

**VILLAGE BOARD MEETING AGENDA**  
**Tuesday, October 8, 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 – September 24, 2024
5. **Presentation:**
  - A. **Bear Development:** Concept Plan for the Proposed Thomas Farm Subdivision
6. **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.
7. **Ordinances and Resolutions**
  - A. **Resolution 2024-100** – Approving a Concept Plan for the Proposed Thomas Farm Subdivision to Establish the Base Development Yield and Density and to Approve the Waivers of Ordinance 14-3-4(c)(4)(b)(ii) And 14-3-5(b) on Parcel ID Nos. 104-04-23-17-077-000 & 104-04-23-17-081-000 (*Plan 9/30/24, no recommendation*)
  - B. **Resolution 2024-101** – Authorizing the Village of Caledonia to Reject Bids for the STH 31 Sanitary Laterals Project
  - C. **Resolution 2024-102** – A Resolution Approving a revision of the Village of Caledonia Wage Scale (*CoW 9/24/24, closed session*)
  - D. **Resolution 2024-103** – Approving the Sale of Approximately \$9,495,000 General Obligation Promissory Notes, Series 2024A
  - E. **Resolution 2024-104** – Approving Certified Survey Map # \_\_\_\_\_; – Parcel ID 104-04-22-28-041-000 Located in the SE ¼ of Section 28, T4N, R22E, Village of Caledonia, Racine County, WI – Owner – Holding Farms, LLC Applicant – James Holding (*Plan 9/30/24, 5-0*)
  - F. **Resolution 2024-105** – Approving a Site, Building, & Operation Plan to Construct a ±504 Square-Foot Expansion of the Ground Equipment Area for the Operation of an Existing Telecommunications Tower Located at 8451 USH 41, Village of Caledonia, Racine County, WI, Bailly Mcgrew, Applicant, American Transmission Company, Owner (*Plan 9/30/24, 5-0*)
  - G. **Ordinance 2024-14** – To Create 2-3-3 Establishing the Compensation for Members of the Village Board Approving (*CoW 9/24/24, closed session*)
8. **New Business**
  - A. Approval of A/P checks
  - B. [2025 Budget Review](#)
9. **Closed Session**
  - A. The Village Board will take up a motion to go into CLOSED SESSION, pursuant to s. 19.85(1)(e), Wis. Stat., deliberating or negotiating the purchasing of public properties, the investing

of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, **specifically:** to discuss the offer to purchase received by the Village for 6040 Douglas Avenue; and pursuant to Sec. 19.85(1)(g), Wis. Stat., conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, **specifically:** to discuss the following US District Court, E.D. of Wisconsin, Case No. 24-CV-861 Robert Carradine v. Racine Police Dept., Caledonia Police Dept., Racine Sheriff Office; and a proposed agreement to resolve the Racine County Circuit Court Case Number 24-CV-0727 - Village of Caledonia v. Kristie Kapke and Mark Mikorski.

- B. The Village Board reserves the right to go back into OPEN SESSION, and possibly take action on the items discussed during the closed session and to move to the remaining items on the agenda.
- C. **Resolution 2024-106** – Authorizing the Acceptance of an Offer to Purchase of a Parcel of Land with Parcel No. 104-04-23-18-300-230, Located at the Corner of Five Mile Road and Douglas Avenue in the Amount of \$630,000.00

10. **Continuing Business**  
None

11. **Adjournment**

## Village Board Meeting Minutes September 24, 2024

### 1 - Order

President Weatherston called the Village Board meeting to order at 6:03 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 Stillman, Trustee Martin, Trustee Lambrecht, Trustee McManus, Trustee Pierce, and Trustee Wishau

**EXCUSED:** 0

**STAFF:** Interim Administrator/Police Chief Christopher Botsch, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Finance Director Wayne Krueger, Development Director Peter Wagner, Fire Chief Jeff Henningfeld, Village Attorney Elaine Ekes, Clerk Jennifer Olsen and Deputy Clerk Norgie Montes De Oca-Metzinger

### 4 – Approval of Minutes

**Motion by** Trustee Pierce to approve the minutes of the September 10, 2024 Village Board meeting, seconded by Trustee Wishau. **The motion carried 7-0.**

### 5 – Public Comment

The following people appeared to speak before the Board:

None

### 6 – Ordinances and Resolutions

A. **Ordinance 2024-13 – Amending Title 7, Chapter 2 Fermented Malt Beverages and Intoxicating Liquor to include a Producer Full-Service Retail License**

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

B. **Resolution 2024-096 – Approving the Transfer of Funding from a Fire Department Salary Account to a Capital Account to Purchase Fire Hose and a Respirator Fit Tester (CoW 9/10/24, 7-0)**

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

C. **Resolution 2024-097 – Approving the Transfer of Funding from a Police Department Salary Account to a Capital Account to Purchase Axon Enterprise Body Worn Cameras and Squad Cameras (CoW 9/10/24, 7-0)**

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

**D. Resolution 2024-098 – Approving a Temporary Change of Polling Place for the November 21, 2024 Special Primary and December 19, 2024 Special Election**

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

**E. Resolution 2024-099 – Approving the Predevelopment Agreement for the Holding Certified Survey Map for Property Located at 4238 Nicholson Road**

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

**7 - 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 US Bank List**

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

**C. Discussion and possible action on Compensation for Police Chief**

**Motion by** Trustee Pierce to increase the Police Chief's annual salary by adding 5% of the 10% stipend he received for taking on the role of the Interim Administrator and in recognition of his additional responsibilities effective Sept. 15<sup>th</sup>, seconded by Trustee McManus. **Motion carried 7-0.**

**8 – Continuing Business**

None

**9 – Adjournment**

President Weatherston adjourned the meeting at 6:14 p.m.

*Respectfully submitted:  
Jennifer Olsen  
Village Clerk*

**RESOLUTION NO. 2024-100  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A CONCEPT PLAN FOR THE PROPOSED THOMAS  
FARM SUBDIVISION TO ESTABLISH THE BASE DEVELOPMENT YIELD AND  
DENSITY AND TO APPROVE THE WAIVERS OF ORDINANCE 14-3-4(c)(4)(b)(ii)  
AND 14-3-5(b) ON PARCEL ID NUMBERS  
104-04-23-17-077-000 AND 104-04-23-17-081-000**

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

**WHEREAS**, the applicant, Bear Development LLC on behalf of the Owner, Thomas Tree Plantation LLC, has submitted a Concept Plan, **Exhibit A**, for the Thomas Farm Subdivision to the Village for consideration with a proposed base development yield of 3.46 units per acre based upon a future rezoning of the parcel of land to R-5 and a future Land Use Plan Amendment to go from Low Density to Medium Density Residential; and

**WHEREAS**, after Staff review of the first Concept Plan submitted for the August 26, 2024 Plan Commission Meeting, the Planning Department prepared a report and attached hereto as **Exhibit B** and incorporated herein by reference. The report provides background information and recommended conditional approval of the concept plan (with a private access road) to establish the base development yield of 3.64 units/acre subject to a series of conditions based on the limited information along with waivers of the 40% Open Space requirement and conservation easement requirement for plats proposed within the sewer and water service area (Sections 14-3-4(c)(4)(b)(ii) and 14-3-5(b) of the Code of Ordinance) for an infill development in order to meet the proposed base development yield; and

**WHEREAS**, the Village Plan Commission, on August 26, 2024, recommended the item be tabled until next month's meeting to allow the developer time to work with the residents on the layout and make modifications to reduce the number of lots and eliminate the private drive; and

**WHEREAS**, the Developer hosted a meeting with the abutting property owners prior to the September 30, 2024 Plan Commission meeting and resubmitted a new concept plan, **Exhibit C**, that eliminated the private drive (which created rear loaded lots along 5 Mile Road) and reduced the overall lots from 64 lots to 62 lots. They created additional Right-of-Way that reduced the lots that had driveway access onto 5 Mile Road and increased their average lot size to a size very similar to neighboring subdivisions; and

**WHEREAS**, the Village Engineer prepared a memo dated September 17, 2024, hereafter **Exhibit D**, for the Village Plan Commission highlighting the differences in the Concept Plans and also recommended conditional approval of both waivers described above resulting in approximately 21% of Common Open Space and approved the Thomas Farm Subdivision Concept Plan density of 3.46 dwelling units per acre based on the limited information and subject to the conditions and recommendations set forth in the Village Engineer's Memo (**Exhibit D**); and

**WHEREAS**, on September 30, 2024, the Plan Commission recommended the Concept Plan go to the Village Board without any recommendation; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the Concept Plan, as proposed in **Exhibit C**, to establish the base development yield subject to a series of 20 conditions along with waivers of the 40% Open Space requirement and conservation easement requirement in the sewer and water service area (Sections 14-3-4(c)(4)(b)(ii) and 14-3-5(b) of the Code of Ordinance) allowing a reduction in Common Open Space to 21% based upon the limited information received to date, is hereby approved for the reasons and requirements set forth in **Exhibit D**, and in compliance with all other applicable Village Ordinances; and

**NOW BE IT FURTHER RESOLVED**, that based upon the waivers granted herein, the Base Development Yield of 3.46 units per acre (Density) as proposed in **Exhibit C**, based upon the limited information received to date, is hereby approved for the reasons and requirements set forth in **Exhibit D** and contingent upon the property owner applying for rezoning the parcels to R-5 and a Land Use Plan Amendment to Medium Density, which requires a public hearing and further consideration by the Village Board in compliance with Village Ordinance.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of October, 2024.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Thomas Weatherston  
Village President

Attest: \_\_\_\_\_  
Jennifer Olsen  
Village Clerk

**ZONING:**

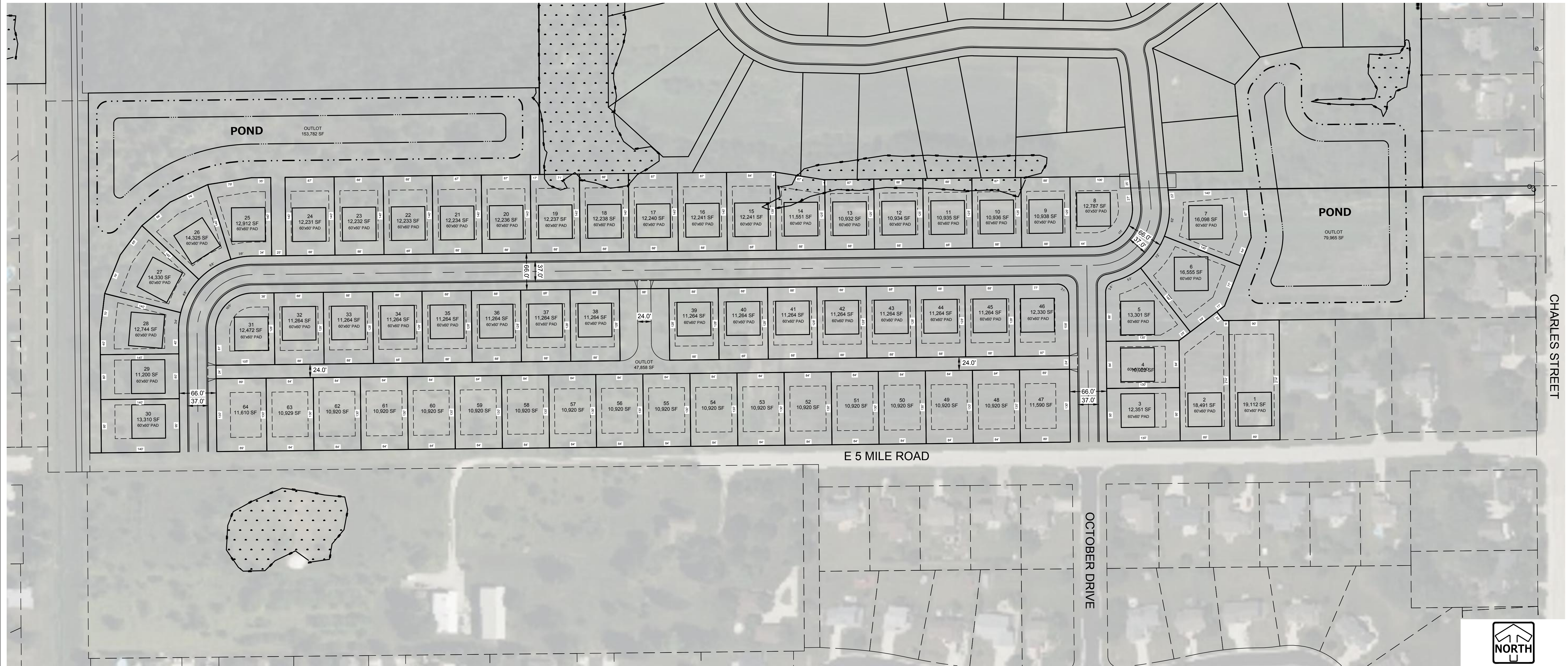
PROPOSED ZONING: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT  
MINIMUM LOT WIDTH: 75 FEET  
MINIMUM LOT AREA: 10,890 SF  
MAXIMUM BUILDING HEIGHT: 35 FEET

**SETBACKS**

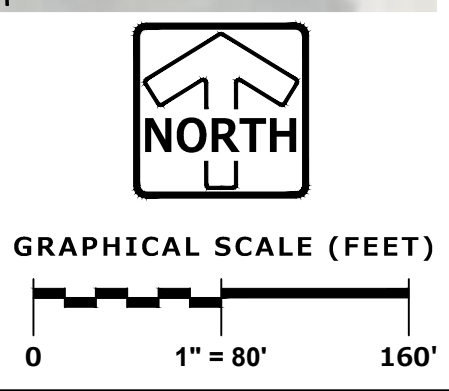
FRONT/STREET SETBACK: 25 FEET  
SIDE YARD SETBACK: 10 FEET  
REAR YARD SETBACK: 25 FEET

**YIELD ANALYSIS:**

PROPOSED ZONING: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT  
TOTAL LOTS: 64 LOTS  
TOTAL SITE AREA: 1,204,212 SF (27.64 AC)  
R.O.W.: 155,113 SF (3.56 AC)  
LOTS: 766,273 SF (17.59 AC)  
OUTLOTS: 282,773 SF (6.49 AC)  
UNITS PER ACRE: 3.64



Z:\PROJECTS\2024\1957.00-WI\CAD\EXHIBITS\THOMAS FARM- CONCEPT SITE PLAN.DWG 3/19/2024 10:27 AM



# THOMAS FARM- CONCEPT SITE PLAN

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

04/04/2024

**PLAN | DESIGN | DELIVER** PEGJOB# 3002.00



Meeting Date: August 26, 2024

Item No. **6A**

## PLAN COMMISSION REPORT

Proposal: Concept Plan – Thomas Farm Subdivision

Description: Review a request to approve a base development yield/net density for a concept subdivision plan for 64 residential lots and three Outlots located at the north side of 5 Mile Road, approximately 500 feet west of Charles Street.

Applicant(s): Daniel Szczap – Bear Development, LLC

Address(es): 5 Mile Road

**Suggested Motions:**

- 1. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec.14-3-4(c)(4)(b)(ii) of Municipal Code for the Concept Subdivision Plat – Thomas Farm Subdivision to allow the subdivision to develop with less than 40% Open Space within the Sanitary Sewer and Water Service Area.**
- 2. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec. 14-3-5(b) of Municipal Code for the Concept Subdivision Plat – Thomas Farm Subdivision to allow the subdivision to develop without Conservation Easements within the Sanitary Sewer and Water Service Area.**
- 3. That the Plan Commission recommends to the Village Board to approve the Net Density of the Proposed Thomas Farm Concept Plan of 3.6 units per acre subject to the 20 conditions listed in Exhibit A of this report.**

---

Owner(s): Thomas Tree Plantation, LLC (Scott Thomas)

Tax Key(s): 104-04-23-17-077-000 & 104-04-23-17-081-000

Lot Size(s): ±27.64 acres

Current Zoning District(s): R-3, Single-Family Residential District



Overlay District(s): Shoreland-Wetland  
Overlay

Wetlands:  Yes  No Floodplain:  Yes  No

Comprehensive Plan: Low Density Residential (19,000 SF – 1.49 acres per dwelling unit)

**Background:** The Planning and Engineering Department received a Concept Subdivision Plan from Bear Development, LLC for Parcel IDs 104-04-23-17-077-000 and 104-04-23-17-081-000. These two properties are located on the north side of 5 Mile Road, approximately 500 feet west of Charles Street.

The Concept Subdivision Plan proposes a 64-lot residential development with three Outlots—two designated for stormwater ponds and one containing a private alley. The plan also includes a dedicated 66-foot Village right-of-way for two local urban subdivision roads. Additional right-of-way dedication will be required for the installation and extension of 5 Mile Road across the Klema Ditch. The combined size of the subject properties is approximately 27.64 acres. These properties are currently unimproved and actively farmed for row crops and nursery stock. Additionally, the subject properties include a "gap" in 5 Mile Road. The Concept Plan and Cover Letter are included as Exhibit B.

**Zoning & Land Use:** The subject properties are currently zoned R-3 Single Family Residential, with the western edge falling within a Shoreland-Wetland Overlay District due to the proximity of the Klema Ditch. Lot setbacks within this overlay will need to comply with the requirements specified in Ordinance Sec. 16-15-9, Setbacks From The Water. According to the Village's adopted Recommended Land Use Plan: 2035 map, the properties are designated for Low Density Residential use.

The proposed subdivision would require rezoning the subject properties from the R-3 Single Family Residential District to the R-5 Single Family Residential District. The R-5 zoning classification mandates a minimum lot size of 10,890 square feet, with a 75-foot frontage requirement (measured at the setback line), 25-foot front and rear setbacks, and 10-foot side yard setbacks. If the Plan Commission approves the zoning change at a later meeting, the proposed lots will need to conform to these standards. Under the current R-3 zoning, the 17.59 net acres of the subject property could accommodate only 38 lots, resulting in a density of 2.16 units per acre. With the proposed R-5 zoning, the Concept Plan would allow for 3.64 units per acre, aligning with the regulations of the R-5 District.

The proposed rezoning would require an amendment to the Village's Recommended Land Use Plan: 2035 map, changing the designation of the subject properties from Low Density Residential to Medium Density Residential. Currently, the Village's adopted plan designates the future use of these properties as Low Density Residential (19,000 square feet to 1.49 acres). The proposed subdivision, however, has an average lot size of 11,991 square feet, with the smallest lot being 10,920 square feet and the largest 19,112 square feet. This average lot size aligns with the proposed Medium Density Residential designation (6,200 square feet to 18,999 square feet per

dwelling unit) according to the Village's plan. Additionally, the proposed subdivision is within the Sewer and Water Service Area, with surrounding lands to the west, south, and east already designated as Medium Density Residential on the Village's 2035 map. This supports amending the future land use designation of the subject properties from Low Density Residential to Medium Density Residential.

Amending the Recommended Land Use Plan: 2035 and the proposed rezoning will require a public hearing, which will take place during a future Plan Commission meeting alongside the Preliminary Plat review.

**Open Space:** The ordinance requires 40% Open Space, but the proposed subdivision provides only about 19%. This does not meet the 40% Open Space requirement outlined in Sec. 14-3-4(c)(4)(b)(ii) of the Municipal Code. However, the subdivision is located within the Sewer and Water Service Area, where previous applications have been approved with less than 40% Open Space. A Modification Waiver from Ordinance 14-3-5(b) will also be necessary, allowing the subdivision to develop without Conservation Easements—a waiver that has been granted for other subdivisions in the Sewer and Water Service Area. The Planning and Engineering Departments support granting these Modification Waivers as detailed below:

1. Approving a subdivision with less than 40% Open Space.
2. Approving a subdivision without Conservation Easements.

**Engineering/Utilities:** The Engineering and Utility Departments have reviewed the Concept Plan for the Thomas Farm Subdivision to ensure it meets Village standards. Further details will be addressed during the Preliminary Plat review. As mentioned earlier, the proposed subdivision falls within the Sanitary Sewer and Water Service Areas. Before Final Plat approval, Civil Engineering Infrastructure Plans, including Sewer and Water extension information, must be submitted, reviewed, and approved by the Caledonia Utility District and the Engineering Department. Additionally, a Stormwater Management Plan will be required and must also be reviewed and approved by the Utility District.

A Certified Survey Map (CSM) is recommended to dedicate the 5 Mile Road Right-of-Way, resolve legal description gaps, and dedicate future utility easements. The 5 Mile Road must be constructed and fully extended to meet Village standards, ensuring the lots meet the frontage requirement. Sewer lines will need to run through a dedicated easement or road reservation south through the Thomas Farm Property along the North Meadows Drive Right-of-Way extension (not included in this Concept Plan). Water lines will need to be looped throughout the subdivision, while remaining separate from the pressure zone west of the Klema Ditch. Additional details have been provided in Exhibit A.

**Access:** The Applicant proposes to dedicate a 66-foot Right-of-Way for local subdivision roads and to complete 5 Mile Road across the Klema Ditch. The Concept Plan includes two access points onto 5 Mile Road, which is designated as a principal thoroughfare in the Village of Caledonia. To match the existing 5 Mile Road sections to the east and west, a 70-foot Right-of-Way will be required. Additionally, an access point will be established to the north to connect with the preliminary plat of Audubon Arboretum.

To minimize driveway entrances on 5 Mile Road, lots 47-64, which front 5 Mile Road, are proposed to have alley-loaded garages. Attached garage structures must fit within the buildable footprint of each lot to comply with the proposed zoning. The private alley, which will be within an Outlot, will

be owned and maintained by the HOA and must be capable of supporting garbage and fire truck traffic. No access must be shown along the entire frontage of lots 47-64 on 5 Mile Road.

**Environmental:** The subject properties include WDNR-delineated wetlands, located primarily along the northern portion of the site. These wetlands will be contained within one of the proposed Outlots designated for a stormwater pond and will also be present in the rear yards of 10 of the proposed lots. Disturbance of these delineated wetlands is prohibited unless approved by the DNR. It is recommended to adjust the lot layout along the northern boundary to minimize the impact on the wetlands on each lot. There are no Primary or Secondary Environmental Corridors on the property as identified by SEWRPC.

If the Plan Commission is comfortable with the proposed, staff has drafted three separate suggested motions subject to the conditions listed in Exhibit A below. There are two for modification waivers and one for the Concept Plan Base Development Yield.

---

Prepared by:



Todd Roehl  
Planner/Zoning Administrator

Respectfully submitted:



Peter Wagner, AICP  
Development Director

## Exhibit A

Conditions of approval for the proposed Concept Subdivision Plan:

1. Approval of Modification Waivers from Sec. 14-3-4(c)(4)(b)(ii) and Sec. 14-3-5(b) of Municipal Code.
2. The Developer applies for an amendment to the Recommended Land Use Plan: 2035 map to change the designation of the subject property from Low Density Residential to Medium Density.
3. The Developer applies for a rezoning from R-3 Single Family Residential District to R-5 Single Family Residential District.
4. The Thomas Farm Subdivision must conform to all Ordinances in Title 9, 14, and 18 of Municipal Code.
5. The Developer submits for review and approval of Sanitary Sewer, Watermain, and a Storm Water Management Plan by the Caledonia Utility District.
6. The Developer submits for review and approval of the Site Grading, Drainage and Road Construction Plans by the Engineering Department, Utility District, and Village Board.
7. The Developer submits sewer and water extension plans for approval to the Wisconsin DNR and Racine Wastewater Utility.
8. The Developer executes a Pre-Development Agreement with appropriate securities for the proposed subdivision.
9. The Developer provides a Report of Title, Survey, and Phase 1 ESA prior to the Preliminary Plat as required by Ordinance 14-3-3(b)(5).
10. The Developer provides the necessary Sewer and Water easements on the abutting Thomas Plantation parcel to install sewer and/or water by CSM or other means.
11. The Developer resolves the gap in legal descriptions along the borders of this parcel.
12. The Developer resolves the lot line issue along Lots 8-19 which includes lands from the proposed Audubon Arboretum via CSM or other means.
13. The Developer dedicates a minimum 70' Right-of-Way for 5 Mile Road and aligns it appropriately across the Klema Ditch to the West to resolve the offset centerlines.
14. No Access Restrictions are applied to Lots 3, 30, and 47-64 along 5 Mile Road and 50' in each direction at all intersections.
15. The Developer provides 25'x25' Vision Triangle Easements at all intersections and 15'x15' Vision Triangle Easements at the alley access intersections.
16. The Developer shall review Lots 9-15 and 17-19 to either mitigate the wetlands from the buildable footprint of the lot or alter the lots to avoid the wetlands.
17. The Developer shall provide a 10' asphalt pedestrian trail along the east side of the Klema Ditch from 5 Mile Road to the Olympia Brown School Property.
18. Prior to construction of any infrastructure or earthmoving activities, the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia.
19. Obtain any and all State or County Permits as required (DNR NOI, etc)
20. Any Village Board action is based on the limited information submitted to date and the Base Development Yield/Net Density is subject to adjustments.

**Exhibit B**

**ZONING:**

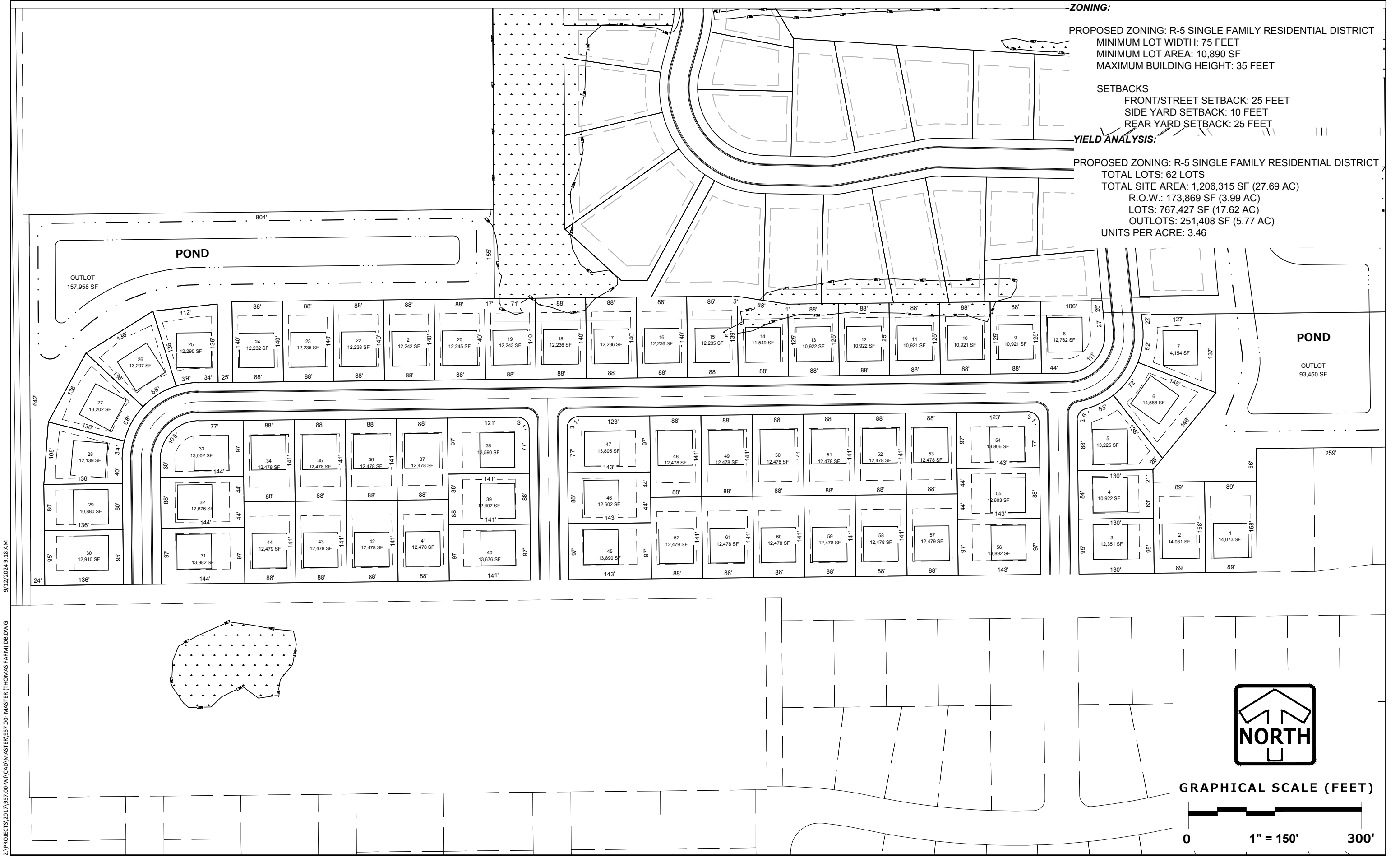
PROPOSED ZONING: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT  
MINIMUM LOT WIDTH: 75 FEET  
MINIMUM LOT AREA: 10,890 SF  
MAXIMUM BUILDING HEIGHT: 35 FEET

**SETBACKS**

FRONT/STREET SETBACK: 25 FEET  
SIDE YARD SETBACK: 10 FEET  
REAR YARD SETBACK: 25 FEET

**YIELD ANALYSIS:**

PROPOSED ZONING: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT  
TOTAL LOTS: 62 LOTS  
TOTAL SITE AREA: 1,206,315 SF (27.69 AC)  
R.O.W.: 173,869 SF (3.99 AC)  
LOTS: 767,427 SF (17.62 AC)  
OUTLOTS: 251,408 SF (5.77 AC)  
UNITS PER ACRE: 3.46



Z:\PROJECTS\2017\957.00-W\CAD\MASTER\957.00- MASTER (THOMAS FARM) DB.DWG 9/12/2024 9:18 AM

# THOMAS FARM- LAYOUT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER PEG JOB# 957.00

09/12/2024

# MEMORANDUM



Date: September 12, 2024

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer

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

Re: **Amended Concept Plan – Thomas Farm Subdivision**  
Parcel ID’s 104-04-23-17-077-000 & 104-04-23-17-081-000  
Applicant – Bear Development LLC (Dan Szczap)  
Owner – Thomas Tree Plantation, LLC (Scott Thomas)

**Recommended Motions:**

- 1. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec.14-3-4(c)(4)(b)(ii) of Municipal Code for the Concept Subdivision Plat – Thomas Farm Subdivision to allow the subdivision to develop with less than 40% Open Space within the Sanitary Sewer and Water Service Area.**
- 2. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec. 14-3-5(b) of Municipal Code for the Concept Subdivision Plat – Thomas Farm Subdivision to allow the subdivision to develop without Conservation Easements within the Sanitary Sewer and Water Service Area.**
- 3. That the Plan Commission recommends to the Village Board to approve the Net Density of the Proposed Thomas Farm Concept Plan of 3.46 units per acre based on the limited information to date and subject to the 20 conditions listed in Exhibit A of this report.**

---

**UPDATED INFORMATION**

The Plan Commission tabled the Thomas Farm Concept Plan on August 26, 2024, and requested the developer to amend the Concept Plan to include Plan Commission and Resident feedback. The updated and attached Concept Plan, included as **Exhibit B**, has the same conditions as the Plan Commission Report dated 8-26-2024 with the following changes and modifications:

- Reduced from 64 to 62 proposed lots.
- Removed the alley and added a new public road extension to load homes off interior street.
- Increased average lot size to 12,378 sq. ft. and primary frontages along 5 Mile Road to be like the neighbors across the street.
- Updated the Density to 3.46 Units per Acre.
- Updated the Open Space to 21% from the original 19%.

Staff still supports the original proposal based on the original PC Report submitted with the Concept Plan on August 26<sup>th</sup>. Village Ordinance 18-1-4-(d)(3)(b), which discusses Access Control, requires that land lying along principal thoroughfares (such as 5 Mile Road) may be divided into lots, but the frontage must be on a Local Road. This was achieved through the initial submittal by requiring rear loaded lots on a private drive.

The new concept does not fully satisfy the Ordinance as written, but the Developer has worked with Village Staff to limit the number of lots that were given access onto 5 Mile Road as an alternative if the Plan Commission and Village Board disagree with the rear loaded concept.

The Concept Plan has modified the lot numbering so that any reference on the original Plan Commission Report does not accurately reflect the current proposal. The conditions in the attached Exhibit A include the amended lot numbers which will require access restriction from 5 Mile Road.

This proposed concept should take into consideration the already approved Preliminary Plat of the Audubon Arboretum which is directly connected to the north. The proposed Thomas Farm concept acts almost as an extension of the Audubon Arboretum Plat. The combined data for Audubon Arboretum and Thomas Farm (as proposed) would yield the following:

- 182 Lots with Average Lot Size of 14,325 sq.ft. (0.33 acres)
- Open Space of 25%
- Net Density of 3.02 units per acre.
- Gross Land Size = 88 acres

Village Staff has reviewed both proposals. Should the Plan Commission want to continue with the original concept plan as submitted at the August 26, 2024 Plan Commission Meeting, Staff recommends the three (3) motions are made as listed on the PC Report dated 8-26-2024.

Should the Plan Commission want to move forward with the newly amended concept with the updated information as provided in the Village Engineer's Report dated 9-12-2024, Staff recommends the three (3) motions as listed at the top of the page subject to the 20 conditions attached in Exhibit A.



## Exhibit A

Conditions of approval for the proposed Concept Subdivision Plan:

1. Approval of Modification Waivers from Sec. 14-3-4(c)(4)(b)(ii) and Sec. 14-3-5(b) of Municipal Code.
2. The Developer applies for an amendment to the Recommended Land Use Plan: 2035 map to change the designation of the subject property from Low Density Residential to Medium Density.
3. The Developer applies for a rezoning from R-3 Single Family Residential District to R-5 Single Family Residential District.
4. The Thomas Farm Subdivision must conform to all Ordinances in Title 9, 14, and 18 of Municipal Code.
5. The Developer submits for review and approval of Sanitary Sewer, Watermain, and a Storm Water Management Plan by the Caledonia Utility District.
6. The Developer submits for review and approval of the Site Grading, Drainage and Road Construction Plans by the Engineering Department, Utility District, and Village Board.
7. The Developer submits sewer and water extension plans for approval to the Wisconsin DNR and Racine Wastewater Utility.
8. The Developer executes a Pre-Development Agreement with appropriate securities for the proposed subdivision.
9. The Developer provides a Report of Title, Survey, and Phase 1 ESA prior to the Preliminary Plat as required by Ordinance 14-3-3(b)(5).
10. The Developer provides the necessary Sewer and Water easements on the abutting Thomas Plantation parcel to install sewer and/or water by CSM or other means.
11. The Developer resolves the gap in legal descriptions along the borders of this parcel.
12. The Developer resolves the lot line issue along Lots 8-19 which includes lands from the proposed Audubon Arboretum via CSM or other means.
13. The Developer dedicates a minimum 70' Right-of-Way for 5 Mile Road and aligns it appropriately across the Klema Ditch to the West to resolve the offset centerlines.
14. No Access Restrictions are applied to Lots 3, 30-31, 40, 45, and 56 along 5 Mile Road and 50' in each direction at all intersections.
15. The Developer provides 25'x25' Vision Triangle Easements at all intersection.
16. The Developer shall review Lots 9-15 and 17-19 to either mitigate the wetlands from the buildable footprint of the lot or alter the lots to avoid the wetlands.
17. The Developer shall provide a 10' asphalt pedestrian trail along the east side of the Klema Ditch from 5 Mile Road to the Olympia Brown School Property.
18. Prior to construction of any infrastructure or earthmoving activities, the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia.
19. Obtain any and all State or County Permits as required (DNR NOI, etc)
20. Any Village Board action is based on the limited information submitted to date and the Base Development Yield/Net Density is subject to adjustments.

**RESOLUTION NO. 2024-101  
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO REJECT BIDS  
FOR THE STH 31 SANITARY LATERALS PROJECT**

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

**WHEREAS**, the Caledonia Utility District has designed the STH 31 Sanitary Laterals Project to replace an existing sanitary lateral for an existing home at 4830 STH 31 and to install a new sanitary lateral for a proposed home at 4844 STH 31.

**WHEREAS**, the Caledonia Utility District is responsible for the costs of replacing the existing sanitary lateral for the existing home at 4830 STH 31.

**WHEREAS**, the Owners, Lenny & Carrie Greener, are responsible for the costs of installing the new sanitary lateral for the proposed home at 4844 STH 31.

**WHEREAS**, the Caledonia Utility District has advertised to receive sealed bids for the STH 31 Sanitary Laterals Project and 1 sealed bid was received on August 27, 2024.

**WHEREAS**, the Caledonia Utility District held a Public/Electronic Bid Opening at the Village Hall and read the sealed bid.

**WHEREAS**, the lowest responsible bidder for the project was The Wanasek Corp 29606 Durand Avenue Burlington, WI 53105, with a bid in the amount of \$169,235.00.

**WHEREAS**, the Public Services Director and the Caledonia Utility District's consulting engineer, Foth Infrastructure & Environment LLC., recommended rejecting the bid for the STH 31 Sanitary Laterals Project due to the bid being approximately 250% above the estimate.

**WHEREAS**, the Caledonia Utility District recommended to the Village Board to reject the bid for the STH 31 Sanitary Laterals Project.

**NOW, THEREFORE, BE IT RESOLVED** that the bid for the STH 31 Sanitary Lateral Project be, and hereby is, rejected.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of October 2024.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Thomas Weatherston  
Village President

Attest: \_\_\_\_\_  
Jennifer Olsen  
Village Clerk

**RESOLUTION NO. 2024-102**  
**VILLAGE OF CALEDONIA**

**A RESOLUTION REVISING THE VILLAGE OF CALEDONIA WAGE SCALE**

The Village Board of the Village of Caledonia do resolve as follows:

**WHEREAS**, the Village of Caledonia currently has a wage scale to assist in hiring, retaining, and compensating employees.

**WHEREAS**, that current wage scale is being updated to reflect the following modifications: inclusion of the Staff Accountant position in grade 16, reclassification of the Zoning Administrator & Planning position from grade 12 to grade 14, addition of the Human Resources Manager position in grade 18, removal of the Asst Village Attorney/Human Resources position from grade 20, and to update the wage scale to reflect the budgeted 2025 wage increases.

**WHEREAS**, updating the wage scale to accurately reflect increases in compensation that have occurred would help keep employees within their scale with opportunities for increases.

**NOW, THEREFORE, BE IT RESOLVED** that the Village Board hereby adopts the attached Wage Scale marked as **Exhibit A**.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of October 2024.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Thomas Weatherston  
Village President

Attest: \_\_\_\_\_  
Jennifer Olsen  
Village Clerk

**Village of Caledonia  
2024-2025 Wage Scale**

Grade	Minimum	Mid-Point	Max	Positions	Min Wage	Mid-Point	Max
1	34,906.00	40,142.00	45,378.00		16.7817	19.2990	21.8163
2	36,652.00	42,149.00	47,647.00		17.6212	20.2639	22.9072
3	38,484.00	44,257.00	50,029.00	Administrative Assistant Fire Department Accounting Payroll/Benefits Clerk Police Support Records Clerk Administrative Receptionist Custodian	18.5019	21.2774	24.0524
4	40,408.00	46,470.00	52,531.00	Assistant Municipal Court Clerk Parks Supervisor Utility District Operator Apprentice	19.4269	22.3413	25.2553
5	42,429.00	48,793.00	55,157.00		20.3986	23.4582	26.5178
6	44,550.00	51,233.00	57,915.00	Deputy Clerk	21.4183	24.6313	27.8438
7	46,778.00	53,794.00	60,811.00	Finance Technician Public Services Admin. Coordinator Accounting Clerk Utility District Clerk	22.4894	25.8625	29.2361
8	49,117.00	56,484.00	63,851.00	Police Technician/Evidence Custodian	23.6139	27.1558	30.6976
9	51,572.00	59,308.00	67,044.00	Municipal Court Clerk	24.7942	28.5135	32.2327
10	54,151.00	62,274.00	70,396.00		26.0341	29.9394	33.8442
11	56,859.00	65,387.00	73,916.00	Parks Manager Utility District Operators	27.3361	31.4361	35.5365
12	59,701.00	68,657.00	77,612.00	Zoning Administrator & Planner	28.7024	33.0082	37.3135
13	62,687.00	72,090.00	81,492.00	Engineering Techs Utility Technician/GIS Specialist	30.1380	34.6587	39.1788
14	65,821.00	75,694.00	85,567.00	Zoning Administrator & Planner Building Inspector	31.6447	36.3913	41.1380
15	69,112.00	79,479.00	89,845.00	DPW (Highway) Foreman Senior Utility Field Operator Village Clerk	33.2269	38.2111	43.1947
16	72,567.00	83,453.00	94,338.00	Senior Building Inspector Staff Accountant Utility District Integrator Utility Accountant	34.8880	40.1216	45.3548
17	76,196.00	87,625.00	99,055.00		36.6327	42.1274	47.6226
18	80,006.00	92,006.00	104,007.00	DPW (Highway) Operations Supervisor Human Resources Manager Utility Operations Foreman Engineer	38.4644	44.2337	50.0034
19	84,006.00	96,607.00	109,208.00		40.3875	46.4457	52.5038
20	88,206.00	101,437.00	114,668.00	Development Director Village Engineer Utility Director	42.4067	48.7678	55.1288
21	92,617.00	106,509.00	120,402.00	Finance Director	44.5274	51.2063	57.8856
22	103,355.00	118,858.00	141,079.00	Fire Chief Police Chief Director of Public Services	49.6899	57.1433	67.8264
23	121,540.00	133,173.00	148,165.00		58.4327	64.0255	71.2332
24	139,725.00	147,488.00	155,250.00	Village Administrator	67.1755	70.9077	74.6394

**CORRECTED Village of Caledonia  
2024-2025 Wage Scale**

Grade	Minimum	Mid-Point	Max	Positions	Min Wage	Mid-Point	Max
1	34,906.00	40,142.00	45,378.00		16.7817	19.2990	21.8163
2	36,652.00	42,149.00	47,647.00		17.6212	20.2639	22.9072
3	38,484.00	44,257.00	50,029.00	Administrative Assistant Fire Department Accounting Payroll/Benefits Clerk Police Support Records Clerk Administrative Receptionist Custodian	18.5019	21.2774	24.0524
4	40,408.00	46,470.00	52,531.00	Assistant Municipal Court Clerk Parks Supervisor Utility District Operator Apprentice	19.4269	22.3413	25.2553
5	42,429.00	48,793.00	55,157.00		20.3986	23.4582	26.5178
6	44,550.00	51,233.00	57,915.00	Deputy Clerk	21.4183	24.6313	27.8438
7	46,778.00	53,794.00	60,811.00	Finance Technician Public Services Admin. Coordinator Accounting Clerk Utility District Clerk	22.4894	25.8625	29.2361
8	49,117.00	56,484.00	63,851.00	Police Technician/Evidence Custodian	23.6139	27.1558	30.6976
9	51,572.00	59,308.00	67,044.00	Municipal Court Clerk	24.7942	28.5135	32.2327
10	54,151.00	62,274.00	70,396.00		26.0341	29.9394	33.8442
11	56,859.00	65,387.00	73,916.00	Parks Manager Utility District Operators	27.3361	31.4361	35.5365
12	59,701.00	68,657.00	77,612.00		28.7024	33.0082	37.3135
13	62,687.00	72,090.00	81,492.00	Engineering Techs Utility Technician/GIS Specialist	30.1380	34.6587	39.1788
14	65,821.00	75,694.00	85,567.00	Zoning Administrator & Planner Building Inspector	31.6447	36.3913	41.1380
15	69,112.00	79,479.00	89,845.00	DPW (Highway) Foreman Senior Utility Field Operator Village Clerk	33.2269	38.2111	43.1947
16	72,567.00	83,453.00	94,338.00	Senior Building Inspector Staff Accountant Utility District Integrator Utility Accountant	34.8880	40.1216	45.3548
17	76,196.00	87,625.00	99,055.00		36.6327	42.1274	47.6226
18	80,006.00	92,006.00	104,007.00	DPW (Highway) Operations Supervisor Human Resources Manager Utility Operations Foreman Engineer	38.4644	44.2337	50.0034
19	84,006.00	96,607.00	109,208.00		40.3875	46.4457	52.5038
20	88,206.00	101,437.00	114,668.00	Development Director Village Engineer Utility Director	42.4067	48.7678	55.1288
21	92,617.00	106,509.00	120,402.00	Finance Director	44.5274	51.2063	57.8856
22	103,355.00	118,858.00	141,079.00	Fire Chief Police Chief Director of Public Services	49.6899	57.1433	67.8264
23	121,540.00	133,173.00	148,165.00		58.4327	64.0255	71.2332
24	139,725.00	147,488.00	155,250.00	Village Administrator	67.1755	70.9077	74.6394

**RESOLUTION NO. 2024-103  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING THE SALE OF APPROXIMATELY  
\$9,495,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2024A**

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

**WHEREAS** the Village of Caledonia, Racine County, Wisconsin (the "Village") is presently in need of approximately \$9,495,000 for public purposes, including paying the cost of water system and sewer system improvements inside and outside of Tax Incremental District No. 4, Crawford Park improvements, street improvement projects and the acquisition of a fire truck (collectively, the "Project"); and

**WHEREAS** it is desirable to borrow said funds through the issuance of general obligation promissory notes pursuant to Chapter 67, Wisconsin Statutes.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village that:

Section 1. Issuance of the Notes. The Village shall issue its General Obligation Promissory Notes, Series 2024A in the approximate amount of \$9,495,000 (the "Notes") for the purposes above specified.

Section 2. Sale of the Notes. The Village Board hereby authorizes and directs that the Notes be offered for public sale. At a subsequent meeting, the Village Board shall consider such bids for the Notes as may have been received and take action thereon.

Section 3. Notice of Sale. The Village Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Notes to be disseminated in such manner and at such times as the Village Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the Village Clerk may determine.

Section 4. Official Statement. The Village Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate Village officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Section 5. Reimbursement. The Village Board hereby officially declares its intent pursuant to Treasury Regulation Section 1.150-2 to reimburse any expenditures made in connection with the Project prior to the issuance of the Notes with the proceeds of the Notes in an amount not to exceed \$9,495,000

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of October, 2024.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Thomas Weatherston  
Village President

Attest: \_\_\_\_\_  
Jennifer Olsen  
Village Clerk

October 8, 2024

PRE-SALE REPORT FOR

## Village of Caledonia, Wisconsin

**\$9,495,000 General Obligation Promissory Notes,  
Series 2024A**



---

**Prepared by:**

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

**Advisors:**

Harry Allen, Municipal Advisor  
Jon Cameron, Senior Municipal Advisor

---

**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

# EXECUTIVE SUMMARY OF PROPOSED DEBT

## Proposed Issue:

\$9,495,000 General Obligation Promissory Notes, Series 2024A (the “Notes”).

## Purposes:

The proposed issue includes financing for water system and sewer system improvements inside and outside of Tax Incremental District No. 4, Crawford Park improvements, 2024 and 2025 street improvement projects, and the acquisition of a fire truck. Though the Village is pledging ad valorem property taxes to pay the debt service, it is expected that the debt associated with Tax Incremental District No. 4 projects, water projects, and sewer system projects will be abated by associated revenues. Remaining debt service will be supported directly by ad valorem property taxes.

## Authority:

The Notes are being issued pursuant to Wisconsin Statute 67.12(12). The Notes will be general obligations of the Village for which its full faith, credit and taxing powers are pledged.

The Notes count against the Village’s General Obligation Debt Capacity Limit of 5% of total Village Equalized Valuation. Following issuance of the Notes, the Village’s total General Obligation debt principal outstanding will be approximately \$88,610,000, which is 48% of its limit. Remaining General Obligation Borrowing Capacity will be approximately \$96,875,655.

## Term/Call Feature:

The Notes are being issued for a term of 20 years. Principal on the Notes will be due on April 1 in the years 2025 through 2044. Interest will be due every six months beginning April 1, 2025.

The Notes will be subject to prepayment at the discretion of the Village on May 1, 2033 or any date thereafter.

## Bank Qualification:

Because the Village is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the Village will be able to designate the Notes as “bank qualified” obligations. Bank qualified status broadens the market for the Notes, which can result in lower interest rates.



**Rating:**

The Village's most recent bond issues were rated by Moody's Investors Service. The current rating on those bonds is "Aa2". The Village will request a new rating for the Notes.

If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the Village's bond rating in the event that the bond rating of the insurer is higher than that of the Village.

**Basis for Recommendation:**

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Notes and long-term financial capacity, as well as the tax status considerations related to the Notes and the structure, timing and other similar matters related to the Notes, we are recommending the issuance of Notes as a suitable option.

**Method of Sale/Placement:**

We are recommending the Notes be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Notes from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

**Premium Pricing:**

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes. We anticipate using any premium amounts received to reduce the issue size.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the Village's objectives for this financing.

## **Other Considerations:**

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to “term up” some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the Village retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

## **Review of Existing Debt:**

We have reviewed all outstanding indebtedness for the Village and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the Village’s outstanding debt and will alert you to any future refunding opportunities.

## **Continuing Disclosure:**

Because the Village has more than \$10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the Village will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The Village is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

## **Arbitrage Monitoring:**

The Village must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations (“Arbitrage Rules”) throughout the life of the issue to maintain the tax-exempt status of the Notes. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The Village’s specific arbitrage responsibilities will be detailed in the Tax Exemption Certificate (the “Tax Compliance Document”) prepared by your Bond Attorney and provided at closing.

The Notes may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the Village within 30 days after the sale date to review the Village’s specific responsibilities for the Notes. The Village is currently receiving arbitrage services from Ehlers in relation to the Notes.

## Investment of Note Proceeds:

Ehlers can assist the Village in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs.

## Risk Factors:

**G.O. with Planned Abatement:** The Village is abating a portion of G.O. debt service payments for the Notes with Tax Incremental District No. 4 revenues, water utility revenues, and sewer utility revenues. In the event these revenues are not available, the Village is obligated to levy property taxes in an amount sufficient to make all debt payments.

## Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

**Bond Counsel:** Quarles & Brady LLP

**Disclosure Counsel:** Quarles & Brady LLP

**Paying Agent:** Bond Trust Services Corporation

**Rating Agency:** Moody's Investors Service, Inc.

## PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Village Board:	October 8, 2024
Due Diligence Call to Review Official Statement:	Week of October 28, 2024
Conference with Rating Agency:	Week of October 28, 2024
Distribute Official Statement:	Week of November 4, 2024
Village Board Meeting to Award Sale of the Notes:	November 12, 2024
Estimated Closing Date:	December 4, 2024

### Attachments

- Existing G.O. Debt Base Case
- Capital Improvement Plan and Funding Uses
- Estimated Capital Improvements Financing Plan
- Allocation of Debt Service - 2024 G.O. Notes
- Financing Plan Tax Impact
- General Obligation Debt Capacity Analysis
- TID #4 Cashflow
- Bond Buyer Index - 5-year

## EHLERS' CONTACTS

Harry Allen, Municipal Advisor	(262) 796-6182
Jon Cameron, Senior Municipal Advisor	(262) 796-6179
Na Lee Lee, Senior Public Finance Analyst	(262) 796-6170
Kathy Myers, Senior Financial Analyst	(262) 796-6177

**Table 1**  
**Existing G.O. Debt Base Case**

*Village of Caledonia, WI*

Year Ending	Existing Debt															Year Ending
	Total G.O. Debt Payments	Less: We Energies	Less: TID #1	Less: TID #3	Less: TID #4	Less: TID #5	Less: Sewer	Less: Bond Premium	Plus: TID #4 Shortfall <sup>1</sup>	Adjustment to Budget	Net Debt Service Levy	Debt Service Levy Change From PY	Equalized Value (TID OUT)	Tax Rate Per \$1,000	Annual Taxes \$300,000 Home	
2024	6,834,426	(548,825)	(16,688)	(294,448)	(2,140,731)	(218,303)	(359,478)	(418,782)	1,000,000	137,094	3,974,267		3,355,163,700	\$1.18	\$355.36	2024
2025	7,497,670	(553,675)	(16,338)	(323,024)	(2,506,529)	(377,035)	(357,648)	(1,683)	985,000		4,346,739	372,472	3,550,762,300	\$1.22	\$367.25	2025
2026	7,655,887	(553,275)	(15,938)	(326,588)	(2,594,485)	(452,585)	(355,334)	0	740,000		4,097,683	(249,056)	3,715,403,033	\$1.10	\$330.87	2026
2027	7,820,829	(550,375)	(15,538)	(343,975)	(3,199,400)	(527,535)	(357,531)		1,005,000		3,831,475	(266,208)	3,887,677,781	\$0.99	\$295.66	2027
2028	7,922,094	(550,050)	(15,188)	(345,175)	(3,285,965)	(570,320)	(359,159)		760,000		3,556,238	(275,238)	4,067,940,515	\$0.87	\$262.26	2028
2029	7,989,129	(549,000)	(14,881)	(341,100)	(3,396,744)	(567,293)	(360,196)		620,000		3,379,916	(176,322)	4,256,561,620	\$0.79	\$238.21	2029
2030	7,682,394	(377,813)	(14,563)	(346,325)	(3,382,284)	(455,140)	(360,708)		605,000		3,350,563	(29,353)	4,453,928,655	\$0.75	\$225.68	2030
2031	6,778,000	0	(14,200)	(340,844)	(3,480,881)	(72,100)	(360,675)		705,000		3,214,300	(136,263)	4,660,447,147	\$0.69	\$206.91	2031
2032	6,759,811		(13,800)	(330,281)	(3,599,280)	(72,100)	(355,250)		725,000		3,114,100	(100,200)	4,876,541,431	\$0.64	\$191.58	2032
2033	6,186,614		(18,300)	0	(3,792,214)	(193,975)	0		535,000		2,717,125	(396,975)	5,102,655,513	\$0.53	\$159.75	2033
2034	5,993,258		(17,700)		(3,876,758)	(192,600)			620,000		2,526,200	(190,925)	5,339,253,987	\$0.47	\$141.94	2034
2035	5,435,650		(17,100)		(3,344,500)	(190,975)			0		1,883,075	(643,125)	5,586,822,993	\$0.34	\$101.12	2035
2036	4,897,298		(16,500)		(2,821,248)	(189,800)					1,869,750	(13,325)	5,845,871,207	\$0.32	\$95.95	2036
2037	4,427,125		(15,900)		(2,346,075)	(194,000)					1,871,150	1,400	6,116,930,895	\$0.31	\$91.77	2037
2038	3,828,550		(15,300)		(1,755,100)	(192,900)					1,865,250	(5,900)	6,400,559,002	\$0.29	\$87.43	2038
2039	2,879,150		0		(830,400)	(191,600)					1,857,150	(8,100)	6,697,338,295	\$0.28	\$83.19	2039
2040	2,862,925				(818,200)	(190,100)					1,854,625	(2,525)	7,007,878,566	\$0.26	\$79.39	2040
2041	2,450,300				(414,500)	(193,300)					1,842,500	(12,125)	7,332,817,880	\$0.25	\$75.38	2041
2042	2,379,400				(414,200)	(191,200)					1,774,000	(68,500)	7,672,823,887	\$0.23	\$69.36	2042
2043	668,100				(418,200)	(193,800)					56,100	(1,717,900)	8,028,595,195	\$0.01	\$2.10	2043
2044	0				0	0					0	(56,100)	8,400,862,807	\$0.00	\$0.00	2044
Total	108,948,609	(3,683,013)	(237,931)	(2,991,759)	(48,417,692)	(5,426,661)	(3,225,978)	(420,465)	8,300,000	137,094	52,982,205					Total

**Notes:**

1) Assumes no additional projects funded in TID 4 and the South Hills development does not occur.

**Legend:**

Represents +/- 25% Change over previous year

## Table 2 Capital Improvement Plan & Funding Uses

*Village of Caledonia, WI*

Projects	Purpose/Dept.	Plan Issue	Funding	Amount
Sundance Heights	Water	2024 G.O. Notes	G.O. Debt	1,800,000
Water Tower	TID #4	2024 G.O. Notes	G.O. Debt	1,076,000
TID #4 Water Infrastructure				
Water Utility	Water	2024 G.O. Notes	G.O. Debt	300,000
TID #4	TID #4	2024 G.O. Notes	G.O. Debt	600,000
TID #4 Sanitary Sewer Infrastructure (Phase 4)				
Sanitary Sewer Utility	Sewer	2024 G.O. Notes	G.O. Debt	1,100,000
TID #4	TID #4	2024 G.O. Notes	G.O. Debt	1,400,000
Crawford Park Grading - Phase I	Levy	2024 G.O. Notes	G.O. Debt	500,000
Fire Engine	Levy	2024 G.O. Notes	G.O. Debt	824,000
Roads				
2024	Levy	2024 G.O. Notes	G.O. Debt	850,000
2025	Levy	2024 G.O. Notes	G.O. Debt	900,000
<b>Actual CIP Costs</b>				<b>9,350,000</b>
<b>Sources of Funding</b>				
G.O. Debt				9,350,000
<b>Total</b>				<b>9,350,000</b>
<b>Debt Obligations</b>				
2024 G.O. Notes				9,350,000
<b>Total</b>				<b>9,350,000</b>

**Notes:**

### Table 3 Capital Improvements Financing Plan

Village of Caledonia, WI

	2024				
	G.O. Notes	Water Portion	Sanitary Sewer Portion	TID #4 Portion	Levy Projects Portion
<b>CIP Projects<sup>1</sup></b>					
Sundance Heights	1,800,000	1,800,000			
Water Tower	1,076,000			1,076,000	
TID #4 Water Infrastructure	900,000	300,000		600,000	
TID #4 Sanitary Sewer Infrastructure (Phase 4)	2,500,000		1,100,000	1,400,000	
Crawford Park Grading - Phase I	500,000				500,000
Fire Engine	824,000				824,000
Roads	1,750,000				1,750,000
<b>Subtotal Project Costs</b>	<b>9,350,000</b>	<b>2,100,000</b>	<b>1,100,000</b>	<b>3,076,000</b>	<b>3,074,000</b>
<b>CIP Projects<sup>1</sup></b>	<b>9,350,000</b>	<b>2,100,000</b>	<b>1,100,000</b>	<b>3,076,000</b>	<b>3,074,000</b>
<b>Estimated Issuance Expenses</b>					
Municipal Advisor (Ehlers)	50,800	11,423	5,965	16,719	16,693
Bond Counsel	22,500	5,059	2,642	7,405	7,393
Disclosure Counsel	14,625	3,289	1,717	4,813	4,806
Rating Fee	20,000	4,497	2,349	6,582	6,572
Maximum Underwriter's Discount	12.50 118,688	26,688	13,938	39,063	39,000
Paying Agent	850	191	100	280	279
<b>Subtotal Issuance Expenses</b>	<b>227,463</b>	<b>51,146</b>	<b>26,711</b>	<b>74,863</b>	<b>74,743</b>
<b>TOTAL TO BE FINANCED</b>	<b>9,577,463</b>	<b>2,151,146</b>	<b>1,126,711</b>	<b>3,150,863</b>	<b>3,148,743</b>
Estimated Interest Earnings	5.41% (84,306)	(18,935)	(9,918)	(27,735)	(27,717)
Assumed spend down (months)	2				
Rounding	1,843	2,789	(1,793)	1,873	(1,026)
<b>NET BOND SIZE</b>	<b>9,495,000</b>	<b>2,135,000</b>	<b>1,115,000</b>	<b>3,125,000</b>	<b>3,120,000</b>

**Notes:**

1) Project total estimates as provided by Village officials on September 5, 2024.

**Table 4**  
**Allocation of Debt Service - 2024 G.O. Notes**

*Village of Caledonia, WI*

Year Ending	Water Portion				Sanitary Sewer Portion			TID #4 Portion			Levy Projects Portion			Year Ending	Totals		
	Principal	Est. Rate <sup>1</sup>	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total		Principal (4/1)	Interest	Total
2025	90,000	3.24%	61,705	151,705	45,000	32,279	77,279	130,000	90,360	220,360	130,000	90,221	220,221	2025	395,000	274,565	669,565
2026	80,000	3.06%	72,421	152,421	40,000	37,940	77,940	115,000	106,108	221,108	115,000	105,941	220,941	2026	350,000	322,410	672,410
2027	80,000	3.06%	69,973	149,973	40,000	36,716	76,716	120,000	102,513	222,513	120,000	102,345	222,345	2027	360,000	311,547	671,547
2028	85,000	3.06%	67,449	152,449	45,000	35,416	80,416	120,000	98,841	218,841	120,000	98,673	218,673	2028	370,000	300,378	670,378
2029	85,000	3.06%	64,848	149,848	45,000	34,039	79,039	125,000	95,092	220,092	125,000	94,925	219,925	2029	380,000	288,903	668,903
2030	90,000	3.14%	62,134	152,134	45,000	32,644	77,644	130,000	91,139	221,139	130,000	90,971	220,971	2030	395,000	276,887	671,887
2031	90,000	3.22%	59,272	149,272	50,000	31,132	81,132	135,000	86,924	221,924	135,000	86,757	221,757	2031	410,000	264,085	674,085
2032	95,000	3.30%	56,256	151,256	50,000	29,502	79,502	140,000	82,441	222,441	140,000	82,273	222,273	2032	425,000	250,471	675,471
2033	100,000	3.35%	53,013	153,013	50,000	27,840	77,840	145,000	77,702	222,702	140,000	77,618	217,618	2033	435,000	236,172	671,172
2034	100,000	3.40%	49,638	149,638	55,000	26,067	81,067	145,000	72,808	217,808	145,000	72,808	217,808	2034	445,000	221,321	666,321
2035	105,000	3.52%	46,090	151,090	55,000	24,164	79,164	155,000	67,615	222,615	155,000	67,615	222,615	2035	470,000	205,484	675,484
2036	110,000	3.52%	42,306	152,306	55,000	22,228	77,228	160,000	62,071	222,071	160,000	62,071	222,071	2036	485,000	188,676	673,676
2037	110,000	3.70%	38,335	148,335	60,000	20,150	80,150	165,000	56,203	221,203	165,000	56,203	221,203	2037	500,000	170,890	670,890
2038	115,000	3.70%	34,173	149,173	60,000	17,930	77,930	170,000	50,005	220,005	170,000	50,005	220,005	2038	515,000	152,113	667,113
2039	120,000	3.90%	29,705	149,705	65,000	15,553	80,553	175,000	43,448	218,448	175,000	43,448	218,448	2039	535,000	132,153	667,153
2040	125,000	3.90%	24,928	149,928	65,000	13,018	78,018	185,000	36,428	221,428	185,000	36,428	221,428	2040	560,000	110,800	670,800
2041	130,000	4.00%	19,890	149,890	70,000	10,350	80,350	190,000	29,020	219,020	190,000	29,020	219,020	2041	580,000	88,280	668,280
2042	135,000	4.00%	14,590	149,590	70,000	7,550	77,550	200,000	21,220	221,220	200,000	21,220	221,220	2042	605,000	64,580	669,580
2043	140,000	4.10%	9,020	149,020	75,000	4,613	79,613	205,000	13,018	218,018	205,000	13,018	218,018	2043	625,000	39,668	664,668
2044	150,000	4.10%	3,075	153,075	75,000	1,538	76,538	215,000	4,408	219,408	215,000	4,408	219,408	2044	655,000	13,428	668,428
<b>Total</b>	<b>2,135,000</b>		<b>878,818</b>	<b>3,013,818</b>	<b>1,115,000</b>	<b>460,665</b>	<b>1,575,665</b>	<b>3,125,000</b>	<b>1,287,359</b>	<b>4,412,359</b>	<b>3,120,000</b>	<b>1,285,964</b>	<b>4,405,964</b>	<b>Total</b>	<b>9,495,000</b>	<b>3,912,807</b>	<b>13,407,807</b>

**Notes:**

1) Estimated Rate assumes September 17 "Aa2" rated sale plus 0.50%.



## Table 5 Financing Plan Tax Impact

Village of Caledonia, WI

Year Ending	Existing Debt		Proposed Debt										Year Ending
	Net Debt Service Levy	Equalized Value (TID OUT) <sup>1</sup>	2024 G.O. Notes 9,495,000 Dated: 12/4/2024 Total Principal and Interest	Abatements				Debt Service Levy		Taxes			
				Less: Water	Less: Sewer	Less: TID #4	Plus: Adjusted TID #4 Shortfall <sup>2</sup>	Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$300,000 Home	Annual Taxes Difference From Existing	
2025	4,346,739	3,550,762,300	669,565	(151,705)	(77,279)	(220,360)	15,000	4,581,961		\$1.29	\$387	\$20	2025
2026	4,097,683	3,715,403,033	672,410	(152,421)	(77,940)	(221,108)	190,000	4,508,624	(73,337)	\$1.21	\$364	\$33	2026
2027	3,831,475	3,887,677,781	671,547	(149,973)	(76,716)	(222,513)	(5,000)	4,048,820	(459,804)	\$1.04	\$312	\$17	2027
2028	3,556,238	4,067,940,515	670,378	(152,449)	(80,416)	(218,841)	155,000	3,929,911	(118,910)	\$0.97	\$290	\$28	2028
2029	3,379,916	4,256,561,620	668,903	(149,848)	(79,039)	(220,092)	(5,000)	3,594,840	(335,070)	\$0.84	\$253	\$15	2029
2030	3,350,563	4,453,928,655	671,887	(152,134)	(77,644)	(221,139)	0	3,571,534	(23,307)	\$0.80	\$241	\$15	2030
2031	3,214,300	4,660,447,147	674,085	(149,272)	(81,132)	(221,924)	(155,000)	3,281,057	(290,477)	\$0.70	\$211	\$4	2031
2032	3,114,100	4,876,541,431	675,471	(151,256)	(79,502)	(222,441)	(150,000)	3,186,373	(94,684)	\$0.65	\$196	\$4	2032
2033	2,717,125	5,102,655,513	671,172	(153,013)	(77,840)	(222,702)	(260,000)	2,674,743	(511,630)	\$0.52	\$157	(\$2)	2033
2034	2,526,200	5,339,253,987	666,321	(149,638)	(81,067)	(217,808)	(145,000)	2,599,008	(75,735)	\$0.49	\$146	\$4	2034
2035	1,883,075	5,586,822,993	675,484	(151,090)	(79,164)	(222,615)	0	2,105,690	(493,318)	\$0.38	\$113	\$12	2035
2036	1,869,750	5,845,871,207	673,676	(152,306)	(77,228)	(222,071)		2,091,821	(13,869)	\$0.36	\$107	\$11	2036
2037	1,871,150	6,116,930,895	670,890	(148,335)	(80,150)	(221,203)		2,092,353	532	\$0.34	\$103	\$11	2037
2038	1,865,250	6,400,559,002	667,113	(149,173)	(77,930)	(220,005)		2,085,255	(7,098)	\$0.33	\$98	\$10	2038
2039	1,857,150	6,697,338,295	667,153	(149,705)	(80,553)	(218,448)		2,075,598	(9,658)	\$0.31	\$93	\$10	2039
2040	1,854,625	7,007,878,566	670,800	(149,928)	(78,018)	(221,428)		2,076,053	455	\$0.30	\$89	\$9	2040
2041	1,842,500	7,332,817,880	668,280	(149,890)	(80,350)	(219,020)		2,061,520	(14,533)	\$0.28	\$84	\$9	2041
2042	1,774,000	7,672,823,887	669,580	(149,590)	(77,550)	(221,220)		1,995,220	(66,300)	\$0.26	\$78	\$9	2042
2043	56,100	8,028,595,195	664,668	(149,020)	(79,613)	(218,018)		274,118	(1,721,103)	\$0.03	\$10	\$8	2043
2044	0	8,400,862,807	668,428	(153,075)	(76,538)	(219,408)		219,408	(54,710)	\$0.03	\$8	\$8	2044
2045	0	8,790,391,616	0	0	0	0		0	(219,408)	\$0.00	\$0	\$0	2045
Total	49,007,938		13,407,807	(3,013,818)	(1,575,665)	(4,412,359)	(360,000)					\$235.12	Total
												<b>Total Cost of Financing Plan to Sample Taxpayer</b>	

**Notes:**

- 1) Projected TID OUT EV based on 5-year average at 4.64% annual inflation.
- 2) Includes the South Hills development.

## Table 6

# General Obligation Debt Capacity Analysis - Impact of Financing Plan

Village of Caledonia, WI

Existing Debt				
Year Ending	Projected Equalized Value (TID IN) <sup>1</sup>	Debt Limit	Existing Principal Outstanding	% of Limit
2024	3,709,713,100	185,485,655	79,115,000	43%
2025	3,893,184,420	194,659,221	74,335,000	38%
2026	4,085,729,684	204,286,484	69,245,000	34%
2027	4,287,797,660	214,389,883	63,825,000	30%
2028	4,499,859,315	224,992,966	58,130,000	26%
2029	4,722,408,905	236,120,445	52,190,000	22%
2030	4,955,965,132	247,798,257	46,370,000	19%
2031	5,201,072,353	260,053,618	41,265,000	16%
2032	5,458,301,843	272,915,092	35,985,000	13%
2033	5,728,253,136	286,412,657	31,085,000	11%
2034	6,011,555,412	300,577,771	26,190,000	9%
2035	6,308,868,972	315,443,449	21,670,000	7%
2036	6,620,886,772	331,044,339	17,525,000	5%
2037	6,948,336,040	347,416,802	13,705,000	4%
2038	7,291,979,970	364,598,998	10,350,000	3%
2039	7,652,619,501	382,630,975	7,835,000	2%
2040	8,031,095,185	401,554,759	5,240,000	1%
2041	8,428,289,145	421,414,457	2,960,000	1%
2042	8,845,127,131	442,256,357	655,000	0%
2043	9,282,580,678	464,129,034	0	0%
2044	9,741,669,369	487,083,468		0%

Proposed Debt				
2024 G.O. Notes	Combined Existing & Proposed	% of Limit	Residual Capacity	Year Ending
9,495,000	\$88,610,000	48%	\$96,875,655	2024
9,100,000	\$83,435,000	43%	\$111,224,221	2025
8,750,000	\$77,995,000	38%	\$126,291,484	2026
8,390,000	\$72,215,000	34%	\$142,174,883	2027
8,020,000	\$66,150,000	29%	\$158,842,966	2028
7,640,000	\$59,830,000	25%	\$176,290,445	2029
7,245,000	\$53,615,000	22%	\$194,183,257	2030
6,835,000	\$48,100,000	18%	\$211,953,618	2031
6,410,000	\$42,395,000	16%	\$230,520,092	2032
5,975,000	\$37,060,000	13%	\$249,352,657	2033
5,530,000	\$31,720,000	11%	\$268,857,771	2034
5,060,000	\$26,730,000	8%	\$288,713,449	2035
4,575,000	\$22,100,000	7%	\$308,944,339	2036
4,075,000	\$17,780,000	5%	\$329,636,802	2037
3,560,000	\$13,910,000	4%	\$350,688,998	2038
3,025,000	\$10,860,000	3%	\$371,770,975	2039
2,465,000	\$7,705,000	2%	\$393,849,759	2040
1,885,000	\$4,845,000	1%	\$416,569,457	2041
1,280,000	\$1,935,000	0%	\$440,321,357	2042
655,000	\$655,000	0%	\$463,474,034	2043
0	\$0	0%	\$487,083,468	2044

**Notes:**

1) Projected TID IN EV based on 5-year average at 4.95% annual inflation.

# Village of Caledonia, Wisconsin

Tax Increment District No. 4

Cash Flow Projection

Year	Projected Revenues <sup>1</sup>												Projected Expenditures <sup>2</sup>								Balances			Year				
	Tax Increments <sup>3</sup>		Interest Earnings and Misc.	Intergov. Revenues	Special Assessments <sup>4</sup>	Sewer Utility Debt Payments <sup>5</sup>	Water Utility Debt Payments <sup>6</sup>	Developer Guarantees	Escrow Deposit and Interest <sup>7</sup>	ARPA Transfer In	Advances to be Repaid	Proceeds of LT Debt	Total Revenues	Existing Debt Service	Planned Debt Service	Capital Projects <sup>8</sup>	Existing Developer Grants/ Incentives				Advance Repayment	Bond Issuance Costs	Admin./ Professional Services		Total Expenditures	Annual	Cumulative	Liabilities Outstanding
	Existing TID All Other	South Hills															Likewise <sup>9</sup>	Zilber <sup>10</sup>	Scannell <sup>11</sup>	South Hills <sup>12</sup>								
2021	714,859		24,992	22,564	437,062		156,020			1,000,000		2,355,497	1,124,715							20,040	3,500,000	126,613	4,771,368	(2,415,871)	(1,825,009)	54,171,661	2021	
2022	479,332		19,260	12,589	167,306		242,100			1,000,000		1,920,587	1,168,393							20,667		407,391	1,596,451	324,136	(1,500,873)	53,943,955	2022	
2023	858,219		53,647	12,589			270,170			1,000,000	3,691,342	5,885,967	1,593,052		1,298,694					59,730		198,185	3,149,661	2,736,306	1,235,434	56,875,673	2023	
2024	1,526,560		17,678	12,589	10,378			1,000,000	2,675,621	1,000,000	4,585,359	10,828,185	2,251,537		7,151,621			2,400,000	798,420	0	59,730	303,900	13,074,088	(2,245,903)	(1,010,469)	116,305,155	2024	
2025	2,211,841			31,990	947,961	77,279	21,672	25,000		1,000,000		4,315,743	2,506,529	319,311					174,117	273,567	0	59,730	3,525,468	790,275	(220,194)	114,242,399	2025	
2026	2,417,094	0		31,990	9,847	77,940	21,774	25,625		930,000		3,514,271	2,594,485	320,822					76,754	273,567	0	59,730	3,487,223	27,048	(193,147)	112,193,785	2026	
2027	3,157,568	246,823		31,990	9,847	76,716	21,425	26,266		1,000,000		4,570,634	3,199,400	320,653					476,004	273,567	209,799	59,730	4,701,019	(130,384)	(323,531)	108,866,121	2027	
2028	3,596,321	246,823		31,990	9,847	80,416	21,778	26,922		915,000		4,929,097	3,285,965	321,034					226,004	633,256	209,799	59,730	4,897,653	31,444	(292,087)	105,268,055	2028	
2029	3,596,321	1,302,988		31,990	9,847	79,039	21,407	27,595		615,000		5,684,186	3,396,744	320,537					226,004	383,256	1,107,540	59,730	5,655,675	28,511	(263,575)	100,837,248	2029	
2030	3,596,321	1,302,988		31,990	9,847	77,644	21,733	28,285		605,000		5,673,808	3,382,284	320,515					226,004	383,256	1,107,540	59,730	5,641,193	32,615	(230,960)	96,340,727	2030	
2031	3,596,321	2,310,188		31,990	9,847	81,132	21,325	28,992		550,000		6,629,795	3,480,881	324,381					226,004	383,256	1,963,660	59,730	6,599,776	30,019	(200,941)	90,798,086	2031	
2032	3,692,659	2,310,188		31,990	9,847	79,502	21,608	29,717		575,000		6,750,511	3,599,280	323,550					226,004	383,256	1,963,660	59,730	6,717,345	33,167	(167,774)	85,039,731	2032	
2033	3,692,659	3,052,242		31,990	9,847	77,840	21,859	30,460		275,000		7,191,896	3,792,214	322,400					226,004		2,594,405	59,730	7,156,618	35,278	(132,496)	78,733,171	2033	
2034	3,692,659	3,052,242		31,990	9,847	81,067	21,377	15,611		475,000	2,860,526	10,240,319	3,876,758	320,252	4,000,000				226,004		2,594,405	59,730	11,364,013	(1,123,695)	(1,256,191)	75,087,138	2034	
2035	3,692,659	4,229,239		31,990	9,847	79,164	21,584					8,064,483	3,344,500	684,873					149,250		3,594,853	59,730	7,933,207	131,277	(1,124,914)	67,900,248	2035	
2036	3,692,659	4,229,239		31,990	9,847	77,228	21,758					8,062,721	2,821,248	682,567					149,250		3,594,853	59,730	7,407,648	655,073	(469,841)	61,127,168	2036	
2037	3,692,659	5,245,916		31,990	9,847	80,150	21,191					9,081,753	2,346,075	684,053					0		4,459,029	59,730	8,608,887	472,866	3,025	53,053,216	2037	
2038	3,692,659	5,245,916	76	31,990	9,847	77,930	21,310					9,079,728	1,755,100	680,755					0		4,459,029	59,730	9,079,614	114	3,139	44,422,111	2038	
2039	3,692,659	5,245,916	78	31,990	9,847	80,553	21,386					9,082,430	830,400	681,896							4,459,029	59,730	9,086,055	(3,625)	(486)	35,723,337	2039	
2040	3,692,659	5,245,916		31,990	9,847	78,018	21,418					9,079,848	818,200	682,373							4,459,029	59,730	9,079,332	516	30	26,986,357	2040	
2041	3,692,659	5,245,916	1	31,990	9,847	80,350	21,413					9,060,763	414,500	682,293							4,459,029	59,730	6,680,552	2,380,211	2,380,241	20,530,608	2041	
2042	3,692,659	5,245,916	59,506	31,990	9,847	77,550	21,370					9,117,469	414,200	681,650							4,459,029	59,730	5,639,609	3,477,860	5,858,101	15,075,504	2042	
2043	3,692,659	5,245,916	146,453	31,990	9,847	79,613	21,289					9,206,478	418,200	680,429							4,459,029	59,730	5,642,388	3,564,090	9,422,191	9,575,429	2043	
2044	3,692,659	5,245,916	235,555	31,990	9,847	76,538	21,868					9,292,505	0	679,323							4,459,029	59,730	5,223,082	4,069,423	13,491,614	4,459,029	2044	
2045	3,692,659	5,245,916	337,290	31,990								9,307,856	0								4,459,029	59,730	4,543,759	4,764,097	18,255,710	0	2045	
Total (2021-2045)	77,447,979	69,496,208	894,535	732,123	1,749,801	1,575,665	430,545	668,290	1,264,474	2,675,621	10,940,000	11,137,227	178,926,531	52,414,658	10,033,669	12,450,315		648,991	5,007,407	3,785,400	59,071,777	1,414,497	13,440,000	233,880	2,761,089	161,261,683	TRUE	Total (2021-2045)

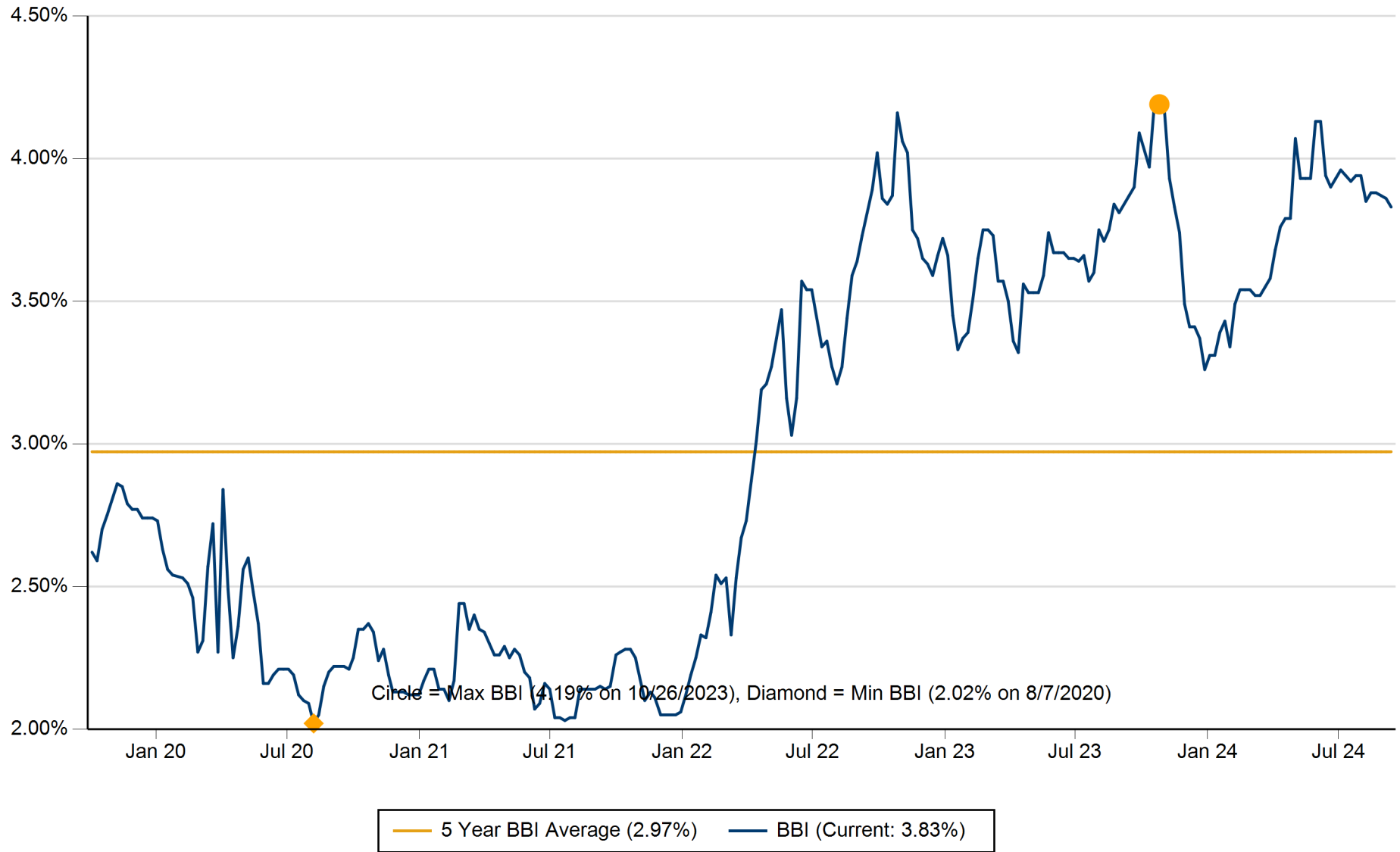
**Notes:**

- <sup>1</sup>Revenues for 2022 and prior years per Village audited financial statements.
- <sup>2</sup>Expenditures for 2022 and prior years per Village audited financial statements.
- <sup>3</sup>Assumes 1.00% economic appreciation on all property within the District.
- <sup>4</sup>Projected special assessment collections shown in 2025 through 2044 represent the "Zilber" sewer assessment paid over the term of the borrowing and the "South Hills" sewer and water assessments paid up front in 2025.
- <sup>5</sup>Projected transfers from the sewer utility 2025 through 2044 represent \$1,100,000 of the project being paid from user rates.
- <sup>6</sup>Projected transfers from the water utility 2025 through 2044 represent \$300,000 of the water extension project being paid from user rates.
- <sup>7</sup>Ashley will pay \$1,000,000 into an interest-bearing escrow with interest accruing to the Village for the purpose of paying for the Golf Road reconstruction. Assumes 2.50% interest earnings through July 1, 2034.
- <sup>8</sup>2024 capital projects include the following: (i) \$2,460,302 for sewer improvements, (ii) \$883,242 for water improvements, and (iii) \$3,975,621 for the construction of a water tower (funded with \$2,675,621 of ARPA and \$1,300,000 of bond proceeds). 2034 capital project is for the reconstruction of Golf Road.
- <sup>9</sup>Includes \$30,350 of connection fee/permit reimbursement expected to be made with the first incentive payment in 2025.
- <sup>10</sup>Assumes connection fee/permit reimbursements in the amount of \$125,000 are made as increment is available by building. The development agreement allows for maximum reimbursements of \$125,000 for buildings under 400,000 square feet and \$250,000 for those over.
- <sup>11</sup>Assumes 2023 incentive payment made in 2024 and includes \$148,000 for phase 1 connection fee/permit reimbursement. The remaining phase 1 connection fee/permit reimbursement of \$92,000 along with the phase 2 reimbursement of \$250,000 are expected to be made with the 2024 incentive payment. Assumes the Phase 3 reimbursement of \$250,000 occurs in 2028.
- <sup>12</sup>The development receives an incentive of 85% of the generated tax increment.

Projected TID Closure  
END OF EXPENDITURE PERIOD  
END OF TID LIFE

# 5 YEAR TREND IN MUNICIPAL BOND INDICES

Weekly Rates October, 2019 - October, 2024



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

**Table 1**  
**Existing G.O. Debt Base Case**

*Village of Caledonia, WI*

Year Ending	Existing Debt															Year Ending
	Total G.O. Debt Payments	Less: We Energies	Less: TID #1	Less: TID #3	Less: TID #4	Less: TID #5	Less: Sewer	Less: Bond Premium	Plus: TID #4 Shortfall <sup>1</sup>	Adjustment to Budget	Net Debt Service Levy	Debt Service Levy Change From PY	Equalized Value (TID OUT)	Tax Rate Per \$1,000 Home	Annual Taxes \$300,000	
2024	6,834,426	(548,825)	(16,688)	(294,448)	(2,140,731)	(218,303)	(359,478)	(418,782)	1,000,000	137,094	3,974,267		3,355,163,700	\$1.18	\$355.36	2024
2025	7,497,670	(553,675)	(16,338)	(323,024)	(2,506,529)	(377,035)	(357,648)	(1,683)	985,000		4,346,739	372,472	3,550,762,300	\$1.22	\$367.25	2025
2026	7,655,887	(553,275)	(15,938)	(326,588)	(2,594,485)	(452,585)	(355,334)	0	740,000		4,097,683	(249,056)	3,715,403,033	\$1.10	\$330.87	2026
2027	7,820,829	(550,375)	(15,538)	(343,975)	(3,199,400)	(527,535)	(357,531)		1,005,000		3,831,475	(266,208)	3,887,677,781	\$0.99	\$295.66	2027
2028	7,922,094	(550,050)	(15,188)	(345,175)	(3,285,965)	(570,320)	(359,159)		760,000		3,556,238	(275,238)	4,067,940,515	\$0.87	\$262.26	2028
2029	7,989,129	(549,000)	(14,881)	(341,100)	(3,396,744)	(567,293)	(360,196)		620,000		3,379,916	(176,322)	4,256,561,620	\$0.79	\$238.21	2029
2030	7,682,394	(377,813)	(14,563)	(346,325)	(3,382,284)	(455,140)	(360,708)		605,000		3,350,563	(29,353)	4,453,928,655	\$0.75	\$225.68	2030
2031	6,778,000	0	(14,200)	(340,844)	(3,480,881)	(72,100)	(360,675)		705,000		3,214,300	(136,263)	4,660,447,147	\$0.69	\$206.91	2031
2032	6,759,811		(13,800)	(330,281)	(3,599,280)	(72,100)	(355,250)		725,000		3,114,100	(100,200)	4,876,541,431	\$0.64	\$191.58	2032
2033	6,186,614		(18,300)	0	(3,792,214)	(193,975)	0		535,000		2,717,125	(396,975)	5,102,655,513	\$0.53	\$159.75	2033
2034	5,993,258		(17,700)		(3,876,758)	(192,600)			620,000		2,526,200	(190,925)	5,339,253,987	\$0.47	\$141.94	2034
2035	5,435,650		(17,100)		(3,344,500)	(190,975)			0		1,883,075	(643,125)	5,586,822,993	\$0.34	\$101.12	2035
2036	4,897,298		(16,500)		(2,821,248)	(189,800)					1,869,750	(13,325)	5,845,871,207	\$0.32	\$95.95	2036
2037	4,427,125		(15,900)		(2,346,075)	(194,000)					1,871,150	1,400	6,116,930,895	\$0.31	\$91.77	2037
2038	3,828,550		(15,300)		(1,755,100)	(192,900)					1,865,250	(5,900)	6,400,559,002	\$0.29	\$87.43	2038
2039	2,879,150		0		(830,400)	(191,600)					1,857,150	(8,100)	6,697,338,295	\$0.28	\$83.19	2039
2040	2,862,925				(818,200)	(190,100)					1,854,625	(2,525)	7,007,878,566	\$0.26	\$79.39	2040
2041	2,450,300				(414,500)	(193,300)					1,842,500	(12,125)	7,332,817,880	\$0.25	\$75.38	2041
2042	2,379,400				(414,200)	(191,200)					1,774,000	(68,500)	7,672,823,887	\$0.23	\$69.36	2042
2043	668,100				(418,200)	(193,800)					56,100	(1,717,900)	8,028,595,195	\$0.01	\$2.10	2043
2044	0				0	0					0	(56,100)	8,400,862,807	\$0.00	\$0.00	2044
<b>Total</b>	<b>108,948,609</b>	<b>(3,683,013)</b>	<b>(237,931)</b>	<b>(2,991,759)</b>	<b>(48,417,692)</b>	<b>(5,426,661)</b>	<b>(3,225,978)</b>	<b>(420,465)</b>	<b>8,300,000</b>	<b>137,094</b>	<b>52,982,205</b>					<b>Total</b>

**Notes:**

1) Assumes no additional projects funded in TID 4 and the South Hills development does not occur.

**Legend:**

Represents +/- 25% Change over previous year

## Table 2 Capital Improvement Plan & Funding Uses

*Village of Caledonia, WI*

Projects	Purpose/Dept.	Plan Issue	Funding	Amount
Sundance Heights	Water	2024 G.O. Notes	G.O. Debt	1,800,000
Water Tower	TID #4	2024 G.O. Notes	G.O. Debt	1,076,000
TID #4 Water Infrastructure				
Water Utility	Water	2024 G.O. Notes	G.O. Debt	300,000
TID #4	TID #4	2024 G.O. Notes	G.O. Debt	600,000
TID #4 Sanitary Sewer Infrastructure (Phase 4)				
Sanitary Sewer Utility	Sewer	2024 G.O. Notes	G.O. Debt	1,100,000
TID #4	TID #4	2024 G.O. Notes	G.O. Debt	1,400,000
Crawford Park Grading - Phase I	Levy	2024 G.O. Notes	G.O. Debt	500,000
Fire Engine	Levy	2024 G.O. Notes	G.O. Debt	824,000
Roads	Levy	2024 G.O. Notes	G.O. Debt	850,000
<b>Actual CIP Costs</b>				<b>8,450,000</b>
<b>Sources of Funding</b>				
G.O. Debt				8,450,000
<b>Total</b>				<b>8,450,000</b>
<b>Debt Obligations</b>				
2024 G.O. Notes				8,450,000
<b>Total</b>				<b>8,450,000</b>

**Notes:**

### Table 3 Capital Improvements Financing Plan

Village of Caledonia, WI

	2024				
	G.O. Notes	Water Portion	Sanitary Sewer Portion	TID #4 Portion	Levy Projects Portion
<b>CIP Projects<sup>1</sup></b>					
Sundance Heights	1,800,000	1,800,000			
Water Tower	1,076,000			1,076,000	
TID #4 Water Infrastructure	900,000	300,000		600,000	
TID #4 Sanitary Sewer Infrastructure (Phase 4)	2,500,000		1,100,000	1,400,000	
Crawford Park Grading - Phase I	500,000				500,000
Fire Engine	824,000				824,000
Roads	850,000				850,000
<b>Subtotal Project Costs</b>	<b>8,450,000</b>	<b>2,100,000</b>	<b>1,100,000</b>	<b>3,076,000</b>	<b>2,174,000</b>
<b>CIP Projects<sup>1</sup></b>	<b>8,450,000</b>	<b>2,100,000</b>	<b>1,100,000</b>	<b>3,076,000</b>	<b>2,174,000</b>
<b>Estimated Issuance Expenses</b>					
Municipal Advisor (Ehlers)	47,800	11,880	6,232	17,389	12,298
Bond Counsel	23,000	5,717	2,999	8,367	5,917
Disclosure Counsel	15,000	3,728	1,956	5,457	3,859
Rating Fee	20,000	4,971	2,608	7,276	5,146
Maximum Underwriter's Discount	12.50 107,375	26,688	14,000	39,063	27,625
Paying Agent	850	211	111	309	219
<b>Subtotal Issuance Expenses</b>	<b>214,025</b>	<b>53,195</b>	<b>27,905</b>	<b>77,861</b>	<b>55,063</b>
<b>TOTAL TO BE FINANCED</b>	<b>8,664,025</b>	<b>2,153,195</b>	<b>1,127,905</b>	<b>3,153,861</b>	<b>2,229,063</b>
Estimated Interest Earnings	5.41% (76,191)	(18,935)	(9,918)	(27,735)	(19,602)
Assumed spend down (months)	2				
Rounding	2,166	740	2,013	(1,126)	539
<b>NET BOND SIZE</b>	<b>8,590,000</b>	<b>2,135,000</b>	<b>1,120,000</b>	<b>3,125,000</b>	<b>2,210,000</b>

**Notes:**

1) Project total estimates as provided by Village officials on September 5, 2024.

**Table 4**  
**Allocation of Debt Service - 2024 G.O. Notes**

*Village of Caledonia, WI*

Year Ending	Water Portion				Sanitary Sewer Portion			TID #4 Portion			Levy Projects Portion			Year Ending	Totals		
	Principal	Est. Rate <sup>1</sup>	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total		Principal (4/1)	Interest	Total
2025	85,000	3.24%	61,805	146,805	45,000	32,448	77,448	120,000	90,564	210,564	85,000	64,069	149,069	2025	335,000	248,885	583,885
2026	80,000	3.06%	72,606	152,606	40,000	38,145	78,145	115,000	106,483	221,483	80,000	75,350	155,350	2026	315,000	292,584	607,584
2027	80,000	3.06%	70,158	150,158	40,000	36,921	76,921	120,000	102,888	222,888	85,000	72,826	157,826	2027	325,000	282,792	607,792
2028	85,000	3.06%	67,634	152,634	45,000	35,621	80,621	120,000	99,216	219,216	85,000	70,225	155,225	2028	335,000	272,694	607,694
2029	85,000	3.06%	65,033	150,033	45,000	34,244	79,244	125,000	95,467	220,467	90,000	67,547	157,547	2029	345,000	262,290	607,290
2030	90,000	3.14%	62,319	152,319	45,000	32,849	77,849	130,000	91,514	221,514	90,000	64,757	154,757	2030	355,000	251,438	606,438
2031	90,000	3.22%	59,457	149,457	50,000	31,337	81,337	135,000	87,299	222,299	95,000	61,815	156,815	2031	370,000	239,908	609,908
2032	95,000	3.30%	56,441	151,441	50,000	29,707	79,707	140,000	82,816	222,816	100,000	58,635	158,635	2032	385,000	227,598	612,598
2033	100,000	3.35%	53,198	153,198	50,000	28,045	78,045	145,000	78,077	223,077	100,000	55,310	155,310	2033	395,000	214,629	609,629
2034	100,000	3.40%	49,823	149,823	55,000	26,272	81,272	150,000	73,098	223,098	105,000	51,850	156,850	2034	410,000	201,043	611,043
2035	105,000	3.52%	46,275	151,275	55,000	24,369	79,369	155,000	67,820	222,820	110,000	48,129	158,129	2035	425,000	186,593	611,593
2036	110,000	3.52%	42,491	152,491	55,000	22,433	77,433	160,000	62,276	222,276	115,000	44,169	159,169	2036	440,000	171,369	611,369
2037	115,000	3.70%	38,428	153,428	60,000	20,355	80,355	165,000	56,408	221,408	115,000	40,018	155,018	2037	455,000	155,208	610,208
2038	115,000	3.70%	34,173	149,173	60,000	18,135	78,135	170,000	50,210	220,210	120,000	35,670	155,670	2038	465,000	138,188	603,188
2039	120,000	3.90%	29,705	149,705	65,000	15,758	80,758	175,000	43,653	218,653	125,000	31,013	156,013	2039	485,000	120,128	605,128
2040	125,000	3.90%	24,928	149,928	65,000	13,223	78,223	185,000	36,633	221,633	130,000	26,040	156,040	2040	505,000	100,823	605,823
2041	130,000	4.00%	19,890	149,890	70,000	10,555	80,555	190,000	29,225	219,225	135,000	20,805	155,805	2041	525,000	80,475	605,475
2042	135,000	4.00%	14,590	149,590	70,000	7,755	77,755	200,000	21,425	221,425	140,000	15,305	155,305	2042	545,000	59,075	604,075
2043	140,000	4.10%	9,020	149,020	75,000	4,818	79,818	210,000	13,120	223,120	150,000	9,430	159,430	2043	575,000	36,388	611,388
2044	150,000	4.10%	3,075	153,075	80,000	1,640	81,640	215,000	4,408	219,408	155,000	3,178	158,178	2044	600,000	12,300	612,300
<b>Total</b>	<b>2,135,000</b>		<b>881,046</b>	<b>3,016,046</b>	<b>1,120,000</b>	<b>464,627</b>	<b>1,584,627</b>	<b>3,125,000</b>	<b>1,292,595</b>	<b>4,417,595</b>	<b>2,210,000</b>	<b>916,138</b>	<b>3,126,138</b>	<b>Total</b>	<b>8,590,000</b>	<b>3,554,406</b>	<b>12,144,406</b>

**Notes:**

1) Estimated Rate assumes September 17 "Aa2" rated sale plus 0.50%.



## Table 5 Financing Plan Tax Impact

Village of Caledonia, WI

Year Ending	Existing Debt		Proposed Debt										Year Ending
	Net Debt Service Levy	Equalized Value (TID OUT) <sup>1</sup>	2024 G.O. Notes 8,590,000 Dated: 12/4/2024 Total Principal and Interest	Abatements				Debt Service Levy		Taxes			
				Less: Water	Less: Sewer	Less: TID #4	Plus: Adjusted TID #4 Shortfall <sup>2</sup>	Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$300,000 Home	Annual Taxes Difference From Existing	
2025	4,346,739	3,550,762,300	583,885	(146,805)	(77,448)	(210,564)	15,000	4,510,808		\$1.27	\$381	\$14	2025
2026	4,097,683	3,715,403,033	607,584	(152,606)	(78,145)	(221,483)	190,000	4,443,033	(67,775)	\$1.20	\$359	\$28	2026
2027	3,831,475	3,887,677,781	607,792	(150,158)	(76,921)	(222,888)	(5,000)	3,984,301	(458,733)	\$1.02	\$307	\$12	2027
2028	3,556,238	4,067,940,515	607,694	(152,634)	(80,621)	(219,216)	155,000	3,866,462	(117,839)	\$0.95	\$285	\$23	2028
2029	3,379,916	4,256,561,620	607,290	(150,033)	(79,244)	(220,467)	(5,000)	3,532,463	(333,999)	\$0.83	\$249	\$11	2029
2030	3,350,563	4,453,928,655	606,438	(152,319)	(77,849)	(221,514)	0	3,505,320	(27,143)	\$0.79	\$236	\$10	2030
2031	3,214,300	4,660,447,147	609,908	(149,457)	(81,337)	(222,299)	(155,000)	3,216,115	(289,205)	\$0.69	\$207	\$0	2031
2032	3,114,100	4,876,541,431	612,598	(151,441)	(79,707)	(222,816)	(150,000)	3,122,735	(93,380)	\$0.64	\$192	\$1	2032
2033	2,717,125	5,102,655,513	609,629	(153,198)	(78,045)	(223,077)	(260,000)	2,612,435	(510,300)	\$0.51	\$154	(\$6)	2033
2034	2,526,200	5,339,253,987	611,043	(149,823)	(81,272)	(223,098)	(135,000)	2,548,050	(64,385)	\$0.48	\$143	\$1	2034
2035	1,883,075	5,586,822,993	611,593	(151,275)	(79,369)	(222,820)	0	2,041,204	(506,846)	\$0.37	\$110	\$8	2035
2036	1,869,750	5,845,871,207	611,369	(152,491)	(77,433)	(222,276)		2,028,919	(12,285)	\$0.35	\$104	\$8	2036
2037	1,871,150	6,116,930,895	610,208	(153,428)	(80,355)	(221,408)		2,026,168	(2,752)	\$0.33	\$99	\$8	2037
2038	1,865,250	6,400,559,002	603,188	(149,173)	(78,135)	(220,210)		2,020,920	(5,248)	\$0.32	\$95	\$7	2038
2039	1,857,150	6,697,338,295	605,128	(149,705)	(80,758)	(218,653)		2,013,163	(7,758)	\$0.30	\$90	\$7	2039
2040	1,854,625	7,007,878,566	605,823	(149,928)	(78,223)	(221,633)		2,010,665	(2,498)	\$0.29	\$86	\$7	2040
2041	1,842,500	7,332,817,880	605,475	(149,890)	(80,555)	(219,225)		1,998,305	(12,360)	\$0.27	\$82	\$6	2041
2042	1,774,000	7,672,823,887	604,075	(149,590)	(77,755)	(221,425)		1,929,305	(69,000)	\$0.25	\$75	\$6	2042
2043	56,100	8,028,595,195	611,388	(149,020)	(79,818)	(223,120)		215,530	(1,713,775)	\$0.03	\$8	\$6	2043
2044	0	8,400,862,807	612,300	(153,075)	(81,640)	(219,408)		158,178	(57,353)	\$0.02	\$6	\$6	2044
2045	0	8,790,391,616	0	0	0	0		0	(158,178)	\$0.00	\$0	\$0	2045
Total	49,007,938		12,144,406	(3,016,046)	(1,584,627)	(4,417,595)	(350,000)					\$162.59	Total

**Total Cost of Financing Plan to Sample Taxpayer**

**Notes:**

- 1) Projected TID OUT EV based on 5-year average at 4.64% annual inflation.
- 2) Includes the South Hills development.

## Table 6

# General Obligation Debt Capacity Analysis - Impact of Financing Plan

Village of Caledonia, WI

Existing Debt				
Year Ending	Projected Equalized Value (TID IN) <sup>1</sup>	Debt Limit	Existing Principal Outstanding	% of Limit
2024	3,709,713,100	185,485,655	79,115,000	43%
2025	3,893,184,420	194,659,221	74,335,000	38%
2026	4,085,729,684	204,286,484	69,245,000	34%
2027	4,287,797,660	214,389,883	63,825,000	30%
2028	4,499,859,315	224,992,966	58,130,000	26%
2029	4,722,408,905	236,120,445	52,190,000	22%
2030	4,955,965,132	247,798,257	46,370,000	19%
2031	5,201,072,353	260,053,618	41,265,000	16%
2032	5,458,301,843	272,915,092	35,985,000	13%
2033	5,728,253,136	286,412,657	31,085,000	11%
2034	6,011,555,412	300,577,771	26,190,000	9%
2035	6,308,868,972	315,443,449	21,670,000	7%
2036	6,620,886,772	331,044,339	17,525,000	5%
2037	6,948,336,040	347,416,802	13,705,000	4%
2038	7,291,979,970	364,598,998	10,350,000	3%
2039	7,652,619,501	382,630,975	7,835,000	2%
2040	8,031,095,185	401,554,759	5,240,000	1%
2041	8,428,289,145	421,414,457	2,960,000	1%
2042	8,845,127,131	442,256,357	655,000	0%
2043	9,282,580,678	464,129,034	0	0%
2044	9,741,669,369	487,083,468		0%

Proposed Debt				
2024 G.O. Notes	Combined Existing & Proposed	% of Limit	Residual Capacity	Year Ending
8,590,000	\$87,705,000	47%	\$97,780,655	2024
8,255,000	\$82,590,000	42%	\$112,069,221	2025
7,940,000	\$77,185,000	38%	\$127,101,484	2026
7,615,000	\$71,440,000	33%	\$142,949,883	2027
7,280,000	\$65,410,000	29%	\$159,582,966	2028
6,935,000	\$59,125,000	25%	\$176,995,445	2029
6,580,000	\$52,950,000	21%	\$194,848,257	2030
6,210,000	\$47,475,000	18%	\$212,578,618	2031
5,825,000	\$41,810,000	15%	\$231,105,092	2032
5,430,000	\$36,515,000	13%	\$249,897,657	2033
5,020,000	\$31,210,000	10%	\$269,367,771	2034
4,595,000	\$26,265,000	8%	\$289,178,449	2035
4,155,000	\$21,680,000	7%	\$309,364,339	2036
3,700,000	\$17,405,000	5%	\$330,011,802	2037
3,235,000	\$13,585,000	4%	\$351,013,998	2038
2,750,000	\$10,585,000	3%	\$372,045,975	2039
2,245,000	\$7,485,000	2%	\$394,069,759	2040
1,720,000	\$4,680,000	1%	\$416,734,457	2041
1,175,000	\$1,830,000	0%	\$440,426,357	2042
600,000	\$600,000	0%	\$463,529,034	2043
0	\$0	0%	\$487,083,468	2044

**Notes:**

1) Projected TID IN EV based on 5-year average at 4.95% annual inflation.

**Table 7**  
**"All-In" Revenue Debt Coverage - Impact of Financing Plan**

*Village of Caledonia, WI*

Year	Water Debt Service					Sewer Debt Service					Year
	Existing Debt	Proposed Debt	Total	Debt Coverage	D.S. Capacity	Existing Debt	Proposed Debt	Total	Debt Coverage	D.S. Capacity	
	\$894,641 2023 Net Revenues					@ 1x \$4,630,587 2023 Net Revenues					
2025	1,044,105	146,805	1,190,910	0.75	(296,269)	3,577,943	77,448	3,655,392	1.27	975,195	2025
2026	1,035,493	152,606	1,188,099	0.75	(293,458)	3,570,042	78,145	3,648,187	1.27	982,400	2026
2027	1,035,640	150,158	1,185,798	0.75	(291,157)	3,570,546	76,921	3,647,467	1.27	983,120	2027
2028	1,034,988	152,634	1,187,621	0.75	(292,980)	3,574,132	80,621	3,654,752	1.27	975,835	2028
2029	1,048,119	150,033	1,198,151	0.75	(303,510)	3,575,692	79,244	3,654,935	1.27	975,652	2029
2030	1,044,650	152,319	1,196,969	0.75	(302,328)	3,575,243	77,849	3,653,092	1.27	977,495	2030
2031	1,045,491	149,457	1,194,948	0.75	(300,307)	3,569,575	81,337	3,650,912	1.27	979,675	2031
2032	1,040,144	151,441	1,191,584	0.75	(296,943)	3,573,632	79,707	3,653,339	1.27	977,248	2032
2033	1,034,053	153,198	1,187,251	0.75	(292,610)	3,563,758	78,045	3,641,803	1.27	988,784	2033
2034	1,042,491	149,823	1,192,314	0.75	(297,673)	2,585,182	81,272	2,666,454	1.74	1,964,133	2034
2035	605,153	151,275	756,428	1.18	138,213	2,777,445	79,369	2,856,814	1.62	1,773,773	2035
2036	607,472	152,491	759,963	1.18	134,678	2,784,481	77,433	2,861,914	1.62	1,768,673	2036
2037	614,156	153,428	767,584	1.17	127,057	2,785,143	80,355	2,865,498	1.62	1,765,089	2037
2038	585,563	149,173	734,735	1.22	159,906	2,660,961	78,135	2,739,096	1.69	1,891,491	2038
2039	414,653	149,705	564,358	1.59	330,283	2,352,152	80,758	2,432,910	1.90	2,197,677	2039
2040	421,041	149,928	570,968	1.57	323,673	2,352,046	78,223	2,430,269	1.91	2,200,318	2040
2041	347,975	149,890	497,865	1.80	396,776	2,143,427	80,555	2,223,982	2.08	2,406,605	2041
2042	202,066	149,590	351,656	2.54	542,985	2,141,449	77,755	2,219,204	2.09	2,411,383	2042
2043	202,375	149,020	351,395	2.55	543,246	2,143,348	79,818	2,223,165	2.08	2,407,422	2043
2044	0	153,075	153,075	5.84	741,566	1,161,458	81,640	1,243,098	3.73	3,387,489	2044
2045		0	0	N/A	894,641	1,161,076	0	1,161,076	3.99	3,469,511	2045
2046						1,160,683		1,160,683	3.99	3,469,904	2046
2047						1,160,278		1,160,278	3.99	3,470,309	2047
2048						1,159,862		1,159,862	3.99	3,470,725	2048
2049						1,159,434		1,159,434	3.99	3,471,153	2049
2050						1,158,994		1,158,994	4.00	3,471,593	2050
2051						1,158,540		1,158,540	4.00	3,472,047	2051
2052						1,158,074		1,158,074	4.00	3,472,513	2052
2053						0		0	N/A	4,630,587	2053
Total	14,405,625	3,016,046	17,421,671			67,314,597	1,584,627	68,899,224			Total

**Notes:**

**RESOLUTION NO. 2024-104  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING CERTIFIED SURVEY MAP # \_\_\_\_\_; – PARCEL ID  
104-04-22-28-041-000 LOCATED IN THE SE ¼ OF SECTION 28, T4N, R22E, VILLAGE  
OF CALEDONIA, RACINE COUNTY, WI – OWNER – HELDING FARMS, LLC  
APPLICANT – JAMES HELDING**

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 with the remnant parcel exceeding the 35-acre requirement for minor land division; and

**WHEREAS**, the Village Engineers Memo, **Exhibit B**, dated September 17, 2024, recommended approval subject to the 10 conditions listed therein; and

**WHEREAS**, the CSM was brought to the Village Plan Commission on September 30, 2024, for approval and the Plan Commission recommended approval of the CSM subject to the 10 conditions outline in the **Exhibit B**; 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 in compliance with all applicable Village ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of October 2024.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Thomas Weatherston  
Village President

Attest: \_\_\_\_\_  
Jennifer Olsen  
Village Clerk

**RESOLUTION NO. 2024-105  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A SITE, BUILDING, & OPERATION PLAN TO CONSTRUCT  
A ±504 SQUARE-FOOT EXPANSION OF THE GROUND EQUIPMENT AREA FOR THE  
OPERATION OF AN EXISTING TELECOMMUNICATIONS TOWER LOCATED AT 8451  
USH 41, VILLAGE OF CALEDONIA, RACINE COUNTY, WI, BAILLY MCGREW,  
APPLICANT, AMERICAN TRANSMISSION COMPANY, OWNER**

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

**WHEREAS**, Bailly McGrew, Applicant, has requested an approval of a site, building, and operations plan to construct a ±504 square-foot expansion area for the construction of telecommunications equipment for the operation of an existing cell tower located at 8451 USH 41, Parcel ID No. 104-04-22-06-041-000, Village of Caledonia, Racine County, WI; and,

**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the site, building, and operations plan for the following reason:

1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia, that the requested building, site, and operations plan set forth above, is hereby approved for the same reasons set forth above and subject to the same contingency imposed by the Village Plan Commission.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of October, 2024.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

Thomas Weatherston  
Village President

Attest: \_\_\_\_\_

Jennifer Olsen  
Village Clerk

**ORDINANCE NO. 2024-14  
VILLAGE OF CALEDONIA**

**AN ORDINANCE TO CREATE 2-3-3 ESTABLISHING THE COMPENSATION FOR  
MEMBERS OF THE VILLAGE BOARD**

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

**WHEREAS**, the Village Board recognizes the need to compete with the public and private sectors for qualified staff and leadership, and

**WHEREAS**, based on a recent review of salary information from comparable municipalities, the Village is planning to study the salaries of the staff to be more comparable to communities in the region and the Caledonia Village Board and Village President salaries fall below the average of comparable communities in the region and have not been changed for several years, and

**NOW THEREFORE**, at a regular meeting of the Village Board of the Village of Caledonia, held on the 8<sup>th</sup> day of October, 2024, a quorum of the members of the Village Board being present and by a three-fourths vote of all the members of the Village Board hereby ordain as follows:

1. That Section 2-3-3 of the Code of Ordinances for the Village of Caledonia, be and hereby is created to read as follows:

**"2-3-3 Village Board Compensation.**

- (1) The salaries for Caledonia Village Trustees shall be \$8,600.00 per year paid bi-weekly commencing at the beginning of each Trustee's next term, respectively.
- (2) The salary for the Caledonia Village President shall be \$14,000.00 per year paid bi-weekly commencing at the beginning of the Village President's next term."

2. That this ordinance shall take effect upon adoption and publication as required by law.

Adopted by a three-fourths vote of the members elect of the Village Board of the Village of Caledonia on this \_\_\_\_ day of October, 2024.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Thomas Weatherston  
Village President

Attest: \_\_\_\_\_  
Jennifer Olsen  
Village Clerk

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
<b>A.W. OAKES &amp; SONS, INC</b>							
Water Utility Fund	9	A.W. OAKES & SONS, INC	Sundance Pay	A.W. OAKES PAY APP 2 SUNDA	09/25/2024	318,207.15	500-18738-107 CIP - SUNDANCE HEIGHTS
Total A.W. OAKES & SONS, INC:						318,207.15	
<b>ACH - DELTA DENTAL</b>							
General Fund	498	ACH - DELTA DENTAL	844785	10/01/2024 VISION INSURANCE	10/01/2024	976.32	100-21536-000 Vision Deductions
General Fund	498	ACH - DELTA DENTAL	846404	09/23/2024 DELTA DENTAL CLAI	09/23/2024	3,650.90	100-21534-000 Dental Deductions
General Fund	498	ACH - DELTA DENTAL	847669	09/30/2024 DELTA DENTAL CLAI	09/30/2024	2,434.49	100-21534-000 Dental Deductions
Total ACH - DELTA DENTAL:						7,061.71	
<b>ACH - QUADIEN FINANCE USA INC</b>							
General Fund	3898	ACH - QUADIEN FINANCE USA	POSTAGE DO	SEPT. 2024; POSTAGE FOR VIL	09/20/2024	4,000.00	100-13-64040 Postage & Shipping
General Fund	3898	ACH - QUADIEN FINANCE USA	SEP-24 POST	SEPT. 2024; POSTAGE FOR VIL	09/30/2024	1,500.00	100-13-64040 Postage & Shipping
Total ACH - QUADIEN FINANCE USA INC:						5,500.00	
<b>ACH - SIMPLIFILE, LC</b>							
General Fund	768	ACH - SIMPLIFILE, LC	SEPT. 2024	PARCEL #104-04-23-17-236-000	09/26/2024	35.25	100-42-61100 Legal Fees
Storm Water Utility Fund	768	ACH - SIMPLIFILE, LC	SEPT. 2024	RUSD EASEMENTS	09/26/2024	70.50	502-00-61100 Legal Fees
Total ACH - SIMPLIFILE, LC:						105.75	
<b>ACH - SUPERFLEET</b>							
General Fund	1730	ACH - SUPERFLEET	EJ9940918202	SEP-24; FUEL FOR CFD VEHICL	09/30/2024	1,151.71	100-35-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:						1,151.71	
<b>ACH - UNEMPLOYMENT INSURANCE</b>							
General Fund	386	ACH - UNEMPLOYMENT INSUR	243D2ED540B	09/19/2024 UNEMPLOYMENT IN	09/19/2024	83.80	100-14-50180 Unemployment
Total ACH - UNEMPLOYMENT INSURANCE:						83.80	
<b>ACH - US BANK EQUIPMENT FINANCE</b>							
General Fund	9252	ACH - US BANK EQUIPMENT FI	537732836	OCT-24; MONTHLY PRINTER/C	10/01/2024	1,195.41	100-90-62300 Office Equipment Rental & Main
Total ACH - US BANK EQUIPMENT FINANCE:						1,195.41	
<b>ACH - WCA GROUP HEALTH TRUST</b>							
General Fund	9142	ACH - WCA GROUP HEALTH TR	100124	09/25/2024 WCA/UMR HEALTH I	09/25/2024	258,659.50	100-21535-000 Health Insurance Deductions

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total ACH - WCA GROUP HEALTH TRUST:						258,659.50	
<b>ACH - WE ENERGIES</b>							
Water Utility Fund	380	ACH - WE ENERGIES	5163394885	AUGUST 2024 GAS & ELECTRIC	09/04/2024	1,285.11	500-00-64140 Utilities
Sewer Utility Fund	380	ACH - WE ENERGIES	5163394885	AUGUST 2024 GAS & ELECTRIC	09/04/2024	10,694.16	501-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	5163394885	AUGUST 2024 GAS & ELECTRIC	09/04/2024	215.94	502-00-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5172918050	BILLING PERIOD 8/7/2024 TO 9/	09/11/2024	3,279.89	100-30-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5172918050	BILLING PERIOD 8/7/2024 TO 9/	09/11/2024	4,565.52	100-35-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5172918050	BILLING PERIOD 8/7/2024 TO 9/	09/11/2024	206.15	100-41-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5172918050	BILLING PERIOD 8/7/2024 TO 9/	09/11/2024	2,470.88	100-43-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5172918050	BILLING PERIOD 8/7/2024 TO 9/	09/11/2024	565.92	100-70-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5172918050	BILLING PERIOD 8/7/2024 TO 9/	09/11/2024	1,301.58	100-90-64290 Street Lighting
Cemetery Fund	380	ACH - WE ENERGIES	5172918050	BILLING PERIOD 8/7/2024 TO 9/	09/11/2024	18.32	220-00-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5174637809	STREET LIGHTS 8/14/2024 TO 9	09/17/2024	10,846.71	100-90-64290 Street Lighting
Total ACH - WE ENERGIES:						35,450.18	
<b>ADVOCATE AURORA HEALTH CARE, INC</b>							
General Fund	157	ADVOCATE AURORA HEALTH C	505-CI0004871	Q4 2024 EAP	09/30/2024	967.50	100-90-62100 Contracted Services
Total ADVOCATE AURORA HEALTH CARE, INC:						967.50	
<b>AERO COMPRESSED GASES</b>							
General Fund	29	AERO COMPRESSED GASES	489255	OXYGEN FOR MEDICAL USE	10/02/2024	57.00	100-35-64280 Medical Supplies
Total AERO COMPRESSED GASES:						57.00	
<b>AMBULANCE/EMS REFUND VENDOR</b>							
General Fund	9000	AMBULANCE/EMS REFUND VE	23-002938	09/30/2024 AMBULANCE/EMS R	09/30/2024	539.87	100-00-46230 Ambulance/EMS Fees
General Fund	9000	AMBULANCE/EMS REFUND VE	23-003426	09/30/2024 AMBULANCE/EMS F	09/30/2024	89.74	100-00-46230 Ambulance/EMS Fees
General Fund	9000	AMBULANCE/EMS REFUND VE	24-000176	09/18/2024 AMBULANCE/EMS R	09/18/2024	886.71	100-00-46230 Ambulance/EMS Fees
Total AMBULANCE/EMS REFUND VENDOR:						1,516.32	
<b>AURORA HEALTH CARE</b>							
General Fund	155	AURORA HEALTH CARE	108319	BLOODWORK FOR CASE	09/09/2024	25.00	100-30-62100 Contracted Services
General Fund	155	AURORA HEALTH CARE	158313	09/15/2024 - PRE-EMPLOYMENT	09/15/2024	165.00	100-30-51100 Testing/Physicals
Total AURORA HEALTH CARE:						190.00	
<b>BADGER METER INC.</b>							
Water Utility Fund	163	BADGER METER INC.	80170628	BEACON MBL HOSTING SERV	08/29/2024	373.95	500-00-64300 IT Maintenance & Subscriptions



Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total BADGER METER INC.:						373.95	
<b>BAYCOM</b>							
General Fund	183	BAYCOM	SRVCE000000	RADIO TROUBLESHOOTING	08/28/2024	337.50	100-30-64070 Work Supplies
Total BAYCOM:						337.50	
<b>BJELAJAC &amp; KALLENBACH, LLC</b>							
Sewer Utility Fund	210	BJELAJAC & KALLENBACH, LL	24115-000D 4	AUG-24; ATTORNEY SERVICES	08/31/2024	237.00	501-00-61100 Legal Fees
Total BJELAJAC & KALLENBACH, LLC:						237.00	
<b>CITIES &amp; VILLAGES MUTUAL INSURANCE CO.</b>							
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	354.02	100-10-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	878.60	100-11-50260 Workers Compensation
Storm Water Utility Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	1,254.22	502-00-50260 Workers Compensation
Sewer Utility Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	2,148.71	501-00-50260 Workers Compensation
Water Utility Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	2,148.71	500-00-50260 Workers Compensation
Recycling Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	66.53	241-00-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	315.04	100-12-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	1,253.97	100-13-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	1,758.19	100-14-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	26,926.73	100-30-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	721.45	100-31-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	911.62	100-32-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	31,196.83	100-35-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	1,285.00	100-40-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	8,007.44	100-41-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	1,182.22	100-60-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	261.92	100-43-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	522.34	100-70-50260 Workers Compensation
General Fund	367	CITIES & VILLAGES MUTUAL IN	179	Q4-24; WORKERS COMPENSAT	09/16/2024	1,834.16	100-42-50260 Workers Compensation
Total CITIES & VILLAGES MUTUAL INSURANCE CO.:						83,027.70	
<b>CLL SERVICES INC</b>							
General Fund	9085	CLL SERVICES INC	910	9/12/2024 ADMIN. SERVICES,	09/12/2024	520.57	100-90-62900 Private Property Maintenance
General Fund	9085	CLL SERVICES INC	911	9/11/2024 MOWING PARCEL #10	09/12/2024	1,360.00	100-90-62900 Private Property Maintenance
General Fund	9085	CLL SERVICES INC	911	8/31/2024 MOWING PARCEL 104	09/12/2024	120.00	100-90-62900 Private Property Maintenance
General Fund	9085	CLL SERVICES INC	911	8/20/2024 MOWING PARCEL 104	09/12/2024	320.00	100-90-62900 Private Property Maintenance
General Fund	9085	CLL SERVICES INC	911	9/10/2024 MOWING PARCEL 104	09/12/2024	160.00	100-90-62900 Private Property Maintenance
General Fund	9085	CLL SERVICES INC	911	9/10/2024 MOWING PARCEL 104	09/12/2024	320.00	100-90-62900 Private Property Maintenance

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
General Fund	9085	CLL SERVICES INC	912	09/14/2024 RECEIPTS FOR MAI	09/14/2024	489.06	100-11-64040 Postage & Shipping
Total CLL SERVICES INC:						3,289.63	
<b>COMPLETE OFFICE OF WISCONSIN</b>							
General Fund	392	COMPLETE OFFICE OF WISCO	743826	PAPER TOWEL - POLICE DEPT.	07/19/2024	106.40	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	778104	8 1/2 X 11 PAPER; 5 X 8 LEGAL	09/16/2024	138.04	100-13-64030 Office Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	779887	DISH DETERGENT - VILLAGE	09/18/2024	3.67	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	780960	PAPER TOWEL - POLICE DEPT.	09/26/2024	26.78	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	780961	PAPERTOWEL - VILLAGE	09/19/2024	26.78	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	782557	BATTERIES FOR PAPERTOWEL	09/23/2024	19.99	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	785328	BINDERS, SUPER GLUE	09/27/2024	34.78	100-35-64030 Office Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	788745	KITCHEN TRASH BAGS, KLEEN	10/02/2024	132.46	100-35-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	788746	REFILL FOR BROTHER LABEL	10/02/2024	19.94	100-35-64030 Office Supplies
Total COMPLETE OFFICE OF WISCONSIN:						508.84	
<b>CONSERV FS INC.</b>							
General Fund	3962	CONSERV FS INC.	60068011	ROUNDUP	09/20/2024	96.10	100-41-64090 Road Maintenance Materials
Total CONSERV FS INC.:						96.10	
<b>CORE &amp; MAIN LP</b>							
Water Utility Fund	405	CORE & MAIN LP	V454558	COPPER GASKETS	08/28/2024	206.10	500-00-64270 Infrastructure Maintenance
Water Utility Fund	405	CORE & MAIN LP	V530367	REPAIR PLUG, CURB BOX, & CL	08/28/2024	1,273.37	500-00-64270 Infrastructure Maintenance
Water Utility Fund	405	CORE & MAIN LP	V683587	REFUND REP CLP REF. INVOIC	09/20/2024	-280.00	500-00-64270 Infrastructure Maintenance
Total CORE & MAIN LP:						1,199.47	
<b>EHLERS INVESTMENT PARTNERS</b>							
Sewer Utility Fund	584	EHLERS INVESTMENT PARTNE	90694	WATER SYSTEM AND SEWERA	09/11/2024	400.00	501-00-61310 Banking/Financial Charges
Total EHLERS INVESTMENT PARTNERS:						400.00	
<b>EMERGENCY LIGHTING AND ELECTRONICS</b>							
General Fund	9179	EMERGENCY LIGHTING AND EL	221057	#208 LIGHT TRIGGERS	09/24/2024	125.00	100-30-63300 Vehicle Repairs & Maintenance
General Fund	9179	EMERGENCY LIGHTING AND EL	221058	#200 VISOR TINT	09/24/2024	375.00	100-30-63300 Vehicle Repairs & Maintenance
Total EMERGENCY LIGHTING AND ELECTRONICS:						500.00	
<b>EWALDS HARTFORD FORD LLC</b>							
Capital Projects Fund	630	EWALDS HARTFORD FORD LLC	44350	2025 NEW FORD EXPLORER S	09/30/2024	40,873.50	400-30-65040 Equipment-Vehicles
Capital Projects Fund	630	EWALDS HARTFORD FORD LLC	HFJ29039	2025 NEW FORD EXPLORER S	09/30/2024	40,873.50	400-30-65040 Equipment-Vehicles

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total EWALDS HARTFORD FORD LLC:						81,747.00	
<b>FABICK CAT</b>							
General Fund	3800	FABICK CAT	PIMK0357713	PAINT	09/20/2024	29.66	100-41-63300 Vehicle Repairs & Maintenance
Total FABICK CAT:						29.66	
<b>FOTH INFRASTRUCTURE &amp; ENVIRO, LLC</b>							
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	91936	JUL-24; RIVER BEND LIFT STATI	08/28/2024	14,576.20	501-18709-000 CIP-Riverbend
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	91938	JUL-24; TID 5 CENTRAL LIFT ST	08/28/2024	45,607.53	501-18737-000 CIP-Central Attenuation Basin
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	91942	JUL-24; SUNDANCE HEIGHTS	08/28/2024	42,222.01	500-18738-107 CIP - SUNDANCE HEIGHTS
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	91943	JUL-24; CUD GENERAL ENGINE	08/28/2024	1,232.80	500-00-61000 Professional Services
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	91943	JUL-24; CUD GENERAL ENGINE	08/28/2024	6,912.79	501-00-61000 Professional Services
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	91944	JUL-24; 3241 STH 31 SEWER A	08/28/2024	331.20	501-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	91946	JUL-24; CMOM 2024	08/28/2024	846.40	501-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	91947	JUL-24; RIVER MEADOWS SANI	08/28/2024	693.60	501-18740-000 CIP-River Meadows Lining
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	91948	JUL-24; 3 MILE ROAD SANITAR	08/28/2024	1,331.60	501-18741-000 CIP-3 Mile Road Sewer Manholes
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	91949	JUL-24; STH 31 SANITARY LATE	09/04/2024	5,733.40	501-00-61000 Professional Services
TID #4 Fund	666	FOTH INFRASTRUCTURE & EN	92503	AUG-24; ADAMS ROAD WATER	09/26/2024	3,301.80	414-00-61000 Professional Services
TID #4 Fund	666	FOTH INFRASTRUCTURE & EN	92504	AUG-24; ADAMS ROAD ELEVAT	09/26/2024	32,719.70	414-00-61000 Professional Services
General Fund	666	FOTH INFRASTRUCTURE & EN	92505	AUG-24; CSW WATER MAIN	09/26/2024	12,681.30	100-23163-011 Central Storage Warehouse
TID #4 Fund	666	FOTH INFRASTRUCTURE & EN	92538	AUG-24; TID 4 PHASE 4 - HINTZ	09/27/2024	9,037.81	414-00-61000 Professional Services
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						177,228.14	
<b>FRANKSVILLE AUTOMOTIVE LLC</b>							
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	16577	#208 REAR TIRE REPAIR	09/27/2024	53.54	100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:						53.54	
<b>FROEDTERT SOUTH INC.</b>							
Donation Fund	3857	FROEDTERT SOUTH INC.	092424 CPR	CARDS FOR CPR, ACLS AND BL	09/27/2024	450.00	250-35-64195 Fire Dept - CPR Classes
Total FROEDTERT SOUTH INC.:						450.00	
<b>G &amp; F EXCAVATING</b>							
Water Utility Fund	687	G & F EXCAVATING	36190	REPLACE WATER MAIN VALVE	09/16/2024	4,567.50	500-00-64270 Infrastructure Maintenance
Sewer Utility Fund	687	G & F EXCAVATING	36190	REPLACE WATER MAIN VALVE	09/16/2024	1,522.50	501-00-64250 Equipment Repairs & Maintenanc
Total G & F EXCAVATING:						6,090.00	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
<b>GRAINGER</b>							
Sewer Utility Fund	3290	GRAINGER	9208059890	X4 FILTERS	08/07/2024	276.99	501-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	3290	GRAINGER	9209590315	SPRING CHECK VALVE	08/08/2024	97.70	501-00-64250 Equipment Repairs & Maintenanc
Total GRAINGER:						374.69	
<b>GREEN TREE CLEANERS</b>							
General Fund	754	GREEN TREE CLEANERS	9605	OFC HANLEY HONOR GUARD U	09/16/2024	29.30	100-30-50290 Other Personnel Benefits
Total GREEN TREE CLEANERS:						29.30	
<b>GUETZKE &amp; ASSOCIATES, INC.</b>							
General Fund	767	GUETZKE & ASSOCIATES, INC.	4285002-IN	DPW BUILDING; FIRE ALARM S	09/30/2024	360.00	100-41-64240 Building Repairs & Maintenance
Total GUETZKE & ASSOCIATES, INC.:						360.00	
<b>IMAGE MANAGEMENT LLC</b>							
General Fund	835	IMAGE MANAGEMENT LLC	IMA1325I	AUG-24; WEBSITE PROGRAMMI	09/20/2024	190.00	100-90-64310 IT Contracted Services
Total IMAGE MANAGEMENT LLC:						190.00	
<b>JIMS GARAGE DOOR SERVICE, INC.</b>							
General Fund	943	JIMS GARAGE DOOR SERVICE,	224001	REPAIRED DOOR ON TRAILER	10/02/2024	219.00	100-35-64240 Building Repairs & Maintenance
Water Utility Fund	943	JIMS GARAGE DOOR SERVICE,	225735	09/19/2024 10' LIFTMASTER MA	09/19/2024	938.00	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	943	JIMS GARAGE DOOR SERVICE,	225735	09/19/2024 10' LIFTMASTER MA	09/19/2024	938.00	501-00-64240 Building Repairs & Maintenance
Total JIMS GARAGE DOOR SERVICE, INC.:						2,095.00	
<b>JOHNS DISPOSAL SERVICE, INC.</b>							
Recycling Fund	967	JOHNS DISPOSAL SERVICE, IN	1462588	9/26/2024 CONTRACTED BILLIN	09/26/2024	47,754.82	241-00-62100 Contracted Services
Refuse Fund	967	JOHNS DISPOSAL SERVICE, IN	1462588	9/26/2024 CONTRACTED BILLI	09/26/2024	96,831.64	240-00-62100 Contracted Services
Total JOHNS DISPOSAL SERVICE, INC.:						144,586.46	
<b>JOHNSON CONTROLS SECURITY SOLUTIONS</b>							
General Fund	969	JOHNSON CONTROLS SECURI	08292024	SERVICE FEE	08/29/2024	26.07	100-30-62100 Contracted Services
Water Utility Fund	969	JOHNSON CONTROLS SECURI	38974392 D	BILLING ADJUSTMENT	08/12/2024	-28.08	500-00-64150 Communication Services
Sewer Utility Fund	969	JOHNSON CONTROLS SECURI	38974392 D	BILLING ADJUSTMENT	08/12/2024	-28.07	501-00-64150 Communication Services
Water Utility Fund	969	JOHNSON CONTROLS SECURI	40559034	Q4-24; ALARM SYSTEM SERVIC	09/14/2024	311.91	500-00-64150 Communication Services
Sewer Utility Fund	969	JOHNSON CONTROLS SECURI	40559034	Q4-24; ALARM SYSTEM SERVIC	09/14/2024	311.92	501-00-64150 Communication Services
Total JOHNSON CONTROLS SECURITY SOLUTIONS:						593.75	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
<b>K &amp; M TIRE- DEKALB</b>							
General Fund	9314	K & M TIRE- DEKALB	310106371	6 TIRES	09/19/2024	801.66	100-30-63300 Vehicle Repairs & Maintenance
General Fund	9314	K & M TIRE- DEKALB	422307333	TWO TIRES	09/18/2024	267.22	100-30-63300 Vehicle Repairs & Maintenance
Total K & M TIRE- DEKALB:						1,068.88	
<b>K.E.W. TRUCKING INC.</b>							
General Fund	9305	K.E.W. TRUCKING INC.	34147	REBUILD TRUCK 14 BOX	09/19/2024	3,621.42	100-41-63300 Vehicle Repairs & Maintenance
Total K.E.W. TRUCKING INC.:						3,621.42	
<b>KORTENDICK HARDWARE</b>							
Water Utility Fund	1096	KORTENDICK HARDWARE	167451	PACKOUT STORAGE ORGANIZ	08/29/2024	22.94	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	167451	PACKOUT STORAGE ORGANIZ	08/29/2024	22.94	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	167465	THREAD SEAL & ICEMAKER KIT	08/30/2024	24.18	500-00-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	167743	WASP & HORNET KILLER; YELL	09/13/2024	27.87	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	167821	RUBBER MALLET FOR E-32	09/27/2024	8.09	100-35-64250 Equipment Repairs & Maintenanc
Water Utility Fund	1096	KORTENDICK HARDWARE	167835	PLIERS, MISC FASTNERS, PVC	09/19/2024	11.06	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	167835	PLIERS, MISC FASTNERS, PVC	09/19/2024	11.05	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	167862	AIR FILTER & FOLDING EARMU	09/20/2024	13.94	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	167862	AIR FILTER & FOLDING EARMU	09/20/2024	13.94	501-00-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	167943	TRASH BAGS	09/25/2024	33.98	100-70-64100 Janitorial Services
General Fund	1096	KORTENDICK HARDWARE	167943	MOTION SENSOR SWITCH	09/25/2024	12.61	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	167943	INSTANT SAVINGS	09/25/2024	-6.00	100-70-64070 Work Supplies
Cemetery Fund	1096	KORTENDICK HARDWARE	46194	WINTERIZE IRRIGATION SYSTE	09/27/2024	210.00	220-00-62700 Grounds Services
Total KORTENDICK HARDWARE:						406.60	
<b>MACQUEEN EQUIPMENT</b>							
Water Utility Fund	9334	MACQUEEN EQUIPMENT	P35458	FINNED PIPE WEL	09/17/2024	51.88	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	9334	MACQUEEN EQUIPMENT	P35458	FINNED PIPE WEL	09/17/2024	155.65	501-00-63300 Vehicle Repairs & Maintenance
Water Utility Fund	9334	MACQUEEN EQUIPMENT	W07543	REPAIR HYD LEAK	09/18/2024	36.41	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	9334	MACQUEEN EQUIPMENT	W07543	REPAIR HYD LEAK	09/18/2024	109.24	501-00-63300 Vehicle Repairs & Maintenance
Total MACQUEEN EQUIPMENT:						353.18	
<b>MEDPRO MIDWEST GROUP</b>							
General Fund	1268	MEDPRO MIDWEST GROUP	00021714	Q4-2024; QTRLY BILLING FOR C	10/02/2024	360.00	100-35-62100 Contracted Services
Total MEDPRO MIDWEST GROUP:						360.00	
<b>MENARDS RACINE</b>							
General Fund	1281	MENARDS RACINE	92375	STUDDERED T-POST	08/14/2024	191.60	100-70-64070 Work Supplies

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Water Utility Fund	1281	MENARDS RACINE	93317	SOLDER HOSE, BRASS NIPPLE	08/30/2024	18.82	500-00-64070 Work Supplies
General Fund	1281	MENARDS RACINE	93925	3006 ULTRA BLACK, SCREWS,	09/10/2024	13.45	100-41-64070 Work Supplies
General Fund	1281	MENARDS RACINE	94429	GOOP TOWELS, BRAKE CLEAN	09/19/2024	71.81	100-41-64070 Work Supplies
Total MENARDS RACINE:						295.68	
<b>MID AMERICA</b>							
General Fund	9304	MID AMERICA	0267753	Q2-2024; ADMIN PLATFORM FE	08/28/2024	1,869.00	100-90-61000 Professional Services
Total MID AMERICA:						1,869.00	
<b>NASSCO, INC.</b>							
General Fund	1371	NASSCO, INC.	6471353	CLEAR AND BLACK CAN LINER	09/23/2024	98.08	100-43-64100 Janitorial Supplies
General Fund	1371	NASSCO, INC.	6471354	CLEAR AND BLACK CAN LINER	09/23/2024	98.08	100-43-64100 Janitorial Supplies
Total NASSCO, INC.:						196.16	
<b>NEENAH FOUNDRY COMPANY</b>							
Sewer Utility Fund	1382	NEENAH FOUNDRY COMPANY	164356	FRAME & SOLID LID	09/24/2024	5,262.00	501-00-64250 Equipment Repairs & Maintenanc
Total NEENAH FOUNDRY COMPANY:						5,262.00	
<b>NETWORK SPECIALIST OF RACINE, INC.</b>							
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	46581	OCTOBER 2024 OFFICE ANYW	09/10/2024	300.00	501-00-64300 IT Maintenance & Subscriptions
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	46581	OCTOBER 2024 OFFICE ANYW	09/10/2024	300.00	500-00-64300 IT Maintenance & Subscriptions
Total NETWORK SPECIALIST OF RACINE, INC.:						600.00	
<b>NIELSEN MADEN &amp; BARBER</b>							
Storm Water Utility Fund	3856	NIELSEN MADEN & BARBER	43512	AUG-24; ERIE STREET DRAIN	09/13/2024	3,592.00	502-00-65158 4 Mile Tile Candlelight Erie
Total NIELSEN MADEN & BARBER:						3,592.00	
<b>OAK CREEK WATER &amp; SEWER UTILITY</b>							
Water Utility Fund	1423	OAK CREEK WATER & SEWER	10202024	Q3-2024; WATER PURCHASED	10/02/2024	12,358.59	500-00-62550 Purchased Water
Water Utility Fund	1423	OAK CREEK WATER & SEWER	10202024-2	Q3-24; WATER PURCHASED	10/02/2024	44,625.64	500-00-62550 Purchased Water
Water Utility Fund	1423	OAK CREEK WATER & SEWER	10202024-3	Q3-2024; WATER PURCHASED	10/02/2024	116,029.96	500-00-62550 Purchased Water
Water Utility Fund	1423	OAK CREEK WATER & SEWER	10202024-3	Q3-2024 ; WATER PURCHASED	10/02/2024	19,239.37	500-00-64180 Public Fire Protection

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5389	SEP-24; WATER TESTS	09/09/2024	365.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER & SEWER UTILITY:						192,618.56	
<b>PALMEN DODGE</b>							
General Fund	1441	PALMEN DODGE	231434	#211 REPAIR WASHER NOZZLE	09/24/2024	195.75	100-30-63300 Vehicle Repairs & Maintenance
Total PALMEN DODGE:						195.75	
<b>PARKER POWER</b>							
Water Utility Fund	1447	PARKER POWER	17274	GASKET HEAD, CYLINDERS, MI	08/01/2024	284.56	500-00-64250 Equipment Repairs & Maintenanc
Sewer Utility Fund	1447	PARKER POWER	17274	GASKET HEAD, CYLINDERS, MI	08/01/2024	284.57	501-00-64250 Equipment Repairs & Maintenanc
Total PARKER POWER:						569.13	
<b>PAUL CONWAY SHIELDS</b>							
General Fund	1466	PAUL CONWAY SHIELDS	0527482	BOOTS FOR NEW HIRE FF REY	09/27/2024	628.57	100-35-64070 Work Supplies
Total PAUL CONWAY SHIELDS:						628.57	
<b>PAYNE &amp; DOLAN, INC.</b>							
General Fund	1474	PAYNE & DOLAN, INC.	10-00021181	6.70TN HOT MIX	09/26/2024	459.62	100-41-64090 Road Maintenance Materials
General Fund	1474	PAYNE & DOLAN, INC.	10-00021222	4.53TN HOT MIX	09/26/2024	277.24	100-41-64090 Road Maintenance Materials
Total PAYNE & DOLAN, INC.:						736.86	
<b>POMPS TIRE SERVICE</b>							
General Fund	1517	POMPS TIRE SERVICE	160156037	TRACTOR TIRE REPLACEMENT	09/24/2024	641.81	100-41-63300 Vehicle Repairs & Maintenance
Total POMPS TIRE SERVICE:						641.81	
<b>PUBLIC SERVICE COMMISSION OF WISCONSIN</b>							
Water Utility Fund	1535	PUBLIC SERVICE COMMISSION	RA25-I-00900	ADVANCE ASSESSMENTS 7/1/2	09/27/2024	5,275.54	500-00-61000 Professional Services
Total PUBLIC SERVICE COMMISSION OF WISCONSIN:						5,275.54	
<b>PURPOSE CONTRACTING ASPHALT LLC</b>							
Water Utility Fund	1538	PURPOSE CONTRACTING ASP	P2024291.1	REMOVE & REPLACE ASPHALT	09/06/2024	22,828.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1538	PURPOSE CONTRACTING ASP	P2024293.1	NOVAK & BROADLEAF REMOV	09/06/2024	6,000.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1538	PURPOSE CONTRACTING ASP	P2024306	WORK @3561 KIMBERLY LN	08/14/2024	673.00	500-00-64270 Infrastructure Maintenance
Total PURPOSE CONTRACTING ASPHALT LLC:						29,501.00	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
<b>RACINE COUNTY VISITORS BUREAU</b>							
General Fund	1573	RACINE COUNTY VISITORS BU	AUG. 2024	AUG. 2024 ROOM TAX	09/26/2024	25,082.05	100-00-41210 Room Taxes
Total RACINE COUNTY VISITORS BUREAU:						25,082.05	
<b>RAY HINTZ INC.</b>							
Sewer Utility Fund	1592	RAY HINTZ INC.	65554	4 YDS PTS	08/26/2024	108.00	501-00-64250 Equipment Repairs & Maintenan
Sewer Utility Fund	1592	RAY HINTZ INC.	65583	4 YDS PTS	09/11/2024	108.00	501-00-64260 Grounds Repairs & Maintenance
Total RAY HINTZ INC.:						216.00	
<b>RDS TRUCK SERVICE INC.</b>							
General Fund	1603	RDS TRUCK SERVICE INC.	00056406	IDLER PULLEY	09/18/2024	264.08	100-41-63300 Vehicle Repairs & Maintenance
General Fund	1603	RDS TRUCK SERVICE INC.	00056426	RECOVERY TANK	09/19/2024	475.86	100-41-63300 Vehicle Repairs & Maintenance
General Fund	1603	RDS TRUCK SERVICE INC.	00056455	V-BAND CLAMP	09/25/2024	58.27	100-41-63300 Vehicle Repairs & Maintenance
Total RDS TRUCK SERVICE INC.:						798.21	
<b>REINDERS</b>							
General Fund	9079	REINDERS	2949992-00	STRAW BLANKET	09/11/2024	892.86	100-41-64090 Road Maintenance Materials
Total REINDERS:						892.86	
<b>RILEY CONSTRUCTION COMPANY, INC.</b>							
Capital Projects Fund	9241	RILEY CONSTRUCTION COMPA	622709-24F	GENERAL CONTRACTOR; GUA	09/03/2024	14,593.80	400-90-65020 PSB - Riley Construction
Total RILEY CONSTRUCTION COMPANY, INC.:						14,593.80	
<b>ROSE PEST SOLUTIONS</b>							
General Fund	1701	ROSE PEST SOLUTIONS	3798584	SEP-24; PEST CONTROL PUBLI	09/27/2024	95.00	100-43-62100 Contracted Services
Total ROSE PEST SOLUTIONS:						95.00	
<b>ROSS LANDCARE</b>							
General Fund	1945	ROSS LANDCARE	4366	SEP 9-13; TOP SOIL	09/30/2024	684.00	100-41-64090 Road Maintenance Materials
Total ROSS LANDCARE:						684.00	
<b>RUMA SPORTS</b>							
General Fund	1714	RUMA SPORTS	23431	BC ST. AMAND RETIREMENT PL	09/27/2024	35.00	100-35-64070 Work Supplies
Total RUMA SPORTS:						35.00	



Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
<b>SCHNABEL PRINTING AND INVITATION CENTER</b>							
General Fund	1033	SCHNABEL PRINTING AND INVI	126811	250 - BUSINESS CARDS - ASHL	09/19/2024	55.30	100-32-64060 Copying & Printing
General Fund	1033	SCHNABEL PRINTING AND INVI	126811	250 - BUSINESS CARDS - TODD	09/19/2024	55.30	100-13-64060 Copying & Printing
Total SCHNABEL PRINTING AND INVITATION CENTER:						110.60	
<b>SHRED-IT USA</b>							
General Fund	1800	SHRED-IT USA	8008477385	AUG. 2024 - ON SITE SHRED C	09/25/2024	19.27	100-43-62100 Contracted Services
General Fund	1800	SHRED-IT USA	8008477385	SEPT. 2024 - ON SITE SHRED C	09/25/2024	19.27	100-43-62100 Contracted Services
General Fund	1800	SHRED-IT USA	8008477385	RECYCLING RECOVERY SURC	09/25/2024	12.97	100-43-62100 Contracted Services
Total SHRED-IT USA:						51.51	
<b>SME SEASONAL SERVICES LLC</b>							
General Fund	1813	SME SEASONAL SERVICES LL	6946	MOW & TRIM - 6040 DOUGLAS	08/31/2024	650.00	100-43-62100 Contracted Services
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - MAR-KAY POND	08/31/2024	900.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - STH 31 TO STH 3	08/31/2024	540.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - CAMELOT MEA	08/31/2024	120.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - COUNTRY VIEW	08/31/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - BATTEN FIELD A	08/31/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - NORTH WISCON	08/31/2024	240.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - EDGAR TERRAC	08/31/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - TABOR ROAD N	08/31/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - TABOR ROAD S	08/31/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - CRESTVIEW PA	08/31/2024	300.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - PIONEER TRAIL	08/31/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - KNAPP ENGRAVI	08/31/2024	420.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - KLEMA DITCH	08/31/2024	900.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6956	MOW & TRIM - TURTLE CREEK	08/31/2024	180.00	502-00-64260 Grounds Repairs & Maintenance
Total SME SEASONAL SERVICES LLC:						6,410.00	
<b>SONDERGAARD ELECTRIC LLC</b>							
General Fund	9349	SONDERGAARD ELECTRIC LLC	91924	CRAWFORD CONCESSION BLD	09/25/2024	487.50	100-70-64240 Building Repairs & Maintenance
General Fund	9349	SONDERGAARD ELECTRIC LLC	91924	VILLAGE HALL FLAG POLE LIG	09/25/2024	487.50	100-43-64240 Building Repairs & Maintenance
Total SONDERGAARD ELECTRIC LLC:						975.00	
<b>SQUARE ONE HEATING &amp; COOLING</b>							
Water Utility Fund	1840	SQUARE ONE HEATING & COO	i43297	FURNACE REPLACEMENT - CR	09/27/2024	1,777.50	500-00-64240 Building Repairs & Maintenance
General Fund	1840	SQUARE ONE HEATING & COO	i43297	FURNACE REPLACEMENT - CR	09/27/2024	1,777.50	100-41-64240 Building Repairs & Maintenance

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total SQUARE ONE HEATING & COOLING:						3,555.00	
<b>STRAND ASSOCIATES INC.</b>							
Storm Water Utility Fund	1893	STRAND ASSOCIATES INC.	0215618	2023 SCREENING AND 2022-20	09/12/2024	4,623.98	502-00-62101 MS4 - ILLICIT DISCHARGE
Total STRAND ASSOCIATES INC.:						4,623.98	
<b>STREICHERS</b>							
General Fund	1895	STREICHERS	11719231	AMMUNITION	09/17/2024	3,118.20	100-30-64070 Work Supplies
General Fund	1895	STREICHERS	11721026	AMMUNITION	09/27/2024	943.59	100-30-64070 Work Supplies
Total STREICHERS:						4,061.79	
<b>TELEFLEX</b>							
General Fund	9037	TELEFLEX	9508970101	EZ IO 25MM NEEDLES	09/27/2024	562.50	100-35-64280 Medical Supplies
Total TELEFLEX:						562.50	
<b>TYLER TECHNOLOGIES, INC.</b>							
General Fund	2024	TYLER TECHNOLOGIES, INC.	060-115782	9/10/24 8 OF 12 PROJECT # 146	09/26/2024	7,133.33	100-90-62100 Contracted Services
Total TYLER TECHNOLOGIES, INC.:						7,133.33	
<b>UNIFIRST CORPORATION</b>							
General Fund	2035	UNIFIRST CORPORATION	1470059696	SEP-24; COVERALLS & RAGS	09/17/2024	137.66	100-41-62100 Contracted Services
General Fund	2035	UNIFIRST CORPORATION	1470060508	SEP-24; COVERALLS & RAGS	09/24/2024	137.66	100-41-62100 Contracted Services
General Fund	2035	UNIFIRST CORPORATION	1470061274	OCT-24; COVERALLS & RAGS	10/01/2024	137.66	100-41-62100 Contracted Services
Total UNIFIRST CORPORATION:						412.98	
<b>VESTIS</b>							
General Fund	2320	VESTIS	6140453797	SEPT. 2024 - RUG DELIVERY - H	09/18/2024	574.01	100-43-62100 Contracted Services
General Fund	2320	VESTIS	6140461815	OCT. 2024; RUG DELIVERY - VIL	10/02/2024	346.47	100-43-62100 Contracted Services
Total VESTIS:						920.48	
<b>VON BRIESEN &amp; ROPER SC</b>							
General Fund	2091	VON BRIESEN & ROPER SC	470647	AUG-24; LABOR & PERSONEL I	09/26/2024	414.00	100-90-61100 Legal Fees
Total VON BRIESEN & ROPER SC:						414.00	

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
<b>WAREHOUSE DIRECT</b>							
Water Utility Fund	2099	WAREHOUSE DIRECT	5794319-0	PAPER, FOLDERS, PENS	09/19/2024	77.80	500-00-64030 Office Supplies
Sewer Utility Fund	2099	WAREHOUSE DIRECT	5794319-0	PAPER, FOLDERS, PENS	09/19/2024	77.80	501-00-64030 Office Supplies
Water Utility Fund	2099	WAREHOUSE DIRECT	5794319-1	PAPER	09/24/2024	45.80	500-00-64030 Office Supplies
Sewer Utility Fund	2099	WAREHOUSE DIRECT	5794319-1	PAPER	09/24/2024	45.80	501-00-64030 Office Supplies
Total WAREHOUSE DIRECT:						247.20	
<b>WESTERN CULVERT &amp; SUPPLY INC.</b>							
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	071475	CULVERTS	09/19/2024	8,793.20	502-00-65151 Culvert Replacements
Total WESTERN CULVERT & SUPPLY INC.:						8,793.20	
<b>WILLKOMM EXCAVATING &amp; GRADING, INC</b>							
Capital Projects Fund	9348	WILLKOMM EXCAVATING & GR	24-019-1	CRAWFORD PARK GRADING P	08/31/2024	169,631.05	400-70-66100 Park Improvements
Total WILLKOMM EXCAVATING & GRADING, INC:						169,631.05	
Grand Totals:						1,632,035.44	

**PAYMENT TOTALS BY FUND**

Capital Projects Fund	\$ 265,971.85
Cemetery Fund	\$ 228.32
Donations Fund	\$ 450.00
General Fund	\$ 449,713.99
Recycling Fund	\$ 47,821.35
Refuse Fund	\$ 96,831.64
Sewer Utility Fund	\$ 99,130.62
Storm Water Utility Fund	\$ 24,309.84
TID #4 Fund	\$ 45,059.31
Water Utility Fund	\$ 602,518.52
<b>TOTAL</b>	<b>\$1,632,035.44</b>

# MEMORANDUM

Date: October 8, 2024

To: Committee of the Whole

From: Todd Willis  
Village Administrator

Re: Offer to Purchase of Fire Station #12



---

## **Newly Reported**

1. On May 14, 2024, the Village Board authorized the listing of former Fire Station #12 for sale to the public. Conditions of the listing included the rezoning of the property to B-2 (Community Business District) and imposing specific deed restrictions on the property. On June 24, 2024, the Plan Commission reviewed, discussed, and recommended the zoning change for the property. The Village Board adopted Ordinance 2024-09 July 9, 2024, based on the Plan Commission's recommendation to rezone the property.
2. On May 23, 2024, the Village recorded a Declaration of Deed Restrictions on the property (Document #2677366). The property is restricted from being used in conjunction for:
  - a) vehicle sales, service, or repair;
  - b) fueling station;
  - c) self-storage;
  - d) recycling or landfill facilities;
  - e) adult entertainment/establishment uses;
  - f) landscaping contractors yard;
  - g) outdoor display, sale, or storage of materials

The property was officially listed for sale on June 28, 2024 for \$725,000.00.

3. Since June 28<sup>th</sup>, the listing has had 1,671 views, with the most views happening during the first week of July after the initial listing. The listing also generated 4 showings, with the most recent happening on August 27, 2024. The property received two offers to purchase below the initial listing price. Since September 1, the listing has received lower than normal traffic, and no requests for showing of the property.
4. The Village entered negotiations with an asphalt equipment dealer for the purchase of the property based on the offers received. Based on the age of some portions of

the building, the final offer on the building was \$630,000. The interested buyer has agreed to purchase the property with no inspection requirements. Both the realtor and Village staff believed that this is the best offer that the Village would receive based on the listing traffic and showing of the property as of late.

5. With the sale of the property before December 31, 2024, the property would be placed on the tax roll and generate property taxes in 2025. It would also eliminate some of the Village's property insurance as well as any maintenance and upkeep costs related to the building. Based on the conservative estimates, the property would generate about \$3,300.00 in property taxes.

**Recommendation: Village Staff recommends approval of a Resolution for acceptance of the offer to purchase the former Fire Station #12 located at 6040 Douglas Ave. in the amount of \$630,000.00 by Resolution authorizing Village Staff to take all actions on behalf of the Village to execute documents prior to December 31, 2024.**

**RESOLUTION NO. 2024-106  
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF AN OFFER TO  
PURCHASE OF A PARCEL OF LAND WITH PARCEL NO. 104-04-23-18-300-230,  
LOCATED AT THE CORNER OF FIVE MILE ROAD AND DOUGLAS AVENUE IN  
THE AMOUNT OF \$630,000.00**

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

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

**WHEREAS** the Village received an offer to purchase the Property and Village staff issued a counteroffer to the offer for the sale price of \$630,000. and a closing date of December 18, 2024 pending approval of the Village Board;

**WHEREAS**, after consulting with Village staff and the real estate agent, the sale price appears to be fair and reasonable and Village staff recommends that the offer to purchase be approved subject to the counteroffer as it is in the best interest of the Village and its residents;

**WHEREAS** Village staff has recommended to the Village Board that the closing for sale of the Property occur prior to December 31, 2024 in order to get the property back on the tax rolls;

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

**WHEREAS** the Plan Commission further approved the rezone of the Property to B-2 Community Business District and a deed restriction that runs over the whole of the Property per Village Ordinance No. 2024-009 and Resolution No. 2024-060, respectively, and such deed restrictions have already been recorded against the property.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that Village staff prepare a counteroffer providing for the purchase price in the amount of \$630,000.00, a closing date by December 18, 2024, and such other revisions to the offer to purchase as deemed necessary by the Village Administrator and the Village Attorney.

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

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of October, 2024.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Thomas Weatherston  
Village President

Attest: \_\_\_\_\_  
Jennifer Olsen  
Village Clerk

770272.001 (951)