

VILLAGE BOARD MEETING AGENDA
Tuesday, May 14, 2024 at 6:00 p.m.
Caledonia Village Hall - 5043 Chester Lane

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes** – Village Board April 9, 2024, April 23, 2024, and Special Village Board April 30, 2024
5. **Public Comment** – Provides a two-minute opportunity for citizens to voice opinions to the Village Board. The Village Board cannot respond as this may conflict with open meeting requirements.
6. **Ordinances and Resolutions**
 - A. **Ordinance 2024-05** – To Amend Zoning Districts of the Zoning Map Adopted under Section 16-2-3 of the Code of Ordinances of the Village of Caledonia Approving a Request to Rezone Four Abutting Parcels Consisting of ±223 Acres from P-2, Park District, M-3, Heavy Manufacturing District, and A-2, Agricultural District to all M-3, Heavy Manufacturing District with a Planned Unit Development Overlay District Located at 3301 USH 41, 3047 USH 41, and Two Parcels Directly East of 3047 USH 41, Parcel ID Nos. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000, Village of Caledonia, Racine County, WI, Ashley Ventures LLC, Applicant, Hintz Real Estate Development Company, Owner
 - B. **Resolution 2024-057** – To Approve Certified Survey Map # _____; – Combining Parcel IDs 104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000 Located in the SE ¼ & SW ¼ of Section 31, T4N, R22E, Village Of Caledonia, Racine County, WI, Applicant – Ashley Ventures, LLC Owner – Hintz Real Estate Development Company, LLC
 - C. **Resolution 2024-058** – Adjusting and Establishing Ward Assignments and Designating Polling Locations
 - D. **Resolution 2024-059** – Authorizing the Village of Caledonia to Enter Into a Storm Sewer Easement Agreement with Joseph Passarelli
 - E. **Resolution 2024-060** – Authorizing the Parcel of Land with Parcel No. 104-04-23-18-300-230, Located at the Corner of Five Mile Road and Douglas Avenue to Be Listed for Sale, to Have the Staff Apply for Rezoning and to Impose a Declaration of Deed Restriction Against the Property
 - F. **Resolution 2024-061** – Authorizing an Amended Agreement with Caledonia Highway Department Local 704 for 2024
7. **New Business**
 - A. Approval of A/P checks
8. **Continuing Business**

None
9. **Adjournment**

Village Board Meeting Minutes

April 9, 2024

1 - Order

President Weatherston called the Village Board meeting to order at 6:00 p.m. at the Caledonia Village Hall.

2 - Pledge of Allegiance

President Weatherston led the board in the Pledge of Allegiance to the Flag.

3 - Roll Call

PRESENT: 5 – President Weatherston, Trustee Pierce, Trustee Martin, Trustee Wishau, and Trustee Lambrecht

EXCUSED: 2 – Trustee Stillman and Trustee McManus

STAFF: Administrator Kathryn Kasper, Clerk Jennifer Olsen, Director Wayne Krueger, Development Director Peter Wagner, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, Village Attorney/HR Manager Tyler Helsel, and Village Attorney Elaine Ekes.

4 – Approval of Minutes

Motion by Trustee Martin to approve the Village Board minutes of the March 26, 2024 meeting as printed, seconded by Trustee Pierce. Motion carried 5-0.

5 – Public Comment

1. Larry Vance, Debby Lane – Concerns with the road break in Debby Lane, wishes to have one end renamed to avoid confusion.

6 – Ordinances and Resolutions

A. Resolution 2024-042 Creating Tax Incremental District No. 6, Approving its Project Plan and Establishing its Boundaries. (Plan Commission 3/25/2024, 3-2)

Motion by Trustee Lambrecht to postpone until the next meeting, seconded by President Weatherston.

Due to the importance of the item, it was recommended to postpone the vote until all board members were present.

Motion failed by the following vote:

Ayes 2 – Weatherston, Lambrecht

Nays 3 – Pierce, Wishau, Martin

Motion by President Weatherston to approve the resolution, seconded by Trustee Lambrecht.

Questions and concerns were brought forward by the Trustees, a representative from Ehlers and staff were on hand to answer questions from the Village Board. After much discussion was had, Trustees expressed concerns regarding the residential development incentive component of the project plan and potential increases in costs of services. Police and Fire Chiefs felt confident that a small increase in population could be covered by the existing staffing levels. Additional concerns were expressed that the Village's other TIDs were not performing as initially projected. Statement was made by Trustees that when TID progresses they would be willing to reconsider this item.

Trustee Stillman arrived during deliberation and prior to the vote.

Motion failed by the following vote:

Ayes 3 – Weatherston, Lambrecht, Stillman

Nays 3 – Pierce, Wishau, Martin

- B. Resolution 2024-043 Approving a Master Sign Plan Allowing the Installation of Eight Permanent Signs for The Commercial Business Located At 10616 Northwestern Avenue, Village of Caledonia, Racine County, WI, Rajwinder Singh, Applicant, Franksville Market LLC, Owner (Plan Commission 3/25/2024, 5-0)**

Motion by Trustee Pierce to approve the resolution, seconded by Trustee Wishau. Motion carried 6-0.

- C. Resolution 2024-044 Approving a Site, Building, & Operations Plan to Construct and Utilize A ±109,636 Square-Foot Addition to the Existing Industrial Building Located at 12725 4 Mile Road, Village of Caledonia, Racine County, WI, Curtis Schroeder, Applicant, Central Storage and Warehouse LLC, Owner (Plan Commission 3/25/2024, 5-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Pierce. Motion carried 6-0.

- D. Resolution 2024-045 – Approving Certified Survey Map # _____ ; – Parcel ID 104-04-22-30-038-030 Located in the SW ¼ of Section 30, T4N, R22E, Village of Caledonia, Racine County, WI – Owner & Applicant – TI Investors of Caledonia, LLC (Plan Commission 3/25/2024, 5-0)**

Motion by Trustee Pierce to approve the resolution, seconded by Trustee Martin. Motion carried 6-0.

- E. Resolution 2024-046 Approving a Site, Building, & Operations Plan to Construct and Utilize A ±310,561 Square-Foot Cold-Storage Industrial Building Located on The Parcel Located South of 4321 Carol Road, Village of Caledonia, Racine County, WI, Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner (Plan Commission 3/25/2024, 5-0)**

Motion by Trustee Lambrecht to approve the resolution, seconded by Trustee Martin. Motion carried 6-0.

- F. Resolution 2024-047 – Approving the Condominium Plat for Waters Edge Place Condominiums - NE ¼ Of Section 21, T4N, R23E, Village of Caledonia, Racine County, Wisconsin, Owner: CCM-Caledonia, LLC. (Plan Commission 3/25/2024, 5-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Stillman.
Motion carried 5-0.

G. Resolution 2024-048 – Authorizing the Village of Caledonia to Enter into a Contract with SME Seasonal Services, LLC for Mowing and Lawncare Services at Village and Utility District Owned Properties

Motion by Trustee Wishau to approve the resolution, seconded by Trustee Stillman.
Motion carried 6-0.

H. Resolution 2024-049 - Approving a Sole Source Purchase Request for Volvo Brand Public Works Department Plow Trucks

Motion by Trustee Lambrecht to approve the resolution, seconded by Trustee Martin.
Motion carried 6-0.

I. Resolution 2024-050 Shepherds College Resolution with Amendment

Motion by Trustee Martin to approve the resolution, seconded by Trustee Pierce. Motion carried 6-0.

J. Resolution 2024-051 - Approving a Fifty Percent (50%) Reduction for Amount Owed to the Village of Caledonia Under the Judgment in the Lawsuit Entitled: Mark Gracyalny, Et Al., v. Village of Caledonia, Et Al., Racine County Case No. 2021-CV-0000950 and Upon Payment Authorizing the Satisfaction of Judgment to be Filed with the Court (CoW 3/26/2024 approved 5-2)

Motion by Trustee Martin to approve the resolution, seconded by Trustee Pierce. Motion carried 5-1.

7. - New Business

A. Change of Agent – Walgreens (CoW 3/26/2024, 7-0)

Motion by Trustee Martin to approve the application, seconded by Trustee Lambrecht.
Motion carried 6-0.

B. Approval of A/P checks

Motion by Trustee Wishau to approve the A/P Checks, seconded by Trustee Pierce.
Motion carried, 6-0.

C. Joint RCICC Letter to Congressman Steil’s Office

Motion by Trustee Martin to approve the letter, seconded by Trustee Lambrecht. Motion carried 6-0.

D. Review a proposed certified survey map creating four lots for the parcel located at 7840 W. River Road submitted by Mark Madsen, Applicant, Charles & Valerie Michna, Owners. (Parcel ID No. 104-04-22-10-001-000) (Plan Commission 3/25/2024, motion to deny carried 6-0) [Applicant has requested to withdraw application]

Motion by Trustee Pierce to receive and file the item, seconded by Trustee Martin.
Motion carried 6-0.

8. – Closed Session Items

- A. The Village Board will take up a motion to go into CLOSED SESSION, pursuant to Wis. Stat. S. 19.85(1)(e), 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 specifically to discuss a First Amendment to the Amended and Restated Development Agreement and Fourth Amendment to Loan Agreement both with CCM-Caledonia, LLC and Cardinal Capital Management, Inc.

Motion to go into closed session by Trustee Martin, seconded by Trustee Wishau. Motion carried by the following vote:

Ayes: 6 – Weatherston, Lambrecht, Stillman, Pierce, Wishau, Martin

Nays: 0

Trustee Stillman was excused for the remainder of the meeting.

- B. Motion to go into open session by Trustee Pierce, seconded by Trustee Lambrecht. Motion carried, 5-0.
- C. **Resolution 2024-052** – Approving a First Amendment to the Amended and Restated Development Agreement and Fourth Amendment to Loan Agreement both with CCM-Caledonia, LLC and Cardinal Capital Management, Inc. for Lands Within Tax Incremental District No. 5 for a Residential Condominium Development called Waters Edge Place

A representative from Cardinal Capital was on hand to explain the need for the requested amendment to the agreement. The board advised that this would be the last extension given, with a final date of 7/15/2024.

Motion by Trustee Pierce to approve the resolution with the above amendment, seconded by Trustee Wishau. Motion carried, 5-0.

9 – Adjournment

President Weatherston adjourned the meeting at 7:42 p.m.

Respectfully prepared and submitted:

*Jennifer Olsen
Village Clerk*

Village Board Meeting Minutes

April 23, 2024

1 - Order

President Weatherston called the Village Board meeting to order at 6:00 p.m. at the Caledonia Village Hall.

2 - Pledge of Allegiance

President Weatherston led the board in the Pledge of Allegiance to the Flag.

3 - Roll Call

PRESENT: 5 – President Weatherston, Trustee Pierce, Trustee Martin, Trustee Wishau, and Trustee Lambrecht

EXCUSED: 0 – Trustee Stillman and Trustee McManus

STAFF: Administrator Kathryn Kasper, Finance Director Wayne Krueger, Development Director Peter Wagner, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, Village Attorney/HR Manager Tyler Helsel, Village Attorney Elaine Ekes, and Clerk Jennifer Olsen.

4 – Approval of Minutes

Motion by Trustee Martin to postpone approving the minutes of the April 9, 2024 meeting until the next meeting, seconded by Trustee Pierce. Motion carried 5-0.

The Clerk will review the recording of the meeting, specifically discussion on item 6A.

5 – Public Comment

None

6 – Ordinances and Resolutions

A. Ordinance 2024-03 - An Ordinance to Amend Title 7, Chapter 3, Section 1 Related to Cigarette, Tobacco, and Electronic Vaping Devices Licensing (CoW 4/9/2024, 5-0)

Motion by Trustee Martin to approve the ordinance, seconded by Trustee Lambrecht. Motion carried 5-0.

B. Ordinance 2024-04 - An Ordinance to Amend Title 7, Chapter 1, Sections 1 and 6 Related to Dogs And Farm Animals at Large (CoW 4/9/2024, 5-0)

Motion by Trustee Martin to approve the ordinance, seconded by Trustee Pierce. Motion carried 5-0.

C. Resolution 2024-053 – Approving Change Order No. 1 and Change Order No. 2 on the Caledonia Corporate Park Intersection Project

Motion by Trustee Pierce to approve the resolution, seconded by Trustee Wishau. Motion carried 5-0.

D. Resolution 2024-054 - Approving a Sole Source Purchase Request for the Riverbend Lift Station Pump Replacement (CoW 4/9/2024, 5-0)

Motion by Trustee Wishau to approve the resolution, seconded by Trustee Lambrecht.
Motion carried 5-0.

E. Resolution 2024-055 – A Resolution Authorizing the Village of Caledonia to Enter Into a Contract with Willkomm Excavating and Grading, Inc. For The Crawford Park Mass Grading Project

Staff presented on the item, summarizing the material provided in the packet.

Fiscal note: Cost is \$772,791.99, available in the budget.

Motion by Trustee Pierce to approve the resolution, seconded by Trustee Lambrecht.
Motion carried 5-0.

F. Resolution 2024-056 – Approving First Amendment to Amended Development Agreement Between the Village of Caledonia, Cornerstone Development of S.E. Wisconsin, LLC and The Glen at Waters Edge, LLC for The Glen at Waters Edge

Motion by Trustee Pierce to approve the resolution, seconded by Trustee Wishau. Motion carried 5-0.

7. - New Business

A. Approval of A/P checks

Motion by Trustee Wishau to approve the A/P Checks, seconded by Trustee Pierce.
Motion carried, 5-0.

B. Approval of US Bank List

Motion by Trustee Wishau to approve the US Bank List, seconded by Trustee Pierce.
Motion carried 5-0.

8 – Appointments

A. Trustees

Swearing in of Trustees Martin, Stillman, and Wishau

B. Zoning Board of Appeals

Motion by Trustee Martin to appoint Joan Rennert to the Zoning Board of Appeals.
Seconded by Trustee Lambrecht. Motion carried unanimously.

Motion by Trustee Martin to appoint Jacob Lovdahl to the Zoning Board of Appeals.
Seconded by Trustee Lambrecht. Motion carried unanimously.

C. Board of Police and Fire Commissioners

Motion by Trustee Martin to appoint Mark Schulz to the Board of Police and Fire Commissioners. Seconded by Trustee Lambrecht. Motion carried unanimously.

D. Board of Review

Motion by Trustee Martin to appoint Becky Girard to the Board of Review. Seconded by Trustee Lambrecht Motion carried unanimously.

Motion by Trustee Martin to appoint Dale Stillman to the Board of Review. Seconded by Trustee Lambrecht. Motion carried unanimously.

E. Weed Commissioner

Motion by Trustee Martin to appoint CCL Services, Inc. as the Weed Commissioner. Seconded by Trustee Lambrecht. Motion carried unanimously.

9 – Adjournment

President Weatherston adjourned the meeting at 6:20 p.m.

Respectfully prepared and submitted:

*Jennifer Olsen
Village Clerk*

Special Village Board Meeting Minutes

April 30, 2024

1 - Order

President Weatherston called the Special Village Board meeting to order at 5:00 p.m. at the Caledonia Village Hall.

PRESENT: President Weatherston, Trustee Pierce, Trustee Martin, Trustee Wishau, Trustee Stillman and Trustee McManus and Trustee Lambrecht

STAFF: Police Chief Christopher Botsch and Village Attorney Elaine Ekes

2 – Closed Session Items

The Village Board will take up a motion to go into CLOSED SESSION, pursuant to Wis. Stat. S.19.85(1)(c) and (e), considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and 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, specifically to discuss the position of Village Administrator and proposals from professional search and recruitment firms.

Motion to go into closed session by Trustee Martin, seconded by Trustee Stillman. Motion carried by the following vote:

Ayes: 7 – Weatherston, Pierce, Martin, Wishau, Stillman, McManus, Lambrecht

Nays: 0

3 – Open Session

- A. The Village Board reserves the right to go back into OPEN SESSION, and possibly take action on the items discussed during the closed session, authorize the engagement of a firm to assist the Village in recruiting a new Village Administrator and to move to the remaining items on the agenda.

Motion to go into open session by Trustee Pierce, seconded by Trustee Martin. Motion carried unanimously.

- B. Motion by Trustee Pierce to authorize the engagement of a Professional Administration Associates to assist the Village in recruiting a new Village Administrator and to authorize the execution by the Village President and Clerk of a contract consistent with the proposal, seconded by Trustee Martin. Motion carried unanimously.

4 – Discuss and review Village Administrator job description

The Board discussed the job description for village administrator. By consensus the board felt the job description needed to be reorganized with more emphasis on the leadership responsibilities and supervision of the department heads/managers with other tasks being secondary. They felt the description contained too many HR tasks now that the Village has an HR Director. Trustee Wishau recalls that this job description was a draft that was never finalized by the committee working on it and is old and doesn't reflect the current organizational structure of the Village. Consensus was that the job description should be reviewed by the consultant and a revised draft description should be brought back before the board at its next meeting or sooner if ready for review at a special meeting.

5 – Adjournment

President Weatherston adjourned the meeting at 6:00 p.m.

Respectfully prepared and submitted:

*Jennifer Olsen
Village Clerk*

ORDINANCE NO. 2024- 05

AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP ADOPTED UNDER SECTION 16-2-3 OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST TO REZONE FOUR ABUTTING PARCELS CONSISTING OF ±223 ACRES FROM P-2, PARK DISTRICT, M-3, HEAVY MANUFACTURING DISTRICT, AND A-2, AGRICULTURAL DISTRICT TO ALL M-3, HEAVY MANUFACTURING DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT LOCATED AT 3301 USH 41, 3047 USH 41, AND TWO PARCELS DIRECTLY EAST OF 3047 USH 41, PARCEL ID NOS. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000, VILLAGE OF CALEDONIA, RACINE COUNTY, WI, ASHLEY VENTURES LLC, APPLICANT, HINTZ REAL ESTATE DEVELOPMENT COMPANY, OWNER

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

- A. The request to rezone ±223 acres on abutting parcels located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District, Village of Caledonia, Racine County, WI. Ashley Ventures LLC, Applicant (the “Applicant”), Hintz Real Estate Development Company, Owner; Parcel Nos.: 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000, which is legally described on the attached **Exhibit A** (the “Property”) is approved for the following reasons but shall not take effect until the conditions under Par. D of this ordinance are satisfied:
 - 1. The proposed rezoning is consistent with the industrial use recommendation in the 2018, I-94 Corridor Land Use Study.
 - 2. The proposed rezoning is in accord with the 2035 Land Use Plan industrial/business park land use designation for the subject property.
 - 3. The proposed rezoning is in accord with the project plan for Tax Incremental District No. 4.

- B. The request to create a Planned Unit Development Overlay District on ±223 acres on the Property located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 with conditions outlined in **Exhibit B** and a concept development plan illustrated in **Exhibit C** for the following reasons but shall not take effect until the conditions under Par. D of this ordinance are satisfied:
 - 1. The proposed use is allowed by underlying zoning through the planned unit development review process.
 - 2. The proposed planned unit development district is consistent with the 2035 Land Use Plan designating industrial/business park use for the parcels.
 - 3. The proposed rezoning is in accord with the project plan for Tax Incremental District No. 4.

- C. That in order to update the zoning map adopted under Section 16-2-3 of the Code of Ordinances of the Village of Caledonia, the Village Board needs to adopt an ordinance;
- D. That the zoning map be, and hereby is, conditionally amended as follows:

That this ordinance, and any rezoning to M-3 Planned Unit Development is null and void if the following conditions are not complied with:

- 1. **Subject to Acceptance.** Subject to the Applicant and Owner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is null and void, and the same is deemed to not have been approved, and the Owner and Applicant will therefore need to re-commence the application Process; and
- 2. **Time to Satisfy Conditions.** The rezoning to M-3 Planned Unit Development shall not take effect until the Applicant has acquired the Property and if this has not occurred by October 1, 2024, this ordinance shall be null and void.

The Property comprising the ±223 acres on abutting parcels located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District with a Planned Unit Development (PUD) Overlay District, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000, which are legally described on the attached **Exhibit A**.

- E. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amendment to the zoning classification adopted herein once the conditions are met.
- F. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia this ___ day of May, 2024.

VILLAGE OF CALEDONIA

By: _____

Thomas Weatherston
Village President

Attest: _____

Jennifer Olson
Village Clerk

Exhibit A: Rezone Map with Legal Descriptions

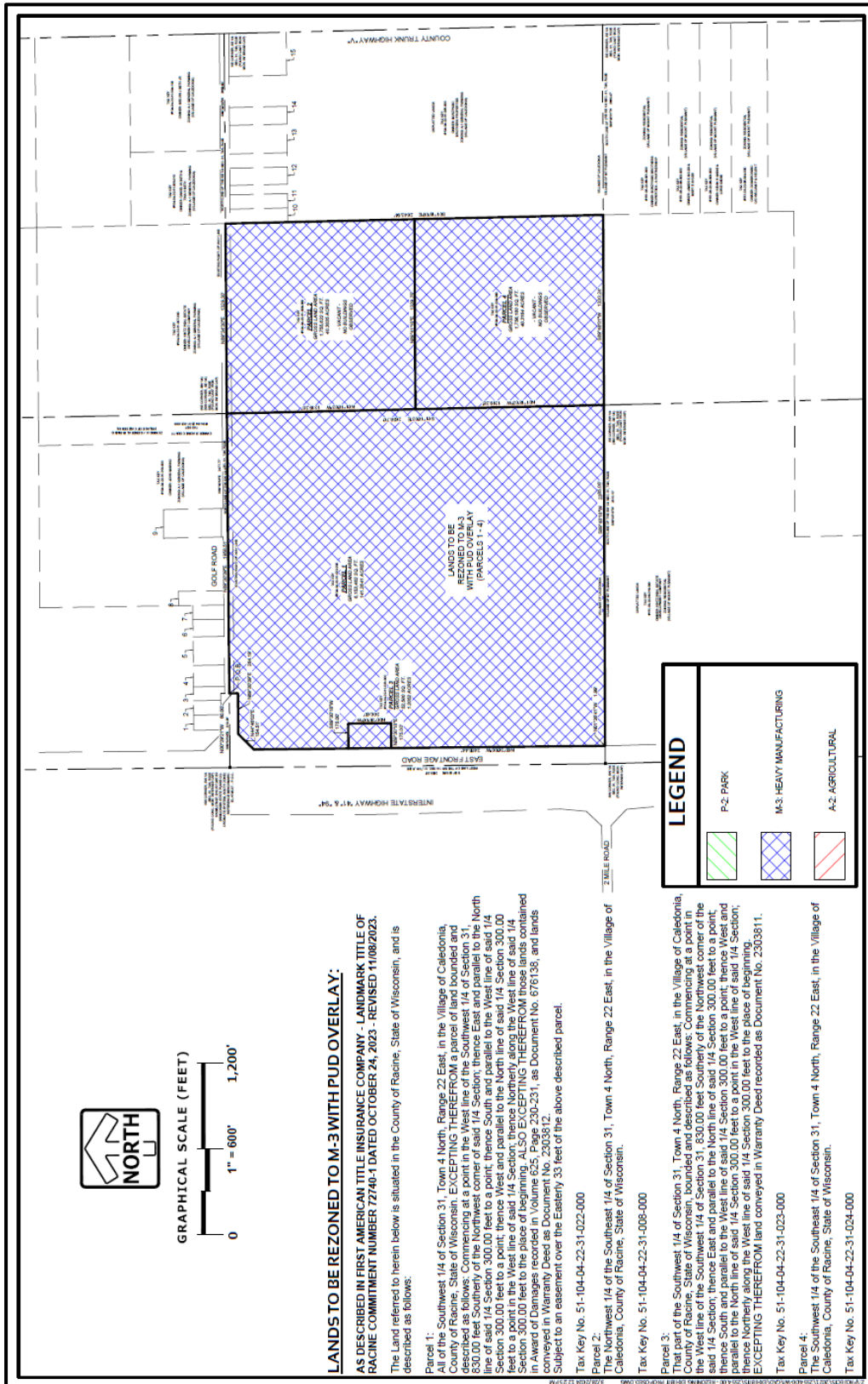


EXHIBIT B:
Planned Unit Development (PUD) Conditions & Restrictions
South Hills Commerce Center Development

Applicant: Ashley Ventures LLC

Approved by Plan Commission: 4/29/2024

Property Address(es): 3047 USH 41, 3301 USH 41, Golf Rd Approved by Village Board: _____

Parcel ID Nos.: 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000

1. LEGAL DESCRIPTION

Parcel 1: 3047 USH 41 (Parcel ID No. 104-04-22-31-022-000)

All of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin. EXCEPTING THEREFROM a parcel of land bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. ALSO EXCEPTING THEREFROM those lands contained in Award of Damages recorded in Volume 625, Page 230-231, as Document No. 676138, and lands conveyed in Warranty Deed as Document No. 2303812. Subject to an easement over the Easterly 33 feet of the above described parcel.

Parcel 2: USH 41 (Parcel ID No. 104-04-22-31-008-000)

The Northwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Parcel 3: 3301 USH 41 (Parcel ID No. 104-04-22-31-023-000)

That part of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of the said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. EXCEPTING THEREFROM land conveyed in Warranty Deed recorded as Document No. 2303811.

Parcel 4: Golf Road (Parcel ID No. 104-04-22-31-024-000)

The Southwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this planned unit development unless modified as set forth herein.
- B. The planned unit development concept plan as set forth in the application, narrative, and concept site plan dated March 28, 2024 is incorporated hereby by reference and shall be modified to comply with these conditions and restriction. A precise detailed site plan for the area affected by the Planned Unit Development and phasing plan, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Parking layout and traffic circulation
 - i) Location(s) and future expansion
 - ii) Dimensions
 - iii) Setbacks
- g) Location(s) of loading dock(s)
- h) Location of sanitary sewer (existing & proposed)
- i) Location of water (existing & proposed)
- j) Location of storm sewer (existing & proposed)
- k) Location(s) of wetlands (field verified)
- l) Location(s) and details of sign(s)
- m) Location(s) and details of proposed fences/gates

2) Landscape Plan

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) Building Plan

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) Lighting Plan

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

Note: Lot dimensions and size requirements do not apply to Outlots within the PUD Overlay District

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Director of Public Services and Village Engineer for approval, if required. The Village's Director of Public Services and Village Engineer's approval must be received prior to the issuance of any building permits.
- E. Prior to construction activities or site work occurring on the Property, the Applicant shall enter into a Development Agreement between the Applicant, Ashley Ventures LLC, and the Village (the "Development Agreement"). Pursuant to the Development Agreement, applicant shall enter into a simultaneous agreement with the Village that addresses the anticipated on-site and off-site infrastructure including but not limited to private driveways, site grading and erosion controls, stormwater improvements, public sanitary sewer and water services by the Village Sewer Utility District and Water Utility District to implement the planned unit development in accordance with the Village's Code of Ordinances. The Applicant agrees to contract with or otherwise arrange with said Utility Districts for the furnishing of public sewer and water services to the Project. All such work shall be pursuant to plans and specifications approved by the Utility Districts and the Village. The applicant acknowledges and agrees that it is responsible for all costs of on-site construction and installation of improvements required by the Village and Utility Districts in accordance with the Village's Code of Ordinances. These agreements are required to ensure the construction or installation of public or other improvements required in Item 1 above, and/or as specified by these conditions and restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.
- G. For each phase of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Landscaping, in accordance with the approved plan, shall be installed for each building prior to the issuance of occupancy permits for that building. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance and may issue a temporary occupancy permit when weather or unforeseen conditions delay the installation of complete and final landscaping. Landscaping shall comply with Title 16 of the Village's Municipal Code. The Landscape Plan shall meet the Village of Caledonia planting requirements.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on these parcels shall be limited to those allowed in the M-3, Heavy Manufacturing Zoning District and all applicable sections of the Municipal Code.
- B. The proposed development will incorporate a minimum of 20% of the entire development area as open space.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

- E. The Floor Area Ratio for each building in each development phase shall not exceed 75% of only the first floor.

4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Village Engineer for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Village Engineer. Temporary occupancy permits may be issued when weather, contractor delays, or unforeseen conditions delay the installation of complete and final roadway improvements and modifications.
- B. Parking lot requirements shall follow regulations outlined in Title 16, Chapter 12; Off-Street Parking unless specifically stated in these conditions and restrictions.
- C. Parking spaces for customers and employees shall be no less than 162 square feet in area and stall dimensions of no less than 9'x18'.
- D. Parking lots for customers and employees greater than 50 spaces are required to have one parking lot island or bump-out for every 20 parking stalls.
- E. Driveway Width: Commercial vehicle access driveways can exceed the 35-foot width maximum if supported by turning movements approved by staff.

5. LIGHTING

- A. Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto any public roadway. Abutting lots that share common parking areas or private drives are exempt from Section 16-10-4(b)(1) requirements.

6. SETBACKS

The external setbacks for the planned unit development setbacks shall be as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structures	40 ft	30 ft	25 ft
Accessory Structures	40 ft	30 ft	25 ft
Parking	10 ft	0 ft	0 ft

7. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within twenty-four (24) months from the date of adoption of the ordinance authorizing this Planned Unit Development. This Planned Unit Development approval shall expire within twenty-four (24) months from whichever is sooner, the date of ownership transfer to Ashley Ventures LLC or December 31, 2024 if

substantial work has not commenced. The applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

8. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.

9. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

10. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. All buildings shall connect to public sanitary sewer and water prior to occupancy.

11. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances Any modifications to these regulations are permitted as specified in this section. Any proposed advertising sign at the site will require a separate sign permit prior to installation.

Proposed "Freeway Signs" will be limited to a maximum of 450 square feet in area on one side and 900 square feet on all sides.

The overall development is permitted six business park monument signs as located on the concept plan dated March 28, 2024. These signs shall not exceed 10 feet in height, 150 square-feet in size on one side or 300 square feet on all sides.

12. NO ACCUMULATION OF REFUSE AND DEBRIS

Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner. Outdoor storage shall be prohibited unless specifically allowed in conjunction with a separately Village approved and issued conditional use permit for an individual lot on the Property.

13. PROPERTY MAINTENANCE REQUIRED

A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust-free condition.

14. PERFORMANCE STANDARDS
The applicant must comply with the provisions of Chapter 16, Chapter 10, Section 4 of Village Code of Ordinances, and any conditions established by subsequent Conditional Use Approvals.
15. COMPLIANCE WITH LAW
The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances. If the Village is required to obtain any federal or state permits for offsite construction for the development, Applicant shall comply with said permit requirements and conditions.
16. REIMBURSE VILLAGE COSTS
Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and PUD Planned Unit Development Overlay District approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements for this development and PUD all reimbursements to the Village shall be paid and current prior to acceptance of public infrastructure improvements.
17. AMENDMENTS TO PLANNED UNIT DEVELOPMENT
No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Development Director, may be made at a staff level, if authorized by the Development Director.
18. BINDING EFFECT
These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.
19. VIOLATIONS & PENALTIES
It shall be unlawful to construct, develop or use any structure or develop or use any land, water or air in violation of any provisions or conditions of this PUD planned unit development approval or order of the Village regarding compliance with conditions of approval. Any violations of the terms of the conditions and restrictions of this Planned Unit Development shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development or any other Village ordinances.
20. RECISSION: FAILURE TO BEGIN DEVELOPMENT
If no substantial construction has commenced or the uses in the PUD planned unit development are not established within the time required hereunder which addresses construction commencement and construction completion submitted to the Village Board, the Village may petition the Village Board of Trustees for the purpose of rescinding the planned unit development overlay designation so as to allow the land in question to revert to its underlying zoning. If the planned unit development overlay district is rescinded, the planning and development office shall remove the district from the official zoning map. Those zoning regulations applicable before the creation of the district shall then be in effect and no vested rights in the planned unit development overlay district shall be deemed to have accrued. . The process for recission of an approval shall generally follow the procedures for approving a Planned Unit Development as set forth in the Municipal Code of Ordinances.

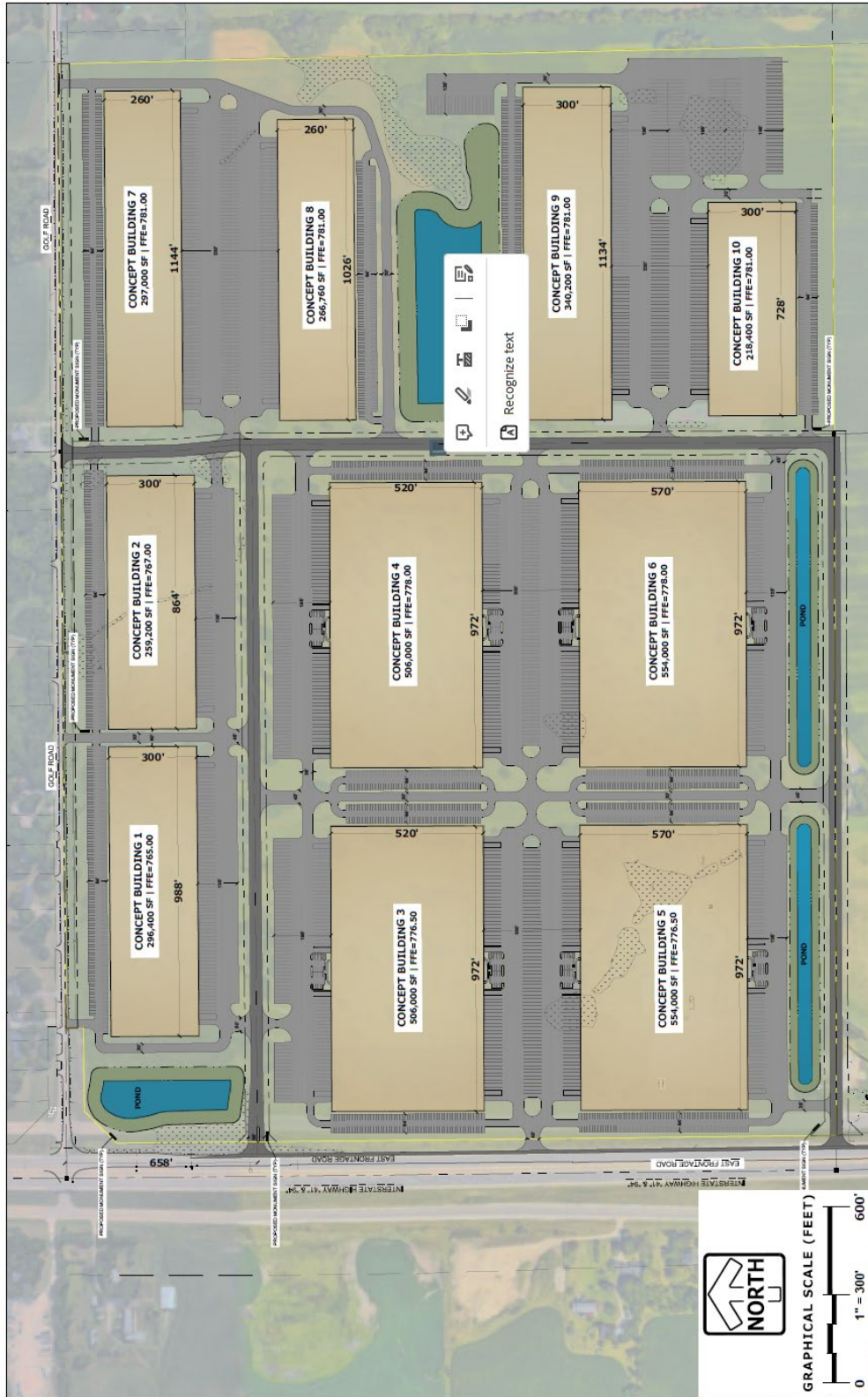
21. AGREEMENT

Your acceptance as applicant of the rezoning/PUD Planned Unit Development Overlay District/Zoning Permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Ashley Ventures LLC; and its successors, and assigns, is any, as the Developer of the South Hills Commerce Center, are responsible for full compliance with the above conditions.

22. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions; any subsequent owner shall be exclusively responsible for compliance with the terms outlined herein.

EXHIBIT C: Concept Development Plan South Hills Commerce Center



ORDINANCE NO. 2024-05

AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP ADOPTED UNDER SECTION 16-2-3 OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST TO REZONE FOUR ABUTTING PARCELS CONSISTING OF ±223 ACRES FROM P-2, PARK DISTRICT, M-3, HEAVY MANUFACTURING DISTRICT, AND A-2, AGRICULTURAL DISTRICT TO ALL M-3, HEAVY MANUFACTURING DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT LOCATED AT 3301 USH 41, 3047 USH 41, AND TWO PARCELS DIRECTLY EAST OF 3047 USH 41, PARCEL ID NOS. 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000, VILLAGE OF CALEDONIA, RACINE COUNTY, WI, ASHLEY VENTURES LLC, APPLICANT, HINTZ REAL ESTATE DEVELOPMENT COMPANY, OWNER

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

- A. The request to rezone ±223 acres on abutting parcels located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District, Village of Caledonia, Racine County, WI. Ashley Ventures LLC, Applicant (the “Applicant”), Hintz Real Estate Development Company, Owner; Parcel Nos.: 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000, which is legally described on the attached **Exhibit A** (the “Property”) is approved for the following reasons but shall not take effect until the conditions under Par. D of this ordinance are satisfied:
 - 1. The proposed rezoning is consistent with the industrial use recommendation in the 2018, I-94 Corridor Land Use Study.
 - 2. The proposed rezoning is in accord with the 2035 Land Use Plan industrial/business park land use designation for the subject property.
 - 3. The proposed rezoning is in accord with the project plan for Tax Incremental District No. 4.

- B. The request to create a Planned Unit Development Overlay District on ±223 acres on the Property located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 with conditions outlined in **Exhibit B** and a concept development plan illustrated in **Exhibit C** for the following reasons but shall not take effect until the conditions under Par. D of this ordinance are satisfied:
 - 1. The proposed use is allowed by underlying zoning through the planned unit development review process.
 - 2. The proposed planned unit development district is consistent with the 2035 Land Use Plan designating industrial/business park use for the parcels.
 - 3. The proposed rezoning is in accord with the project plan for Tax Incremental District No. 4.

- C. That in order to update the zoning map adopted under Section 16-2-3 of the Code of Ordinances of the Village of Caledonia, the Village Board needs to adopt an ordinance;
- D. That the zoning map be, and hereby is, conditionally amended as follows:

That this ordinance, and any rezoning to M-3 Planned Unit Development is null and void if the following conditions are not complied with:

- 1. **Subject to Acceptance.** Subject to the Applicant and Owner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is null and void, and the same is deemed to not have been approved, and the Owner and Applicant will therefore need to re-commence the application Process; and
- 2. **Time to Satisfy Conditions.** The rezoning to M-3 Planned Unit Development shall not take effect until the Applicant has acquired the Property and if this has not occurred by October 1, 2024, this ordinance shall be null and void.

The Property comprising the ±223 acres on abutting parcels located at 3301 USH 41, 3047 USH 41, and two parcels east of 3047 USH 41 from P-2, Park District, A-2, Agricultural District and M-3, Heavy Manufacturing District to all M-3, Heavy Manufacturing District with a Planned Unit Development (PUD) Overlay District, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000, which are legally described on the attached **Exhibit A**.

- E. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amendment to the zoning classification adopted herein once the conditions are met.
- F. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia this ___ day of May, 2024.

VILLAGE OF CALEDONIA

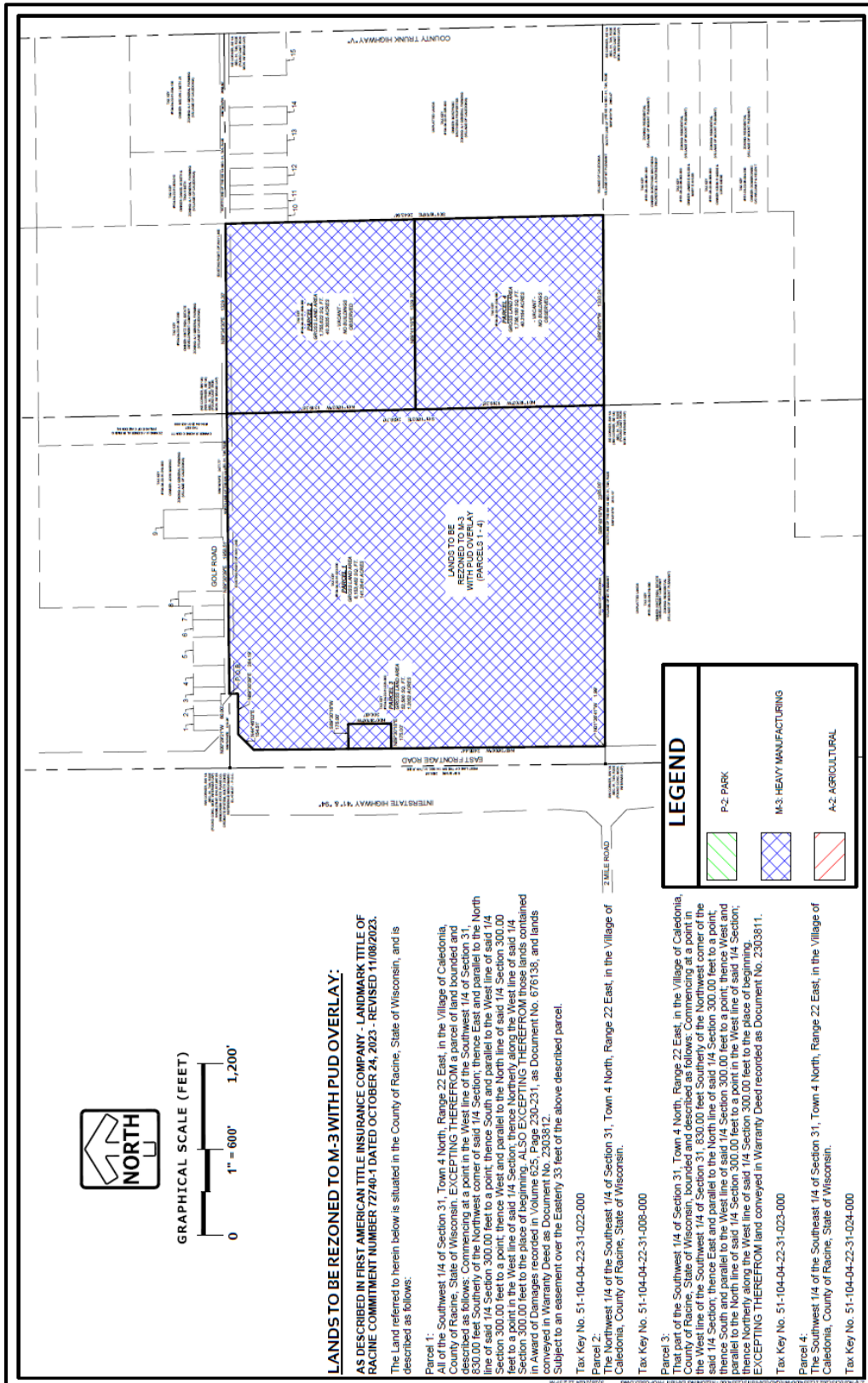
By: _____

Thomas Weatherston
Village President

Attest: _____

Jennifer Olson
Village Clerk

Exhibit A: Rezone Map with Legal Descriptions



LANDS TO BE REZONED TO M-3 WITH PUD OVERLAY:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - LANDMARK TITLE OF RACINE COMMITMENT NUMBER 72740-1 DATED OCTOBER 24, 2023 - REVISED 11/08/2023.

The Land referred to herein below is situated in the County of Racine, State of Wisconsin, and is described as follows:

Parcel 1:
All of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, EXCEPTING THEREFROM a parcel of land bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet South of the Northwest corner of said 1/4 Section; thence East and parallel to the North line of said Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence North and parallel to the West line of said 1/4 Section 300.00 feet to the place of beginning, ALSO EXCEPTING THEREFROM those lands contained in Award of Damages recorded in Volume 625, Page 230-231, as Document No. 676138; and lands conveyed in Warranty Deed as Document No. 2303812.
Subject to an easement over the Eastern 33 feet of the above described parcel.

Tax Key No. 51-104-04-22-31-022-000
Parcel 2:
The Northwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Tax Key No. 51-104-04-22-31-006-000

Parcel 3:
That part of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet South of the Northwest corner of the said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence North and parallel to the West line of said 1/4 Section 300.00 feet to the place of beginning, ALSO EXCEPTING THEREFROM land conveyed in Warranty Deed recorded as Document No. 2303811.

Tax Key No. 51-104-04-22-31-023-000

Parcel 4:
The Southwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.
Tax Key No. 51-104-04-22-31-024-000

EXHIBIT B:
Planned Unit Development (PUD) Conditions & Restrictions
South Hills Commerce Center Development

Applicant: Ashley Ventures LLC

Approved by Plan Commission: 4/29/2024

Property Address(es): 3047 USH 41, 3301 USH 41, Golf Rd Approved by Village Board: _____

Parcel ID Nos.: 104-04-22-31-022-000, 104-04-22-31-023-000, 104-04-22-31-024-000 & 104-04-22-31-008-000

1. LEGAL DESCRIPTION

Parcel 1: 3047 USH 41 (Parcel ID No. 104-04-22-31-022-000)

All of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin. EXCEPTING THEREFROM a parcel of land bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. ALSO EXCEPTING THEREFROM those lands contained in Award of Damages recorded in Volume 625, Page 230-231, as Document No. 676138, and lands conveyed in Warranty Deed as Document No. 2303812. Subject to an easement over the Easterly 33 feet of the above described parcel.

Parcel 2: USH 41 (Parcel ID No. 104-04-22-31-008-000)

The Northwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

Parcel 3: 3301 USH 41 (Parcel ID No. 104-04-22-31-023-000)

That part of the Southwest 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows: Commencing at a point in the West line of the Southwest 1/4 of Section 31, 830.00 feet Southerly of the Northwest corner of the said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 300.00 feet to a point; thence South and parallel to the West line of said 1/4 Section 300.00 feet to a point; thence West and parallel to the North line of said 1/4 Section 300.00 feet to a point in the West line of said 1/4 Section; thence Northerly along the West line of said 1/4 Section 300.00 feet to the place of beginning. EXCEPTING THEREFROM land conveyed in Warranty Deed recorded as Document No. 2303811.

Parcel 4: Golf Road (Parcel ID No. 104-04-22-31-024-000)

The Southwest 1/4 of the Southeast 1/4 of Section 31, Town 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this planned unit development unless modified as set forth herein.
- B. The planned unit development concept plan as set forth in the application, narrative, and concept site plan dated March 28, 2024 is incorporated hereby by reference and shall be modified to comply with these conditions and restriction. A precise detailed site plan for the area affected by the Planned Unit Development and phasing plan, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Parking layout and traffic circulation
 - i) Location(s) and future expansion
 - ii) Dimensions
 - iii) Setbacks
- g) Location(s) of loading dock(s)
- h) Location of sanitary sewer (existing & proposed)
- i) Location of water (existing & proposed)
- j) Location of storm sewer (existing & proposed)
- k) Location(s) of wetlands (field verified)
- l) Location(s) and details of sign(s)
- m) Location(s) and details of proposed fences/gates

2) Landscape Plan

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) Building Plan

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) Lighting Plan

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

Note: Lot dimensions and size requirements do not apply to Outlots within the PUD Overlay District

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Director of Public Services and Village Engineer for approval, if required. The Village's Director of Public Services and Village Engineer's approval must be received prior to the issuance of any building permits.
- E. Prior to construction activities or site work occurring on the Property, the Applicant shall enter into a Development Agreement between the Applicant, Ashley Ventures LLC, and the Village (the "Development Agreement"). Pursuant to the Development Agreement, applicant shall enter into a simultaneous agreement with the Village that addresses the anticipated on-site and off-site infrastructure including but not limited to private driveways, site grading and erosion controls, stormwater improvements, public sanitary sewer and water services by the Village Sewer Utility District and Water Utility District to implement the planned unit development in accordance with the Village's Code of Ordinances. The Applicant agrees to contract with or otherwise arrange with said Utility Districts for the furnishing of public sewer and water services to the Project. All such work shall be pursuant to plans and specifications approved by the Utility Districts and the Village. The applicant acknowledges and agrees that it is responsible for all costs of on-site construction and installation of improvements required by the Village and Utility Districts in accordance with the Village's Code of Ordinances. These agreements are required to ensure the construction or installation of public or other improvements required in Item 1 above, and/or as specified by these conditions and restrictions.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.
- G. For each phase of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Landscaping, in accordance with the approved plan, shall be installed for each building prior to the issuance of occupancy permits for that building. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance and may issue a temporary occupancy permit when weather or unforeseen conditions delay the installation of complete and final landscaping. Landscaping shall comply with Title 16 of the Village's Municipal Code. The Landscape Plan shall meet the Village of Caledonia planting requirements.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on these parcels shall be limited to those allowed in the M-3, Heavy Manufacturing Zoning District and all applicable sections of the Municipal Code.
- B. The proposed development will incorporate a minimum of 20% of the entire development area as open space.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

- E. The Floor Area Ratio for each building in each development phase shall not exceed 75% of only the first floor.

4. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Village Engineer for review prior to the submission of applications for Plan Commission review of site, building, landscaping, lighting, and similar plans. Required roadway improvements and modifications identified in the TIA shall be the responsibility of the applicant and all such improvements shall be installed prior to issuance of any occupancy permits and in accordance with a schedule established by the Village Engineer. Temporary occupancy permits may be issued when weather, contractor delays, or unforeseen conditions delay the installation of complete and final roadway improvements and modifications.
- B. Parking lot requirements shall follow regulations outlined in Title 16, Chapter 12; Off-Street Parking unless specifically stated in these conditions and restrictions.
- C. Parking spaces for customers and employees shall be no less than 162 square feet in area and stall dimensions of no less than 9'x18'.
- D. Parking lots for customers and employees greater than 50 spaces are required to have one parking lot island or bump-out for every 20 parking stalls.
- E. Driveway Width: Commercial vehicle access driveways can exceed the 35-foot width maximum if supported by turning movements approved by staff.

5. LIGHTING

- A. Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto any public roadway. Abutting lots that share common parking areas or private drives are exempt from Section 16-10-4(b)(1) requirements.

6. SETBACKS

The external setbacks for the planned unit development setbacks shall be as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structures	40 ft	30 ft	25 ft
Accessory Structures	40 ft	30 ft	25 ft
Parking	10 ft	0 ft	0 ft

7. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within twenty-four (24) months from the date of adoption of the ordinance authorizing this Planned Unit Development. This Planned Unit Development approval shall expire within twenty-four (24) months from whichever is sooner, the date of ownership transfer to Ashley Ventures LLC or December 31, 2024 if

substantial work has not commenced. The applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

8. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.

9. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

10. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. All buildings shall connect to public sanitary sewer and water prior to occupancy.

11. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances Any modifications to these regulations are permitted as specified in this section. Any proposed advertising sign at the site will require a separate sign permit prior to installation.

Proposed "Freeway Signs" will be limited to a maximum of 450 square feet in area on one side and 900 square feet on all sides.

The overall development is permitted six business park monument signs as located on the concept plan dated March 28, 2024. These signs shall not exceed 10 feet in height, 150 square-feet in size on one side or 300 square feet on all sides.

12. NO ACCUMULATION OF REFUSE AND DEBRIS

Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner. Outdoor storage shall be prohibited unless specifically allowed in conjunction with a separately Village approved and issued conditional use permit for an individual lot on the Property.

13. PROPERTY MAINTENANCE REQUIRED

A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust-free condition.

14. PERFORMANCE STANDARDS
The applicant must comply with the provisions of Chapter 16, Chapter 10, Section 4 of Village Code of Ordinances, and any conditions established by subsequent Conditional Use Approvals.
15. COMPLIANCE WITH LAW
The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances. If the Village is required to obtain any federal or state permits for offsite construction for the development, Applicant shall comply with said permit requirements and conditions.
16. REIMBURSE VILLAGE COSTS
Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and PUD Planned Unit Development Overlay District approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements for this development and PUD all reimbursements to the Village shall be paid and current prior to acceptance of public infrastructure improvements.
17. AMENDMENTS TO PLANNED UNIT DEVELOPMENT
No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Development Director, may be made at a staff level, if authorized by the Development Director.
18. BINDING EFFECT
These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.
19. VIOLATIONS & PENALTIES
It shall be unlawful to construct, develop or use any structure or develop or use any land, water or air in violation of any provisions or conditions of this PUD planned unit development approval or order of the Village regarding compliance with conditions of approval. Any violations of the terms of the conditions and restrictions of this Planned Unit Development shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development or any other Village ordinances.
20. RECISSION: FAILURE TO BEGIN DEVELOPMENT
If no substantial construction has commenced or the uses in the PUD planned unit development are not established within the time required hereunder which addresses construction commencement and construction completion submitted to the Village Board, the Village may petition the Village Board of Trustees for the purpose of rescinding the planned unit development overlay designation so as to allow the land in question to revert to its underlying zoning. If the planned unit development overlay district is rescinded, the planning and development office shall remove the district from the official zoning map. Those zoning regulations applicable before the creation of the district shall then be in effect and no vested rights in the planned unit development overlay district shall be deemed to have accrued. . The process for recission of an approval shall generally follow the procedures for approving a Planned Unit Development as set forth in the Municipal Code of Ordinances.

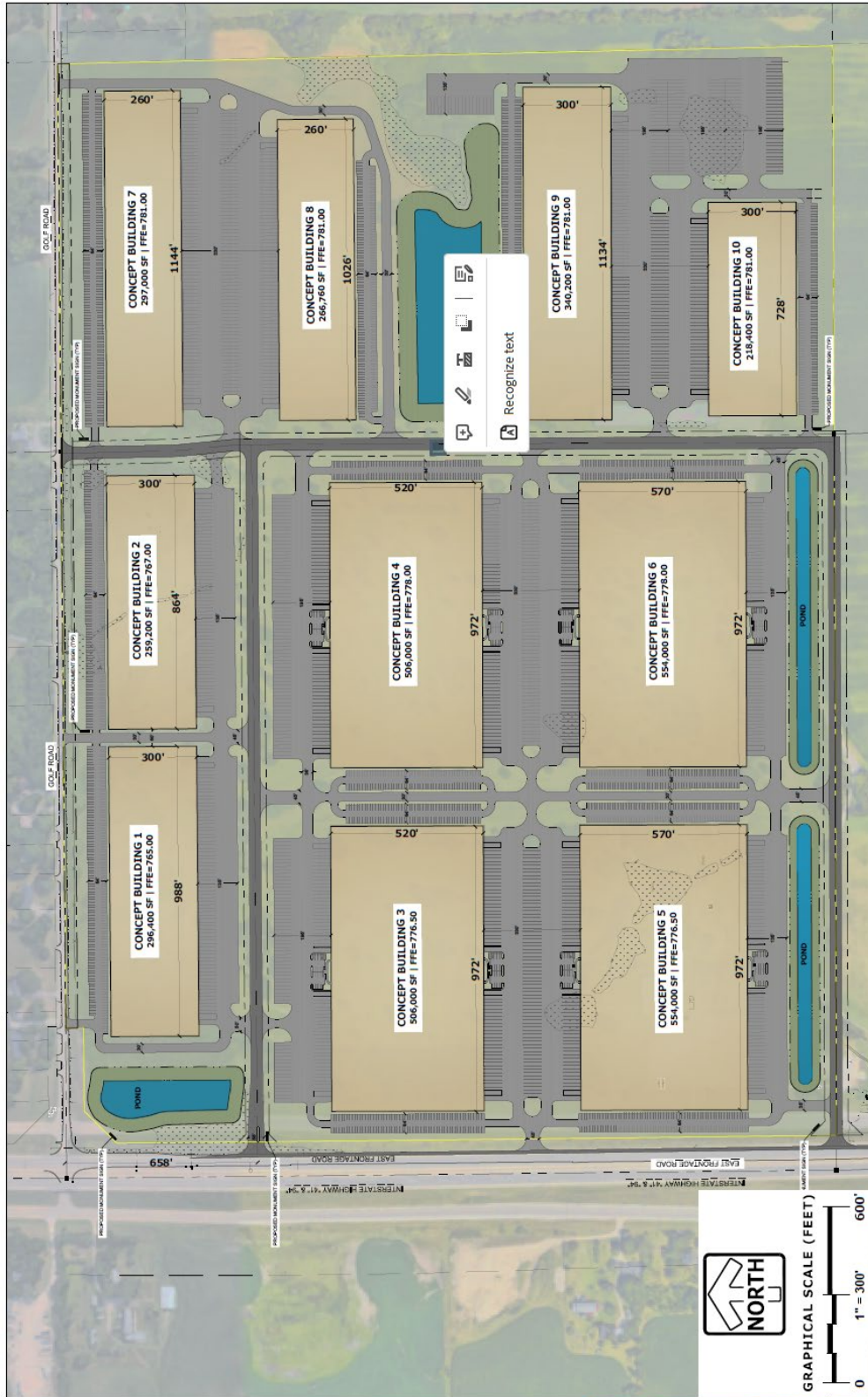
21. AGREEMENT

Your acceptance as applicant of the rezoning/PUD Planned Unit Development Overlay District/Zoning Permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Ashley Ventures LLC; and its successors, and assigns, is any, as the Developer of the South Hills Commerce Center, are responsible for full compliance with the above conditions.

22. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions; any subsequent owner shall be exclusively responsible for compliance with the terms outlined herein.

EXHIBIT C: Concept Development Plan South Hills Commerce Center



**RESOLUTION NO. 2024-057
VILLAGE OF CALEDONIA**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE CERTIFIED SURVEY MAP # _____; – COMBINING PARCEL IDs 104-04-
22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000
LOCATED IN THE SE ¼ & SW ¼ OF SECTION 31, T4N, R22E,
VILLAGE OF CALEDONIA, RACINE COUNTY, WI
APPLICANT – ASHLEY VENTURES, LLC
OWNER – HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

WHEREAS, the applicant has submitted a Certified Survey Map (CSM) to the Village for consideration included hereto as **Exhibit A**. The proposed CSM would combine the 4 parcels into one (1) lot; and

WHEREAS, the Village Engineer’s Memo dated April 17, 2024, attached hereto as **Exhibit B**, recommended conditional approval subject to 6 conditions; and

WHEREAS, on April 29, 2024, the Village Plan Commission recommended conditional approval of the CSM in accordance with the Village Engineer’s memo (**Exhibit B**) subject to the 6 conditions outlined therein; and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Certified Survey Map as set forth above, is hereby approved for the reasons and requirements set forth in **Exhibit B**, subject to the same conditions imposed by the Village Plan Commission, as described in **Exhibit B**, and in compliance with all applicable Village ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of May, 2024.

VILLAGE OF CALEDONIA

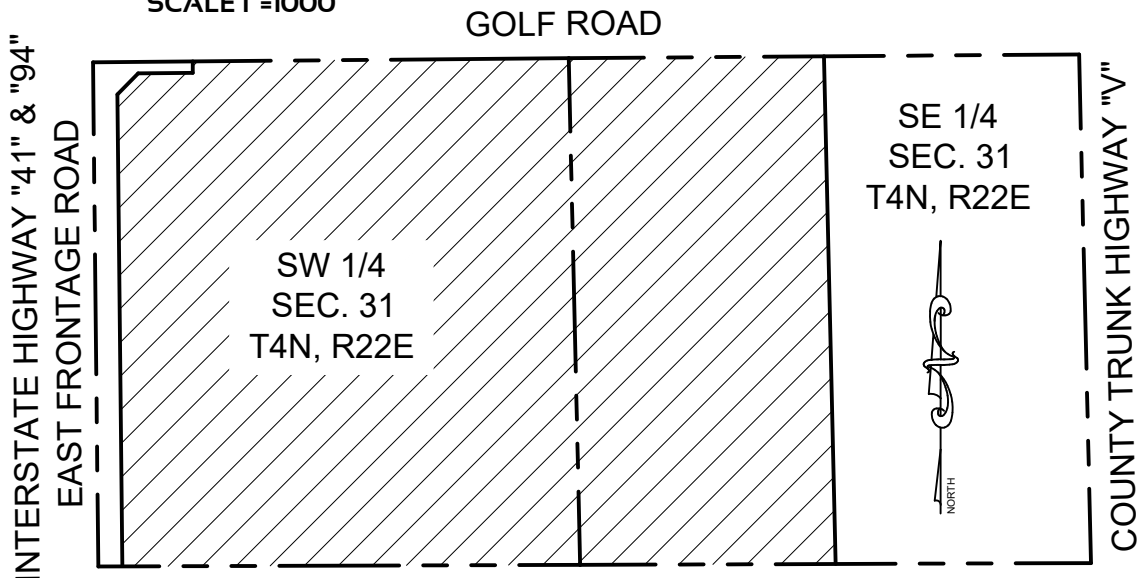
By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

VICINITY SKETCH
SCALE 1"=1000'



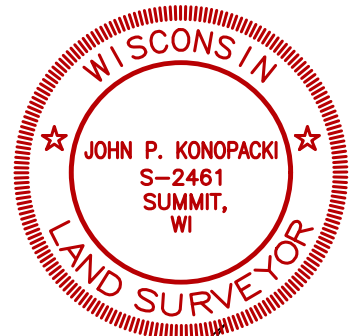
Subject Property
Zoning: P-2, M-3 & A-2
Tax Key Numbers:
51-104-04-22-31-008-000
51-104-04-22-31-022-000
51-104-04-22-31-023-000
51-104-04-22-31-024-000

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southwest 1/4 of Section 31, Township 4 North, Range 21 East which has a bearing of S00°36'00"E.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Right of Way widths and locations are based on surveys on record and Transportation Project Plat No. 1030-11-21-4.05 recorded as Document No. 2281353.
- There are a total of four (4) access points allowed to East Frontage Road per Documents 2303811, 2303812 & 2281353.

Prepared for:
HINTZ REAL ESTATE
DEVELOPMENT COMPANY
7108 5TH 38
Caledonia, WI 53108

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888



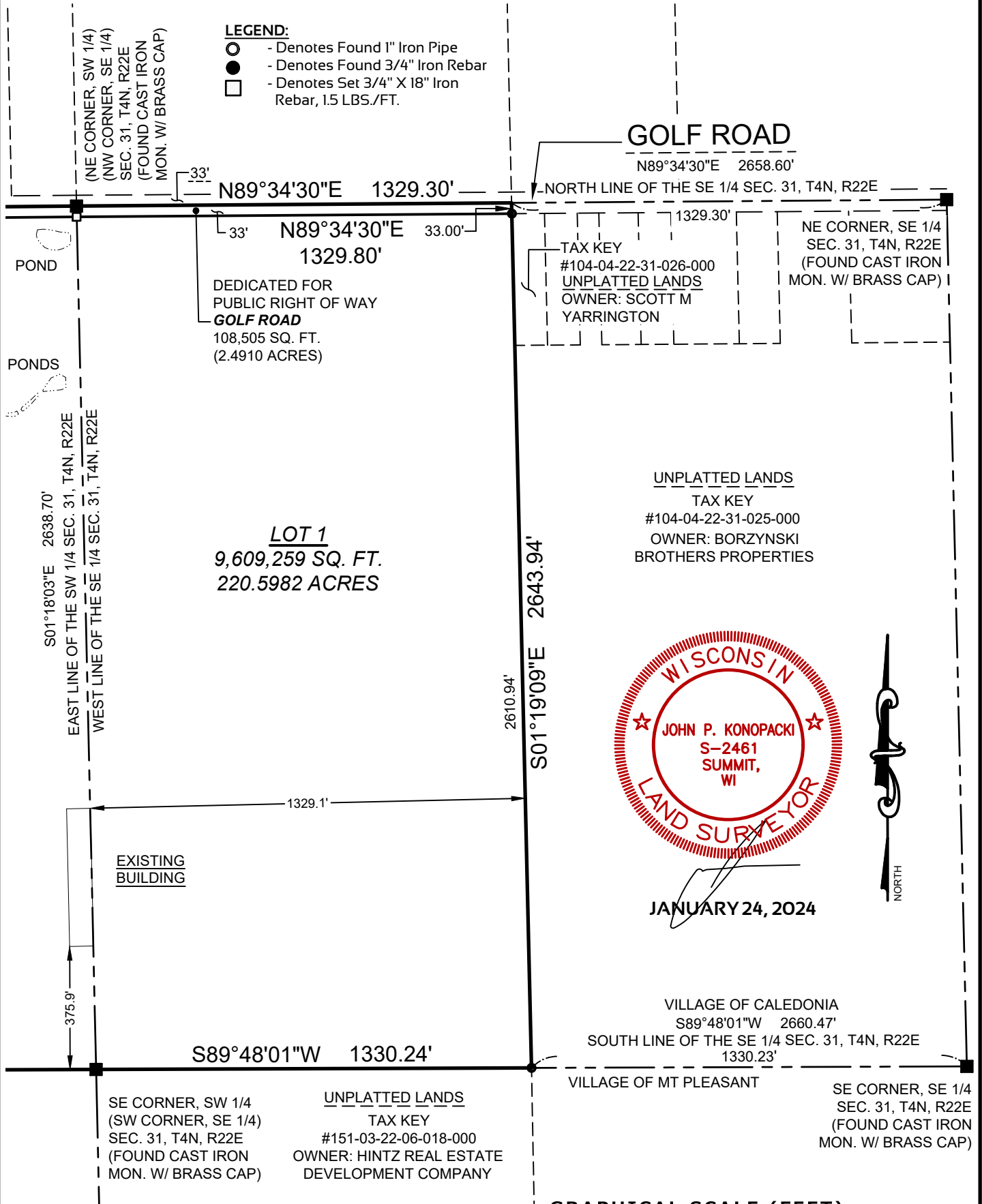
JANUARY 24, 2024

DRAFTED BY: ST
PEG JOB#2554.00
SHEET 1 OF 6

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

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



JANUARY 24, 2024



Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

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

PEG JOB#2554.00
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided that part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 31; thence North 89°30'39" East along the north line of said Southwest 1/4, 519.26 feet to the Point of Beginning;

Thence continuing North 89°30'39" East along said north line, 1958.51 feet to the northwest corner of the Southeast 1/4 of said Section 31;
Thence North 89°34'30" East along the north line of said Southeast 1/4, 1329.30 feet;
Thence South 01°19'09" East, 2643.94 feet to the south line of said Southeast 1/4;
Thence South 89°48'01" West along said south line, 1330.24 feet to the southeast corner of the Southwest 1/4 of said Section 31;
Thence South 89°48'18" West along the south line of said Southwest 1/4, 2385.06 feet to the east right of way line of the East Frontage Road of Interstate Highway "41" / "94";
Thence North 01°36'41" West along said east right of way line, 1.99 feet;
Thence North 00°36'00" West along said east right of way line, 2455.44 feet;
Thence North 44°46'03" East along said east right of way line, 154.51 feet;
Thence North 89°30'39" East along the south right of way line of Golf Road, 284.19 feet;
Thence North 00°29'21" West, 60.00 feet to the Point of Beginning.

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

Containing 9,717,764 square feet (223.0892 acres) of land Gross and 9,609,259 square feet (220.5982 acres) of land Net more or less.


That I have made such survey, land division and map by the direction of HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Caledonia Land Division in surveying, mapping and dividing the land within the certified survey map.

Date: JANUARY 24, 2024




John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#2554.00

SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

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

HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Caledonia

IN WITNESS WHEREOF, the said HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____ County, Wisconsin, on this _____ day of _____, 2024.

In the presence of: HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, (name) _____, (title) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2024.

Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



JANUARY 24, 2024

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 all in Section 31, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this _____ day of _____, 2024.

Date

Jennifer Olsen, Village Clerk




JANUARY 24, 2024

Prepared By:

PINNACLE ENGINEERING GROUP

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

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

PEG JOB#2554.00
SHEET 6 OF 6

MEMORANDUM



Date: April 17, 2024

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer

A handwritten signature in blue ink, appearing to read "Ryan Schmidt".

Re: **Certified Survey Map – Golf Road & USH 41 E. Frontage Road**
Parcel ID's 51-104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000
Applicant - Ashley Ventures, LLC
Owner – Hintz Real Estate Development Company, LLC

Recommended Motion:

Move to recommend approval of the Certified Survey Map combining lots 104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-22-31-024-000, and 104-04-22-31-008-000 subject to the 6 Conditions listed in the Village Engineers Memo dated 4-17-2024.

Background

The Zoning and Engineering Department have received a Certified Survey Map (CSM) for the combination of 4 parcels listed above in the subject of this memo. Generally, the CSM is for the South Hills Golf Course to be combined into one lot with the adjacent farmland owned by Hintz Real Estate Development Company, LLC. The CSM was submitted by Ashley Ventures, LLC. The CSM as submitted proposes to take the 4 parcels and create one Lot sized 220.5982 acres.

The property is located at the southeast corner of Golf Road and the East Frontage Road of USH 41. This property is formerly known as the South Hills Golf Course and hosts a bio-solids storage building on site. The properties are zoned M-3 Heavy Manufacturing, P-2 Park, and A-2 Agricultural. A proposed re-zone and PUD submission is being requested in conjunction with this CSM to M-3 Manufacturing w/ PUD overlay Heavy Manufacturing. The property is also located within TIF District #4. The 2035 Land Use Plan shows that the property is recommended for industrial/business park with a commercial/residential mixed use opportunity. The CSM is consistent with the proposed use.

The property is part of the Sewer and Water Service. A Utility District project will extend sewer and water mains to service to the property in late 2024 or early 2025. Any future development project on the property will be required to provide Water and Sewer Plans to Village Staff for review and approval by the Utility District and Village Board.

The combination of the parcel and any future development will also require regional storm water management facilities, a SWMP, and a set of Civil/Site plans to be approved by Village Staff and the Village Board.

Per Documents 2303811, 230812, and 2281353, and the Highway Access Management Plan for USH 41, a total of four access points are allowed onto the East Frontage Road. All access points must be reviewed and approved by WisDOT. A Traffic Impact Analysis is required to be performed and approved by the Village and WisDOT for any development at this location. A draft has been reviewed by the Village Staff and recommendations provided to the developer.

A wetland delineation has been done but is not shown on the CSM. All wetlands will need to be shown on the Final CSM and the delineation provided to the Village. Any wetlands considered federally exempt at the time of the CSM shall be noted and documentation shall be provided to the Village.

A dedication of 33' has been shown on the Golf Road Right-of-Way. This would be typical for the Village to require a road of this classification, however, the potential development located at this property will require acceleration/deceleration lanes, by-pass lanes, and potentially more. Therefore, it is Staff's recommendation to request a 45' Road Right-of-Way along this stretch of Golf Road for flexibility in design and accommodation of utilities and geometric features that any large-scale development might bring.

If the Plan Commission **is willing** to support the CSM the following motion is recommended.

Move to recommend approval of the Certified Survey Map subject to the following:

- 1. The Owner agrees to execute any and all agreements and make the necessary deposits for the approval of the CSM.**
- 2. All Zoning and Development related permits and approvals are acquired in conjunction with the Final CSM.**
- 3. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**
- 4. Civil Engineering Plans and a SWMP are submitted, reviewed, and approved by Village Staff & the Caledonia Utility District prior to any construction occurring on site.**
- 5. The Final CSM shows the wetlands on the property and provides the Wetland Delineation Report to the Village to have on file.**
- 6. A dedication of 45' be required along Golf Road to accommodate for future development.**

**RESOLUTION NO. 2024-058
VILLAGE OF CALEDONIA**

**A RESOLUTION ADJUSTING AND ESTABLISHING WARD ASSIGNMENTS
AND DESIGNATING POLLING LOCATIONS**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

WHEREAS, 2023 Wisconsin Act 94, enacted by the State Legislature on February 19, 2024, adopted revised State legislative district maps that split local election wards at various locations across Wisconsin; and

WHEREAS, this Resolution amends 2021-101: A Resolution of The Village Board of the Village of Caledonia Approving the Village of Caledonia Ward Redistricting Plan.

WHEREAS, The adopted State legislative district maps split one (1) election ward in the Village of Caledonia (Ward 6), necessitating the creation of one (1) new ward and the adoption of a new Village election ward map;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that a revised election ward plan is approved, pursuant to s. 5.15, Wis. Stat., and that in compliance with s. 5.15, Wis. Stat., the following are attached to and incorporated as part of this file:

1. All wards numbered in whole numbers in consecutive order beginning with the number one;
2. Designation of polling places for the wards;
3. The boundaries for each ward specified pursuant to the conventions of s. 4.003, Wis. Stat., which are incorporated into;
4. A map of the Village of Caledonia which illustrates the ward boundaries; and
5. A list of the block numbers used by the U.S. Bureau of the Census that are wholly or partly contained in each ward; and,

BE IT FURTHER RESOLVED, that as required by s. 5.15, Wis. Stat., a copy of this resolution shall be sent to the County Clerk to provide information as it relates to reporting units in future elections and the Village Clerk is authorized to take such actions necessary to give effect to the actions taken by this Resolution.

BE IT FURTHER RESOLVED, that the attached election ward plan shall be effective with the 2024 Partisan Primary Election.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of May, 2024.

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

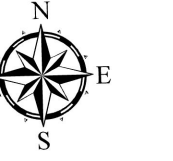
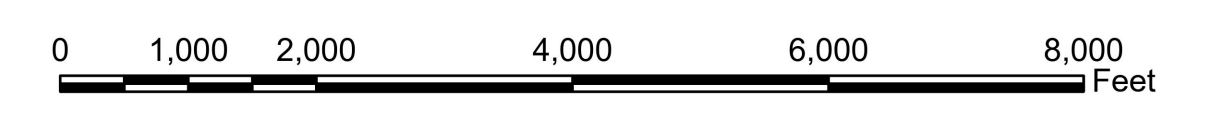
Voting Wards & Assembly Districts in The Village of Caledonia



Racine County, Wisconsin

Marc A. Coss

May 2024



VOTING WARDS & POLLING PLACES

WARDS 1 & 2	POLL PLACE #1 - CALEDONIA HIGHWAY GARAGE 6922 NICHOLSON ROAD
WARDS 3, 4, & 5	POLL PLACE #2 - FAITHBRIDGE CHURCH 10402 NORTHWESTERN AVENUE
WARDS 9, 10, 12, & 13	POLL PLACE #3 - ST. MESROB CHURCH 4605 ERIE STREET
WARDS 11, 14, 15, & 17	POLL PLACE #4 - CALEDONIA VILLAGE HALL 5043 CHESTER LANE
WARDS 16, 18, & 19	POLL PLACE #5 - PRINCE OF PEACE CHURCH 4340 SIX MILE ROAD
WARDS 6, 7, 8, & 20	POLL PLACE #6 - GRACE CHURCH 3626 HIGHWAY 31

- Polling Places
- Municipal Boundary
- Voting Ward
- Interstate & US Highway
- Assembly District 62
- Roads
- Assembly District 63
- Sections

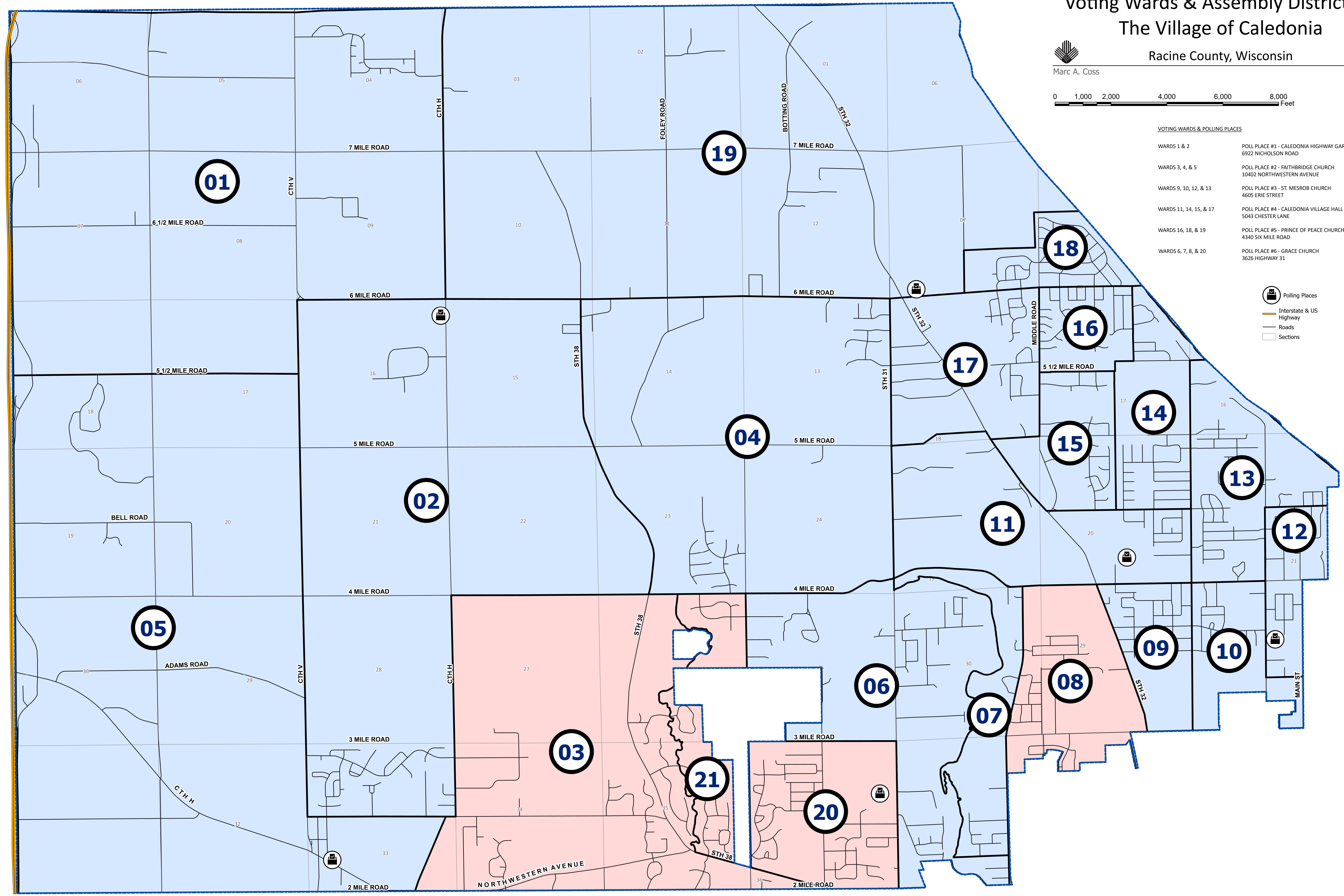


Exhibit B: Election Districts and Polling Place Assignments

Election Districts

Village of Caledonia					
Polling Place	Reporting Unit	Wards	County Board Supervisors	School District	State Assembly
1	1-2	1-2	17	4620-RU9	63
2	3	3	17	4620-RU9	62
2	4-5	4-5	17	4620-RU9	63
6	6,7	6	5	4620-RU9	63
		7	10	4620-RU9	63
6	8,20,21	20,21	5	4620-RU9	62
		8	10	4620-RU9	62
3	9-10, 12-13	9-10, 12	10	4620-RU8	63
		13	15	4620-RU8	63
4	11, 14-15,17	11,14-15,17	15	4620-RU8	63
5	16, 18-19	16, 18	15	4620-RU8	63
		19	17	4620-RU8	63

Polling Places

1. Caledonia Highway Garage, 6922 Nicholson Road
Wards 1, 2

2. Faithbridge Methodist Church, 10402 Northwestern Avenue
Wards 3, 4, 5

3. St. Mesrob Church, 4605 Erie Street
Wards 9, 10, 12,13

4. Caledonia Village Hall, 5043 Chester Lane
Wards 11, 14, 15, 17

5. Prince of Peace Church- 4340 6 Mile Road
Wards 16, 18, 19

6. Grace Church, 3626 State Highway 31
Wards 6, 7, 8, 20, 21

Exhibit C: Census Blocks

Ward 1 - Population 1,319

All of the following Census Block Numbers:

551010016011000	551010016011009	551010016011018	551010016012015
551010016011001	551010016011010	551010016011019	551010016012016
551010016011002	551010016011011	551010016011020	551010016012017
551010016011003	551010016011012	551010016012003	551010016012018
551010016011004	551010016011013	551010016012004	551010016012020
551010016011005	551010016011014	551010016012005	551010016012021
551010016011006	551010016011015	551010016012006	551010016012022
551010016011007	551010016011016	551010016012007	551010016012015
551010016011008	551010016011017	551010016012014	

Ward 2 - Population 1,381

All of the following Census Block Numbers:

551010016012010	551010016012019	551010016014005	551010016014011
551010016012011	551010016014000	551010016014006	551010016014012
551010016012012	551010016014001	551010016014009	
551010016012013	551010016014002	551010016014010	

Ward 3 - Population 1,417

All of the following Census Block Numbers:

551010016014007	551010016014027	551010016022009	551010016022025
551010016014008	551010016014028	551010016022010	551010016022026
551010016014018	551010016014029	551010016022011	551010016022027
551010016014019	551010016014030	551010016022012	551010016022028
551010016014020	551010016021028	551010016022013	551010016022029
551010016014021	551010016021029	551010016022014	551010016022031
551010016014022	551010016022005	551010016022023	551010016022032
551010016014023	551010016022007	551010016022024	551010016022038

Ward 4 - Population 1,120

All of the following Census Block Numbers:

551010016013008	551010016013013	551010016013020	551010016013024
551010016013009	551010016013014	551010016013021	551010016013025
551010016013011	551010016013015	551010016013022	
551010016013012	551010016013019	551010016013023	

Ward 5 - Population 1,063

All of the following Census Block Numbers:

551010016011021	551010016011029	551010016011037	551010016014015
551010016011022	551010016011030	551010016011038	551010016014016
551010016011023	551010016011031	551010016011039	551010016014017
551010016011024	551010016011032	551010016011040	551010016014024
551010016011025	551010016011033	551010016014003	551010016014025
551010016011026	551010016011034	551010016014004	551010016014026
551010016011027	551010016011035	551010016014013	
551010016011028	551010016011036	551010016014014	

Ward 6 - Population 1133

All of the following Census Block Numbers:

551010012013012	551010015072004	551010016021001	551010016021015
551010012014000	551010015072005	551010016021003	551010016022000
551010012014004	551010015072006	551010016021004	551010016022001
551010012014005	551010015072007	551010016021012	551010016022002
551010012014006	551010015072008	551010016021013	551010016021015
551010015072002	551010016021000	551010016021014	

Ward 7 - Population 952

All of the following Census Block Numbers:

551010012013009	551010012013011	551010015072001	551010012013010
551010015072000	551010015072003		

Ward 8 - Population 1,293

All of the following Census Block Numbers:

551010012013000	551010012013007	551010015071002	551010015071007
551010012013001	551010014013001	551010015071003	551010015071008
551010012013002	551010015063011	551010015071004	551010015071009
551010012013003	551010015071000	551010015071005	551010015071010
551010012013004	551010015071001	551010015071006	551010015071011

Ward 9 - Population 1,117

All of the following Census Block Numbers:

551010015061000	551010015061005	551010015061010	551010015061015
551010015061001	551010015061006	551010015061011	551010015061016
551010015061002	551010015061007	551010015061012	551010015061017
551010015061003	551010015061008	551010015061013	
551010015061004	551010015061009	551010015061014	

Ward 10 - Population 1,408

All of the following Census Block Numbers:

551010015042000	551010015042004	551010015042008	551010015053000
551010015042001	551010015042005	551010015042010	551010015053001
551010015042002	551010015042006	551010015042014	
551010015042003	551010015042007	551010015042015	

Ward 11 - Population 1,299

All of the following Census Block Numbers:

551010015063005	551010015063008	551010015073006	551010015073010
551010015063006	551010015063009	551010015073008	
551010015063007	551010015063010	551010015073009	

Ward 12 - Population 1,033

All of the following Census Block Numbers:

551010015051005	551010015051008	551010015051020	551010015052009
551010015051006	551010015051009	551010015052007	551010015052010
551010015051007	551010015051010	551010015052008	

Ward 13 - Population 1,812

All of the following Census Block Numbers:

551010015041001	551010015041007	551010015041012	551010015041017
551010015041002	551010015041008	551010015041013	551010015051002
551010015041003	551010015041009	551010015041014	551010015051003
551010015041004	551010015041010	551010015041015	551010015051004
551010015041006	551010015041011	551010015041016	

Ward 14 - Population 1,039

All of the following Census Block Numbers:

551010015013001	551010015013013	551010015063001	551010015063004
551010015013002	551010015013014	551010015063002	
551010015013012	551010015063000	551010015063003	

Ward 15 - Population 1,178

All of the following Census Block Numbers:

551010015062000	551010015062003	551010015062006	551010015062009
551010015062001	551010015062004	551010015062007	551010015062010
551010015062002	551010015062005	551010015062008	551010015073007

Ward 16 - Population 1,440

All of the following Census Block Numbers:

551010015013003	551010015013006	551010015013009	551010015013015
551010015013004	551010015013007	551010015013010	551010015013016
551010015013005	551010015013008	551010015013011	

Ward 17 - Population 1,372

All of the following Census Block Numbers:

551010015012006	551010015012006	551010015012015	551010015073003
551010015012007	551010015012007	551010015073000	551010015073004
551010015012008	551010015012008	551010015073001	551010015073005
551010015012009	551010015012009	551010015073002	

Ward 18 - Population 1,231

All of the following Census Block Numbers:

551010015011001	551010015011007	551010015011013	551010015011019
551010015011002	551010015011008	551010015011014	551010015011020
551010015011003	551010015011009	551010015011015	551010015011021
551010015011004	551010015011010	551010015011016	551010015011022
551010015011005	551010015011011	551010015011017	551010015011023
551010015011006	551010015011012	551010015011018	551010015011024

Ward 19 - Population 809

All of the following Census Block Numbers:

551010015012001	551010016012000	551010016013001	551010016013007
551010015012002	551010016012001	551010016013002	551010016013010
551010015012003	551010016012002	551010016013003	551010016013016
551010015012004	551010016012008	551010016013004	551010016013017
551010015012005	551010016012009	551010016013005	551010016013018
551010015012012	551010016013000	551010016013006	551010016013007

Ward 20 - Population 1,513

All of the following Census Block Numbers:

551010016021006	551010016021018	551010016021024	551010016021032
551010016021007	551010016021019	551010016021025	551010016021033
551010016021008	551010016021020	551010016021026	
551010016021009	551010016021021	551010016021027	
551010016021010	551010016021022	551010016021030	
551010016021011	551010016021023	551010016021031	

WARD 21 - Population 432

All of the following Census Block Numbers:

551010016022003	551010016022015	551010016022021	551010016022036
551010016022004	551010016022016	551010016022022	551010016022037
551010016022006	551010016022018	551010016022033	

**RESOLUTION NO. 2024-059
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO ENTER INTO
A STORM SEWER EASEMENT AGREEMENT WITH JOSEPH PASSARELLI**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

WHEREAS, the Owner, Joseph Passarelli, applied for a Building Permit for a Single-Family Home at 9918 Dunkelow Road in the Village of Caledonia.

WHEREAS, in the early 2000's, the developer of the property rerouted an 18" Clay Drain Tile from bisecting the lot to a location near the West property line to make the property buildable.

WHEREAS, the developer was to grant a Storm Sewer Easement over the rerouted 18" Drain Tile but one was never recorded.

WHEREAS, as a condition of approval of the Single-Family Home Building Permit, a Storm Sewer Easement over the 18" Drain Tile will need to be granted.

WHEREAS, the Village has prepared said Storm Sewer Easement Agreement.

WHEREAS, the Owner, Joseph Passarelli has executed said Storm Sewer Easement Agreement.

WHEREAS, the Caledonia Utility District has authorized the President & Secretary of the Caledonia Utility District to execute the Storm Sewer Easement Agreement at their May 1, 2024 meeting.

WHEREAS, the President and Clerk of the Village need to execute the Storm Sewer Easement Agreement in order to allow it to be recorded.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Storm Sewer Easement Agreement as set forth in Exhibit A, which is attached hereto and incorporated herein by reference, is approved and that the Village President and Village Clerk are authorized to execute said Storm Sewer Easement Agreement.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this _____ day of May, 2024.

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston, Village President

Attest: _____
Jennifer Olsen, Village Clerk

STORM SEWER EASEMENT AGREEMENT:
JOSEPH PASSARELLI

This Storm Sewer Easement Agreement ("Agreement") is made the 3 day of April 2024, by and between **JOSEPH PASSARELLI**, building a home at 9918 Dunkelow Road, Franksville, Wisconsin 53126, referred to in this Agreement as "Owner", and the **VILLAGE OF CALEDONIA**, Racine County, Wisconsin and **VILLAGE OF CALEDONIA UTILITY DISTRICT**, a utility district of the Village of Caledonia, Racine County, Wisconsin. The Village of Caledonia and Village of Caledonia Utility District are referred to herein individually as appropriate and are collectively referred to in this Agreement as the "Grantees".

RECITALS

A. The Owner is the fee simple holder of certain real property in the Village of Caledonia, Racine County, State of Wisconsin, as more particularly described in the Letter Report of Title attached hereto as Exhibit A and hereby incorporated herein by reference. Said real property is referred to in this Agreement as the "Property".

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

C. The Grantees have requested that the Owner grant a permanent access easement (referred to in this Agreement as the "Ingress/Egress Easement") over the Owner's Property, that will grant to the Grantees, and their employees, officials, commissioners, contractors, consultants, and agents, pedestrian and/or vehicular ingress and egress over the Owner's Property to and from and the Storm Sewer Easement Area.

D. As used in this Agreement, the term "Drainage Facilities" shall mean the Storm Sewer Easement Area, the Ingress/Egress Easement, pipelines, storm sewers and any other structures or improvements that are constructed or installed upon the Storm Sewer Easement Area from time to time by the Grantees, or its contractors, successors, and assigns, for the conveyance of storm water under and through the Property.

AGREEMENT

For One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Owner, the parties agree as follows:
Racine County, Wisconsin

- 1) Grant of Easement. The Owner hereby grants to the Grantees, and to the Grantees' employees, officials, commissioners, contractors, consultants, agents, successors, and assigns, (i) the right to construct, install, inspect, maintain, repair, and/or replace the Drainage Facilities in the Storm Sewer Easement Area, and (ii) the Ingress/Egress Easement over and through the Owner's Property, for the purposes of (i) performing its easement rights granted to the Grantees under this Agreement, and/or (ii) inspecting, monitoring, and/or testing the Drainage Facilities and/or the Storm Sewer Easement Area, and/or (iii) for conveying storm waters through the Storm Sewer Easement Area and the Drainage Facilities, under the Owner's Property.

- 2) Removal of Obstructions. Owner hereby grants to the Grantees, and to Grantees' employees, officials, commissioners, contractors, consultants, and agents the right, but not the responsibility to:
 - a) Enter upon the premise to cut down and remove or trim all trees, bushes or other vegetation existing within the Storm Sewer Easement Area, and to cut down and remove or trim all trees, bushes and other vegetation located outside of the Storm Sewer Easement Area, that interfere with the installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Storm Sewer Easement Area.

 - b) Enter upon the premise and remove any structures or improvements located within the Storm Sewer Easement Area to the extent necessary to carry out the installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Storm Sewer Easement Area.

- 3) Certain Owner Requirements.
 - a) No fences, structures or improvements shall be erected, and no trees, bushes or other vegetation shall be planted, within the Storm Sewer Easement Area; and

 - b) The elevation of the existing ground surface within the Storm Sewer Easement Area shall not be altered without the written consent of the Grantees.

- 4) Restoration of Surface. The Grantees shall reasonably restore the surface of the Property disturbed by the Grantees' (i) installation, construction, use, operation, cleaning, maintenance, alteration, repair, and replacement of the Drainage Facilities within the Storm Sewer Easement Area. Said restoration shall be to the condition that existed prior to the Grantees' entry on the Property; provided, however that the Grantees shall only be required to (i) restore any disturbed areas of soil with grass seed, and (ii) restore any

disturbed paved portion or gravel portion of the Property with similar materials.

- 5) Non-Use. Non-use or limited use of the rights granted to the Grantees in this Agreement shall not prevent the Grantees from the later use of said rights to the fullest extent authorized in this Agreement.
- 6) Covenants Run With Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land that is the Property and shall be binding upon, inure to the benefit of, and be enforceable by the Owner and the Grantees and their respective successors and assigns.
- 7) Warranty. The Owner does hereby warrant and covenant that the Owner owns the Property in fee simple and is lawfully seized and possessed of the Property; that the Owner has a good and lawful right to grant the rights granted to the Grantees hereunder; that the Property is free and clear of all liens and encumbrances, except for recorded easements and recorded covenants, that the persons executing this Agreement on behalf of the Owner are fully authorized to execute this Agreement on behalf of the Owner; and that this Agreement is the binding obligation of the Owner.
- 8) Term. The term of this Agreement shall continue indefinitely, in full force and effect, unless and until amended and/or terminated with the written approval of the Grantees.
- 9) Recording. Upon the execution of this Agreement by both Owner and the Grantees, the Grantees shall record this Agreement in the Office of the Racine County Register of Deeds.
- 10) Statutory Procedures. Pursuant to the provisions of Section 32.05(2a) of the Wisconsin Statutes:
 - a) The Letter Report of Title attached hereto as Exhibit A identifies all persons or entities (collectively, the "Recipients") that have an interest of record in the Owner's Property immediately prior to the execution of this Agreement; and
 - b) The Owner warrants and represents to the Grantees that the Owner has no notice or knowledge of any additional Recipients subsequent to the search date of the said Letter Report of Title (Exhibit A); and
 - c) The Grantees shall serve upon all of the Recipients, by Certified Mail, a copy of this Agreement, along with a letter advising each Recipient of the right, of that Recipient, to appeal the amount of compensation being paid to the Owner by the Grantees under this Agreement; and
 - d) The said letter to each Recipient shall further advise the Recipient that they/it may, within Six (6) Months after the date of the recording of this Agreement, appeal from the amount of compensation so paid to Owner, in the manner set forth in Subsections 32.05(9) to (12) and Chapters 808 and 809 of the Wisconsin Statutes, for appeals from

an award under Subsection (7) of this Section 32.05 of the Wisconsin Statutes. For the purposes of any such appeal, the amount paid to Owner under this Agreement shall be treated as the award, and the date of the recording of this Agreement shall be treated as the date of taking and the date of evaluation.

- 11) Contingency: Village Board/Utility District Commission Approval. This Agreement is expressly contingent upon the Village Board for the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission, approving its terms and conditions.
- 12) Payment of Monies Due Owner. Within Thirty (30) Business Days (Mondays- Fridays) after (i) this Agreement is signed by all of the parties, and (ii) the above-referenced Grantees approve this Agreement, the Grantees shall pay to Owner the monies due Owner under this Agreement.
- 13) Governing Law. This Agreement shall be governed by, 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
- 14) Entire Agreement. All negotiations, promises, discussions, understandings, and agreements heretofore made or had between the parties are merged in this Agreement, and this Agreement alone fully and completely expresses the final agreements of the parties.
- 15) Amendments. This Agreement shall not be modified or amended except in a written document signed by the Grantees and the Owner, and then approved by the Village Board of the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission.

LETTER REPORT

TITLE REPORT PREPARED FOR: Village of Caledonia

TAX KEY NO.: 104-04-22-33-241-000

TITLE CO. REFERENCE NO.: 73235

LEGAL DESCRIPTION:

Lot 2, Block 1, Karen Jean Subdivision, according to the recorded plat thereof. Said land being in the Village of Caledonia, Racine County, Wisconsin.

OWNER:

Joseph Passarelli

PROPERTY ADDRESS:

9918 Dunkelow Road, Franksville, WI 53126

OPEN MORTGAGES:

NONE

UNSATISFIED LIENS, JUDGMENTS, WARRANTS:

NONE

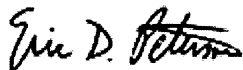
REAL ESTATE TAXES:

Taxes for the year 2023 in the amount of \$808.05, have been paid in full.

THIS report is compiled from the public records of the appropriate offices in which the property is located, and assumes no liabilities for the public record information or facts shown in detail herein. **THIS REPORT IS NOT AN ABSTRACT OR OPINION OF TITLE, TITLE COMMITMENT OF GUARANTY OR TITLE INSURANCE POLICY.** The liability hereunder is specifically limited to the fees paid for the preparation of this report.

This report is prepared and submitted as of March 25, 2024 at 12:00 AM

Landmark Title of Racine, Inc.



Eric D. Peterson
Authorized Signature or Signatory

9918 Dunkelow Road
Franksville, WI 53126



LANDMARK TITLE OF RACINE, INC.

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE, BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS; RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING, BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY

(continued)

OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT

DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDER TAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR, SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND /OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

Landmark Title of Racine, Inc. Privacy Policy

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our underwriters, Commonwealth Land Title and First American Title, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use the information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information about your transactions with us, our affiliated companies or others and;
- Information we receive from a consumer reporting agency

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Racine County

Owner (s):
PASSARELLI, JOSEPH

Location:
Sect. 33, T4N,R22E

Mailing Address:
**JOSEPH PASSARELLI
416 22ND AVE
KENOSHA, WI 53140**

School District:
4620 - UNIFIED SCHOOL DISTRICT

Request Mailing Address Change

Tax Parcel ID Number: **104-04-22-33-241-000** Tax District: **104-VILLAGE OF CALEDONIA** Status: **Active**

Alternate Tax Parcel Number: Government Owned: Acres:
0.0000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

KAREN JEAN SUBDIVISION LOT 2 BLK 1

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
9918 DUNKELow RD FRANKSVILLE, WI 53126

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year* Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2023	\$808.05	\$808.05	\$0.00	\$0.00	\$0.00	\$0.00
2022	\$769.81	\$769.81	\$0.00	\$0.00	\$0.00	\$0.00
2021	\$852.14	\$852.14	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$848.51	\$848.51	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$868.35	\$868.35	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$940.83	\$940.83	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$875.38	\$875.38	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$863.32	\$863.32	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$886.29	\$886.29	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$849.68	\$849.68	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$880.21	\$880.21	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$891.12	\$891.12	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$1,518.72	\$1,518.72	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$0.00

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **March 31, 2024.**

Assessments

Tax Year: 2023

[Click here for detailed assessment data.](#) (square footage, year built, building type, etc)

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	0.432	\$48,200	\$0	\$48,200
Total:		0.432	\$48,200	\$0	\$48,200

Estimated Fair Market Value:

\$49,300

Average Assessment Ratio:

0.97700046

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.

** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Special Assessments

Assessment	Value	Action
24 - STORM WATER UTILITY FEE	\$16.31	

Attachments

Districts

Other Districts

Type	Code	District
Special District	4CO	CAL UTILITY WATER
Special District	4RR	ROOT RIVER STORM (INACTIVE)
Special District	4CP	CAL UTILITY SEWER

Documents

Notes

Parcel History

Permits

Sales History

Survey History

VILLAGE OF CALEDONIA
5043 CHESTER LN
RACINE WI 53402

**RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE**

WIERCHKE, SARAH



Parcel Number: 104 042233241000
Bill Number: 638257

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

638257/104 042233241000
SARAH WIERCHKE
C/O
3937 S 56TH ST
MILWAUKEE WI 53220

Location of Property/Legal Description
9918 DUNKELOW RD
Sec. 33, T4N, R22E
KAREN JEAN SUBDIVISION LOT 2 BLK 1
0.000 ACRES

Please inform County of address changes.

ASSESSED VALUE LAND 48,200	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 48,200	AVERAGE ASSMT. RATIO 0.977000460	NET ASSESSED VALUE RATE 0.01642601 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 791.74	
ESTIMATED FAIR MARKET VALUE LAND 49,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 49,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 74.84	STORM WATER UTILITY FEE 16.31	
TAXING JURISDICTION		2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
RACINE COUNTY		817,357	1,063,188	149.54	145.65	-2.6%
VILLAGE OF CALEDONIA		2,269,023	2,566,300	252.60	280.30	11.0%
UNIFIED SCHOOL DISTRICT		48,238,714	48,597,647	311.01	330.78	6.4%
GATEWAY TEC VTAE		2,241,301	2,192,529	30.56	29.18	-4.5%
CAL UTILITY WATER		0	0	0.00	0.00	
CAL UTILITY SEWER		0	0	9.79	5.83	-40.4%
TOTAL		53,566,395	54,419,664	753.50	791.74	5.1%
FIRST DOLLAR CREDIT				0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				753.50	791.74	5.1%

TOTAL DUE: \$808.05
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2024

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	4,463,824	63.35	2051				

PAY 1ST INSTALLMENT OF: BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: VILLAGE OF CALEDONIA 5043 CHESTER LN RACINE WI 53402 PIN# 104 042233241000 WIERCHKE, SARAH BILL NUMBER: 638257	\$412.18	PAY 2ND INSTALLMENT OF: BY JULY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: RACINE COUNTY TREASURER 730 WISCONSIN AVENUE RACINE, WI 53403-1274 PIN# 104 042233241000 WIERCHKE, SARAH BILL NUMBER: 638257	\$395.87	PAY FULL AMOUNT OF: BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: VILLAGE OF CALEDONIA 5043 CHESTER LN RACINE WI 53402 PIN# 104 042233241000 WIERCHKE, SARAH BILL NUMBER: 638257	\$808.05
---	----------	--	----------	---	----------



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

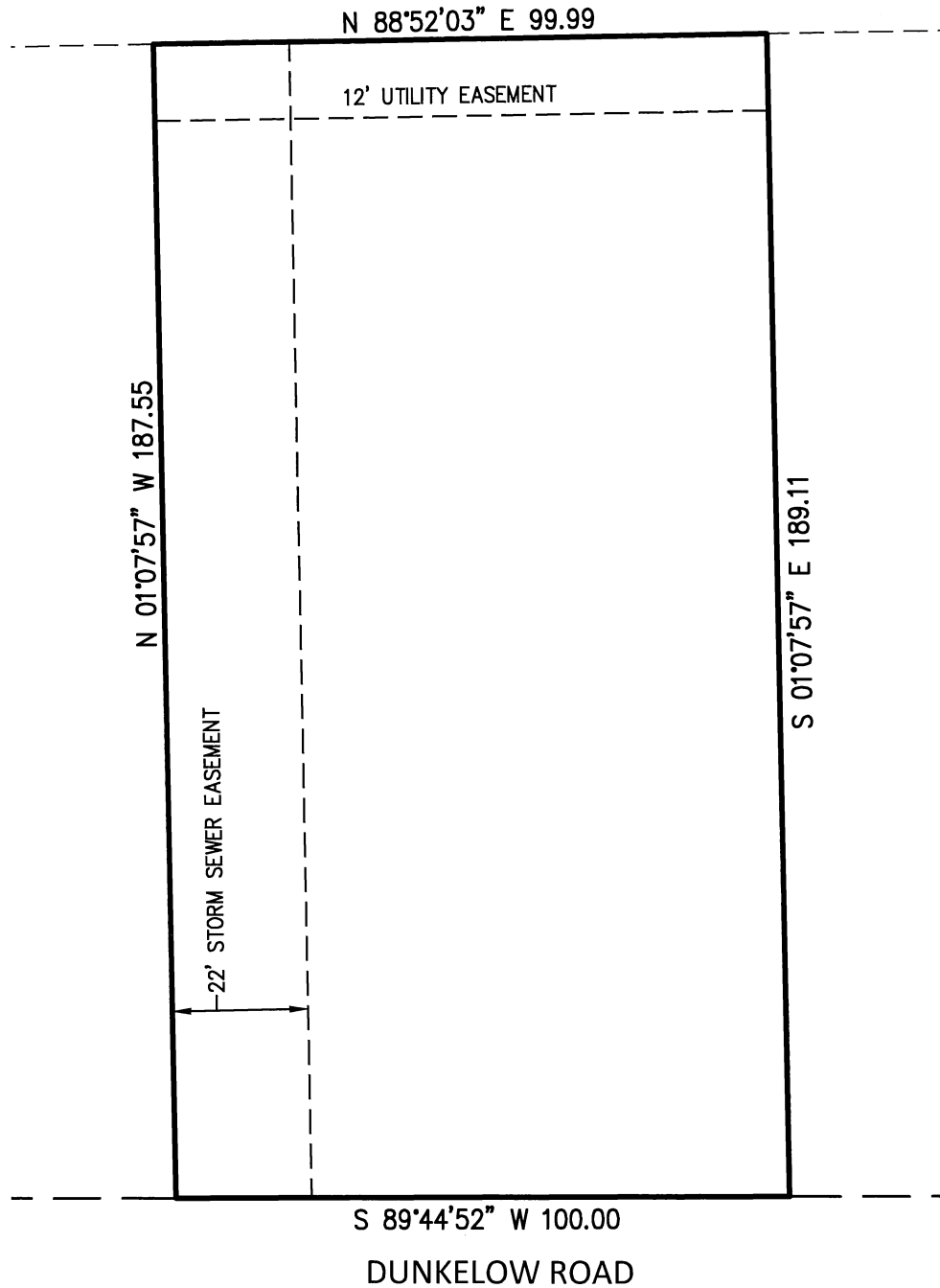
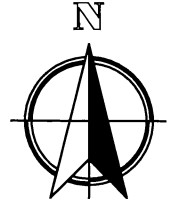


INCLUDE THIS STUB WITH YOUR PAYMENT

EXHIBIT B

DESCRIPTION OF A 22' WIDE STORM SEWER EASEMENT

The West 22.00 feet of Lot 2, Block 1, Karen Jean Subdivision, according to the recorded plat thereof. Said land being in the Village of Caledonia, Racine County, Wisconsin.



1:39:29 PM

Friday, March 22, 2024



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbosc.net

Scale: 1" = 30'

Drawn By: SCB

DATE: 3-22-2024

2024.0019.01

Easement Exhibit

Village of Caledonia
Caledonia, Wisconsin

**RESOLUTION NO. 2024-060
VILLAGE OF CALEDONIA**

A RESOLUTION AUTHORIZING THE PARCEL OF LAND WITH PARCEL NO. 104-04-23-18-300-230, LOCATED AT THE CORNER OF FIVE MILE ROAD AND DOUGLAS AVENUE TO BE LISTED FOR SALE, TO HAVE THE STAFF APPLY FOR REZONING AND TO IMPOSE A DECLARATION OF DEED RESTRICTION AGAINST THE PROPERTY

The Village Board for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

WHEREAS, the Village Board has authorized the Administrator to move forward to sell a Village owned parcel of land located at the corner of Five Mile Road and Douglas Avenue known as the former Fire Station #12 (Parcel No. 104-04-23-18-300-230 consisting of approximately 1.23 acres) (the “Property”);

WHEREAS the Village Board believes that the Property is no longer needed because a new fire and police station was constructed that better serves the Village and its residents;

WHEREAS Village staff has recommended to the Village Board that prior to the sale of the Property, the property be rezoned to B-2 Community Business District and that a deed restriction be placed over the Property to restrict certain uses in the important Douglas Avenue Corridor and a copy of the proposed deed restriction is attached hereto as **Exhibit A**;

WHEREAS the Village Plan Commission in accordance with Sec. 2-5-3(f)(5) of the Village’s Code of Ordinances and Wis. Stat. Section 62.23(5) adopted Resolution No. PC 2024-02 on April 29, 2024, finding that the proposed sale of the property is not inconsistent with Village plans and recommended the sale to the Village Board; and

WHEREAS the Plan Commission further recommended that prior to the sale of the Property, the Village initiate proceedings to rezone the Property to B-2 Community Business District and impose a deed restriction that runs over the whole of the Property as set forth on **Exhibit A** attached hereto and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that Village Administrator is authorized to list the Property for sale and to proceed with the application to rezone the property to B-2 Community Business District prior to the sale of the Property.

BE IT FURTHER RESOLVED, that certain uses be restricted on the Property by a deed restriction that runs over the whole of the Property as set forth in the Declaration of Deed Restriction attached hereto as **Exhibit A** and incorporated herein.

BE IT FURTHER RESOLVED, that the Village President, Village Clerk, Village Administrator and other necessary Village officials are authorized to take all actions on behalf of the Village to execute documents, undertake, direct and complete required activities in accordance

with the terms of this Resolution including authorizing the Village Administer to enter into a listing contract with Shorewest Realtors to market the Property for sale.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of May, 2024.

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

**DECLARATION OF
DEED RESTRICTION**

This Declaration of Deed Restriction (this “Restriction”) is made as of this ____ day of _____, 2024, by Village of Caledonia, a Wisconsin municipal corporation (“Declarant”).

RECITALS:

A. Declarant owns certain real property located at the corner of Douglas Avenue and Five Mile Road in the Village of Caledonia, Racine County, Wisconsin, as more particularly described on **Exhibit A** attached hereto and made a part hereof (the “Property”).

B. Declarant desires to place a certain restriction on the Property, to bind those who may use the Property or acquire title to the Property in the future.

DECLARATION:

NOW, THEREFORE, Declarant hereby declares a restriction on the Property as follows:

1. The Property shall not be used or occupied for any of the following:
 - Vehicles sales, service, and repair
 - Fueling Station
 - Self-Storage facility
 - Recycling (including for drop-off) facility
 - Landfills or Fill Site
 - Adult Establishments / Adult Entertainment Uses
 - Landscape Contractors Yard
 - Outdoor Display/Sale/Storage of Materials or Outdoor Merchandise for Sale

Recording Area

Name and Return Address:

Elaine S. Ekes
Pruitt, Ekes & Geary, S.C.
245 Main St. Suite 404
Racine, WI 53403

PIN:

104-04-23-18-300-230

2. The Property may be used or occupied for any other lawful uses not prohibited under Section 1.

3. This Restriction shall constitute a covenant that runs with the land and shall be binding upon Declarant, its successors and assigns, and all successor owners of the Property, and all parties holding under them.

4. The Restriction shall inure to the benefit of and be enforceable by the Village of Caledonia, a Wisconsin municipal corporation (the "Village"), and any successor entity of the Village. If the Village is dissolved or is otherwise no longer in existence and has no successor entity, then such right shall inure to Racine County, Wisconsin, a Wisconsin municipal corporation (the "County").

5. This Restriction was approved by the Village of Caledonia by Resolution No.: _____, adopted by the Village Board on _____, 2024. A copy is attached here to as **Exhibit B.**

6. This Restriction shall not be amended, revised or terminated except by an instrument in writing duly executed by Declarant or its respective successors or assigns and duly recorded with the Racine County Register of Deeds.

7. This Restriction is not a conveyance per Wis. Stat. § 77.21(1).

8. This Restriction shall be governed by, interpreted and construed in accordance with the laws of the State of Wisconsin.

9. If any provisions, or portions hereof, or the application to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Restriction, or the application of such provisions, or portion thereof, to any persons or circumstances shall not be affected thereby, and each provision of this Restriction shall be valid and enforceable to the fullest extent provided by law.

10. The terms and conditions of this Restriction may be enforced by any party with rights under this Restriction through proceedings at law or in equity against any person or persons violating or attempting to violate any term or condition in this Restriction either to restrain or prevent the violation. If any suit or action is brought to enforce the provisions of this Restriction, the party who prevails in such action or suit shall be entitled to recover its court costs and reasonable attorneys' fees from the other party.

[Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has caused this Restriction to be executed as of the date first written above.

DECLARANT:

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF RACINE)

Personally came before me this ____ day of _____, 2024, the above-named Thomas Weatherston and Jennifer Olsen, President and Clerk of the Village of Caledonia, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Name: _____
Notary Public, State of _____
My Commission: _____

This instrument was drafted by:
Elaine Sutton Ekes, State Bar. No. 1028252
Pruitt, Ekes & Geary, S.C.
770272.001 (951)

EXHIBIT A

Legal Description of the Property

Lot 23, Caledonia Assessor's Plat No. 2, according to the recorded plat thereof, more particularly described as that part of the Southeast 1/4 of Section 18, Township 4 North, Range 23 East, bounded as follows: Begin on the North and South 1/4 line of said Section 18, at a point 520 feet North from the South 1/4 corner of said Section; thence North 84°57' East 606.7 feet to the center line of Wisconsin State Trunk Highway #32 and the place of beginning of this description; thence South 27°16' East to the center line of the 5 Mile Road; thence West along the center line of said highway to a point that is 273 feet East of the West line of said Southeast 1/4; thence North to a point that bears South 84°57' West of the place of beginning; thence North 84°57' East to the place of beginning. Said land being in the Village of Caledonia. County of Racine. State of Wisconsin.

TAX KEY NO.: 104-04-23-18-300-230

EXHIBIT B

Resolution No.: _____

**RESOLUTION NO. 2024-061
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING AN AMENDED AGREEMENT WITH CALEDONIA
HIGHWAY DEPARTMENT LOCAL 704 FOR 2024**

The Village Board for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

WHEREAS, the Village of Caledonia and Caledonia Highway Department Local 704 executed a contract for 2024 effective on January 1, 2024; and

WHEREAS, with anticipated retirements within the Highway Department; and

WHEREAS, elevated lower tiered wages within the Highway Department would assist in the recruitment of replacement of the anticipated retirees; and

WHEREAS, amending the 2024 agreement between the Village and Local 704 would memorialize elevated lower tiered wages; and

WHEREAS, local 704 has ratified this amended agreement and there is a need for the Village to ratify said amended agreement.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the amended agreement with Caledonia Highway Department Local 704 for 2024 as set forth in Exhibit A which is attached hereto and incorporated herein is authorized approved and ratified.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Caledonia Village Board that the Village President and Village Clerk are authorized to execute this contract to implement this resolution.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of May, 2024.

VILLAGE OF CALEDONIA

By: _____
Tom Weatherston, Village President

Attest: _____
Jennifer Olsen, Village Clerk

AMENDED AGREEMENT

Between

THE VILLAGE OF CALEDONIA

-and the-

**CALEDONIA HIGHWAY DEPARTMENT
LOCAL 704**

OF THE

LABOR ASSOCIATION OF WISCONSIN, INC.

January 1, 2024- December 31, 2024

ARTICLE I – RECOGNITION CLAUSE

This Agreement is entered into by and between the Village of Caledonia, hereinafter referred to as the "Village", or "Employer", and the Village of Caledonia Highway Department Employees Association, hereinafter referred to as the "Association". The Village recognizes the Association as the sole and exclusive bargaining agent for all regular part-time and regular full-time employees of the Highway Department.

ARTICLE II – WAGES

Effective January 1, 2024, Full Time Caledonia Highway Employees Across the Board shall receive the following wages :

<i>Full-Time Employees</i>	<i>Amended 2024 Wages</i>
<i>Start (base rate)</i>	<i>25.35/hour</i>
<i>After 1 year</i>	<i>27.80/hour</i>
<i>After 2 years</i>	<i>30.30/hour</i>
<i>After 3 years</i>	<i>32.80/hour</i>

The parties agree that this Article related to wages shall be made retroactive to January 1, 2024 as to all current Caledonia Highway Association members.

ARTICLE III – DURATION

This agreement shall be effective when signed and shall remain in full force and effect through December 31, 2024.

VILLAGE OF CALEDONIA

**LABOR ASSOCIATION OF
WISCONSIN**

By: _____

By: _____

By: _____

By: _____

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
ACH - DELTA DENTAL							
General Fund	498	ACH - DELTA DENTAL	791899	05/01/2024 VISION PREMIUMS	05/01/2024	918.48	100-21536-000 Vision Deductions
General Fund	498	ACH - DELTA DENTAL	793504	04/22/2024 - DENTAL CLAIM PAY	04/22/2024	2,779.10	100-21534-000 Dental Deductions
General Fund	498	ACH - DELTA DENTAL	794766	04/29/2024 - DELTA DENTAL CLA	04/29/2024	736.60	100-21534-000 Dental Deductions
General Fund	498	ACH - DELTA DENTAL	796030	05/06/2024 DELTA DENTAL CLAI	05/06/2024	2,729.90	100-21534-000 Dental Deductions
Total ACH - DELTA DENTAL:						7,164.08	
ACH - LEXIPOL LLC							
General Fund	1166	ACH - LEXIPOL LLC	INVLEX112344	ANNUAL FEE FOR FIRE POLICI	05/01/2024	7,113.51	100-35-62100 Contracted Services
Total ACH - LEXIPOL LLC:						7,113.51	
ACH - PETPARTNERS							
General Fund	1501	ACH - PETPARTNERS	GPPI-00108-20	05/01/2024 PET INSURANCE MA	05/01/2024	292.52	100-21537-000 Pet Insurance Deductions
Total ACH - PETPARTNERS:						292.52	
ACH - SIMPLIFILE, LC							
General Fund	768	ACH - SIMPLIFILE, LC	AFFIDAVIT 21	(4-8-24) E2674453 - AFFIDAVIT	04/08/2024	35.25	100-42-61100 Legal Fees
Total ACH - SIMPLIFILE, LC:						35.25	
ACH - SUPERFLEET							
General Fund	1730	ACH - SUPERFLEET	EJ994 041824	MAR-APR 24; FUEL FOR M-12,	04/30/2024	1,021.84	100-35-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:						1,021.84	
ACH - US BANK EQUIPMENT FINANCE							
General Fund	9252	ACH - US BANK EQUIPMENT FI	526478896	MAY-24; PRINTER/COPIER EQUI	05/01/2024	1,195.41	100-90-62300 Office Equipment Rental & Main
Total ACH - US BANK EQUIPMENT FINANCE:						1,195.41	
ACH - WE ENERGIES							
Water Utility Fund	380	ACH - WE ENERGIES	4975110131	MARCH 24 GAS & ELECTRIC	04/16/2024	2,269.90	500-00-64140 Utilities
Sewer Utility Fund	380	ACH - WE ENERGIES	4975110131	MARCH 24 GAS & ELECTRIC	04/16/2024	16,466.19	501-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	4975110131	MARCH 24 GAS & ELECTRIC	04/16/2024	275.61	502-00-64140 Utilities
General Fund	380	ACH - WE ENERGIES	4985758042	BILLING PERIOD 3/5/2024 TO 4/	04/23/2024	1,115.22	100-30-64140 Utilities
General Fund	380	ACH - WE ENERGIES	4985758042	BILLING PERIOD 3/5/2024 TO 4/	04/23/2024	2,373.13	100-35-64140 Utilities
General Fund	380	ACH - WE ENERGIES	4985758042	BILLING PERIOD 3/5/2024 TO 4/	04/23/2024	589.34	100-41-64140 Utilities
General Fund	380	ACH - WE ENERGIES	4985758042	BILLING PERIOD 3/5/2024 TO 4/	04/23/2024	10,750.35	100-43-64140 Utilities
General Fund	380	ACH - WE ENERGIES	4985758042	BILLING PERIOD 3/5/2024 TO 4/	04/23/2024	563.81	100-70-64140 Utilities
General Fund	380	ACH - WE ENERGIES	4985758042	BILLING PERIOD 3/5/2024 TO 4/	04/23/2024	1,301.13	100-90-64290 Street Lighting

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Cemetery Fund	380	ACH - WE ENERGIES	4985758042	BILLING PERIOD 3/5/2024 TO 4/	04/23/2024	15.23	220-00-64140 Utilities
General Fund	380	ACH - WE ENERGIES	4989017077	STREET LIGHTS 3/13/2024 TO	04/18/2024	11,776.24	100-90-64290 Street Lighting
General Fund	380	ACH - WE ENERGIES	5001633396	BILLING PERIOD 3/19/2024 TO 4	04/25/2024	15.72	100-35-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5001633396	BILLING PERIOD 3/19/2024 TO 4	04/25/2024	20.93	100-70-64140 Utilities
Total ACH - WE ENERGIES:						47,532.80	
ALERT LIGHTING COMPANY LLC							
General Fund	9325	ALERT LIGHTING COMPANY LL	572024	LIGHTED LOW BRIDGE SIGNS	05/07/2024	1,450.00	100-41-64090 Road Maintenance Materials
Total ALERT LIGHTING COMPANY LLC:						1,450.00	
AMERICAN LEAK DETECTION							
Water Utility Fund	79	AMERICAN LEAK DETECTION	00254073	WATER MAIN LEAK DETECTION	01/15/2024	485.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	79	AMERICAN LEAK DETECTION	00260061	WATER MAIN LINE LEAK DETE	01/22/2024	485.00	500-00-64270 Infrastructure Maintenance
Total AMERICAN LEAK DETECTION:						970.00	
AMPLIFY GRAPHICS & BRANDING							
General Fund	2127	AMPLIFY GRAPHICS & BRANDI	178022	MAR 24; PLOTTER SERVICE CO	04/10/2024	122.80	100-43-62100 Contracted Services
Total AMPLIFY GRAPHICS & BRANDING:						122.80	
ARAMARK							
General Fund	128	ARAMARK	6140366267	APRIL 2024; RUG DELIVERY - VI	04/17/2024	346.47	100-43-62100 Contracted Services
Total ARAMARK:						346.47	
ASCENSION MEDICAL GROUP							
General Fund	135	ASCENSION MEDICAL GROUP	004554	EMS PHARMACY SUPPLIES FO	05/01/2024	2,041.61	100-35-64280 Medical Supplies
Total ASCENSION MEDICAL GROUP:						2,041.61	
ASCENSION WI EMP SOLUTIONS							
General Fund	9226	ASCENSION WI EMP SOLUTION	417777	04/08/2024 DRUG SCREEN DOT	04/30/2024	142.00	100-41-51100 Testing/Physicals
Total ASCENSION WI EMP SOLUTIONS:						142.00	
AURORA HEALTH CARE							
General Fund	155	AURORA HEALTH CARE	1910010	03/03/2024 STATEMENT - EMPL	03/03/2024	97.00	100-35-51100 Testing/Physicals
General Fund	155	AURORA HEALTH CARE	1910010	03/03/2024 STATEMENT - EMPL	03/03/2024	330.00	100-30-51100 Testing/Physicals
General Fund	155	AURORA HEALTH CARE	233681	03/31/24 PRE-EMPLOYMENT HE	03/31/2024	495.00	100-30-51100 Testing/Physicals
General Fund	155	AURORA HEALTH CARE	233681	03/31/24 EMPLOYEE HEARING	03/31/2024	28.00	100-35-51100 Testing/Physicals

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
General Fund	155	AURORA HEALTH CARE	553602	04/22/2024 PREEMPLOYMENT T	04/28/2024	725.00	100-35-51100 Testing/Physicals
Total AURORA HEALTH CARE:						1,675.00	
BADGER METER INC.							
Water Utility Fund	163	BADGER METER INC.	1649438	WIRE SEAL 3 STRAND 250 FT L	04/08/2024	118.95	500-00-64070 Work Supplies
Total BADGER METER INC.:						118.95	
BAYCOM							
General Fund	183	BAYCOM	EQUIPINV_049	FIVE BATTERIES	04/15/2024	979.35	100-30-64070 Work Supplies
General Fund	183	BAYCOM	SRVCE000000	PROGRAM 3 POLICE RADIOS	04/22/2024	435.00	100-30-64070 Work Supplies
Total BAYCOM:						1,414.35	
BELLE CITY FIRE & SAFETY							
General Fund	196	BELLE CITY FIRE & SAFETY	59144	MISC. FIRST AID KIT SUPPLIES	04/09/2024	141.35	100-41-64070 Work Supplies
General Fund	196	BELLE CITY FIRE & SAFETY	59156	MISC. FIRST AID KIT SUPPLIES	04/15/2024	101.95	100-43-64070 Work Supplies
Total BELLE CITY FIRE & SAFETY:						243.30	
BUILDING PERMIT REFUND VENDOR							
General Fund	271	BUILDING PERMIT REFUND VE	24-PV-005	04/25/2024 PERMIT #24-PV-005 -	04/25/2024	105.00	100-00-44310 Engineering Permits/Fees
General Fund	271	BUILDING PERMIT REFUND VE	24-PV-023	04/25/2024 - OVERPAID ON PER	04/25/2024	105.00	100-00-44310 Engineering Permits/Fees
Total BUILDING PERMIT REFUND VENDOR:						210.00	
BUSCH TREE EXPERT LLC							
General Fund	9174	BUSCH TREE EXPERT LLC	2460	TREE TRIMMING - TIFFANY DRI	04/27/2024	2,400.00	100-41-62100 Contracted Services
Total BUSCH TREE EXPERT LLC:						2,400.00	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873 - 42896	RETURN OF BREAK PADS	03/27/2024	-24.37	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873 - 42896	RETURN OF BREAK PADS	03/27/2024	-24.37	501-00-63300 Vehicle Repairs & Maintenance
Water Utility Fund	273	BUY RIGHT, INC.	14873 - 42941	BREEZE, FLEXZILLA	04/01/2024	1.47	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873 - 42941	BREEZE, FLEXZILLA	04/01/2024	1.47	501-00-63300 Vehicle Repairs & Maintenance
Water Utility Fund	273	BUY RIGHT, INC.	14873 - 42948	FLEXZILLA, BREEZE, DIESEL E	04/02/2024	9.71	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873 - 42948	FLEXZILLA, BREEZE, DIESEL E	04/02/2024	9.71	501-00-63300 Vehicle Repairs & Maintenance
Water Utility Fund	273	BUY RIGHT, INC.	14873 - 42948	FLEXZILLA, BREEZE, DIESEL E	04/02/2024	55.98	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873 - 42948	FLEXZILLA, BREEZE, DIESEL E	04/02/2024	55.98	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	273	BUY RIGHT, INC.	14873-428944	BRAKE PADS	03/27/2024	46.46	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-428944	BRAKE PADS	03/27/2024	46.47	501-00-63300 Vehicle Repairs & Maintenance

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Water Utility Fund	273	BUY RIGHT, INC.	14873-430132	OIL & FILTERS	04/09/2024	15.06	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-430132	OIL & FILTERS	04/09/2024	15.06	501-00-63300 Vehicle Repairs & Maintenance
Water Utility Fund	273	BUY RIGHT, INC.	14873-430132	OIL & FILTERS	04/09/2024	23.88	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-430132	OIL & FILTERS	04/09/2024	23.88	501-00-63200 Fuel, Oil, Fluids
General Fund	273	BUY RIGHT, INC.	431306	ADAPTERS FOR TANKER 12 &	04/24/2024	8.00	100-35-63300 Vehicle Repairs & Maintenance
General Fund	273	BUY RIGHT, INC.	432398	VACUUM TUBING FOR E-11	05/02/2024	5.52	100-35-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:						269.91	
CARGIL, INC							
General Fund	2478	CARGIL, INC	2909434943	221.2 TN SALT	04/23/2024	18,607.34	100-41-64080 Snow & Ice Materials
General Fund	2478	CARGIL, INC	2909439765	45.29 TN SALT	04/23/2024	3,809.80	100-41-64080 Snow & Ice Materials
Total CARGIL, INC:						22,417.14	
CLIFTON LARSON ALLEN LLP							
General Fund	378	CLIFTON LARSON ALLEN LLP	L241216060	AUDIT SERVICES PERFORMED	04/18/2024	20,580.00	100-90-61300 Audit Services
Total CLIFTON LARSON ALLEN LLP:						20,580.00	
COMPLETE OFFICE OF WISCONSIN							
General Fund	392	COMPLETE OFFICE OF WISCO	679721	PAPER TOWEL (LUNCH ROOM)	04/04/2024	139.04	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	680286	WAXED PAPER LINER	04/04/2024	42.38	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	690550	LAYNARD CARD REELS	04/22/2024	22.94	100-13-64030 Office Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	692157	PAPERTOWEL - POLICE DEPT.	04/23/2024	27.14	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	692158	PAPER TOWEL - VILLAGE HALL	04/23/2024	27.14	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	692319	PERMANENT MARKERS, POST	04/24/2024	14.77	100-35-64030 Office Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	694338	BLEACH AND KLEENEX	04/26/2024	53.27	100-35-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	695130	CRAZY GLUE	04/29/2024	3.01	100-35-64030 Office Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	695130	JET DRY DETERGENT RINSE F	04/29/2024	11.35	100-35-64100 Janitorial Supplies
Total COMPLETE OFFICE OF WISCONSIN:						341.04	
CONSERV FS INC.							
General Fund	3962	CONSERV FS INC.	777004841	4000 GAL UL GAS	04/30/2024	12,272.00	100-41-63200 Fuel, Oil, Fluids
Total CONSERV FS INC.:						12,272.00	
CUMMINS SALES AND SERVICES							
Sewer Utility Fund	429	CUMMINS SALES AND SERVICE	F6-73262	REPLACE RADIATOR & PERFO	04/12/2024	4,499.85	501-00-64250 Equipment Repairs & Maintenan
Total CUMMINS SALES AND SERVICES:						4,499.85	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
D & S TECHNOLOGIES LLC							
Capital Projects Fund	436	D & S TECHNOLOGIES LLC	23050	PSB; TELEPHONE SYSTEM EQ	04/13/2024	46,296.65	400-75-65025 PSB-Village Sourced Bldg Impr
Total D & S TECHNOLOGIES LLC:						46,296.65	
EHLERS INVESTMENT PARTNERS							
General Fund	584	EHLERS INVESTMENT PARTNE	97243	SOUTH HILLS COMMERCE CEN	04/09/2024	2,450.00	100-23163-109 Ashley Capital
General Fund	584	EHLERS INVESTMENT PARTNE	97244	ASHLEY CAPITAL PROFORMA A	04/09/2024	1,300.00	100-23163-109 Ashley Capital
Total EHLERS INVESTMENT PARTNERS:						3,750.00	
EMS MANAGEMENT & CONSULTANTS, INC.							
General Fund	9299	EMS MANAGEMENT & CONSUL	EMS-003696	MAR-24; EMS MANAGED A/R; C	03/31/2023	7,231.36	100-35-61000 Professional Services
Total EMS MANAGEMENT & CONSULTANTS, INC.:						7,231.36	
FABICK CAT							
General Fund	3800	FABICK CAT	PIMS0338782	VEHICLE #55; FLASHER	04/24/2024	97.84	100-41-63300 Vehicle Repairs & Maintenance
Total FABICK CAT:						97.84	
FAULKS BROTHERS CONSTRUCTION, INC.							
General Fund	640	FAULKS BROTHERS CONSTRU	401167	QUICKPITCH RED INFIELD MIX	04/12/2024	1,741.06	100-70-64070 Work Supplies
General Fund	640	FAULKS BROTHERS CONSTRU	401168	QUICKPITCH RED INFIELD MIX	04/12/2024	1,733.31	100-70-64070 Work Supplies
Total FAULKS BROTHERS CONSTRUCTION, INC.:						3,474.37	
FINISHING TOUCH AUTO BODY, INC.							
General Fund	650	FINISHING TOUCH AUTO BODY,	9490	ACCIDENT REPAIRS ON MED 2	04/25/2024	3,847.00	100-90-60000 Insurance Deductible/Stop Loss
Total FINISHING TOUCH AUTO BODY, INC.:						3,847.00	
FOTH INFRASTRUCTURE & ENVIRO, LLC							
TID #4 Fund	666	FOTH INFRASTRUCTURE & EN	89753	MAR-24; ADAMS RD WATER MA	04/19/2024	3,003.80	414-00-61000 Professional Services
TID #4 Fund	666	FOTH INFRASTRUCTURE & EN	89754	ADAMS ROAD ELEVATED STOR	04/19/2024	9,145.34	414-00-61000 Professional Services
General Fund	666	FOTH INFRASTRUCTURE & EN	89755	MAR-24; CSW WATER MAIN	04/19/2024	2,402.33	100-23163-011 Central Storage Warehouse
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						14,551.47	
FRANKSVILLE AUTOMOTIVE LLC							
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	15890-1	#206 OIL CHANGE	04/15/2024	59.74	100-30-63300 Vehicle Repairs & Maintenance
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	15896	#218 OIL CHANGE	04/17/2024	59.74	100-30-63300 Vehicle Repairs & Maintenance
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	15941	SQUAD 214; FOUR NEW TIRES	04/25/2024	144.45	100-30-63300 Vehicle Repairs & Maintenance

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	15948	#205 OIL CHANGE	04/29/2024	59.74	100-30-63300 Vehicle Repairs & Maintenance
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	15951	#217 OIL CHANGE	04/29/2024	59.74	100-30-63300 Vehicle Repairs & Maintenance
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	15952	#212 OIL CHANGE	04/29/2024	64.89	100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:						448.30	
G & F EXCAVATING							
Water Utility Fund	687	G & F EXCAVATING	36065	REPLACE WATER SERVICE FR	04/02/2024	2,895.00	500-00-64270 Infrastructure Maintenance
Total G & F EXCAVATING:						2,895.00	
GALLS LLC							
General Fund	693	GALLS LLC	027515175	GONZALEZ NAME TAG	03/29/2024	8.50	100-30-50290 Other Personnel Benefits
General Fund	693	GALLS LLC	027515205	GONZALEZ PATCHES	03/29/2024	13.67	100-30-50290 Other Personnel Benefits
Total GALLS LLC:						22.17	
GATEWAY TECHNICAL COLLEGE							
General Fund	703	GATEWAY TECHNICAL COLLEG	28809	GELDEN INSTRUCTOR DEVELO	04/27/2024	125.00	100-30-51300 Education/Training/Conferences
General Fund	703	GATEWAY TECHNICAL COLLEG	28816	EVIDENCE TECHNICIAN TRAINI	04/27/2024	600.00	100-30-51300 Education/Training/Conferences
Total GATEWAY TECHNICAL COLLEGE:						725.00	
GRAINGER							
Water Utility Fund	3290	GRAINGER	9080122113	INVERTER CONNECTORS FOR	04/09/2024	75.55	500-00-64070 Work Supplies
Sewer Utility Fund	3290	GRAINGER	9080122113	INVERTER CONNECTORS FOR	04/09/2024	75.55	501-00-64070 Work Supplies
Total GRAINGER:						151.10	
GRUNAU							
General Fund	764	GRUNAU	1052-F256489	SPRINKLER INSPECTION DOU	03/24/2024	416.00	100-35-64240 Building Repairs & Maintenance
Total GRUNAU:						416.00	
GUETZKE & ASSOCIATES, INC.							
General Fund	767	GUETZKE & ASSOCIATES, INC.	4497900-IN	VILLAGE HALL ANNUAL FIRE AL	04/24/2024	235.00	100-43-64240 Building Repairs & Maintenance
Total GUETZKE & ASSOCIATES, INC.:						235.00	
HILLER FORD							
General Fund	9211	HILLER FORD	518990	#214 GASKET/VALVE	04/24/2024	783.10	100-30-63300 Vehicle Repairs & Maintenance

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total HILLER FORD:						783.10	
HOLZ MOTORS, INC.							
Capital Projects Fund	804	HOLZ MOTORS, INC.	124893	DPW 1 TON TRUCK 20	04/23/2024	90,165.50	400-41-65040 Equipment-Vehicles
Total HOLZ MOTORS, INC.:						90,165.50	
JIMS GARAGE DOOR SERVICE, INC.							
General Fund	943	JIMS GARAGE DOOR SERVICE,	222882	GARAGE DOOR PARTS	04/18/2024	2,580.00	100-41-64240 Building Repairs & Maintenance
General Fund	943	JIMS GARAGE DOOR SERVICE,	223350	REPAIR DOOR WEST BLD	05/02/2024	503.00	100-41-64240 Building Repairs & Maintenance
Total JIMS GARAGE DOOR SERVICE, INC.:						3,083.00	
JOHNS DISPOSAL SERVICE, INC.							
Recycling Fund	967	JOHNS DISPOSAL SERVICE, IN	1329971	APRIL 2024 CONTRACTED BILLI	04/25/2024	47,654.22	241-00-62100 Contracted Services
Refuse Fund	967	JOHNS DISPOSAL SERVICE, IN	1329971	APRIL 2024 CONTRACTED BILLI	04/25/2024	96,627.44	240-00-62100 Contracted Services
Total JOHNS DISPOSAL SERVICE, INC.:						144,281.66	
JOURNAL TIMES							
General Fund	1565	JOURNAL TIMES	140356	RFP - LAWNCARE SERVICES	03/06/2024	64.55	100-70-61000 Professional Services
General Fund	1565	JOURNAL TIMES	140656	PHN - SPECIAL VOTING DEPUT	05/01/2024	17.98	100-12-64010 Notifications/Publications
General Fund	1565	JOURNAL TIMES	140849	JOINT BOARD OF REVIEW	03/18/2024	292.19	100-23163-096 Bear/Newport
General Fund	1565	JOURNAL TIMES	140911	PH NOTICE - BOARD OF APPEA	05/01/2024	74.21	100-60-64010 Notifications/Publications
General Fund	1565	JOURNAL TIMES	141440	TYPE D NOTICE	05/01/2024	69.45	100-12-64010 Notifications/Publications
General Fund	1565	JOURNAL TIMES	142218	WALGREENS CHANGE OF AGE	05/01/2024	22.91	100-11-64010 Notifications/Publications
General Fund	1565	JOURNAL TIMES	142911	PUBLIC HEARING NOTIC 4.29 R	05/01/2024	93.55	100-23163-109 Ashley Capital
Total JOURNAL TIMES:						634.84	
K & M TIRE- DEKALB							
General Fund	9314	K & M TIRE- DEKALB	422247753	TWO TIRES	04/11/2024	267.22	100-30-63300 Vehicle Repairs & Maintenance
Total K & M TIRE- DEKALB:						267.22	
KLEMA FEEDS INC.							
General Fund	9329	KLEMA FEEDS INC.	8366	GRASS SEED	04/25/2024	173.20	100-70-64070 Work Supplies
Total KLEMA FEEDS INC.:						173.20	
KORTENDICK HARDWARE							
General Fund	1096	KORTENDICK HARDWARE	164491	FENCE TIES	04/04/2024	11.86	100-70-64070 Work Supplies

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
General Fund	1096	KORTENDICK HARDWARE	164508	BROOM/DUSTPAN, 3 PK TERRY	04/05/2024	35.24	100-43-64100 Janitorial Supplies
General Fund	1096	KORTENDICK HARDWARE	164558	PEAK MINI LAMP (AUTOMOTIVE	04/09/2024	3.59	100-43-63300 Vehicle Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	164586	MISC. FASTENERS	04/10/2024	1.35	500-00-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164591	BENJAMIN MOORE ULTRA SPE	04/10/2024	62.98	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164610	CABLE TIE AND RUST OLEUM P	04/11/2024	31.27	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164617	CLEANERS, PAPER TOWELS, L	04/11/2024	74.02	100-43-64100 Janitorial Supplies
General Fund	1096	KORTENDICK HARDWARE	164617	INSTANT SAVINGS (LYSOL CLE	04/11/2024	-1.00	100-43-64100 Janitorial Supplies
General Fund	1096	KORTENDICK HARDWARE	164675	SPRAY PAINT - WHT	04/15/2024	47.94	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164675	SPRAY PAINT - SAGE	04/15/2024	47.94	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164686	MISC. FASTNERS	04/16/2024	42.84	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164700	WASHER HOSE	04/16/2024	15.21	100-30-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164734	TRASH BAGS	04/18/2024	33.98	100-70-64100 Janitorial Services
General Fund	1096	KORTENDICK HARDWARE	164734	PACKING TAPE	04/18/2024	5.39	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164734	INSTANT DISCOUNT (TRASH B	04/18/2024	-6.00	100-70-64100 Janitorial Services
General Fund	1096	KORTENDICK HARDWARE	164735	EXAM GLOVES, CLOROX CLEA	04/18/2024	89.76	100-43-64100 Janitorial Supplies
General Fund	1096	KORTENDICK HARDWARE	164735	COPPER WIRE CONNECTORS,	04/18/2024	44.05	100-43-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164735	INSTANT SAVINGS (WIRE STRI	04/18/2024	-2.00	100-43-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164735	INSTANT SAVINGS (PINE SOL)	04/18/2024	-1.00	100-43-64100 Janitorial Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	164778	DISCHARGE HOSE	04/19/2024	8.09	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	164778	DISCHARGE HOSE	04/19/2024	8.10	501-00-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164798	BLACK NIPPLE FOR GRILL AT S	04/24/2024	1.25	100-35-64250 Equipment Repairs & Maintenanc
General Fund	1096	KORTENDICK HARDWARE	164806	REBAR	04/22/2024	54.65	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164880	ROUNDUP WEED KILLER	04/25/2024	19.79	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164921	FASTENERS FOR THE E-12 FIR	05/01/2024	1.40	100-35-64250 Equipment Repairs & Maintenanc
Total KORTENDICK HARDWARE:						630.70	
KRIETE GROUP							
Sewer Utility Fund	1098	KRIETE GROUP	R103016468:0	2014 MACK TRUCK VEHICLE R	02/29/2024	1,306.79	501-00-63300 Vehicle Repairs & Maintenance
Storm Water Utility Fund	1098	KRIETE GROUP	R103016468:0	2014 MACK TRUCK VEHICLE R	02/29/2024	435.60	502-00-63300 Vehicle Repairs & Maintenance
Total KRIETE GROUP:						1,742.39	
LANGE ENTERPRISES, INC.							
General Fund	1135	LANGE ENTERPRISES, INC.	87316	SIGN BLANKS	04/26/2024	3,784.55	100-41-64090 Road Maintenance Materials
General Fund	1135	LANGE ENTERPRISES, INC.	87316	SIGN BLANKS - PARKS	04/26/2024	217.70	100-70-64070 Work Supplies
Total LANGE ENTERPRISES, INC.:						4,002.25	
LIGHTHOUSE COMMUNICATIONS							
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1050424	Q1-24; SEWER STATEMENT MAI	04/05/2024	3,819.11	500-00-64040 Postage & Shipping
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1050424	Q1-24; SEWER STATEMENT MAI	04/05/2024	3,819.10	501-00-64040 Postage & Shipping
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1050424	Q1-24; SEWER STATEMENT MAI	04/05/2024	1,400.35	500-00-64030 Office Supplies

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1050424	Q1-24;SEWER STATEMENT MAI	04/05/2024	1,400.36	501-00-64030 Office Supplies
Total LIGHTHOUSE COMMUNICATIONS:						10,438.92	
MAYER REPAIR							
General Fund	1260	MAYER REPAIR	20541S	DEF TANK REPAIR E-11	04/24/2024	5,785.87	100-35-63300 Vehicle Repairs & Maintenance
Total MAYER REPAIR:						5,785.87	
MENARDS RACINE							
Cemetery Fund	1281	MENARDS RACINE	83044	EMT CONDUIT	03/11/2024	66.96	220-00-64070 Work Supplies
Sewer Utility Fund	1281	MENARDS RACINE	84688	PULSAR BW PUSH MOWER	04/09/2024	124.99	501-00-64110 Small Equipment
Water Utility Fund	1281	MENARDS RACINE	84688	PULSAR BW PUSH MOWER	04/09/2024	125.00	500-00-64110 Small Equipment
General Fund	1281	MENARDS RACINE	85696	CABINETS AND SHELVING FOR	05/01/2024	321.18	100-35-64240 Building Repairs & Maintenance
Total MENARDS RACINE:						638.13	
MILWAUKEE AREA TECHNICAL COLLEGE							
General Fund	1334	MILWAUKEE AREA TECHNICAL	538	GELDEN DAAT INSTRUCTOR	04/10/2024	492.07	100-30-51300 Education/Training/Conferences
Total MILWAUKEE AREA TECHNICAL COLLEGE:						492.07	
NASSCO, INC.							
General Fund	1371	NASSCO, INC.	6411952	NASSCO WAVE 3D URINAL DEO	04/08/2024	35.30	100-43-64100 Janitorial Supplies
General Fund	1371	NASSCO, INC.	6417081	ANGEL SOFT BATH TISSUE, JU	04/22/2024	244.93	100-70-64100 Janitorial Services
General Fund	1371	NASSCO, INC.	64172120	TORK UNIVERSAL BATH TISSU	04/22/2024	158.20	100-43-64100 Janitorial Supplies
General Fund	1371	NASSCO, INC.	6419618	JUMBO BATH TISSUE; TORK SO	04/29/2024	286.31	100-43-64100 Janitorial Supplies
Total NASSCO, INC.:						724.74	
NATIONAL INSURANCE SERVICES							
General Fund	1381	NATIONAL INSURANCE SERVIC	CALDVIL-06	Q2-24; MEDICAL CONSULTING	04/10/2024	9,562.50	100-90-62100 Contracted Services
Total NATIONAL INSURANCE SERVICES:						9,562.50	
NATURE SCAPE LAWN AND LANDSCAPE							
General Fund	9124	NATURE SCAPE LAWN AND LA	CRAWFORD	4/2024 CRAWFORD DIAMONDS	04/10/2024	372.00	100-70-62700 Grounds Service
Total NATURE SCAPE LAWN AND LANDSCAPE:						372.00	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	45830	MAY 2024 - OFFICE ANYWHERE	04/08/2024	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	45830	MAY 2024 - OFFICE ANYWHERE	04/08/2024	300.00	501-00-64300 IT Maintenance & Subscriptions

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total NETWORK SPECIALIST OF RACINE, INC.:						600.00	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5320	APR-24; WATER TESTS	03/21/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5328	APR-24; WATER TESTS	04/09/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5329	APR-24; WATER TEST - CLIFFSI	04/10/2024	73.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5330	APR-24; WATER TESTS	04/11/2024	146.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5333	APR-24; WATER TEST TO PUT	04/12/2024	73.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER UTILITY:						1,022.00	
ONTECH SYSTEMS, INC							
General Fund	1071	ONTECH SYSTEMS, INC	90363	MAR-24; MONTHLY ONLINE BA	04/16/2024	1,575.00	100-90-64300 IT Maintenance & Subscriptions
Capital Projects Fund	1071	ONTECH SYSTEMS, INC	90421	APR-24; PSB MOVE ASSISTANC	04/16/2024	562.50	400-75-65020 PSB-FGM Building Improvements
General Fund	1071	ONTECH SYSTEMS, INC	90421	APR-24; DIRECT IT TICKET SUP	04/16/2024	5,935.82	100-90-64310 IT Contracted Services
Capital Projects Fund	1071	ONTECH SYSTEMS, INC	90422	APR-24; PSB NETWORK INFRA	04/16/2024	2,775.00	400-75-65025 PSB-Village Sourced Bldg Impr
General Fund	1071	ONTECH SYSTEMS, INC	90422	APR-24; DIRECT IT TICKET SUP	04/16/2024	3,573.32	100-90-64310 IT Contracted Services
General Fund	1071	ONTECH SYSTEMS, INC	90842	APR-24; MONTHLY MANAGED I	04/30/2024	4,380.00	100-90-64300 IT Maintenance & Subscriptions
Capital Projects Fund	1071	ONTECH SYSTEMS, INC	91254	APR-24; PSB NETWORK INFRA	04/30/2024	1,537.50	400-75-65025 PSB-Village Sourced Bldg Impr
General Fund	1071	ONTECH SYSTEMS, INC	91254	APR-24; IT TICKET DIRECT SUP	04/30/2024	8,310.40	100-90-64310 IT Contracted Services
Capital Projects Fund	1071	ONTECH SYSTEMS, INC	91255	APR-24; PSB NETWORK INFRA	04/30/2024	1,050.00	400-75-65025 PSB-Village Sourced Bldg Impr
Capital Projects Fund	1071	ONTECH SYSTEMS, INC	91280	CAPITAL PROJECT; SERVER U	04/30/2024	17,591.00	400-90-65060 IT Infrastructure
Total ONTECH SYSTEMS, INC:						47,290.54	
PATS SERVICES INC.							
General Fund	1462	PATS SERVICES INC.	A-265390	MAR-APR 24; PORTABLE TOILE	04/24/2024	120.00	100-35-62100 Contracted Services
Recycling Fund	1462	PATS SERVICES INC.	A-265578	COMPOST SITE (3/25/2024 TO 4	04/22/2024	120.00	241-00-62100 Contracted Services
Total PATS SERVICES INC.:						240.00	
PAUL CONWAY SHIELDS							
General Fund	1466	PAUL CONWAY SHIELDS	0520207	HELMET SHIELD	03/28/2024	74.50	100-35-64070 Work Supplies
Total PAUL CONWAY SHIELDS:						74.50	
PHOENIX SUPPLY							
General Fund	9333	PHOENIX SUPPLY	33512	CLOTHING FOR CELLS	04/08/2024	57.42	100-30-64070 Work Supplies
Total PHOENIX SUPPLY:						57.42	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
PRUITT, EKES & GEARY, SC							
TID #4 Fund	1534	PRUITT, EKES & GEARY, SC	3329	HINTZ BIOSOLIDS	05/07/2024	270.00	414-23163-003 Hintz Biosolids Building
Capital Projects Fund	1534	PRUITT, EKES & GEARY, SC	3329	PUBLIC SAFETY BLDG CONSTR	05/07/2024	288.00	400-75-65025 PSB-Village Sourced Bldg Impr
TID #4 Fund	1534	PRUITT, EKES & GEARY, SC	3329	4 MILE RD - APPEAL OF SPECIA	05/07/2024	85.00	414-00-61000 Professional Services
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	PFAS LAWSUIT	05/07/2024	54.00	100-90-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	TID 4 - PAD F TID	05/07/2024	342.00	100-23163-043 Scannel Properties 499-DeBack
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	TID 5 - WATER'S EDGE	05/07/2024	1,884.00	100-23163-033 CARDINAL CAPITAL- CCM/D. LYON
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	TID 5 - GLEN IN CALEDONIA - C	05/07/2024	942.70	100-23163-077 Glen At Waters Edge/6020 Erie
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	DOUGLAS AVE. TID 6	05/07/2024	918.00	100-90-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	ASHLEY CAPITAL - SOUTH HILL	05/07/2024	2,148.70	100-23163-109 Ashley Capital
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	ORDINANCES, RESOLUTIONS	05/07/2024	522.00	100-90-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	CONTRACT REVIEW & NEGOTI	05/07/2024	414.00	100-90-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	OPINIONS/LEGAL INTERPRETA	05/07/2024	2,911.40	100-90-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3329	GENERAL LITIGATION & HEARI	05/07/2024	144.00	100-90-61100 Legal Fees
Total PRUITT, EKES & GEARY, SC:						10,923.80	
RACINE COUNTY ECONOMIC DEVELOPMENT CORP.							
TID #3 Fund	1554	RACINE COUNTY ECONOMIC D	2083	Q2-2024 ANNUAL CONTRACT	05/01/2024	4,534.71	413-00-61400 Economic Development Services
TID #5 Fund	1554	RACINE COUNTY ECONOMIC D	2083	Q2-2024 ANNUAL CONTRACT	05/01/2024	1,295.64	415-00-61400 Economic Development Services
TID #4 Fund	1554	RACINE COUNTY ECONOMIC D	2083	Q2-2024 ANNUAL CONTRACT	05/01/2024	5,441.65	414-00-61400 Economic Development Services
Total RACINE COUNTY ECONOMIC DEVELOPMENT CORP.:						11,272.00	
RACINE COUNTY TREASURER							
General Fund	1561	RACINE COUNTY TREASURER	APRIL 2024	APRIL 2024 MUNI COURT FINES	05/03/2024	4,107.36	100-00-45110 Muni Court Fines
Total RACINE COUNTY TREASURER:						4,107.36	
RACINE WATER & WASTEWATER UTILITIES							
Recycling Fund	1574	RACINE WATER & WASTEWATE	WWINV-09604	2024 HOUSEHOLD HAZARDOU	04/02/2024	27,000.00	241-00-62800 Waste Disposal
Sewer Utility Fund	1574	RACINE WATER & WASTEWATE	WWINV-09634	Q1-2024; QUARTERLY SEWER	04/23/2024	832,558.27	501-00-62550 Sewer Treatment Charges
Total RACINE WATER & WASTEWATER UTILITIES:						859,558.27	
RAY HINTZ INC.							
Water Utility Fund	1592	RAY HINTZ INC.	64979	GRASS SEED FOR WATERMAIN	04/17/2024	270.00	500-00-64270 Infrastructure Maintenance
Total RAY HINTZ INC.:						270.00	
RAYMOND SCHOOL DISTRICT							
Storm Water Utility Fund	1600	RAYMOND SCHOOL DISTRICT	04132024	RAYMOND SCHOOL DITCH CLE	04/23/2024	1,000.00	502-00-64260 Grounds Repairs & Maintenance

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total RAYMOND SCHOOL DISTRICT:						1,000.00	
RDS TRUCK SERVICE INC.							
General Fund	1603	RDS TRUCK SERVICE INC.	00055593	BATTERY HOLD DOWN - TRUC	04/18/2024	106.00	100-41-63300 Vehicle Repairs & Maintenance
General Fund	1603	RDS TRUCK SERVICE INC.	00055611	VEHICLE 12; V-BAND CLAMP	04/24/2024	205.46	100-41-63300 Vehicle Repairs & Maintenance
General Fund	1603	RDS TRUCK SERVICE INC.	00055647	VEHICLE 24; PURGE KIT	04/26/2024	234.25	100-41-63300 Vehicle Repairs & Maintenance
General Fund	1603	RDS TRUCK SERVICE INC.	00055649	VEHICLE 24; AIR DRYER	04/26/2024	175.63	100-41-63300 Vehicle Repairs & Maintenance
Total RDS TRUCK SERVICE INC.:						721.34	
RILEY CONSTRUCTION COMPANY, INC.							
Capital Projects Fund	9241	RILEY CONSTRUCTION COMPA	62209-19	GENERAL CONTRACTOR; GUA	03/04/2024	200,355.41	400-90-65020 PSB - Riley Construction
Capital Projects Fund	9241	RILEY CONSTRUCTION COMPA	622709-20	GENERAL CONTRACTOR; GUA	04/01/2024	154,494.23	400-90-65020 PSB - Riley Construction
Total RILEY CONSTRUCTION COMPANY, INC.:						354,849.64	
RUMA SPORTS							
General Fund	1714	RUMA SPORTS	22990	RETIREMENT PLAQUE FOR AIE	04/30/2024	35.00	100-35-64070 Work Supplies
Total RUMA SPORTS:						35.00	
SCHNABEL PRINTING AND INVITATION CENTER							
General Fund	1033	SCHNABEL PRINTING AND INVI	126433	1500 - #10 WINDOW ENVELOPE	04/26/2024	208.15	100-13-64060 Copying & Printing
General Fund	1033	SCHNABEL PRINTING AND INVI	126433	1500 - #10 REGULAR ENVELOP	04/26/2024	180.25	100-13-64060 Copying & Printing
General Fund	1033	SCHNABEL PRINTING AND INVI	126441	ERIKA WAEGE BUSINESS CAR	05/01/2024	60.40	100-40-64070 Work Supplies
General Fund	1033	SCHNABEL PRINTING AND INVI	126441	ANDREW WHITE BUSINESS CA	05/01/2024	60.40	100-42-64070 Work Supplies
General Fund	1033	SCHNABEL PRINTING AND INVI	126441	PETER WAGNER BUSINESS CA	05/01/2024	60.40	100-60-64070 Work Supplies
Total SCHNABEL PRINTING AND INVITATION CENTER:						569.60	
SIRCHIE FINGER PRINT LABS							
General Fund	1808	SIRCHIE FINGER PRINT LABS	0639748-IN	FINGERPRINT SUPPLIES	04/09/2024	110.52	100-30-64070 Work Supplies
Total SIRCHIE FINGER PRINT LABS:						110.52	
SJE, INC.							
Sewer Utility Fund	1119	SJE, INC.	CD99520143	MECHANICAL LABOR & MILEAG	04/05/2024	2,637.50	501-00-64250 Equipment Repairs & Maintenanc
Total SJE, INC.:						2,637.50	
SOUND SPECIALTY COMPANY, INC.							
Capital Projects Fund	1817	SOUND SPECIALTY COMPANY, I	2895	UPGRADE VILLAGE HALL VIDE	04/20/2024	13,233.00	400-90-65160 Video System

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total SOUND SPECIALTY COMPANY, INC.:						13,233.00	
STARNET TECHNOLOGIES							
Water Utility Fund	1855	STARNET TECHNOLOGIES	0092617-IN	Q2-24; NCC DATA MONITORING	04/10/2024	120.00	500-00-64150 Communication Services
Sewer Utility Fund	1855	STARNET TECHNOLOGIES	0092617-IN	Q2-24; NCC DATA MONITORING	04/10/2024	360.00	501-00-64150 Communication Services
Storm Water Utility Fund	1855	STARNET TECHNOLOGIES	0092617-IN	Q2-24; NCC DATA MONITORING	04/10/2024	60.00	502-00-64150 Communication Services
Total STARNET TECHNOLOGIES:						540.00	
STATE OF WISCONSIN							
General Fund	1861	STATE OF WISCONSIN	APRIL 2024	APRIL 2024 MUNI COURT FINES	05/03/2024	11,148.60	100-00-45110 Muni Court Fines
Total STATE OF WISCONSIN:						11,148.60	
STOP STICK, LTD.							
General Fund	9102	STOP STICK, LTD.	0032631-IN	2 STOP STICKS	03/06/2024	1,324.00	100-30-64070 Work Supplies
Total STOP STICK, LTD.:						1,324.00	
STREET COP TRAINING							
Donation Fund	1894	STREET COP TRAINING	INV-111295	INTERDICTION ACADEMY; OFC	04/23/2024	299.00	250-34500-005 K-9 Donations
Total STREET COP TRAINING:						299.00	
STREICHERS							
General Fund	1895	STREICHERS	11695559	NAME TAG,CUFF CASE; OFC S	04/23/2024	37.98	100-30-50290 Other Personnel Benefits
General Fund	1895	STREICHERS	11695569	DUTY GEAR; OFC CLOUD	04/23/2024	613.89	100-30-50290 Other Personnel Benefits
Total STREICHERS:						651.87	
T & N TIRE SERVICE							
Water Utility Fund	3851	T & N TIRE SERVICE	16152	SERVICE CALL, 4 NEW TIRES &	04/01/2024	575.00	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	3851	T & N TIRE SERVICE	16152	SERVICE CALL, 4 NEW TIRES &	04/01/2024	1,725.00	501-00-63300 Vehicle Repairs & Maintenance
Total T & N TIRE SERVICE:						2,300.00	
TERRY & NUDO, LLC							
General Fund	1934	TERRY & NUDO, LLC	22036	LITIGATION DEFENSE - GRACY	04/12/2024	5.14	100-60-61000 Professional Services
General Fund	1934	TERRY & NUDO, LLC	22037	FEB-24; PROPERTY NUISANCE	04/12/2024	472.50	100-90-61100 Legal Fees
Total TERRY & NUDO, LLC:						477.64	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
TYLER TECHNOLOGIES, INC.							
General Fund	2024	TYLER TECHNOLOGIES, INC.	060-115321	APRIL 2024, INSTALLMENT 3 OF	04/10/2024	7,133.33	100-90-62100 Contracted Services
General Fund	2024	TYLER TECHNOLOGIES, INC.	060-115357	APRIL 2024 - INSTALLMENT 4 O	04/11/2024	3,037.50	100-90-62150 Assessment Services
Total TYLER TECHNOLOGIES, INC.:						10,170.83	
ULINE							
General Fund	2030	ULINE	177033658	TAPE DISPENSER FOR EVIDEN	04/17/2024	299.12	100-30-64070 Work Supplies
Total ULINE:						299.12	
UNIFIRST CORPORATION							
General Fund	2035	UNIFIRST CORPORATION	1470042344	APR-24; COVERALLS & RAGS	04/16/2024	124.67	100-41-62100 Contracted Services
General Fund	2035	UNIFIRST CORPORATION	1470043173	APR-24; COVERALLS & RAGS	04/24/2024	124.67	100-41-62100 Contracted Services
General Fund	2035	UNIFIRST CORPORATION	1470044066	APR-24; COVERALLS & RAGS	04/30/2024	124.67	100-41-62100 Contracted Services
Total UNIFIRST CORPORATION:						374.01	
VILLAGE OF MT. PLEASANT							
Sewer Utility Fund	2082	VILLAGE OF MT. PLEASANT	0060870	SANITARY SEWER IMPROVEME	04/11/2024	356,233.65	501-00-67100 Interest
Sewer Utility Fund	2082	VILLAGE OF MT. PLEASANT	0060870	SANITARY SEWER IMPROVEME	04/11/2024	580,875.74	501-00-67300 Principal
Total VILLAGE OF MT. PLEASANT:						937,109.39	
VON BRIESEN & ROPER SC							
TID #5 Fund	2091	VON BRIESEN & ROPER SC	454706	ERIE STREET - MARCH 31, 2024	04/08/2024	1,275.00	415-00-61000 Professional Services
General Fund	2091	VON BRIESEN & ROPER SC	455962	LABOR AND PERSONNEL - PRO	04/17/2024	310.50	100-90-61100 Legal Fees
Total VON BRIESEN & ROPER SC:						1,585.50	
WAREHOUSE DIRECT							
Water Utility Fund	2099	WAREHOUSE DIRECT	5701778-0	NOTE PADS, STAPLES, PAPER	04/10/2024	51.24	500-00-64030 Office Supplies
Sewer Utility Fund	2099	WAREHOUSE DIRECT	5701778-0	NOTE PADS, STAPLES, PAPER	04/10/2024	51.23	501-00-64030 Office Supplies
Total WAREHOUSE DIRECT:						102.47	
WI DEPT OF JUSTICE-TIME							
General Fund	2142	WI DEPT OF JUSTICE-TIME	455TIME-0000	02-2024; QUARTERLY TIME ACC	04/10/2024	651.75	100-30-62100 Contracted Services
Total WI DEPT OF JUSTICE-TIME:						651.75	
WI DEPT OF TRANSPORTATION							
General Fund	2168	WI DEPT OF TRANSPORTATION	59246948	VIN # 1FTRF3BN7REC08425	05/07/2024	164.50	100-35-64250 Equipment Repairs & Maintenanc

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total WI DEPT OF TRANSPORTATION:						164.50	
WISCONSIN DOCUMENT IMAGING							
Water Utility Fund	9249	WISCONSIN DOCUMENT IMAGI	247698	APR-24; COPIER/PRINTER USA	05/01/2024	25.94	500-00-64060 Copying & Printing
Sewer Utility Fund	9249	WISCONSIN DOCUMENT IMAGI	247698	APR-24; COPIER/PRINTER USA	05/01/2024	25.94	501-00-64060 Copying & Printing
General Fund	9249	WISCONSIN DOCUMENT IMAGI	247698	APR-24; COPIER/PRINTER USA	05/01/2024	1,098.25	100-90-62300 Office Equipment Rental & Main
Total WISCONSIN DOCUMENT IMAGING:						1,150.13	
Grand Totals:						2,770,710.48	

PAYMENT TOTALS BY FUND

Capital Projects Fund	\$ 528,348.79
Cemetary Fund	\$ 82.19
Donation Fund	\$ 299.00
General Fund	\$ 226,984.36
Recycling Fund	\$ 74,774.22
Refuse Fund	\$ 96,627.44
Sewer Utility Fund	\$1,802,596.46
Storm Water Utility Fund	\$ 1,771.21
TID #3 Fund	\$ 4,534.71
TID #4 Fund	\$ 17,945.79
TID #5 Fund	\$ 2,570.64
Water Utility Fund	\$ 14,175.67
TOTALS	\$2,770,710.48