-64270 Infrastructure Maintenance
Total CORE & MAIN LP:						3,863.61	
DORNER COMPANY							
Sewer Utility Fund	551	DORNER COMPANY	512739	AUMA ACTUATOR X2	10/10/2024	34,840.00	501-00-64250 Equipment Repairs & Maintenanc
Total DORNER COMPANY:						34,840.00	
EP ELECTRIC PUMP							
Water Utility Fund	9342	EP ELECTRIC PUMP	026757	NCC MONITORING	10/17/2024	120.00	500-00-64150 Communication Services
Sewer Utility Fund	9342	EP ELECTRIC PUMP	026757	NCC MONITORING	10/17/2024	360.00	501-00-64150 Communication Services
Storm Water Utility Fund	9342	EP ELECTRIC PUMP	026757	NCC MONITORING	10/17/2024	60.00	502-00-64150 Communication Services
Total EP ELECTRIC PUMP:						540.00	
FOTH INFRASTRUCTURE & ENVIRO, LLC							
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	92499	AUG-24; RIVER BEND LIFT STA	09/26/2024	10,031.20	501-18709-000 CIP-Riverbend
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	92502	AUG-24; TID 5 CENTRAL LIFT S	09/26/2024	60,838.23	501-18737-000 CIP-Central Attenuation Basin
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	92506	AUG-24; SUNDANCE HEIGHTS	09/26/2024	36,525.12	500-18738-107 CIP - SUNDANCE HEIGHTS
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	92507	AG-24; CALEDONIA WATER SER	09/26/2024	1,793.40	500-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	92508	AUG-24; CUD GENERAL ENGIN	09/26/2024	738.33	500-00-61000 Professional Services
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	92508	AUG-24; CUD GENERAL ENGIN	09/26/2024	1,566.33	501-00-61000 Professional Services
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	92508	AUG-24; CUD GENERAL ENGIN	09/26/2024	349.60	501-00-61000 Professional Services
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	92509	AUG-24; 3241 STH 31 SEWER A	09/26/2024	496.80	501-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	92510	AUG-24; STH 31 SANITARY LAT	09/26/2024	7,631.70	501-00-61000 Professional Services
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						119,970.71	
G & F EXCAVATING							
Sewer Utility Fund	687	G & F EXCAVATING	36193	RELAY SEWER LATERAL @ 484	09/25/2024	6,230.00	501-00-64250 Equipment Repairs & Maintenanc
Water Utility Fund	687	G & F EXCAVATING	36200	REPAIR HYDRANT VALVE @ 3	10/03/2024	2,917.50	500-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36207	WATER MAIN REPAIR @ 4 MILE	10/09/2024	7,660.00	500-00-64270 Infrastructure Maintenance

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total G & F EXCAVATING:						16,807.50	
GREAT LAKES TREE & CLEARING LLC							
Storm Water Utility Fund	748	GREAT LAKES TREE & CLEARI	0000701	JUL-AUG 24; HOODS CREEK CL	08/29/2024	24,400.00	502-00-65153 Hood Creek Brushing
Storm Water Utility Fund	748	GREAT LAKES TREE & CLEARI	0000705	KLEMA DITCH CLEARING	10/28/2024	38,920.00	502-00-65155 Turtle Creek Restoration
Total GREAT LAKES TREE & CLEARING LLC:						63,320.00	
JAMES ORR COATING INSPECTION LLC							
Water Utility Fund	3855	JAMES ORR COATING INSPECT	241021	750K SPHERE, 750K COMPOSIT	10/20/2024	10,000.00	500-00-64250 Equipment Repairs & Maintenanc
Total JAMES ORR COATING INSPECTION LLC:						10,000.00	
KORTENDICK HARDWARE							
Water Utility Fund	1096	KORTENDICK HARDWARE	168249	FUNNEL, WRENCH, NIPPLE, TH	10/11/2024	36.22	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	168249	FUNNEL, WRENCH, NIPPLE, TH	10/11/2024	36.23	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	168260	BALLCOCK	10/11/2024	8.99	500-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	168283	VINEGAR, NIPPLES, & BALL VAL	10/14/2024	27.42	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	168283	VINEGAR, NIPPLES, & BALL VAL	10/14/2024	27.43	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	168295	REFUND AND PURCHASE - NIP	10/14/2024	2.25	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	168295	REFUND AND PURCHASE - NIP	10/14/2024	2.25	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	168320	STORAGE BOX, TOOL BOX OR	10/15/2024	56.91	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	168320	STORAGE BOX, TOOL BOX OR	10/15/2024	56.90	501-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	168383	SCRUB WIPES, ACE RSTP CNT	10/18/2024	38.26	501-00-64070 Work Supplies
Total KORTENDICK HARDWARE:						292.86	
LIGHTHOUSE COMMUNICATIONS							
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1161024	TAX ROLL NOTICE - SEWER DI	10/17/2024	159.75	500-00-64030 Office Supplies
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1161024	TAX ROLL NOTICE - SEWER DI	10/17/2024	159.75	501-00-64030 Office Supplies
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1161024	TAX ROLL NOTICE - SEWER DI	10/17/2024	628.29	500-00-64040 Postage & Shipping
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1161024	TAX ROLL NOTICE - SEWER DI	10/17/2024	628.30	501-00-64040 Postage & Shipping
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1300924	Q3-24; STATEMENT MAILING SE	09/30/2024	1,375.80	500-00-64030 Office Supplies
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1300924	Q3-24; STATEMENT MAILING SE	09/30/2024	1,375.79	501-00-64030 Office Supplies
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1300924	Q3-24; STATEMENT MAILING SE	09/30/2024	3,970.83	500-00-64040 Postage & Shipping
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1300924	Q3-24; STATEMENT MAILING SE	09/30/2024	3,970.84	501-00-64040 Postage & Shipping
Total LIGHTHOUSE COMMUNICATIONS:						12,269.35	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
MIDWEST METER INC.							
Water Utility Fund	1325	MIDWEST METER INC.	0171272-IN	PORTABLE LARGE METER TES	09/25/2024	6,656.45	500-00-64110 Small Equipment
Total MIDWEST METER INC.:						6,656.45	
MILWAUKEE METROPOLITAN SEWAGE DISTRICT							
Sewer Utility Fund	1338	MILWAUKEE METROPOLITAN S	308000	USER CLASS CHARGE	10/11/2024	11,376.11	501-00-62550 Sewer Treatment Charges
Total MILWAUKEE METROPOLITAN SEWAGE DISTRICT:						11,376.11	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	46691	NOVEMBER 2024 OFFICE ANY	10/08/2024	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	46691	NOVEMBER 2024 OFFICE ANY	10/08/2024	300.00	501-00-64300 IT Maintenance & Subscriptions
Total NETWORK SPECIALIST OF RACINE, INC.:						600.00	
NORTHERN LAKE SERVICE, INC							
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2418988	2024 WDNR DRINKING WATER	10/29/2024	29.00	500-00-62560 Water Sampling and Testing
Total NORTHERN LAKE SERVICE, INC:						29.00	
OAK CREEK WATER & SEWER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5392	Q3-24; WATER TESTS	09/19/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5398	WATER TESTS	10/07/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5401	OCT-24; WATER TESTS	10/18/2024	365.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER & SEWER UTILITY:						1,095.00	
RACINE WATER & WASTEWATER UTILITIES							
Sewer Utility Fund	1574	RACINE WATER & WASTEWATE	WWINV-09783	Q3-2024; QUARTERLY SEWER	10/21/2024	597,976.36	501-00-62550 Sewer Treatment Charges
Total RACINE WATER & WASTEWATER UTILITIES:						597,976.36	
RAY HINTZ INC.							
Water Utility Fund	1592	RAY HINTZ INC.	65670	3 YARDS PTS	10/29/2024	81.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1592	RAY HINTZ INC.	65671	4 YARDS PTS	10/29/2024	108.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1592	RAY HINTZ INC.	65672	4 YARDS PTS & 3 YARDS PTS	10/29/2024	189.00	500-00-64270 Infrastructure Maintenance
Total RAY HINTZ INC.:						378.00	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
STRAND ASSOCIATES INC.							
Storm Water Utility Fund	1893	STRAND ASSOCIATES INC.	0216810	PROFESSIONAL SERVICES SE	10/11/2024	5,649.01	502-00-62101 MS4 - ILLICIT DISCHARGE
Total STRAND ASSOCIATES INC.:						5,649.01	
SUCCESS PLUMBING, INC.							
Water Utility Fund	1904	SUCCESS PLUMBING, INC.	035361	REPAIR WATER LINE & REPLAC	10/03/2024	464.85	500-00-64240 Building Repairs & Maintenance
Total SUCCESS PLUMBING, INC.:						464.85	
WESTERN CULVERT & SUPPLY INC.							
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	071554	AUG-24; CULVERT PIECES AND	09/27/2024	5,163.60	502-00-65151 Culvert Replacements
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	071565	AU-24; 36" FLARED END	09/30/2024	514.90	502-00-65151 Culvert Replacements
Total WESTERN CULVERT & SUPPLY INC.:						5,678.50	
WISCONSIN RURAL WATER ASSOC							
Water Utility Fund	2185	WISCONSIN RURAL WATER AS	2824	ATTENDANCE AT TRAINING SE	10/22/2024	550.00	500-00-51300 Education/Training/Conferences
Total WISCONSIN RURAL WATER ASSOC:						550.00	
Grand Totals:						1,266,520.35	

PAYMENT TOTALS BY FUND

Sewer Utility Fund	\$ 748,759.22
Storm Water Utility Fund	\$ 74,887.67
Water Utility Fund	\$ 442,873.46
TOTAL	\$1,266,520.35

Sundance Heights Watermain Replacement

Water & Storm Water

Contractor	A.W. Oakes		
Original Contract	\$	1,419,738.90	
Current Contract	\$	1,419,738.90	0.00%
Pay Request #1	\$	648,301.38	
Retainage	\$	34,121.13	
Pay Request #2	\$	318,207.15	
Retainage	\$	1,372.34	
Pay Request #3	\$	358,071.90	
Remaining on Contract (Including Retainage)	\$	95,158.47	6.7%
Design Engineering	\$	110,525.21	7.78%
Construction Services through 9/26/2024	\$	94,902.61	6.68%
Total Project Cost	\$	1,625,166.72	

TID #4 Phase 4 Sanitary Sewer & Watermain Extensions

Sewer & Water

Contractor	Dorner Inc		
Original Contract	\$	2,658,686.80	
Current Contract	\$	2,658,686.80	0.00%
Pay Request #1	\$	104,131.87	
Retainage	\$	5,480.63	
Remaining on Contract (Including Retainage)	\$	2,554,554.93	96.1%
Design Engineering	\$	290,994.60	10.95%
Construction Services through 9/27/2024	\$	11,984.24	0.45%
Total Project Cost	\$	2,961,665.64	

CALEDONIA UTILITY DISTRICT PROJECT SUMMARY WORKSHEET

Riverbend Drive Lift Station Safety Site & Forcemain Upgrade

- Draft Facility Plan has been submitted to the Village for review. Currently going through plan. Riverbend Lift Station Pump #3 out of service. Ordered a new pump, awaiting delivery. Reached out to update delivery. Delivery now approximately October 29, 2024. Contacted LW Allen on October 28th for update.

Annual Televising Program – Sanitary Sewer

- Cleaning for 2024 continues. Will be looking to get a quote for lining and grouting the River Meadows area and also need to get quotes for Armorock Manholes and lining of Sanitary Sewer along 3 Mile Road. Looking to place both projects in 2025 budget if possible.

Central Lift Station Safety Site & Attenuation Basin

- Design of the Basin continues. Have presentation of plans on agenda for November.

TID #4 Elevated Storage Tank & Adams Road Watermain

- Plans submitted to the PSC & DNR for approval. Bid Opening scheduled for November 26th. Will have award on December agenda to forward to the Village Board.

Western Village / Sundance Heights Watermain

- All paving work has been completed. Contractor working on final restoration.

TID #4 Phase 4 Sanitary Sewer & Watermain Extension Project

- Obtained Schultz easement on October 11th. Contractor held off starting sanitary to obtain easement. Project started both sewer and water on October 14th. To date there is approximately 775 feet of sanitary sewer installed and approximately 850 feet of watermain installed.

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

Hoods Creek – Aldebaran Brushing Project

- Contractor has completed project. May be looking to potentially extend project to the North in 2025.

Turtle Creek Restoration

- Southern Wisconsin Appraisal meeting with owners to discuss easements.
- Great Lake Tree completed Klema Ditch tree removal. Will be setting up a time for an Arborist to spray the Klema Ditch to prevent future tree growth.

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

- Drainage Study is currently underway. Have been providing information to consultant as requested.

MEMORANDUM

DATE: Monday, October 28, 2024

TO: Caledonia Utility District

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

RE: Authorization of Signatures – Sanitary Sewer Easement – Ronald P. Schultz

BACKGROUND INFORMATION

For the TID #4 Phase 4 Sanitary Sewer & Watermain Extensions Project, the Caledonia Utility District needs to obtain a Permanent Sanitary Sewer Easement and a Temporary Limited Easement from Ronald P. Schultz, a property owner along Highway K. These Easements are for the installation of Sanitary Sewer from Highway K to Golf Road for the South Hills Commerce Center Development and other properties.

The Public Services Director met with Mr. Schultz to obtain the Permanent Sanitary Sewer Easement and Temporary Limited Easement. Mr. Schultz agreed to grant the easements and has recently executed the Sanitary Sewer Easement Agreement. Attached is a copy of the agreement.

To complete the Sanitary Sewer Easement Agreement, the signatures of the President & Secretary of the Utility District and signatures of the President and Clerk of the Village Board are required.

RECOMMENDATION

Move to authorize the President and Secretary of the Caledonia Utility District to execute the Sanitary Sewer Easement Agreement with Ronald P. Schultz for the TID #4 Phase 4 Sanitary Sewer and Watermain Extension Project.

SANITARY SEWER EASEMENT AGREEMENT

This **SANITARY SEWER EASEMENT AGREEMENT** (“**Agreement**”) is made and entered into by and between **RONALD P. SCHULTZ** (“**Owner**”), the **CALEDONIA SEWER UTILITY DISTRICT**, and the **VILLAGE OF CALEDONIA**, Racine County, Wisconsin (collectively “**the Village**”) as of the 11 day of October, 2024.

RECITALS

- A. Owner is the fee holder of certain real property located in the Village of Caledonia, County of Racine, State of Wisconsin, which is legally described as:

The North 60 acres of the East ½ of the Northeast ¼ of Section 31, Township 4 North, Range 22 East. EXCEPTING THEREFROM lands conveyed to Racine County by Document No. 909497. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin with Tax Key No. 104-04-22-31-001-000 (“**Parent Parcel**”).

- B. The Village and Owner have negotiated for the acquisition by the Village of a Temporary Limited Easement and a Permanent Sanitary Sewer Easement over portions of the Parent Parcel, all as further described herein and as depicted and described in the attached and incorporated **Exhibit A** hereto.
- C. The easements are necessary because of the installation of sanitary sewer main improvements to extend sewer services within the Village to serve the Parent Parcel as well as adjacent and other parcels in the surrounding area.

AGREEMENT

For the mutual promises contained herein and other good and valuable consideration, the sufficiency of which the parties hereby acknowledged, the parties agree as follows:

1. **Grant of Easements.**

- A. **Permanent Sanitary Sewer Easement.** Owner grants to the Village a perpetual, exclusive sanitary sewer easement on and under a portion of the Parent Parcel legally described and depicted on attached **Exhibit A** as the Permanent Sewer Easement (“**Permanent Sewer Easement Area**”). This grant includes the right to enter, construct, reconstruct, maintain, improve, repair, alter or operate a sanitary sewer within the Permanent Sewer Easement Area and appurtenances, including, without limitation, any/all later modifications or reconstructions thereto, together with right to enter, with all necessary and proper workers, equipment, and materials with respect thereto, for conveying sanitary sewer utility service through, on and under the Permanent Sewer Easement Area, together also with the right to excavate and/or refill ditches and/or trenches as necessary, and to remove such trees, bushes, undergrowth and other obstructions as may interfere with the exercise of this Agreement.

- B. **Temporary Limited Construction Easement.** Owner grants to the Village the following temporary limited construction easement and related easement rights on and over that portion of the Parent Parcel described and depicted on attached **Exhibit A** as the Temporary Limited Easement (the “Temporary Limited Easement Area”):
1. The right to enter and use the Temporary Limited Easement Area for the staging and storage of construction materials, vehicles, and equipment for the construction and installation of the sanitary sewer;
 2. The right to change the slopes and grades of the Temporary Limited Easement Area, so that the same blend in with and conform to the slopes and grades of the finished project topography and to remove trees, bushes or other vegetation.
 3. The finished slopes and grades of the Temporary Limited Easement Area shall be finish-graded by the Village.
 4. The Temporary Limited Easement Area described herein shall cease to exist one (1) year from the date of execution unless released earlier in writing by the Village.
2. **Restoration of Surface.** The Village shall restore the surface disturbed by any construction or maintenance of piping or equipment located within the Permanent Easement Area and Temporary Limited Easement Area to their condition before the disturbance, but the Village shall not be required to restore or replace any trees, bushes and vegetation within such areas that would interfere with the easements granted hereby.
3. **Topsoil on Parent Parcel.** The Village, through the construction of the Project through the Permanent Easement Area and Temporary Limited Easement Area on the Parent Parcel, shall not remove any topsoil from the Parent Parcel. All topsoil that is on the Parent Parcel shall be stockpiled on the Easements and shall be replaced with the same thickness as the original topsoil on the Parent Parcel.
4. **Vibrashank/Chisel Plow Easement Area.** The Owner, directly or through his third parties, is allowed to Vibrashank/Chisel Plow the Easement Areas in the Fall of 2025 after the Village completes the Project.
5. **Deferred Special Assessment.** The Village previously imposed deferred special assessments on the Parent Parcel per Village Resolution No. 2016-45 for Sanitary Sewer and Watermain. The special assessments for this property total \$229,806.75 (the “Special Assessments”). The execution of this Easement Agreement and the granting of the easements thereunder shall not trigger the Special Assessments to become payable to the Village.
6. **Reserved Rights.** The Owner retains the full right to use the Permanent Sewer Easement Area and Temporary Limited Easement Area, including all areas at, above or below grade, subject only to the reasonable exercise of the Village’s rights under this Agreement and the Village’s right to review and approve the location of any proposed improvements within the Permanent Sewer Easement Area including, but not limited to, a driveway or other means of accessing the

Parent Parcel. The Village's reviews and approvals for such driveways or any other proposed improvements shall be made by the Village Engineer and approval shall not be unreasonably withheld or delayed.

- 7. **Covenants Run with Land.** All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Owner and the Village and their respective successors and assigns. The Village shall cause this Agreement to be recorded in the office of the Register of Deeds for Racine County, Wisconsin.
- 8. **Non-use.** Non-use or limited use of the easement rights granted in this Agreement shall not prevent the benefiting party from later use of the easement rights to the fullest extent authorized in this Agreement.
- 9. **Governing Law.** This agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin. Venue for any legal action pertaining to and/or arising under this Agreement shall solely and exclusively be Racine County Circuit Court in Racine County, Wisconsin.
- 10. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds for Racine County, Wisconsin.

IN WITNESS WHEREOF, the above-named parties, either personally or through their duly authorized officers, have executed this Agreement as of the date indicated above.

Dated this ____ day of October, 2024.

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston, Village President

Attest: _____
Jennifer Olsen, Village Clerk

STATE OF WISCONSIN)
)ss.
COUNTY OF RACINE)

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

Notary Public, Racine Co., WI
My Commission: _____

Drafted by: Anthony A. Bunkelman P.E.
Village of Caledonia
5043 Chester Lane
Caledonia, WI 53402

EXHIBIT A (page 1 of 2)
LEGAL DESCRIPTIONS

Parcel 15 & 16, Project No. 18C030.12, TID No. 4, Phase 4 Sewer Extension Project

Permanent Sewer Easement (Schultz property)

Land being a part of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Commencing at the Northwest corner of said Northeast 1/4; Thence North 89° 19' 39" East along the North line of said Northeast 1/4 a distance of 1325.34 feet to the West line of the East 1/2 of the Northeast 1/4; Thence South 01°14'25" East along said West line 517.59 feet to the point of beginning of lands to be described; Thence North 75°48'11" East 193.60 feet; Thence North 49°34'38" East 372.12 feet to the Southwesterly right-of-way line of Northwestern Avenue (C.T.H. "K"); Thence South 40°25'22" East along said right-of-way line 40.00 feet; Thence South 49°34'38" West 381.44 feet; Thence South 75°48'11" West 212.12 feet to the West line of the East 1/2 of said Northeast 1/4; Thence North 01°14'25" West along said West line 41.04 feet to the point of beginning of lands being described.

Containing 23,185 Square feet (0.53 Ac.) of land more or less.

Temporary Limited Easement (Schultz property)

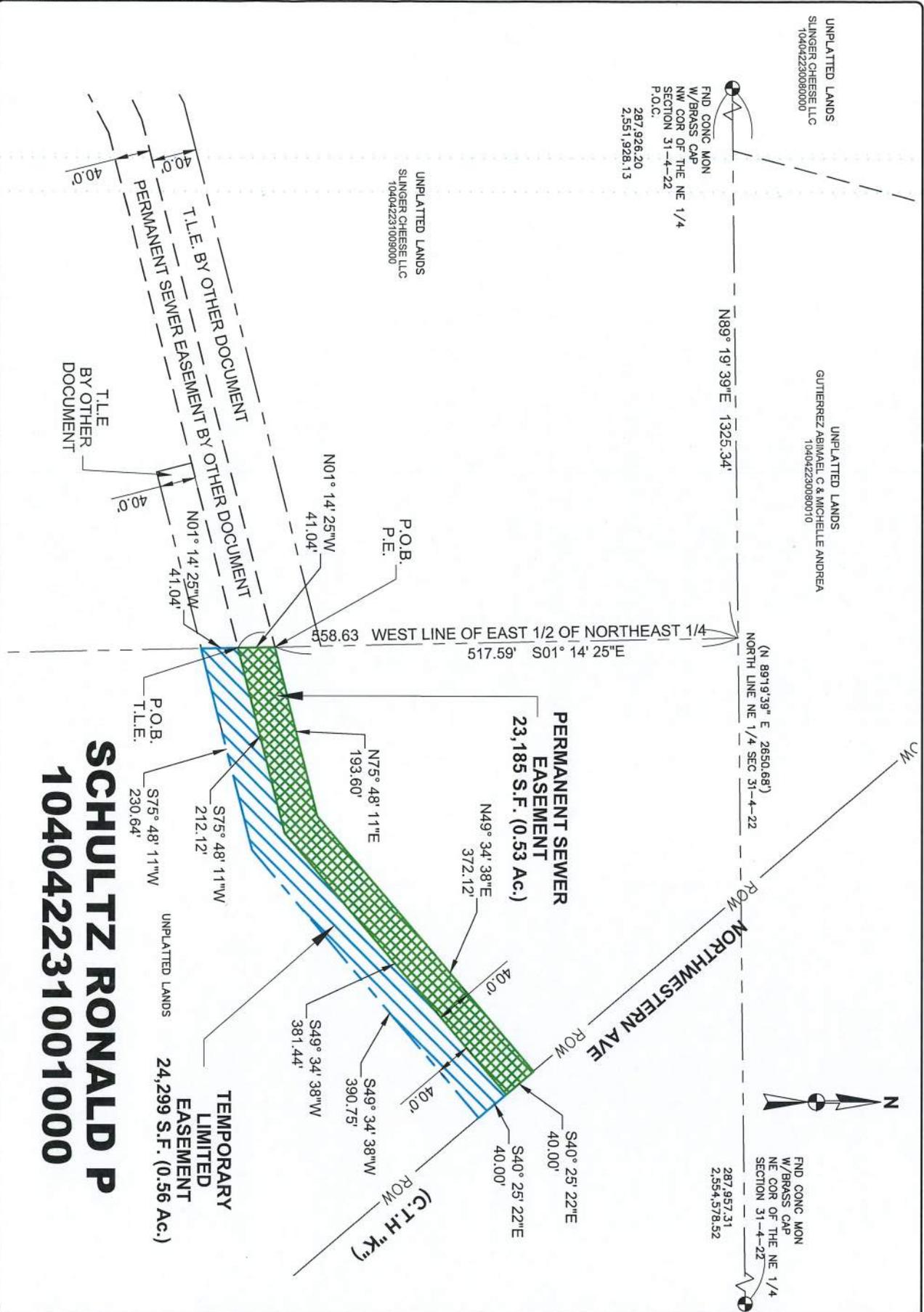
Land being a part of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Commencing at the Northwest corner of said Northeast 1/4; Thence North 89° 19' 39" East along the North line of said Northeast 1/4 a distance of 1325.34 feet to the West line of the East 1/2 of the Northeast 1/4; Thence South 01°14'25" East along said West line 558.63 feet to the point of beginning of lands to be described; Thence North 75° 48' 11" East 212.12 feet; Thence North 49°34'38" East 381.44 feet to the Southwesterly right-of-way line of Northwestern Avenue (C.T.H. "K"); Thence South 40°25'22" East along said right-of-way line 40.00 feet; Thence South 49°34'38" West 390.75 feet; Thence South 75°48'11" West 230.64 feet to the West line of the East 1/2 of said Northeast 1/4; Thence North 01°14'25" West along said West line 41.04 feet to the point of beginning of lands being described.

Containing 24,299 Square feet (0.56 Ac.) of land more or less.

Address: Northwestern Avenue
Tax Key No. 104-04-22-31-001-000

Nov 27, 2019 - 12:05pm sby C:\pawork\pawork\pawork\pawork\104042231001000\104042231001000.dwg



SCHULTZ RONALD P
104042231001000

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>AJM</td> <td>01/11/2019</td> <td>REVISED PER VILLAGE COMMENTS</td> </tr> </tbody> </table>		NO.	BY	DATE	DESCRIPTION	1	AJM	01/11/2019	REVISED PER VILLAGE COMMENTS	<p>TID 4 PHASE 4 SANITARY SEWER EXTENSIONS</p> <p>CALEDONIA UTILITY DISTRICT</p> <p>RACINE COUNTY</p> <p>VILLAGE OF CALEDONIA, WISCONSIN</p>	<p>Foth Foth Infrastructure & Environment, LLC 2514 S. 102nd Street Suite 278, Lincoln Center II West Allis, WI 53227 Phone: 414-336-7900 Fax: 414-336-7901</p> <p>REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.</p>
NO.	BY	DATE	DESCRIPTION								
1	AJM	01/11/2019	REVISED PER VILLAGE COMMENTS								
<p>DATE of Preparation: _____</p> <p>DATE of Construction: _____</p> <p>DATE of Record: _____</p> <p>DATE of Revision: _____</p>											
<p>PROJECT ID: 104042231001000</p> <p>SHEET OF SCHULTZ</p>		<p>HORIZONTAL SCALE: 1" = 100'</p> <p>VERTICAL SCALE: 1" = 10'</p>									

MEMORANDUM

DATE: Thursday, October 31, 2024

TO: Caledonia Utility District

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



RE: Unwritten Caledonia Utility District Policies

BACKGROUND INFORMATION

The Caledonia Utility District has been compiling a list of unwritten policies that should be incorporated into the Caledonia Utility Standard Specifications. The list of unwritten polies consists of the following:

- No Sanitary Laterals into sanitary manholes.
- Sanitary Laterals have cleanouts installed at the Right of Way line
- Sanitary Lateral minimum size 4" or 6"
- Televising Sanitary Laterals from the Right of Way back to the house and providing a copy of the video to the District
- Half & Full Lane replacement of asphalt pavement
- Slurry Backfill Only roads listed or referenced
- Update nomenclature for Asphalt Pavement
- Concrete Pavement replacement specifications to match Caledonia specifications
- Install asphalt driveway aprons back to Right of Way line (even on gravel driveways)
- Working Hours for Contractors
- Including additional water service sizes (currently only 1 ¼")
- Come up with a consistent sanitary sewer lateral riser detail
- Storm Water Pond Outlet Standard Detail (Size, Material, Orifice, Grates, etc.)
- Storm Water Pond grading standards (4:1 slopes above water surface, 10:1 safety shelf, 3:1 slopes under water surface.
- Storm Water Pond Emergency Overflow Wier Standard
- Storm Water Pond water surface elevation freeboard requirements
- Sanitary Sewer Manhole (Armorock or equal)
- Hymax Watermain Couplings

RECOMMENDATION

Have staff review the unwritten policies and update the Caledonia Standard Specifications as necessary.