

***Revised* VILLAGE BOARD MEETING AGENDA**

Tuesday, July 9, 2024 at 6:00 p.m.

Caledonia Village Hall - 5043 Chester Lane

Caledonia, WI 53402

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes** – Village Board June 25, 2024, and Special Village Board June 27, 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 2024-08** – An Ordinance Adopting an Amendment to the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it Pertains to the Village of Caledonia Under Section 13-2-1 of the Village’s Code of Ordinances by Creating Section 13-2-2(V) Adding an Amendment to the Village’s Comprehensive Plan and Affecting the Parcel Located at 6040 Douglas Avenue, Parcel Id No. 104-04-23-18-300-230, Village of Caledonia; Containing 1.23 Acres, More or Less; From Governmental & Institutional to Commercial; Village of Caledonia, Owner
 - B. **Ordinance 2024-09** – 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 ±1.23 Acres from M-1, Light Manufacturing District to B-2, Community Business District for the Parcel Located at 6040 Douglas Avenue, Parcel Id No. 104-04-23-18-300-230, Village of Caledonia, Racine County, WI, Village of Caledonia, Owner
 - C. **Ordinance 2024-10** – 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 ±3.05 Acres from A-2, Agricultural District to B-3, Highway Business District for the Parcel Located at 7930 Hagemann Road, Parcel Id No. 104-04-22-07-053-000, Village of Caledonia, Racine County, WI, Greg Thompson, Owner
 - D. **Resolution 2024-079** – A Resolution Approving a Building, Site, and Operation Plan for the Construction of a ±4,875 Square-Foot Addition to a Commercial Building for the Parcel Located at 3039 6 ½ Mile Road in the Village of Raymond under the Cooperative Plan Dated November 12, 2009 Between the Village of Caledonia and the Village of Raymond under Sec. 66.0307, Wis. Stats.
 - E. **Resolution 2024-080** – A Resolution Approving a Rezone to B-5, Highway Business District, a Conditional Use for a Truck Transportation Business with Outdoor Parking of Semi-Tractors and Trailers, and a Building, Site, and Operation Plan for the Construction of Two ±4,920 Square-Foot Commercial Buildings and Expanded Parking Lot for the Parcel Located at 405 27th Street in the Village of Raymond under the Cooperative Plan Dated November 12, 2009 Between the Village of Caledonia and the Village of Raymond under Sec. 66.0307, Wis. Stats.
 - F. **Resolution 2024-081** – Approving a Master Sign Plan For A Commercial Building For The Parcel Located At 195 27th Street In The Village Of Raymond Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Village Of Raymond Under Sec. 66.0307, Wis. Stats.
 - G. **Resolution 2024-082** – Approving 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

Village Board Agenda

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

H. **Resolution 2024-083** – Approving Certified Survey Map # _____; – Parcel Id 104-04 22-08-005-000 Located in the NE ¼ of Section 8, T4N, R22E, Village of Caledonia, Racine County, WI – Owner – Paul K. Thomas & Hasan S. Salem Applicant – Ken Rusch

I. **Resolution 2024-084** – Approving a Conditional Use and Building, Site, and Operation Plan to Construct a ±10,000 Square-Foot Commercial Building for the Operation of a Commercial Trailer Sales and Service Business with Outdoor Storage and Display of Merchandise for the Parcel Located on USH 41, South of 6009 USH 41, Caledonia Trailers LLC, Owner

7. **New Business**

A. Approval of A/P checks

8. **Continuing Business**

None

9. **Adjournment**

Village Board Meeting Minutes

June 25, 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: 7 – President Weatherston, Trustee McManus, Trustee Stillman, Trustee Martin, Trustee Lambrecht, Trustee Wishau, and Trustee Pierce

EXCUSED: 0

STAFF: Administrator Kathryn Kasper, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, 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 approve the minutes of the June 11, 2024 Village Board meeting as amended, seconded by Trustee Stillman. **The motion carried 7-0.**

5 – Public Comment

The following people appeared to speak before the Board:

1. Sue Gracyalny, 4 Mile Rd. – Spoke in favor of item 7F due to personal hardships and other concerns.
2. Alberto Januchowski, Charles St. – Concerns over the quarry blasting damaging his home.
3. Greg Berg, 6 Mile Rd. – Spoke against item 9A (TID 6)

6 – Presentations:

A. Presentation by SEWRPC regarding Conservation Subdivision History and Concepts (CoW3/26/2024)

Joel Dietl gave a presentation on the conservation subdivisions and answered questions from the Board.

7 – Ordinances and Resolutions

A. Ordinance 2024-06 To Amend Section 7-1-13(e) of the Code of Ordinances of the Village of Caledonia, Racine County, Wisconsin, Relating to Keeping of Livestock Under the Municipal Code (CoW 6/11/24, 4-0)

Motion by Trustee Martin to approve the ordinance, seconded by Trustee McManus. **Motion carried 7-0.**

- B. Ordinance 2024-07 – To Amend Section 10-1-19 (b), 10-1-19 (d), and 10-1-19 (f) of the Code of Ordinances of the Village of Caledonia, Racine County, Wisconsin, Relating to Speed Limits on Five Mile Road and Golf Road (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the ordinance, seconded by Trustee Stillman. **Motion carried 7-0.**

- C. Resolution 2024-073 – Authorizing the Issuance of a Taxable Tax Increment Revenue Bond (Scannell Properties Lot 2 - TID No. 4)**

Staff provided background on the resolution and explained the amended exhibits.

Motion by Trustee Martin to approve the resolution as amended, seconded by Trustee McManus. **Motion carried 7-0.**

- D. Resolution 2024-074 – Approving a Waiver to Ordinance Sec. 18-1-4(c)(5)(h) Modifying the Standard Cross Section for an Industrial Road for the Proposed South Hills Development (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Lambrecht. **Motion carried 7-0.**

- E. Resolution 2024-075 – Approving a Waiver to Ordinance Sec. 18-1-4(c)(5)(f)(1) Authorizing a Cul-De-Sac Length to Exceed 800’ for the Proposed South Hills Development (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Stillman. **Motion carried 7-0.**

- F. Resolution 2024-076 – Authorizing an Exemption to Requiring Public Sidewalk per Ordinance Sec. 6-3-4(f)(2) for the Proposed South Hills Development. (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee McManus. **Motion carried 7-0.**

- G. Resolution 2024-077 – Approving a Request for the Installation of Sanitary Sewer Outside of the Pavement Area within the South Hills Commerce Center (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Stillman. **Motion carried 7-0.**

- H. Resolution 2024-078 – Approving a Traffic Impact Analysis Performed by TADI For The Olympia Brown School Expansion Located at 2115 5-1/2 Mile Road (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Lambrecht. **Motion carried 7-0.**

8. - New Business

A. Approval of A/P checks

Motion by Trustee Wishau to approve the A/P Checks, seconded by Trustee McManus. **Motion carried, 7-0.**

B. Approval of A/P checks

Motion by Trustee Wishau to approve the US Bank list, seconded by Trustee Pierce. **Motion carried, 7-0.**

C. Approval of Liquor License Renewals

Motion by Trustee McManus to approve the licenses, seconded by Trustee Martin. **Motion carried, 7-0.**

D. New Liquor License Application – Franksville Market LLC

Motion by Trustee Wishau to approve the license, seconded by Trustee Martin. **Motion carried, 7-0.**

E. Police and Fire Commission Appointment

Motion by Trustee Martin to approve the appointment of Gary Solfest to the Board of Police and Fire Commissioners, seconded by Trustee Stillman. **Motion carried 7-0.**

F. Request by Trustees Martin and Pierce to again provide relief from judgment awarded to Village for statutory costs against Mark and Sue Gracyalny in the Lawsuit Entitled: Mark Gracyalny, et al., v. Village Of Caledonia, et al., Racine County Case No. 2021-CV-0000950 and to provide direction to staff on amount of relief and deadline for payment. (VB 4/9/24 approved reduction 5-1, VB 5/28/24 approved rescinding reduction, 6-0)

Staff provided a timeline of events and answered questions from the Board.

Motion by Trustee Stillman to receive and file, seconded by Trustee Wishau. **Motion failed** by the following vote:

Ayes: 3 – Weatherston, Wishau, and Stillman

Nays: 4 – Lambrecht, Pierce, Martin, and McManus

Motion by Trustee McManus to accept the received payment at 50% reduction if the Gracyalny pay fees associated with legal action, seconded by Trustee Martin.

Motion carried 4-3. by the following vote:

Ayes: 4 – Lambrecht, Pierce, Martin, and McManus

Nays: 3 – Weatherston, Wishau, and Stillman

9 – Continuing Business

- A. **Resolution 2024-042** Creating Tax Incremental District No. 6, Approving its Project Plan and Establishing its Boundaries. Reference: <https://caledonia-wi.gov/sites/default/files/2024-042%20-%20Exhibit%20B%20-%20Project%20Plan.pdf> (*Plan Commission 3/25/2024, 3-2, Village Board 4/9/2024, 3-3*)

Objection was made by some Trustees on the procedure bringing the item back. Staff provided information on return of item in relation to April 9th tie vote.

Discussion on the proposed TID was similar to that of the 4/6/2024 meeting, including concerns regarding the residential development incentive component of the proposed project plan, including as a precedent, and potential increases in costs of services.

Motion by Trustee Stillman to end the debate, seconded by Trustee McManus.

Motion carried by the following vote:

Ayes: 4 – Weatherston, Lambrecht, Stillman, and McManus

Nays: 3 – Pierce, Wishau, and Martin

Motion by Trustee McManus to approve the resolution, seconded by Trustee Stillman.

Motion carried by the following vote:

Ayes: 4 – Weatherston, Lambrecht, Stillman, and McManus

Nays: 3 – Pierce, Wishau, and Martin

10 – Adjournment

President Weatherston adjourned the meeting at 7:26 p.m.

Respectfully submitted:

Jennifer Olsen

Village Clerk

Village Board Agenda

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
H. **Resolution 2024-083** – Approving Certified Survey Map # _____; – Parcel Id 104-04 22-08-005-
000 Located in the NE ¼ of Section 8, T4N, R22E, Village of Caledonia, Racine County, WI –
Owner – Paul K. Thomas & Hasan S. Salem Applicant – Ken Rusch

- 7. **New Business**
 - A. Approval of A/P checks

- 8. **Continuing Business**
 - None

- 9. **Adjournment**

**ORDINANCE NO. 2024-08
VILLAGE OF CALEDONIA**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE MULTI-JURISDICTIONAL
COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035 AS IT PERTAINS TO THE
VILLAGE OF CALEDONIA UNDER SECTION 13-2-1 OF THE VILLAGE’S CODE OF
ORDINANCES BY CREATING SECTION 13-2-2(V) ADDING AN AMENDMENT TO THE
VILLAGE’S COMPREHENSIVE PLAN AND AFFECTING THE PARCEL LOCATED AT 6040
DOUGLAS AVENUE, PARCEL ID NO. 104-04-23-18-300-230, VILLAGE OF CALEDONIA;
CONTAINING 1.23 ACRES, MORE OR LESS; FROM GOVERNMENTAL & INSTITUTIONAL
TO COMMERCIAL; VILLAGE OF CALEDONIA, OWNER**

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

1. That pursuant to Section 61.35 of the Wisconsin Statutes, the Village of Caledonia is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

2. That the Village Board, by the enactment of Ordinance No. 2009-07, created Section 13-2-1 of the Municipal Code of Ordinances and formally adopted the document titled “A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035” as the Village Comprehensive Plan, and incorporated said plan into Section 13-2-1. The Village Board subsequently created Section 13-2-2 to track approved amendments to the Plan.

3. The Village published and posted a Class 1 public notice and held a public hearing regarding the plan amendment on June 24, 2024.

4. That the Plan Commission, unanimously voted at a meeting held on June 24, 2024, after a public hearing, adopted Plan Commission Resolution PC2024-03, amending the land use designation of the parcel with Parcel ID No. 104-04-23-18-300-230; 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, Village of Caledonia, Racine County, WI. The parcel located at 6040 Douglas Avenue contains 1.23 acres, more or less; Village of Caledonia., Owner; changing the Land Use Map category from Governmental & Institutional to Commercial on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan.

5. The Village Board of the Village of Caledonia hereby adopts the proposed Comprehensive Plan amendment for the Village of Caledonia, for the following reasons:

- a. This land use amendment is compatible with the land use classifications of abutting properties.
- b. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-2, Community Business District for the future redevelopment of the former Caledonia Fire Station No. 12.

6. That Section 13-2-2(v) of the Municipal Code for the Village of Caledonia be, and hereby is, created to read as follows:

“(v) Amendment to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel Id. No. 104-04-23-18-300-230; 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,

**ORDINANCE NO. 2024- 09
VILLAGE OF CALEDONIA**

**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 ±1.23 ACRES
FROM M-1, LIGHT MANUFACTURING DISTRICT TO B-2, COMMUNITY
BUSINESS DISTRICT FOR THE PARCEL LOCATED AT 6040 DOUGLAS AVENUE,
PARCEL ID NO. 104-04-23-18-300-230, VILLAGE OF CALEDONIA, RACINE
COUNTY, WI., VILLAGE OF CALEDONIA, OWNER**

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

- A. The request to rezone ±1.23 acres from M-1, Light Manufacturing District, to B-2, Community Business District for the property located at 6040 Douglas Avenue, Village of Caledonia, Racine County, WI. Village of Caledonia, Owner; Parcel No.: 104-04-23-18-300-230, which is legally described on the attached **Exhibit A** is approved for the following reasons:
 - 1. Due to the subject property’s proximity to STH 32 and nearby commercial uses, commercial uses should be encouraged in this area.
 - 2. The 2035 Land Use Plan designates this property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

- B. 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;

- C. That the zoning map be, and hereby is, amended as follows:

The land comprising the rezone ±1.23 acres located at 6040 Douglas Avenue, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-23-18-300-230, which is legally described on the attached **Exhibit A** shall be rezoned from M-1, Light Manufacturing District, to B-2, Community Business District.

- D. 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.
- E. 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, Racine County, Wisconsin, this _____ day of July, 2024.

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

**Exhibit A:
Map with Legal Description
Parcel ID No. 104-04-23-17-082-000**

LEGAL DESCRIPTION

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 Nmih and South 1/4 line of said Section 18, at a point 520 feet Nmih 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 Nmih to a point that bears South 84°57' West of the place of beginning; thence Nmih 84°57' East to the place of beginning. Said land being in the Village of Caledonia. County of Racine. State of Wisconsin.



**ORDINANCE NO. 2024 - 10
VILLAGE OF CALEDONIA**

**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 ±3.05 ACRES FROM A-2,
AGRICULTURAL DISTRICT TO B-3, HIGHWAY BUSINESS DISTRICT FOR THE PARCEL
LOCATED AT 7930 HAGEMANN ROAD, PARCEL ID NO. 104-04-22-07-053-000, VILLAGE OF
CALEDONIA, RACINE COUNTY, WI., GREG THOMPSON, OWNER**

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

- A. The request to rezone ±3.05 acres from A-2, Agricultural District, to B-3, Highway Business District for the property located at 7930 Hagemann Road, Village of Caledonia, Racine County, WI. Village of Caledonia, Owner; Parcel No.: 104-04-22-07-053-000, which is legally described on the attached **Exhibit A** is approved for the following reasons:
 - 1. Due to the subject property’s proximity to I-94, commercial uses should be encouraged in this area.
 - 2. The 2035 Land Use Plan designates this property as Commercial. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

- B. 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;

- C. That the zoning map be, and hereby is, amended as follows:

The land comprising the rezone ±3.05 acres located at 7930 Hagemann Road, Village of Caledonia, Racine County, WI, with Parcel No.: 104-04-22-07-053-000, which is legally described on the attached **Exhibit A** shall be rezoned from A-2, Agricultural District, to B-3, Highway Business District.

- D. 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.

- E. 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, Racine County, Wisconsin, this _____ day of July, 2024.

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

**Exhibit A:
Map with Legal Description
Parcel ID No. 104-04-22-07-053-000**

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST ¼ OF THE FRACTIONAL NORTHWEST ¼ OF SECTION 7, TOWN 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89°16'00" EAST FOR A DISTANCE OF 1002.80 FEET, ALONG THE NORTH LINE OF SAID ¼ SECTION, TO A POINT; THENCE SOUTH 00°05'40" EAST FOR A DISTANCE OF 69.05 FEET, TO A THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF HAGEMAN ROAD; THENCE SOUTH 00°05'40" EAST FOR A DISTANCE OF 410.70 FEET, ALONG SAID WEST LINE, TO A POINT; THENCE SOUTH 89°24'00" WEST FOR A DISTANCE OF 399.93 FEET, TO A POINT ON THE EAST LINE OF THE EAST FRONTAGE ROAD; THENCE NORTH 11°38'58" EAST FOR A DISTANCE OF 106.82 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 00°35'34" WEST FOR A DISTANCE OF 174.71 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 89°16'00" EAST FOR A DISTANCE OF 194.56 FEET, TO A POINT; THENCE NORTH 01°09'53" WEST FOR A DISTANCE OF 139.97 FEET, TO A POINT; THENCE NORTH 89°15'58" EAST FOR A DISTANCE OF 180.67 FEET, ALONG THE SOUTH LINE OF THE SEVEN MILE ROAD, TO A POINT; THENCE SOUTH 37°45'49" EAST FOR A DISTANCE OF 11.62 FEET, CONTINUING ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. CONTAINS 3.05447 ACRES.



**RESOLUTION NO. 2024-079
VILLAGE OF CALEDONIA**

A RESOLUTION APPROVING A BUILDING, SITE, AND OPERATION PLAN FOR THE CONSTRUCTION OF A ±4,875 SQUARE-FOOT ADDITION TO A COMMERCIAL BUILDING FOR THE PARCEL LOCATED AT 3039 6 ½ MILE ROAD IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC. 66.0307, WIS. STATS.

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

WHEREAS, The Cooperative Plan dated November 12, 2009 between the Village of Caledonia and the Village of Raymond gives the Village of Caledonia authority to approve or deny requests for amendments to the Village of Raymond Land Use Plan and requests to rezone property, conditionals uses, sign plans, and certified survey maps if within the jurisdictional area of the Cooperative Plan;

WHEREAS, Sukhi Singh, Agent, requested approval of a building, site, and operation plan for the construction of a ±4,875 square-foot addition to a commercial building located at 3039 6 ½ Mile Road, Parcel ID No. 168-04-21-12-038-030 in the Village of Raymond. This tract of land is within the jurisdictional area of the Cooperative Plan giving the Village of Caledonia approving authority; and

WHEREAS, the Village of Raymond has approved the building, site, and operation plan for the construction of a ±4,875 square-foot addition to the commercial building and the Village of Caledonia Plan Commission has recommended approval of the building, site, and operation plan for the following reason:

1. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the requested rezone, conditional use, and building, site, and operation plan as set forth above is hereby approved, subject to the same conditions imposed by the Village of Raymond, as being consistent with the intent and requirements of the Cooperative Plan.

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

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

**RESOLUTION NO. 2024-080
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A REZONE TO B-5, HIGHWAY BUSINESS DISTRICT,
A CONDITIONAL USE FOR A TRUCK TRANSPORTATION BUSINESS WITH
OUTDOOR PARKING OF SEMI-TRACTORS AND TRAILERS, AND A BUILDING,
SITE, AND OPERATION PLAN FOR THE CONSTRUCTION OF TWO ±4,920
SQUARE-FOOT COMMERCIAL BUILDINGS AND EXPANDED PARKING LOT FOR
THE PARCEL LOCATED AT 405 27TH STREET IN THE VILLAGE OF RAYMOND
UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE
VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC.
66.0307, WIS. STATS.**

The Village Board for the Village of Caledonia resolves as follows:

WHEREAS, The Cooperative Plan dated November 12, 2009 between the Village of Caledonia and the Village of Raymond gives the Village of Caledonia authority to approve or deny requests for amendments to the Village of Raymond Land Use Plan and requests to rezone property, conditionals uses, sign plans, and certified survey maps if within the jurisdictional area of the Cooperative Plan;

WHEREAS, Predrag Maric, Agent, requested approval of a rezone to B-5, Highway Business District, a Conditional Use for a truck transportation business with outdoor parking of semi-tractors and trailers, and a building, site, and operation plan for the construction of two ±4,920 square-foot commercial buildings and expanded parking lot located at 195 27th Street, Parcel ID No. 168-04-21-01-005-000 in the Village of Raymond. This tract of land is within the jurisdictional area of the Cooperative Plan giving the Village of Caledonia approving authority; and

WHEREAS, the Village of Raymond has approved the rezone to B-5, Highway Business District; a Conditional Use for a truck transportation business with outdoor parking of semi-tractors and trailers; and a building, site, and operation plan for the construction of two ±4,920 square-foot commercial buildings and expanded parking lot and the Village of Caledonia Plan Commission has recommended approval of the rezone, conditional use, and building, site, and operation plan for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the rezoning, conditional use, and building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the requested rezone, conditional use, and building, site, and operation plan as set forth above is hereby approved, subject to the same conditions imposed by the

Village of Raymond, as being consistent with the intent and requirements of the Cooperative Plan.

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

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

**RESOLUTION NO. 2024-081
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A MASTER SIGN PLAN FOR A COMMERCIAL BUILDING
FOR THE PARCEL LOCATED AT 195 27TH STREET IN THE VILLAGE OF RAYMOND
UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE
VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC. 66.0307, WIS.
STATS.**

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

WHEREAS, The Cooperative Plan dated November 12, 2009 between the Village of Caledonia and the Village of Raymond gives the Village of Caledonia authority to approve or deny requests for amendments to the Village of Raymond Land Use Plan and requests to rezone property, conditionals uses, sign plans, and certified survey maps if within the jurisdictional area of the Cooperative Plan;

WHEREAS, August Hoppe, Agent, requested approval of a master sign plan for the commercial building located at 195 27th Street, Parcel ID No. 168-04-21-01-004-000 in the Village of Raymond. This tract of land is within the jurisdictional area of the Cooperative Plan giving the Village of Caledonia approving authority; and

WHEREAS, the Village of Raymond has approved the sign for the commercial building and the Village of Caledonia Plan Commission has recommended approval of the master sign plan for the following reasons:

1. The proposed sign meets the intent of the Village of Caledonia development standards in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
2. Any modification of the sign will require review by the Village of Raymond and the Village of Caledonia.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the requested master sign plan as set forth above is hereby approved, subject to the same conditions imposed by the Village of Raymond, as being consistent with the intent and requirements of the Cooperative Plan.

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

VILLAGE OF CALEDONIA

By: _____

Thomas Weatherston
Village President

Attest: _____

Jennifer Olsen
Village Clerk



Overall Square Footage = 172 sq ft

**RESOLUTION NO. 2024-082
VILLAGE OF CALEDONIA**

A RESOLUTION APPROVING 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 A**, 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 subject to the 6 conditions outlined therein; and

WHEREAS, on May 14, 2024 the Village Board approved the CSM via Resolution 2024-057 included hereto as **Exhibit A**; and

WHEREAS, after approval of Resolution 2024-057, Ashley Ventures, LLC requested that the Village reconsider Condition 6 regarding the 45’ dedicated road right-of-way for Golf Road.

WHEREAS, after discussion with Ashley Ventures, LLC, the Village determined that a 33’ dedicated right-of-way along with a 12’ Slope Easement would be considered; and

WHEREAS, on June 24, 2024, the Village Plan Commission revisited the CSM to modify condition 6 of the Village Engineer’s Memo to approve the CSM with 33’ of dedicated road right-of-way and a 12’ Slope Easement instead of 45’ of dedicated road right-of-way.

WHEREAS, the Village Plan Commission recommended approval of the CSM subject to conditions 1-5 and the modified Condition 6 as outlined on the Village Engineer’s Memo (included hereto as **Exhibit B**) dated June 18, 2024; 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 A and 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 July 2024.

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

MEMORANDUM



Date: June 18, 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 – Modified Conditions of Approval**
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 Motions:

- 1. 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 Conditions 1-5 listed in the Village Engineers Memo dated 4-17-2024 and amending Condition 6 to be as follows:**
 - a. A 12’ Slope Easement is to be provided along the 33’ Right-of-Way Dedication along Golf Road. A separate exhibit with legal description shall be provided prior to the recording of the CSM.**

BACKGROUND INFORMATION

Ashley Ventures LLC proposed a CSM to combine the 4 lots around and including the South Hills Golf Course as described in the Village Engineer’s Memo dated 4-17-2024. This CSM was approved at both the Plan Commission meeting on April 29, 2024 and the Village Board Meeting on May 14, 2024. After additional discussions with the developer, it was determined that Condition 6 of the memo could be modified to include a 12’ Slope Easement rather than additional Right-of-Way. Resolution 2024-057 and supporting documents (CSM and Village Engineer Memo) has been included as **Exhibit A**.

Staff has reviewed this request and believe this to be an acceptable modification to have an area dedicated to the Village to ensure appropriate slopes can be maintained adjacent to its ROW along Golf Road. Any future reconstruction or modification to Golf Road can then utilize the 33’ of Right-of-Way and the Slope Easement as necessary. The Developer shall include a 12’ slope easement on the CSM in addition to the 33’ ROW dedication and provide a dedicated legal description and exhibit prior to recording the CSM.

**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

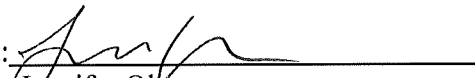
WHEREAS, on April 29, 2024, the Village Plan Commission recommended conditional approval of the CSM in accordance with the Village Engineer’s memo (**Exhibit B**) subject to the 6 conditions outlined therein; and

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 14 day of May, 2024.

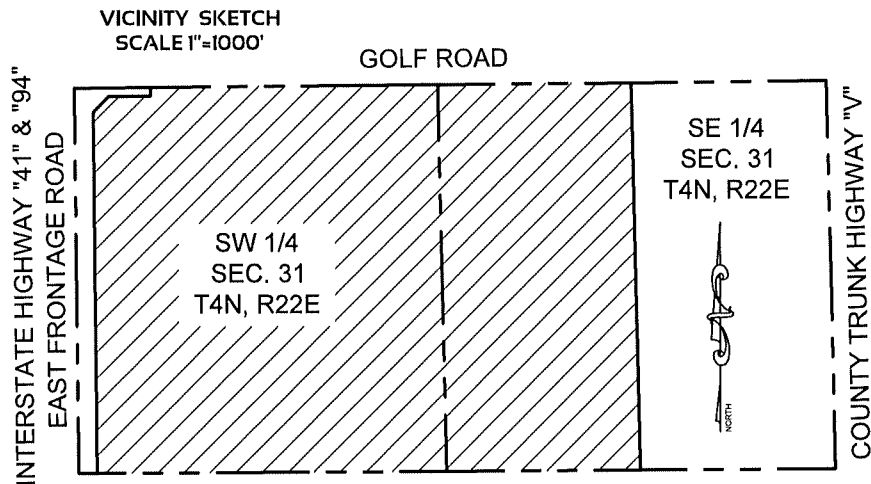
VILLAGE OF CALEDONIA

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.



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 500°36'00"E.
- Flood Zone Classification: The property lies with in 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.



JANUARY 24, 2024

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

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

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

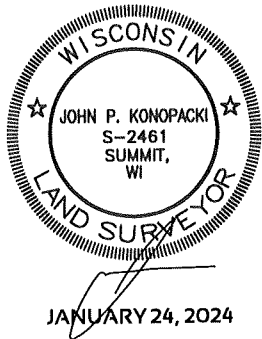
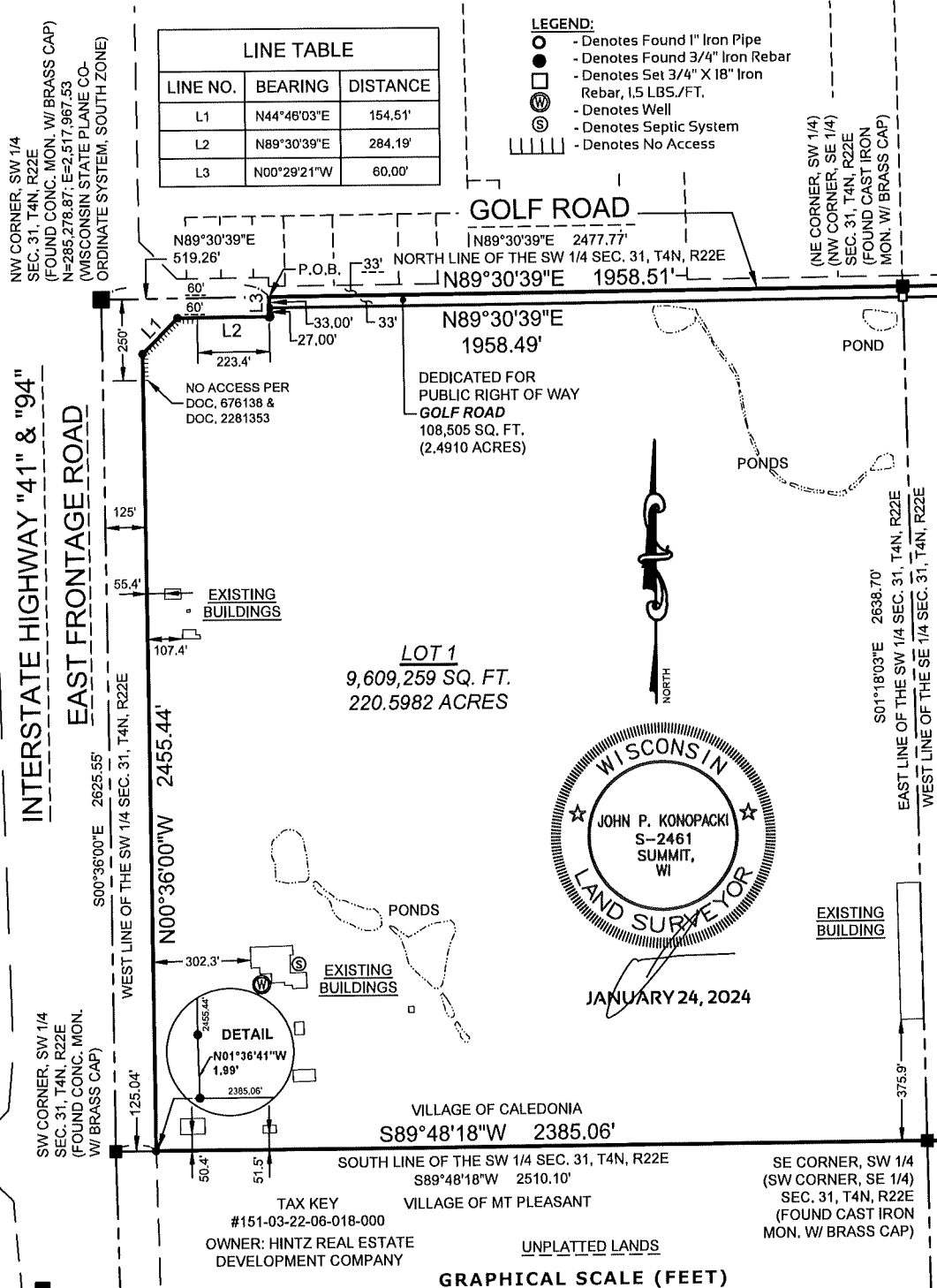
CERTIFIED SURVEY MAP NO. _____

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.

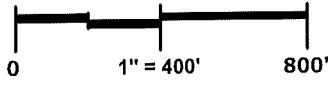
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N44°46'03"E	154.51'
L2	N89°30'39"E	284.19'
L3	N00°29'21"W	60.00'

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rebar
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes Well
- Denotes Septic System
- Denotes No Access



GRAPHICAL SCALE (FEET)



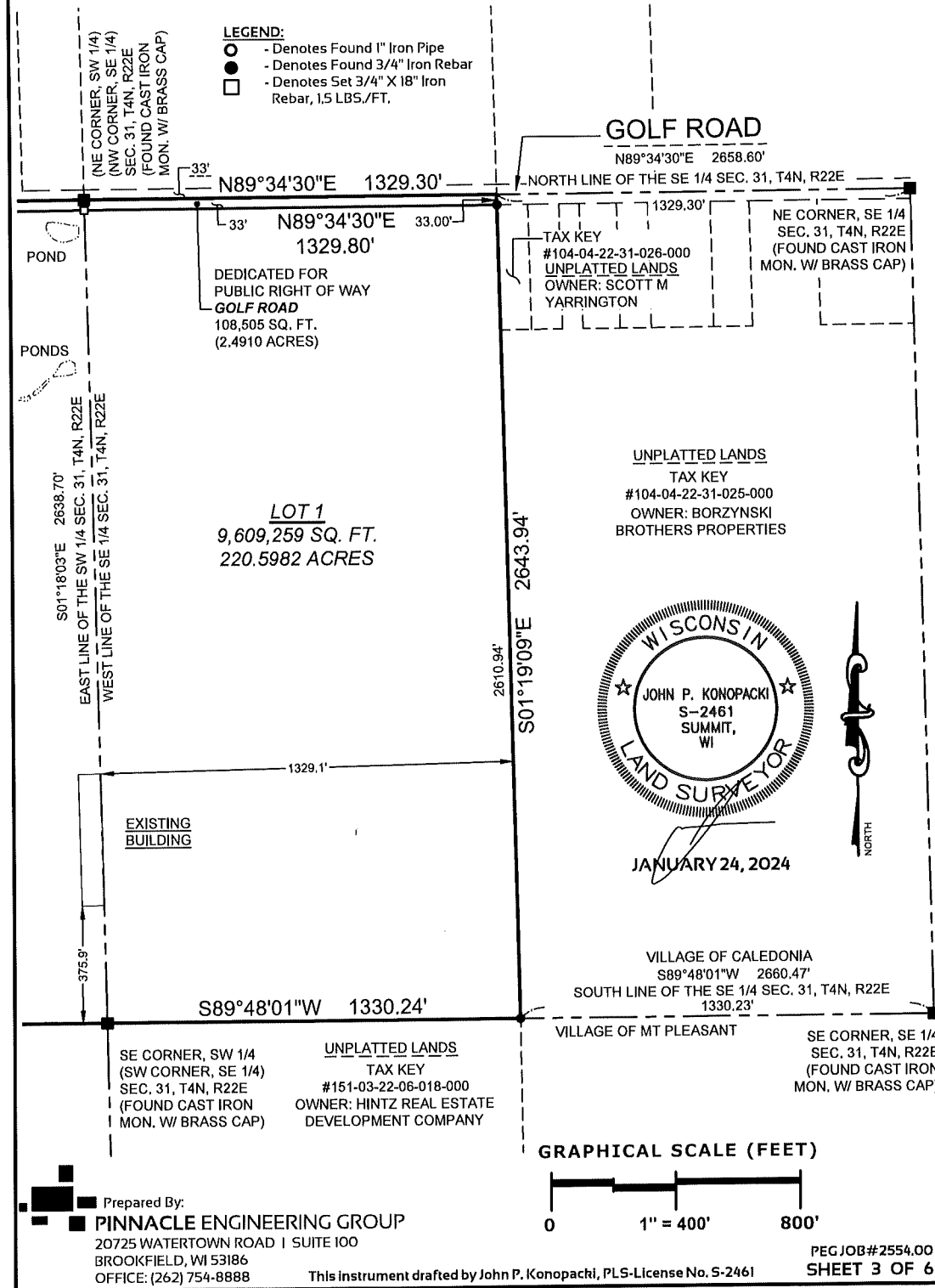
Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

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

PEG JOB#2554.00
 SHEET 2 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.



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.

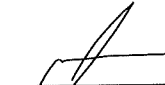
That I have made such survey, land division and map by the direction of HINTZ REAL ESTATE DEVELOPMENT COMPANY, LLC, owner of said land.

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

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 forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

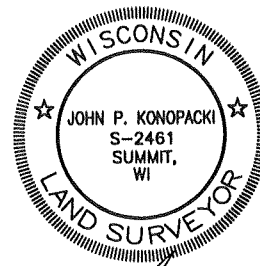
IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2024.

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



[Signature]
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

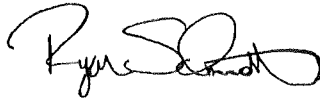
MEMORANDUM



Date: April 17, 2024

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



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. 2024-083
VILLAGE OF CALEDONIA**

A RESOLUTION APPROVING CERTIFIED SURVEY MAP # _____; – PARCEL ID 104-04 22-08-005-000 LOCATED IN THE NE ¼ OF SECTION 8, T4N, R22E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI – OWNER – PAUL K. THOMAS & HASAN S. SALEM APPLICANT – KEN RUSCH

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 divide the parcel into two (2) lots; and

WHEREAS, the Concept CSM was brought to the Village Plan Commission in October of 2023 for approval and waiver of the 2.5:1 lot width ratio. On October 30, 2024, the Plan Commission recommended conditional approval of the Concept CSM and Modification Waiver; and

WHEREAS, the Final CSM (**Exhibit A**) was brought to the Village Plan Commission on June 24, 2024 and was recommended for conditional approval subject to the Village Engineers Memo dated June 17, 2024 which recommended approval subject to the 4 conditions outline therein and attached hereto as **Exhibit B**; and

WHEREAS, the Committee of the Whole, on June 25, 2024, approved individual accesses onto 7 Mile Road for the CSM, completing Condition #3 of the Village Engineers Memo; 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 and Committee of the Whole, and in compliance with all applicable Village ordinances.

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

VILLAGE OF CALEDONIA

By: _____

Thomas Weatherston
Village President

Attest: _____

Jennifer Olsen
Village Clerk

MEMORANDUM



Date: June 17, 2024

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer

A handwritten signature in blue ink that reads "Ryan Schmidt".

Re: **Certified Survey Map – 7 Mile Road**
Parcel ID 51-104-04-22-08-005-000
Part of the NE ¼ of Section 8, Township 4 North, Range 22 East
Village of Caledonia, Racine County, WI
Applicant – Ken Rusch | Owner – Paul K. Thomas & Hasan S Salem

Recommended Motions:

- 1. Move to recommend approval of the Certified Survey Map subject to the 4 conditions listed in the Village Engineer’s Memo dated June 17, 2024.**

BACKGROUND INFORMATION

The Engineering Department has received a Certified Survey Map (CSM) from Ken Rusch, the agent and attorney for Hasan Salem. The CSM is for the property located at approximately 1500 feet west of STH 38 on the south side of 7 Mile Road in the Village of Caledonia. The existing property is approximately 20.11 acres in size. There is also 496.89 feet of frontage along 7 Mile Road. The existing parcel contains only farmland with a drainage channel cutting through the property. The property is co-owned by both Hasan Salem and Paul K. Thomas. The Concept was brought to the Planning Commission for approval on October 30, 2023. The Concept, including waiver for 2.5:1 lots, was approved at that time.

The property currently has an A-2 Agricultural Zoning Classification. A-2 Zoning in an unsewered district requires 150 feet of frontage and a 5-acre minimum lot size. The A-2 Zoning contains a 75’ street yard setback along with 25’ side and rear yard setbacks. These must be listed and shown graphically on the Final CSM. The Concept CSM meets and/or exceeds these requirements with the proposed 5-acre minimums and > than 200’ frontage. The Village’s 2035 Land Use Plan shows that the recommended use for the land as Agricultural, Rural Residential and Open Land. All Lots on the CSM will meet the Zoning and Comprehensive Land Use Plan requirements. The setbacks for the zoning shall be shown graphically and listed in writing on the CSM before recording.

This final CSM is for the creation of 2 lots on the parcel. It is proposed that lots 1 and 2 will be divided nearly equally on the parcel to create equal 9.802-acre parcels. The previous

memorandum and Concept CSM included 16 conditions for approval. Many of those conditions have been addressed including wetland delineation, Right-of-Way dedication, drainage easements, soil borings, and more.

It is recommended that the drainage easements are provided over the as-built centerline of any channels that may exist on the site. The information provided for the channel initially was represented via imagery and should be verified with a field survey as necessary. If, during the development of any dwellings it is determined that it was incorrectly located, the owners of the lots shall submit an affidavit of correction for the modification of the easement on the parcels.

Access to the site has been requested for both newly created parcels. A waiver request for multiple access points on a primary thoroughfare will be presented to the Committee of the Whole and the Village Board concurrent with the approval of the CSM. Any new access will require Village Permits for Right-of-Way access and should be located at a point that meets all site distance requirements, Village driveway and culvert requirements, and is safe for the traveling public. Should the Village Board not be in favor of a second access, a shared access agreement for both lots will be required and the CSM will need to include this information prior to recording. In both situations, the existing farm access should be removed and relocated to ultimately serve the properties within the limits of the parcels.

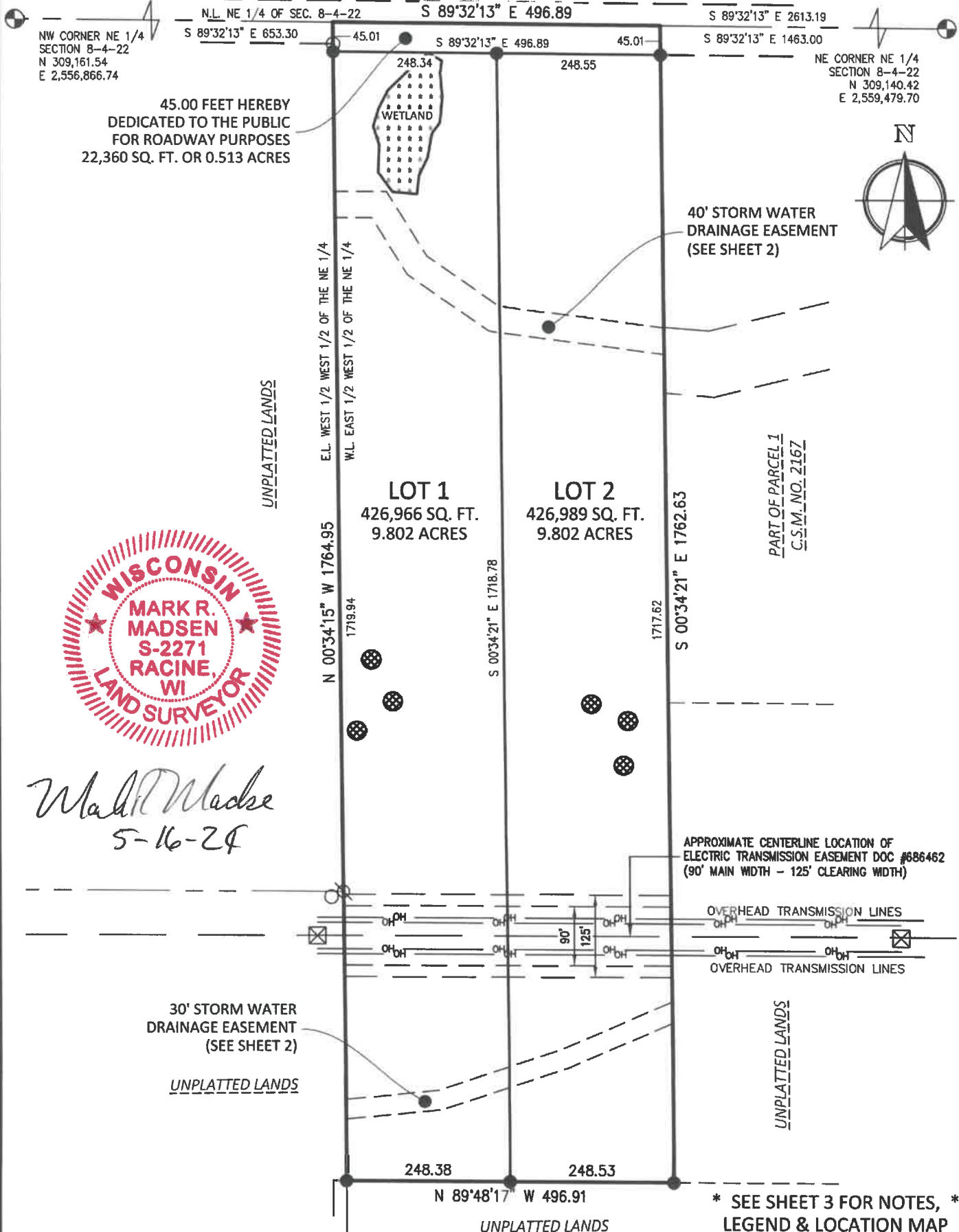
Staff has reviewed the Certified Survey Map and recommends approval subject to the following conditions:

- 1. The Final CSM is submitted and recorded within 1 year of approval by the Village Board.**
- 2. The Village of Caledonia zoning setbacks are shown on the CSM both graphically and listed in writing.**
- 3. The Village Board either approves individual access for each property or a shared access is provided with cross access and maintenance agreements executed and shown graphically on the CSM prior to recording.**
- 4. The drainage easements are verified as being centered on the in-situ drainage swale.**

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 22 EAST
OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF
CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

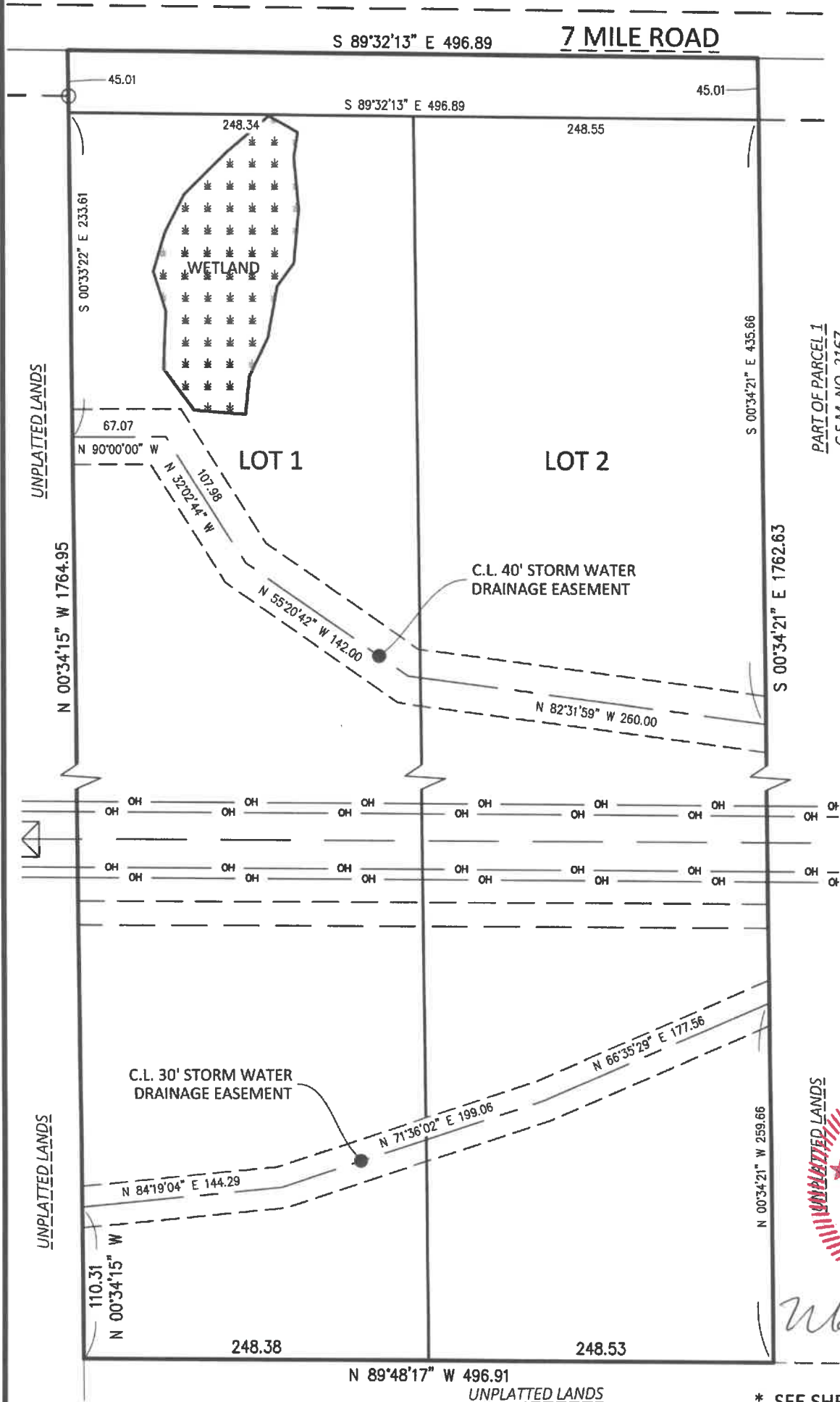
7 MILE ROAD



Mark R. Madsen
5-16-24

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



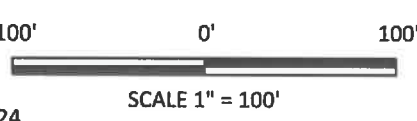
PART OF PARCEL 1
C.S.M. NO. 2167



Mark R. Madsen
5-16-24

* SEE SHEET 3 FOR NOTES, *
LEGEND & LOCATION MAP

mb Nielsen Madsen + Barber
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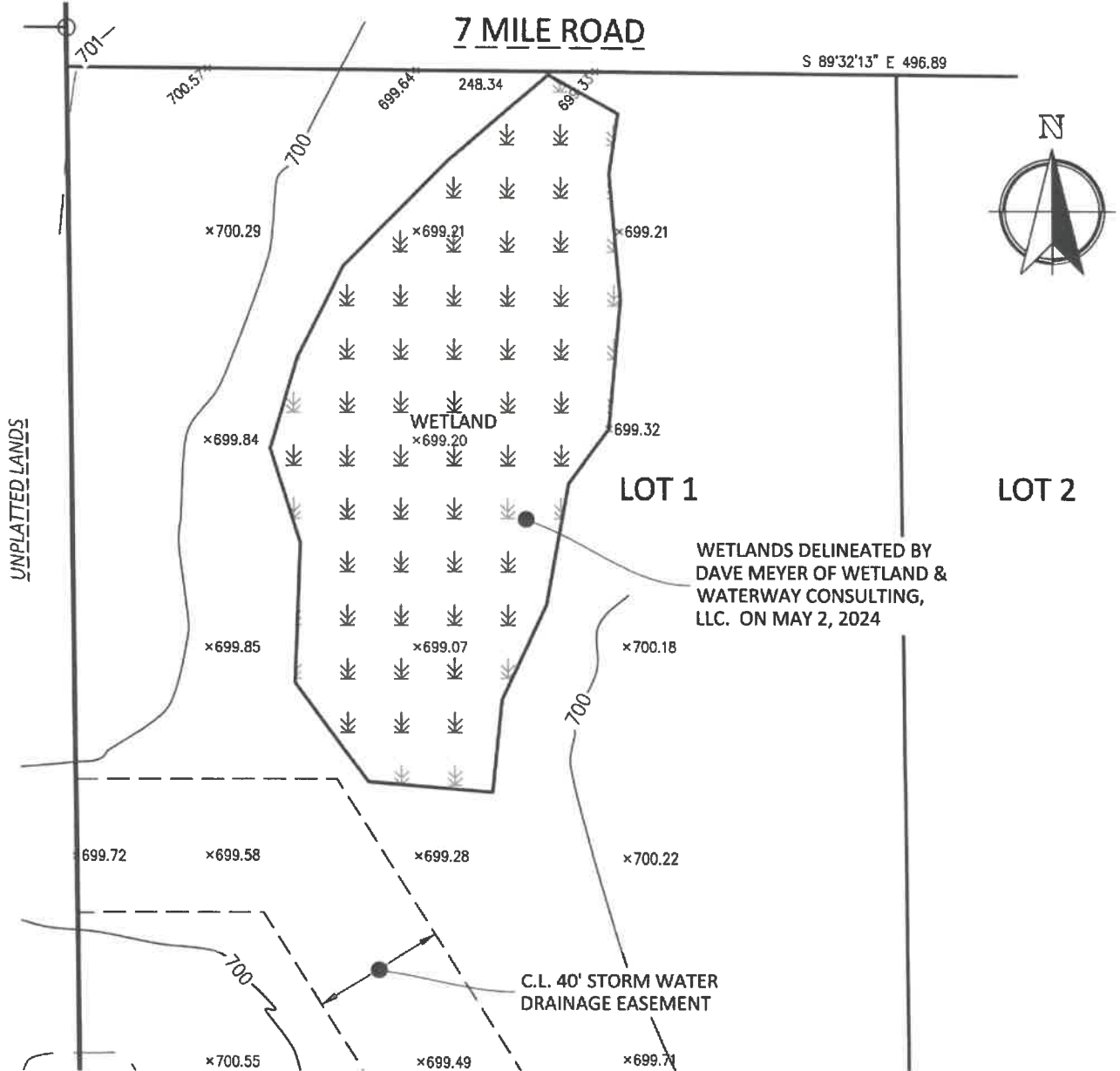


This Instrument was drafted by Mark R. Madsen May 16, 2024

SHEET 2 OF 6
2023.0114.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



ZONING OF PARCELS:
AG-2 AGRICULTURAL DISTRICT

OWNERS/LAND SPLITTERS:
PAUL THOMAS
17 FLORABUNDA CIR, ORANGE CITY, FL 32763
HASAN SALEM
7641 STH 38, CALEDONIA, WI 53108

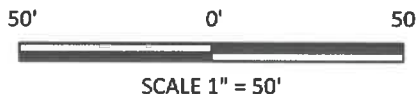
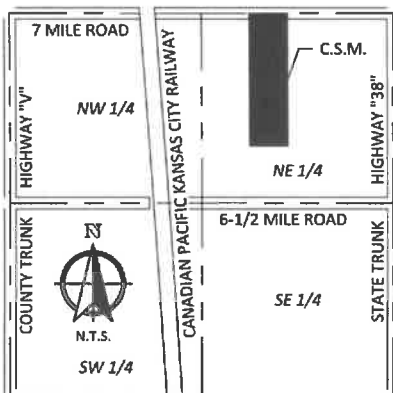
BEARINGS BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1927. THE NORTH LINE OF THE NE 1/4 OF SECTION 8-4-22 WAS ASSUMED TO BEAR N 89°32'13" W.

ALL ELEVATIONS REFER TO NVGD 1929

MONUMENTATION LEGEND

- Ø 5/8" REBAR FOUND
- 3/4" x 24" REBAR - 1.50LBS/LIN FT. SET
- ⊕ CONCRETE MON. W/BRASS CAP FOUND
- ⊗ SOIL BORING

LOCATION MAP - SECTION 8-4-22



mb Nielsen Madsen + Barber
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This Instrument was drafted by Mark R. Madsen May 16, 2024

SHEET 3 OF 6
2023.0114.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of Paul Thomas and Hasan Salem, Owners;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14, Subdivision Regulations, of the Caledonia Municipal Code of Ordinances;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

Part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 4 North, Range 22 East of the fourth Principal Meridian, in the Village of Caledonia, County of Racine, State of Wisconsin, being more particularly bounded and described as follows: Commencing at the Northeast corner of the Northeast 1/4 of said Section 8, run thence North 89°32'13" West, 1463.00 feet along the North line of said Northeast 1/4 to the Northwest corner of Certified Survey Map No. 2167, a map recorded in the office of the Register of Deeds for Racine County, Wisconsin on July 28, 1999 as Document No. 1694964 and the point of beginning of this description; thence South 00°34'21" East, 1762.63 feet along the West line of Parcel 1 of said C.S.M. No. 2167, being parallel with the East line of the Northeast 1/4 of said Section 8, and its extension South to the North line of the South 40 acres of the East 120 acres of said Northeast 1/4; thence North 89°48'17" West, 496.91 feet along the North line of the South 40 acres of the East 120 acres of the Northeast 1/4 of said Section 8, being parallel with the South line of said Northeast 1/4, to the West line of the East 1/2 of the West 1/2 of said Northeast 1/4; thence North 00°34'15" West, 1764.95 feet along the West line of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 8 to the North line of said Northeast 1/4; thence South 89°32'13" East, 496.89 feet along the North line of the Northeast 1/4 of said Section 8 to the point of beginning.

Containing 876,315 square feet or 20.117 acres (853,955 square feet or 19.604 acres when excluding lands to be dedicated to the public therefrom).

May 16, 2024



Mark R. Madsen
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd, Suite 200, Racine, WI 53406
(262) 634-5588



Nielsen Madsen + Barber
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This Instrument was drafted by Mark R. Madsen May 16, 2024

SHEET 4 OF 6
2023.0114.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

I, Paul Thomas, Owner with 1/2 interest, do hereby certify that I have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I further certify that this Certified Survey Map is required to be submitted to the following for approval: The Village Board of the Village of Caledonia.

Dated on this _____ day of _____, 2024.

Paul Thomas

STATE OF _____ }
COUNTY OF _____ } S.S.

Personally came before me this _____ day of _____, 2024, Paul Thomas, to me known to be one of the persons who executed the foregoing instrument and acknowledged the same.

Signature: _____

Notary Public, _____, Wisconsin

My Commission Expires: _____

SEAL



Mark R. Madsen
5-16-24



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
(262)634-5588 | www.nmbosc.net

This Instrument was drafted by Mark R. Madsen May 16, 2024

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

I, Hasan Salem, Owner with 1/2 interest, do hereby certify that I have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I further certify that this Certified Survey Map is required to be submitted to the following for approval: The Village Board of the Village of Caledonia.

Dated on this _____ day of _____, 2024.

Hasan Salem

STATE OF WISCONSIN }
COUNTY OF _____ } S.S.

Personally came before me this _____ day of _____, 2024, Hasan Salem, to me known to be one of the persons who executed the foregoing instrument and acknowledged the same.

Signature: _____

Notary Public, _____, Wisconsin

My Commission Expires: _____

SEAL

VILLAGE OF CALEDONIA CERTIFICATE

Resolved that this Certified Survey Map has been submitted to and approved by the Village Board and hereby APPROVED by the Village on this _____ day of _____, 2024.

Jennifer Olsen, Village Clerk



Mark R. Madsen
5-16-24



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
(262)634-5588 | www.nmbc.net

This Instrument was drafted by Mark R. Madsen May 16, 2024

**RESOLUTION NO. 2024-084
VILLAGE OF CALEDONIA**

A RESOLUTION APPROVING A CONDITIONAL USE AND BUILDING, SITE, AND OPERATION PLAN TO CONSTRUCT A ±10,000 SQUARE-FOOT COMMERCIAL BUILDING FOR THE OPERATION OF A COMMERCIAL TRAILER SALES AND SERVICE BUSINESS WITH OUTDOOR STORAGE AND DISPLAY OF MERCHANDISE FOR THE PARCEL LOCATED ON USH 41, SOUTH OF 6009 USH 41, CALEDONIA TRAILERS LLC, OWNER

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

WHEREAS, Caledonia Trailers LLC, Owner, requested a conditional use and approval of a building, site, and operation plan to construct a ±10,000 square-foot commercial building for the operation of a commercial trailer sales and service business with outdoor storage and display of merchandise for the parcel located on USH 41, directly south of 6009 USH 41, Parcel ID No.: 104-04-22-19-037-000;

WHEREAS, the Village of Caledonia Plan Commission recommended approval of the conditional use with conditions outlined in **Exhibit A** for the following reasons:

1. The proposed use is permitted by conditional use permit in the B-3 Highway Business District through the conditional use review process.
2. The proposed conditional use is in accordance with the purpose and intent of Title 16 of Municipal Code and complies with all its sections.; and

WHEREAS, the Village of Caledonia Plan Commission recommended approval of the building, site, and operation plan for the following reasons:

1. The proposed use is consistent with the conditions of the conditional use permit.
2. The proposed meets the criteria for approval as stated in Sec. 16-4-1 (Required Plans) of Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the requested conditional use and proposed building, site, and operation plan as set forth above, are hereby approved for the same reason set forth above and subject to the conditions recommended by the Plan Commission and set forth herein.

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

VILLAGE OF CALEDONIA

By: _____
Thomas Weatherston
Village President

Attest: _____
Jennifer Olsen
Village Clerk

Exhibit A:

Caledonia Trailers Conditions and Restrictions

Applicant: Caledonia Trailers LLC
Property Address(es): USH 41
Parcel ID No.: 104-04-22-19-037-000

Approved by Plan Commission: June 24, 2024
Approved by Village Board:

1. LEGAL DESCRIPTION

That part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest $\frac{1}{4}$ of said Section; thence North $89^{\circ}22'27''$ East along North line of said $\frac{1}{4}$ Section 147.22 feet to the point of beginning of the lands hereinafter described; thence North $89^{\circ}22'27''$ East continuing along said North line 936.21 feet to a point; thence South $00^{\circ}16'26''$ West 1,127.06 feet to a point; thence South $89^{\circ}20'17''$ West 971.93 feet to a point in the East line of East Frontage Road; thence North $00^{\circ}16'26''$ West along said East line 767.98 feet to a point; thence North $05^{\circ}23'36''$ East continuing along said East line 361.68 feet to the point of beginning. Said lands as described contains 1,089,273 square feet of 25.006 acres.

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 conditional unless modified as set forth herein.

B. The conditional use as set forth in the application, narrative, and concept site plans received December 29, 2021 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions. A precise detailed site plan for the area affected by the conditional use, 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) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) 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

- 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 Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the B-3, Highway Business District, these Conditions and Restrictions, and all applicable sections of Municipal Code.
- B. Operation of a commercial trailers sales and service business with outdoor display of merchandise is permitted.
 - i. Outdoor storage shall be limited to the parking and display of trailers for sale by the business.
 - ii. Trailers for sale shall be located in designated areas as approved by the Plan Commission on June 24, 2024.
- 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.

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.
- B. The site plan shall include parking stalls with an average of no more than 1 stall for each 150 square feet of floor area for this development. Parking stall dimensions shall be in accordance with SEC. 16-12-1(d) of Municipal Code.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with SEC. 16-10-4 of Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the development, per SEC. 16-6-12 Highway Business District, shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft	40 ft	10 ft
Accessory Structure	40 ft	40 ft	10 ft
Parking	15 ft	0 ft	0 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. 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 Public Services Director before permits are issued.

10. FIRE DEPARTMENT APPROVAL

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

11. 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. The site is located within the Caledonia Sewer and Water Service Area, but sanitary sewer and watermain are not available at this time. Due to sanitary sewer and watermain not being available, a declaration of restrictive covenants document will need to be executed by the owner prior to any building permits being issued. All buildings shall connect to public sanitary sewer and water when available.

12. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

13. 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.

14. 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.

15. PERFORMANCE STANDARDS

The applicant must comply with the provisions of SEC. 16-10-4 of Municipal Code related to various performance standards and any conditions established by subsequent conditional use approval.

16. ACCESS

The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.

17. 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.

18. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use 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.

19. AMENDMENTS TO CONDITIONAL USE

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 Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

20. 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.

21. VIOLATIONS & PENALTIES

Any violations of the terms of this conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 22 herein.

Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

22. REVOICATION

Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

23. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors and assigns. Therefore, Caledonia Trailers, LLC; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

24. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
ACH - DELTA DENTAL							
General Fund	498	ACH - DELTA DENTAL	811913	07/01/2024 DELTA DENTAL VISI	07/01/2024	906.72	100-21536-000 Vision Deductions
General Fund	498	ACH - DELTA DENTAL	814798	06/24/2024 DELTA DENTAL CLAI	06/24/2024	2,140.60	100-21534-000 Dental Deductions
Total ACH - DELTA DENTAL:						3,047.32	
ACH - SIMPLIFILE, LC							
Storm Water Utility Fund	768	ACH - SIMPLIFILE, LC	E2676928	STORM SEWER EASEMENT AG	06/25/2024	35.25	502-00-61100 Legal Fees
General Fund	768	ACH - SIMPLIFILE, LC	E2677999	EASEMENT AGREEMENT (INDE	06/04/2024	35.25	100-42-61100 Legal Fees
Total ACH - SIMPLIFILE, LC:						70.50	
ACH - SUPERFLEET							
General Fund	1730	ACH - SUPERFLEET	EJ994061824	FUEL FOR CFD VEHICLES E-12,	06/28/2024	1,129.71	100-35-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:						1,129.71	
ACH - WCA GROUP HEALTH TRUST							
General Fund	9142	ACH - WCA GROUP HEALTH TR	070124	07/01/2024 UMR HEALTH INSUR	06/21/2024	244,825.07	100-21535-000 Health Insurance Deductions
Total ACH - WCA GROUP HEALTH TRUST:						244,825.07	
ACH - WE ENERGIES							
Sewer Utility Fund	380	ACH - WE ENERGIES	5048585663	MEADOW MINIPUMP STATION;	06/06/2024	18.80	501-00-64140 Utilities
Water Utility Fund	380	ACH - WE ENERGIES	5050554763	MAY 2024 GAS & ELECTRIC	06/19/2024	1,180.29	500-00-64140 Utilities
Sewer Utility Fund	380	ACH - WE ENERGIES	5050554763	MAY 2024 GAS & ELECTRIC	06/19/2024	14,139.59	501-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	5050554763	MAY 2024 GAS & ELECTRIC	06/19/2024	236.67	502-00-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5060548813	BILLING PERIOD 5/6/2024 TO 6/	06/24/2024	723.02	100-30-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5060548813	BILLING PERIOD 5/6/2024 TO 6/	06/24/2024	1,037.37	100-35-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5060548813	BILLING PERIOD 5/6/2024 TO 6/	06/24/2024	219.94	100-41-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5060548813	BILLING PERIOD 5/6/2024 TO 6/	06/24/2024	7,258.45	100-43-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5060548813	BILLING PERIOD 5/6/2024 TO 6/	06/24/2024	609.08	100-70-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5060548813	BILLING PERIOD 5/6/2024 TO 6/	06/24/2024	1,301.18	100-90-64290 Street Lighting
Cemetery Fund	380	ACH - WE ENERGIES	5060548813	BILLING PERIOD 5/6/2024 TO 6/	06/24/2024	17.36	220-00-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5062780833	STREET LIGHTS 5/13/2024 TO 6	06/19/2024	11,324.75	100-90-64290 Street Lighting
Total ACH - WE ENERGIES:						38,066.50	
ADVOCATE AURORA HEALTH CARE, INC							
General Fund	157	ADVOCATE AURORA HEALTH C	505CI0004473	Q3 2024 EAP	06/21/2024	967.50	100-13-50220 Health Care
Total ADVOCATE AURORA HEALTH CARE, INC:						967.50	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
AERO COMPRESSED GASES							
General Fund	29	AERO COMPRESSED GASES	485487	OXYGEN FOR MEDICAL USE	07/03/2024	47.50	100-35-64280 Medical Supplies
Total AERO COMPRESSED GASES:						47.50	
AMBULANCE/EMS REFUND VENDOR							
General Fund	9000	AMBULANCE/EMS REFUND VE	24-000166	07/02/2024 AMBULANCE/EMS R	07/02/2024	797.50	100-00-46230 Ambulance/EMS Fees
General Fund	9000	AMBULANCE/EMS REFUND VE	24-000376	07/02/2024 AMBULANCE/EMS R	07/02/2024	722.90	100-00-46230 Ambulance/EMS Fees
Total AMBULANCE/EMS REFUND VENDOR:						1,520.40	
AURORA HEALTH CARE							
General Fund	155	AURORA HEALTH CARE	1203853	05/14/2024 CARDIAC STRESS T	06/23/2024	350.00	100-35-51100 Testing/Physicals
General Fund	155	AURORA HEALTH CARE	1203853	06/14/2024 PREEMPLOYMENT P	06/23/2024	117.00	100-43-51100 Personnel Medical Exams
General Fund	155	AURORA HEALTH CARE	1203853	06/18/2024 EXPANDED PHYSIC	06/23/2024	165.00	100-30-51100 Testing/Physicals
General Fund	155	AURORA HEALTH CARE	1203853	06/21/2024 PREEMPLOYMENT P	06/23/2024	317.00	100-35-51100 Testing/Physicals
Total AURORA HEALTH CARE:						949.00	
BADGER METER INC.							
Water Utility Fund	163	BADGER METER INC.	80161559	BEACON MBL HOSTING SERV	05/29/2024	373.45	500-00-64300 IT Maintenance & Subscriptions
Total BADGER METER INC.:						373.45	
BELLE CITY FIRE & SAFETY							
General Fund	196	BELLE CITY FIRE & SAFETY	59267	MISC. FIRST AID KIT SUPPLIES	06/18/2024	122.90	100-41-64070 Work Supplies
General Fund	196	BELLE CITY FIRE & SAFETY	59275	NITRILE DISPOSABLE GLOVES	06/14/2024	299.25	100-41-64070 Work Supplies
General Fund	196	BELLE CITY FIRE & SAFETY	82802	PD; FIRE EXTINGUISHERS SER	04/24/2024	90.20	100-30-64070 Work Supplies
General Fund	196	BELLE CITY FIRE & SAFETY	82916	PD; FIRE EXTINGUISHERS SER	06/10/2024	130.90	100-30-64070 Work Supplies
Total BELLE CITY FIRE & SAFETY:						643.25	
BJELAJAC & KALLENBACH, LLC							
Water Utility Fund	210	BJELAJAC & KALLENBACH, LL	24115-000D	MAY-24;ATTORNEY SERVICES F	05/31/2024	395.00	500-18738-107 CIP - SUNDANCE HEIGHTS
TID #4 Fund	210	BJELAJAC & KALLENBACH, LL	24115-000D	MAY-24; ATTORNEY SERVICES	05/31/2024	189.60	414-00-61000 Professional Services
Total BJELAJAC & KALLENBACH, LLC:						584.60	
BUSCH TREE EXPERT LLC							
General Fund	9174	BUSCH TREE EXPERT LLC	2480	STUMP GRINDING; 6 LOCATION	06/07/2024	1,804.00	100-41-62100 Contracted Services
Total BUSCH TREE EXPERT LLC:						1,804.00	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-437297	DIESEL EXHAUST FLUID & OTH	06/20/2024	27.98	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-437297	DIESEL EXHAUST FLUID & OTH	06/20/2024	27.98	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	273	BUY RIGHT, INC.	14873-437297	AIR HOSE	06/20/2024	3.33	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-437297	AIR HOSE	06/20/2024	3.33	501-00-63300 Vehicle Repairs & Maintenance
General Fund	273	BUY RIGHT, INC.	438116	COOLANT FOR AC UNIT M-22	06/28/2024	55.36	100-35-63300 Vehicle Repairs & Maintenance
General Fund	273	BUY RIGHT, INC.	438646	OIL DRY	07/03/2024	62.93	100-35-64070 Work Supplies
Total BUY RIGHT, INC.:						180.91	
COMPLETE OFFICE OF WISCONSIN							
General Fund	392	COMPLETE OFFICE OF WISCO	733257	2 DIFFERENT SIZE LABELS FO	07/03/2024	45.73	100-35-64030 Office Supplies
Total COMPLETE OFFICE OF WISCONSIN:						45.73	
CONSERV FS INC.							
General Fund	3962	CONSERV FS INC.	168039	ROUND UP	06/06/2024	96.10	100-70-64070 Work Supplies
General Fund	3962	CONSERV FS INC.	777005058	4000GL UNLEADED GAS	06/30/2024	11,564.00	100-41-63200 Fuel, Oil, Fluids
General Fund	3962	CONSERV FS INC.	777005059	4001 GAL DIESEL	06/30/2024	12,235.06	100-41-63200 Fuel, Oil, Fluids
Total CONSERV FS INC.:						23,895.16	
CORPORATE SYSTEMS							
General Fund	9083	CORPORATE SYSTEMS	00013433	VILLAGE HALL; DOOR STRIKE	04/27/2024	605.00	100-43-64240 Building Repairs & Maintenance
Total CORPORATE SYSTEMS:						605.00	
CUMMINS SALES AND SERVICES							
Sewer Utility Fund	429	CUMMINS SALES AND SERVICE	F6-75866	LIFT STATION GENERATOR AN	05/31/2024	92.55	501-00-63200 Fuel, Oil, Fluids
General Fund	429	CUMMINS SALES AND SERVICE	F6-76280	FULL SERVICE MAINTENANCE	06/28/2024	478.95	100-35-64240 Building Repairs & Maintenance
Total CUMMINS SALES AND SERVICES:						571.50	
D.W. DAVIES & CO							
General Fund	437	D.W. DAVIES & CO	1644441	DC 99	07/03/2024	51.30	100-35-63300 Vehicle Repairs & Maintenance
Total D.W. DAVIES & CO:						51.30	
DORNER COMPANY							
Sewer Utility Fund	551	DORNER COMPANY	511462	SERVICE CALL TO TROUBLESH	06/25/2024	2,128.00	501-00-64250 Equipment Repairs & Maintenan
Total DORNER COMPANY:						2,128.00	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
DP WIGLEY COMPANY							
General Fund	9233	DP WIGLEY COMPANY	242020	WATER SOFTENER PELLETS F	06/28/2024	54.45	100-35-64100 Janitorial Supplies
Total DP WIGLEY COMPANY:						54.45	
EMERGENCY LIGHTING AND ELECTRONICS							
General Fund	9179	EMERGENCY LIGHTING AND EL	220864	#205 REMOVAL AND REINSTALL	06/18/2024	2,500.00	100-30-63300 Vehicle Repairs & Maintenance
Total EMERGENCY LIGHTING AND ELECTRONICS:						2,500.00	
EVERBANK, N.A.							
General Fund	625	EVERBANK, N.A.	9980971	PRINTER/COPIER LEASE PAYM	04/28/2024	117.94	100-90-62300 Office Equipment Rental & Main
Total EVERBANK, N.A.:						117.94	
FRANKSVILLE AUTOMOTIVE LLC							
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	16191	#216 REAR TIRE REPAIR	06/20/2024	37.74	100-30-63300 Vehicle Repairs & Maintenance
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	16204	#217 OIL CHANGE	06/24/2024	59.74	100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:						97.48	
FROEDTERT SOUTH INC.							
General Fund	3857	FROEDTERT SOUTH INC.	07032024	PALS CARDS FOR FD EMPLOY	07/03/2024	320.00	100-35-51300 Education/Training/Conferences
Total FROEDTERT SOUTH INC.:						320.00	
G & F EXCAVATING							
Sewer Utility Fund	687	G & F EXCAVATING	36107	REPAIR PRESSURIZED SEWER	06/04/2024	2,906.25	501-00-64250 Equipment Repairs & Maintenanc
Water Utility Fund	687	G & F EXCAVATING	36108	REPLACE WATER SERVICE @ 3	06/05/2024	11,151.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36122	REPAIR WATER MAIN BREAK @	06/20/2024	4,615.00	500-00-64270 Infrastructure Maintenance
Total G & F EXCAVATING:						18,672.25	
GATEWAY TECHNICAL COLLEGE							
General Fund	703	GATEWAY TECHNICAL COLLEG	29080	ESI II TUITION AND FEES FOR L	06/28/2024	121.46	100-35-51300 Education/Training/Conferences
Total GATEWAY TECHNICAL COLLEGE:						121.46	
GENERAL FIRE EQUIPMENT							
General Fund	3832	GENERAL FIRE EQUIPMENT	151774	BADGES FOR NEW HIRES	07/03/2024	433.23	100-35-64070 Work Supplies
Total GENERAL FIRE EQUIPMENT:						433.23	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
HERMAN PLUMBING INC							
General Fund	9159	HERMAN PLUMBING INC	1442	06/17/2024 PLUMBING INSPECT	06/17/2024	225.00	100-90-62100 Contracted Services
Total HERMAN PLUMBING INC:						225.00	
IMAGE MANAGEMENT LLC							
General Fund	835	IMAGE MANAGEMENT LLC	IMA1307U	APR-MAY 2024; WEBSITE MODI	06/17/2024	1,140.00	100-90-64310 IT Contracted Services
Total IMAGE MANAGEMENT LLC:						1,140.00	
INTERIOR INVESTMENTS LLC							
Capital Projects Fund	9290	INTERIOR INVESTMENTS LLC	188931	PSB; BED RAILS, MARKER BOA	04/16/2024	2,842.69	400-75-65025 PSB-Village Sourced Bldg Impr
Total INTERIOR INVESTMENTS LLC:						2,842.69	
JOHNSON CONTROLS SECURITY SOLUTIONS							
Water Utility Fund	969	JOHNSON CONTROLS SECURI	40256587	7/1/2024 TO 9/30/2024 ; DISTRIC	06/08/2024	311.92	500-00-64150 Communication Services
Sewer Utility Fund	969	JOHNSON CONTROLS SECURI	40256587	7/1/2024 TO 9/30/2024 ; DISTRIC	06/08/2024	311.91	501-00-64150 Communication Services
Total JOHNSON CONTROLS SECURITY SOLUTIONS:						623.83	
KLEMA FEEDS INC.							
General Fund	9329	KLEMA FEEDS INC.	8438	GRASS SEED	06/21/2024	294.40	100-41-64090 Road Maintenance Materials
Total KLEMA FEEDS INC.:						294.40	
KORTENDICK HARDWARE							
General Fund	1096	KORTENDICK HARDWARE	165533	FEBREZE AIR HAWAIIAN AIR FR	05/24/2024	59.08	100-43-64100 Janitorial Supplies
General Fund	1096	KORTENDICK HARDWARE	165533	DISCOUNTS - FEBREZE AIR HA	05/24/2024	-5.00	100-43-64100 Janitorial Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	164957	HOOK TOOL & PIPE WRENCH	04/29/2024	28.78	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	164957	HOOK TOOL & PIPE WRENCH	04/29/2024	28.78	501-00-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	164962	MOTOMIX PRE-MIXED 2-CYCLI	04/29/2024	37.99	100-70-63200 Fuel, Oil, Fluids
General Fund	1096	KORTENDICK HARDWARE	165059	LIQUID CHLORINATOR	05/03/2024	20.97	100-70-64100 Janitorial Services
General Fund	1096	KORTENDICK HARDWARE	165096	POLYURETHANE INSULATING F	05/06/2024	7.19	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165238	TRASH BAGS	05/13/2024	61.16	100-70-64100 Janitorial Services
General Fund	1096	KORTENDICK HARDWARE	165238	SELF LEVELING CONCRETE SE	05/13/2024	19.78	100-70-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	165271	HOOK TOOL, SHOVEL, CLEANO	05/14/2024	33.92	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	165271	HOOK TOOL, SHOVEL, CLEANO	05/14/2024	33.91	501-00-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165295	SPRAY PAINT - RETURN	05/15/2024	-47.94	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165295	SPRAY PAINT - PURCHASE	05/15/2024	31.96	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165474	TAP CONS FOR INSTALLING M	07/01/2024	26.99	100-35-64250 Equipment Repairs & Maintenanc
General Fund	1096	KORTENDICK HARDWARE	165475	RETURN OF TAP CONS FOR SH	07/01/2024	25.19	100-35-64250 Equipment Repairs & Maintenanc
General Fund	1096	KORTENDICK HARDWARE	165510	EXTERIOR PAINT & PRIMER	05/24/2024	39.59	100-70-64070 Work Supplies

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Water Utility Fund	1096	KORTENDICK HARDWARE	165570	ROPE FOR PORTABLE PUMP	05/28/2024	9.00	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	165570	ROPE FOR PORTABLE PUMP	05/28/2024	8.99	501-00-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165610	PAINT THINNER, EXTERIOR PAI	05/30/2024	72.86	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165635	WEED KILLER	05/31/2024	26.98	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165635	TRASH BAGS	05/31/2024	61.16	100-70-64100 Janitorial Services
General Fund	1096	KORTENDICK HARDWARE	165637	DOUBLE HOOK, STORAGE HO	05/24/2024	26.07	100-43-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165637	FEBREZE ODOR ELIMINATOR;	05/24/2024	38.29	100-43-64100 Janitorial Supplies
General Fund	1096	KORTENDICK HARDWARE	165643	RUST-OLEUM SPRAY PAINT	05/31/2024	26.00	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165682	PREMIXED 2-CYCLE FUEL	06/02/2024	37.99	100-70-63200 Fuel, Oil, Fluids
Water Utility Fund	1096	KORTENDICK HARDWARE	165715	ADAPTERS, COUPLERS, & PVC	06/04/2024	15.88	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	165715	ADAPTERS, COUPLERS, & PVC	06/04/2024	15.87	501-00-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165716	POLY ROPE AND GARDEN STA	06/04/2024	10.05	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165733	POLY ROPE AND BYPASS PRU	06/05/2024	26.95	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165735	COGHLAN'S YELLOW TENT PE	06/05/2024	37.73	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	165852	LIQ. PLUMBER; PAPER TOWEL;	06/11/2024	54.83	100-43-64100 Janitorial Supplies
Storm Water Utility Fund	1096	KORTENDICK HARDWARE	166012	4 MILE STORM CELLULAR RTU	06/18/2024	7.19	502-00-64250 Equipment Repairs & Maintenanc
Water Utility Fund	1096	KORTENDICK HARDWARE	166066	WASHER, WIPES, COUPLHOSE	06/20/2024	9.89	500-00-64100 Janitorial Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	166066	WASHER, WIPES, COUPLHOSE	06/20/2024	9.90	501-00-64100 Janitorial Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	166066	WASHER WIPES	06/20/2024	5.84	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	166066	WASHER, WIPES, COUPLHOSE	06/20/2024	5.83	501-00-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	166070	PAPER TOWEL HOLDER FOR KI	06/28/2024	36.08	100-35-64100 Janitorial Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	166099	SPEED CONTROLS FOR OFFIC	06/21/2024	17.08	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	166099	SPEED CONTROLS FOR OFFIC	06/21/2024	17.08	501-00-64240 Building Repairs & Maintenance
General Fund	1096	KORTENDICK HARDWARE	166114	DHWASHER DETERGENT FOR	06/28/2024	9.89	100-35-64100 Janitorial Supplies
General Fund	1096	KORTENDICK HARDWARE	166115	DISHWASHER DETERGENT FO	06/28/2024	6.29	100-35-64100 Janitorial Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	166133	PADLOCK KEYS	06/24/2024	5.73	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	166133	PADLOCK KEYS	06/24/2024	5.73	501-00-64240 Building Repairs & Maintenance
General Fund	1096	KORTENDICK HARDWARE	166248	PAINT FOR HAND TOOLS E-12,	06/28/2024	11.98	100-35-64250 Equipment Repairs & Maintenanc
General Fund	1096	KORTENDICK HARDWARE	166266	PAINT AND MASKING TAPE FOR	07/03/2024	23.21	100-35-64070 Work Supplies
Total KORTENDICK HARDWARE:						1,042.72	
MACQUEEN EQUIPMENT							
Water Utility Fund	9334	MACQUEEN EQUIPMENT	P34354	SWIVEL JOINTS	06/18/2024	553.10	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	9334	MACQUEEN EQUIPMENT	P34354	SWIVEL JOINTS	06/18/2024	184.36	501-00-63300 Vehicle Repairs & Maintenance
Total MACQUEEN EQUIPMENT:						737.46	
MAYER REPAIR							
General Fund	1260	MAYER REPAIR	20830s	BRAKE REPAIR FOR E-11	07/03/2024	6,461.95	100-35-63300 Vehicle Repairs & Maintenance
Total MAYER REPAIR:						6,461.95	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
MEDPRO MIDWEST GROUP							
General Fund	1268	MEDPRO MIDWEST GROUP	00021570	QUARTERLY BILLING COT MAIN	07/03/2024	360.00	100-35-62100 Contracted Services
Total MEDPRO MIDWEST GROUP:						360.00	
MENARDS RACINE							
General Fund	1281	MENARDS RACINE	88258	FRAMING LUMBER	06/05/2024	16.44	100-70-64070 Work Supplies
General Fund	1281	MENARDS RACINE	88804	FRAMING LUMBER	06/14/2024	10.22	100-70-64070 Work Supplies
General Fund	1281	MENARDS RACINE	88805	FRAMING LUMBER	06/14/2024	38.44	100-70-64070 Work Supplies
General Fund	1281	MENARDS RACINE	88806	RETURN; FRAMING LUMBER	06/14/2024	-10.22	100-70-64070 Work Supplies
Total MENARDS RACINE:						54.88	
NASSCO, INC.							
General Fund	1371	NASSCO, INC.	6433912	TISSUE & TOILET PAPER - PD	06/07/2024	211.64	100-43-64100 Janitorial Supplies
General Fund	1371	NASSCO, INC.	6433913	TISSUE, BOWL CLEANER, TOIL	06/07/2024	265.70	100-43-64100 Janitorial Supplies
General Fund	1371	NASSCO, INC.	6434641	JUMBO BATH TISSUE - VILLAG	06/11/2024	45.49	100-43-64100 Janitorial Supplies
Total NASSCO, INC.:						522.83	
NATURE SCAPE LAWN AND LANDSCAPE							
General Fund	9124	NATURE SCAPE LAWN AND LA	GORNEY 2024	2024 WEED APPLICATION 1	04/26/2024	638.00	100-70-62700 Grounds Service
Total NATURE SCAPE LAWN AND LANDSCAPE:						638.00	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	46074	JULY-24; OFFICE ANYWHERE	06/03/2024	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	46074	JULY-24; OFFICE ANYWHERE	06/03/2024	300.00	501-00-64300 IT Maintenance & Subscriptions
Total NETWORK SPECIALIST OF RACINE, INC.:						600.00	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	10014 DUANE	Q2-24; PURCHASED WATER	07/01/2024	32,585.56	500-00-62550 Purchased Water
Water Utility Fund	1423	OAK CREEK WATER UTILITY	11100 S CHICA	Q2-24; PURCHASED WATER &	07/01/2024	98,929.24	500-00-62550 Purchased Water
Water Utility Fund	1423	OAK CREEK WATER UTILITY	11100 S CHICA	Q2-24; PURCHASED WATER &	07/01/2024	19,239.37	500-00-64180 Public Fire Protection
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5354	JUN-24; WATER TESTS	06/10/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5356	JUN-24; WATER TESTS	06/18/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	8846 NICHOLS	Q2-24; PURCHASED WATER	07/01/2024	10,134.03	500-00-62550 Purchased Water
Total OAK CREEK WATER UTILITY:						161,618.20	
ONTECH SYSTEMS, INC							
General Fund	1071	ONTECH SYSTEMS, INC	93042	JUN-24; MONTHLY IT MANAGED	06/30/2024	3,729.00	100-90-64300 IT Maintenance & Subscriptions

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
General Fund	1071	ONTECH SYSTEMS, INC	93190	JUN-24; DIRECT IT TICKET SUP	06/30/2024	7,835.82	100-90-64310 IT Contracted Services
General Fund	1071	ONTECH SYSTEMS, INC	93347	JUN-24; DIRECT IT SUPPORT; P	06/30/2024	65.00	100-90-64310 IT Contracted Services
Total ONTECH SYSTEMS, INC:						11,629.82	
PATS SERVICES INC.							
General Fund	1462	PATS SERVICES INC.	A-267754	MAY-24; PORTA TOILET FOR TR	06/28/2024	120.00	100-35-62100 Contracted Services
Total PATS SERVICES INC.:						120.00	
PAYNE & DOLAN, INC.							
General Fund	1474	PAYNE & DOLAN, INC.	10-00010772	125.89TNS TB; SHOULDER MAT	06/27/2024	1,636.56	100-41-64090 Road Maintenance Materials
Total PAYNE & DOLAN, INC.:						1,636.56	
POMPS TIRE SERVICE							
General Fund	1517	POMPS TIRE SERVICE	160152337	TRACTOR TIRE	06/26/2024	291.11	100-41-63300 Vehicle Repairs & Maintenance
Total POMPS TIRE SERVICE:						291.11	
POTTERS INDUSTRIES, INC.							
General Fund	1521	POTTERS INDUSTRIES, INC.	91425140	SAFETY BEADS FOR PAINT ST	05/13/2024	9,200.00	100-41-64090 Road Maintenance Materials
Total POTTERS INDUSTRIES, INC.:						9,200.00	
PRUITT, EKES & GEARY, SC							
Sewer Utility Fund	1534	PRUITT, EKES & GEARY, SC	3348	MAY-24; ATTORNEY SERVICES	06/06/2024	702.00	501-00-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	SEWER & WATER AGREEMENT	07/03/2024	1,998.00	100-90-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	COOPERATIVE BOUNDARY AG	07/03/2024	180.00	100-90-61100 Legal Fees
TID #4 Fund	1534	PRUITT, EKES & GEARY, SC	3365	HINTZ BIOSOLIDS CUP/LUP AP	07/03/2024	198.00	414-23163-003 Hintz Biosolids Building
TID #4 Fund	1534	PRUITT, EKES & GEARY, SC	3365	TAX INCREMENTAL FINANCING	07/03/2024	270.00	414-00-61000 Professional Services
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	TID 4 - PAD F TID	07/03/2024	306.00	100-23163-043 Scannel Properties 499-DeBack
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	TID 5 - WATER'S EDGE	07/03/2024	648.00	100-23163-033 CARDINAL CAPITAL- CCM/D. LYON
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	TID 5 - THE GLEN AT WATERS E	07/03/2024	342.00	100-23163-077 Glen At Waters Edge/6020 Erie
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	DOUGLAS AVE. TID 6	07/03/2024	360.00	100-90-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	BEAR/NEWPORT DEVELOPME	07/03/2024	180.00	100-23163-096 Bear/Newport
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	ASHLEY CAPITAL - SOUTH HILL	07/03/2024	2,988.00	100-23163-109 Ashley Capital
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	ORDINANCES, RESOLUTIONS	07/03/2024	756.00	100-90-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	DEMAND LETTERS AND ORDIN	07/03/2024	342.00	100-90-61100 Legal Fees
General Fund	1534	PRUITT, EKES & GEARY, SC	3365	OPINIONS/LEGAL INTERPRETA	07/03/2024	1,939.40	100-90-61100 Legal Fees
Total PRUITT, EKES & GEARY, SC:						11,209.40	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
PUBLIC ADMINISTRATION ASSOCIATES, LLC							
General Fund	9339	PUBLIC ADMINISTRATION ASS	C-88-24	PROGRESS BILLING; VILLAGE	07/01/2024	5,500.00	100-90-62100 Contracted Services
Total PUBLIC ADMINISTRATION ASSOCIATES, LLC:						5,500.00	
RACINE COUNTY ECONOMIC DEVELOPMENT CORP.							
TID #4 Fund	1554	RACINE COUNTY ECONOMIC D	2029	Q1-2024 ANNUAL CONTRACT	02/14/2024	5,441.65	414-00-61400 Economic Development Services
TID #5 Fund	1554	RACINE COUNTY ECONOMIC D	2029	Q1-2024 ANNUAL CONTRACT	02/14/2024	1,295.64	415-00-61400 Economic Development Services
TID #3 Fund	1554	RACINE COUNTY ECONOMIC D	2029	Q1-2024 ANNUAL CONTRACT	02/14/2024	4,534.71	413-00-61400 Economic Development Services
Total RACINE COUNTY ECONOMIC DEVELOPMENT CORP.:						11,272.00	
RACINE COUNTY TREASURER							
General Fund	1561	RACINE COUNTY TREASURER	333032	SEPTIC TANK SERVICE CHARG	07/03/2024	10.00	100-70-64240 Building Repairs & Maintenance
Total RACINE COUNTY TREASURER:						10.00	
RACINE FIRE BELLS							
General Fund	1825	RACINE FIRE BELLS	62024-1	REHAB SUPPLIES FOR HOUSE	06/28/2024	250.00	100-35-51300 Education/Training/Conferences
Total RACINE FIRE BELLS:						250.00	
RACINE WATER & WASTEWATER UTILITIES							
Water Utility Fund	1574	RACINE WATER & WASTEWATE	2758582	Q2-24; PURCHASED WATER	07/01/2024	394,643.78	500-00-62550 Purchased Water
Water Utility Fund	1574	RACINE WATER & WASTEWATE	2758582	Q2-24; PURCHASED WATER	07/01/2024	49,250.00	500-00-64180 Public Fire Protection
Total RACINE WATER & WASTEWATER UTILITIES:						443,893.78	
RAY HINTZ INC.							
Water Utility Fund	1592	RAY HINTZ INC.	65306	4 YARDS PTS X3	06/11/2024	324.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1592	RAY HINTZ INC.	65311	3 YARDS PTS	06/14/2024	81.00	500-00-64270 Infrastructure Maintenance
Total RAY HINTZ INC.:						405.00	
REINDERS							
General Fund	9079	REINDERS	1961909-00	STRAW BLANKETS, STAPLES	08/16/2080	1,025.36	100-41-64090 Road Maintenance Materials
Total REINDERS:						1,025.36	
RELIABLE DOOR AND DOCK, INC.							
Capital Projects Fund	9303	RELIABLE DOOR AND DOCK, IN	145324-20240	LED LIGHTING NEAR FIRE BAY	06/24/2024	20,000.00	400-75-65025 PSB-Village Sourced Bldg Impr

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total RELIABLE DOOR AND DOCK, INC.:						20,000.00	
RELIANT FIRE APPARATUS, INC.							
General Fund	1619	RELIANT FIRE APPARATUS, INC	CI1007939	MOUNTING BRACKET FOR Q10	06/28/2024	14.58	100-35-63300 Vehicle Repairs & Maintenance
Total RELIANT FIRE APPARATUS, INC.:						14.58	
REVERE ELECTRIC							
Sewer Utility Fund	1629	REVERE ELECTRIC	S5151163.001	POWER SUPPLY FOR WIND ME	06/17/2024	657.25	501-00-64250 Equipment Repairs & Maintenanc
Total REVERE ELECTRIC:						657.25	
ROSE PEST SOLUTIONS							
General Fund	1701	ROSE PEST SOLUTIONS	3701730	JUNE 24; PEST CONTROL - FIR	06/04/2024	78.00	100-43-62100 Contracted Services
General Fund	1701	ROSE PEST SOLUTIONS	3733934	PEST CONTROL - PSB - INITIAL	06/25/2024	515.00	100-43-62100 Contracted Services
Total ROSE PEST SOLUTIONS:						593.00	
ROSS LANDCARE							
General Fund	1945	ROSS LANDCARE	4282	TOP SOIL	06/30/2024	396.00	100-41-64090 Road Maintenance Materials
Total ROSS LANDCARE:						396.00	
SALERNO HOMES							
General Fund	1736	SALERNO HOMES	2022-572	4400 RUBY AVE. SITE RESTORA	07/02/2024	1,000.00	100-23160-000 Clean-Up Bonds
Total SALERNO HOMES:						1,000.00	
SHRED-IT USA							
General Fund	1800	SHRED-IT USA	8007249124	MAY 2024 - ON SITE SHRED C	05/25/2024	24.29	100-43-62100 Contracted Services
Total SHRED-IT USA:						24.29	
SME SEASONAL SERVICES LLC							
General Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - VILLAGE HALL (4/24/	06/02/2024	2,400.00	100-43-62100 Contracted Services
General Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - CRAWFORD PARK (4	06/02/2024	2,400.00	100-70-62700 Grounds Service
Cemetery Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - CALEDONIA CEMET	06/02/2024	2,880.00	220-00-62700 Grounds Services
General Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - CHAPLA PARK (4/29/	06/02/2024	900.00	100-70-62700 Grounds Service
General Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - GORNEY PARK (4/29	06/02/2024	3,000.00	100-70-62700 Grounds Service
General Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - LINWOOD PARK (4/3	06/02/2024	900.00	100-70-62700 Grounds Service
General Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - MAPLE PARK (4/29/2	06/02/2024	600.00	100-70-62700 Grounds Service
General Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - NICHOLSON WILDLI	06/02/2024	750.00	100-70-62700 Grounds Service

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
General Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - OTHER --7209 DOUG	06/02/2024	450.00	100-43-62100 Contracted Services
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING -HWY 31/32 CHANNEL	06/02/2024	540.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - MAR-KAY POND (5/1	06/02/2024	900.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - CAMELOT MEADOW	06/02/2024	120.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - COUNTRY VIEW INT	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - BATTEN FIELD AIRP	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - NORTH WISCONSIN	06/02/2024	240.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - EDGAR TERRACE -	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - TABOR ROAD NORT	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - TABOR ROAD SOUT	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - CRESTVIEW PARK C	06/02/2024	300.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - 5 1/2 MILE ROAD O	06/02/2024	450.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - PIONEER TRAILS D	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - KNAPP ENGRAVING	06/02/2024	420.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - KLEMA DITCH (5/16/	06/02/2024	900.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - KLEMA DITCH (5/16/	06/02/2024	90.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - TURTLE CREEK WE	06/02/2024	18.00	502-00-64260 Grounds Repairs & Maintenance
Total SME SEASONAL SERVICES LLC:						20,418.00	
SOUND SPECIALTY COMPANY, INC.							
Capital Projects Fund	1817	SOUND SPECIALTY COMPANY, I	2927	24-010; VILLAGE BOARD IPAD R	06/24/2024	2,375.00	400-90-65160 Video System
Capital Projects Fund	1817	SOUND SPECIALTY COMPANY, I	2956	24-010; BOARD ROOM VIDERO	06/24/2024	3,177.00	400-90-65160 Video System
Total SOUND SPECIALTY COMPANY, INC.:						5,552.00	
ST. CATHERINE'S HIGH SCHOOL							
General Fund	9340	ST. CATHERINE'S HIGH SCHOO	7003262 DEP	RETURN OF 2024 PARK USE A	07/02/2024	656.00	100-00-46752 Parks Sport Revenue
Total ST. CATHERINE'S HIGH SCHOOL:						656.00	
STATE OF WISCONSIN							
General Fund	1861	STATE OF WISCONSIN	JUNE 2024	JUNE 2024 COURT FINES	07/03/2024	9,128.75	100-00-45110 Muni Court Fines
Total STATE OF WISCONSIN:						9,128.75	
STREICHERS							
General Fund	1895	STREICHERS	I1705046	OFFICER GONZALEZ VEST	06/18/2024	1,000.00	100-30-50290 Other Personnel Benefits
Total STREICHERS:						1,000.00	
STRUCKN DESIGN							
Capital Projects Fund	9199	STRUCKN DESIGN	2008	#209 REPLACEMENT GRAPHIC	06/18/2024	456.75	400-30-65040 Equipment-Vehicles

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total STRUCKN DESIGN:						456.75	
SUCCESS PLUMBING, INC.							
General Fund	1904	SUCCESS PLUMBING, INC.	035222	REPLACE LEAKING VALVE 6900	07/02/2024	146.63	100-35-64240 Building Repairs & Maintenance
General Fund	1904	SUCCESS PLUMBING, INC.	035226	REMOUNT CRAWFORD SHELTE	06/24/2024	190.08	100-70-64240 Building Repairs & Maintenance
Total SUCCESS PLUMBING, INC.:						336.71	
TOTAL ENERGY SYSTEMS LLC							
Sewer Utility Fund	1999	TOTAL ENERGY SYSTEMS LLC	INV120947	GENERATOR REPAIR - WIND P	06/12/2024	3,349.18	501-00-64250 Equipment Repairs & Maintenanc
TOTAL ENERGY SYSTEMS LLC:						3,349.18	
UNIFIRST CORPORATION							
General Fund	2035	UNIFIRST CORPORATION	1470049330	JUN-24; COVERALLS & RAGS	06/19/2024	124.67	100-41-62100 Contracted Services
General Fund	2035	UNIFIRST CORPORATION	1470050133	JUN-24; COVERALLS & RAGS	06/25/2024	124.67	100-41-62100 Contracted Services
General Fund	2035	UNIFIRST CORPORATION	1470050908	JUL-24; COVERALLS & RAGS	07/01/2024	124.67	100-41-62100 Contracted Services
Total UNIFIRST CORPORATION:						374.01	
WESTERN CULVERT & SUPPLY INC.							
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	070648	CULVERT PIECES AND BANDS	06/19/2024	17,194.40	502-00-65151 Culvert Replacements
Total WESTERN CULVERT & SUPPLY INC.:						17,194.40	
WISCONSIN DOCUMENT IMAGING							
General Fund	9249	WISCONSIN DOCUMENT IMAGI	253404	PRINTER TONER	06/27/2024	75.69	100-32-64030 Office Supplies
Water Utility Fund	9249	WISCONSIN DOCUMENT IMAGI	253734	JUN-24; PRINTER/COPIER USE	06/28/2024	63.19	500-00-64060 Copying & Printing
Sewer Utility Fund	9249	WISCONSIN DOCUMENT IMAGI	253734	JUN-24; PRINTER/COPIER USE	06/28/2024	63.18	501-00-64060 Copying & Printing
General Fund	9249	WISCONSIN DOCUMENT IMAGI	253734	JUN-24; PRINTER/COPIER USE	06/28/2024	729.27	100-90-62300 Office Equipment Rental & Main
Total WISCONSIN DOCUMENT IMAGING:						931.33	
WISCONSIN HUMANE SOCIETY							
General Fund	2180	WISCONSIN HUMANE SOCIETY	2995	ANIMAL SHELTER CONTRACT -	06/01/2024	1,270.00	100-90-62500 Animal Control Contract
Total WISCONSIN HUMANE SOCIETY:						1,270.00	
<u>PAYMENT TOTALS BY FUND</u>							
Grand Totals:						1,100,780.45	
Capital Projects Fund						\$ 28,851.44	
Cemetery Fund						\$ 2,897.36	
General Fund						\$ 383,462.71	
Sewer Utility Fund						\$ 25,010.47	
Storm Water Utility Fund						\$ 23,611.51	
TID #3 Fund						\$ 4,534.71	
TID #4 Fund						\$ 6,099.25	
TID #5 Fund						\$ 1,295.64	
Water Utility Fund						\$ 625,017.36	
TOTALS						\$1,100,780.45	