



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Wednesday, June 4, 2025 – 6:00 p.m.

Caledonia Village Hall – 5043 Chester Lane

THIS WILL BE AN IN-PERSON MEETING

- 1. Meeting Called to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - a. Utility District Regular Meeting – May 7, 2025
- 4. Citizen Comments**
- 5. Communications and Announcements**
 - a. Racine Waterworks Commission Agenda & Minutes
 - b. Racine Wastewater Commission Agenda & Minutes
- 6. Approval of O&M Bills**
 - a. O&M Bills related to the Sewer, Water & Storm Water Utility District
- 7. Project Updates**
 - a. Current Contracts
 - b. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade
 - c. Annual Televising Program – Sanitary Sewer
 - d. Central Lift Station Safety Site & Attenuation Basin
 - e. TID #4 Elevated Storage Tank & Adams Road Watermain
 - f. Western Village / Sundance Heights Watermain Replacement
 - g. TID #4 Phase 4 Sanitary Sewer & Water Main Extension Project
 - h. Hoods Creek – Aldebaran Brushing Project
 - i. Turtle Creek Restoration
 - j. 4 Mile Road Tile (Club View Subdivision to Erie Street)
 - k. Raymond School District Ditch Cleanup Project
- 8. Action Items**
 - a. Resolution 2025-1 – Resolution Approving the 2024 Compliance Maintenance Annual Report for the Caledonia Utility District
 - b. Authorization of Signatures – Storm Water Drainage Easement Agreement – 7651 Linwood Road – Salvador Veleta
 - c. Discussion - Ordinance 9-1-57 & 9-4-6
- 9. Adjournment**

**Village of Caledonia Utility District Meeting
May 7, 2025**

1 – Order

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

2 – Roll Call

PRESENT: 5 – President Howard Stacey, Commissioners Dave Ruffalo, Kathleen Trentadue, Ron Bocciardi, and Trustee Lee Wishau.

EXCUSED: 0

ABSENT: 0

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

3 – Election of Officers

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

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

4 – Approval of Minutes April 2, 2025

A motion was made by Trustee Wishau to approve the Utility District's minutes from April 2, 2025, seconded by Commissioner Trentadue. **Motion carried 5-0.**

5 – Citizen Comments

6 – Communications & Announcements

a. Racine Waterworks Commission Agenda & Minutes

The Commission looked over the minutes from the March 19th meeting and the agenda from the April 16th meeting of the Racine Waterworks Commission.

b. Racine Wastewater Commission Agenda

The Commission looked over the agenda from the April 16th meeting of the Racine Wastewater Commission. Director Bunkelman also gave a brief explanation of the relationship between Racine Wastewater and Caledonia Utility.

7 – Approval of O&M Bills

a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$33,534.56 from the May 1st invoice list. Seconded by Commissioner Trentadue. **Motion carried 5-0.**

b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$50,357.36 from the May 1st invoice list. Seconded by Commissioner Trentadue. **Motion carried 5-0.**

- c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$25,960.63 from the May 1st invoice list. Seconded by Commissioner Trentadue.
Motion carried 5-0.

8 – Project Updates

a. Current Contracts

Director Bunkelman provided the status of the Sundance Heights Watermain Replacement project contract, the TID #4 Phase 4 Sanitary Sewer & Water Main Extensions contract and the Adams Road Tower & Watermain contract.

b. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade

Looking to finalize review of Draft Facility Plan in the next 2 weeks.

c. Annual Televising Program – Sanitary Sewer

Cleaning has begun. Looking at Maps for areas that should be televised. In addition, looking at upcoming paving and infrastructure areas. Already raised manholes on first paving projects.

d. Central Lift Station Safety Site & Attenuation Basin

Design of Basin continues.

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

Watermain was completed and tested. Tower contractor has provided foundation plan and draft construction plan. Concrete for mud-slab being poured on Tuesday May 6. Rebar tying for base underway and should be completed by next week Tuesday (13th). Tentative to pour foundation on Thursday (15th) or Friday (16th).

f. Western Village / Sundance Heights Watermain

Contractor has performed restoration work. Will be scheduling a final walkthrough soon. Will be working with Highway Department on walkway culverts and paving. Utility District has already raised the sanitary manholes for paving.

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

Performed walkthrough on sanitary sewer on April 28th. The system appears to be sealed. Contractor will be working on restoration in Spring. Have started a punchlist for items to be performed.

h. Hoods Creek – Aldebaran Brushing Project

Met with contractor on April 3rd to view progress. Contractor cleaned out an additional 1200 feet to the North. Project completed for 2025.

i. Turtle Creek Restoration

Southern Wisconsin Appraisal meeting with owners to discuss easements. Looking to set up a meeting in the Spring with an Arborist to spray the Klema Ditch to prevent future tree growth.

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

Coordinating on televising some additional areas of the tile.

9 – Action Items

a. Storm Water Management Plan & Private Construction Plan – 7930 East Frontage Road – Storage Shop USA – Storage Shop USA Caledonia LLC, Greg Thompson

Trustee Wishau made the motion to conditionally approve the Storm Water Management Plan and Private Construction Plan for Storage Shop USA at 7930 East Frontage Road subject to the conditions listed on the April 29th 2025 memorandum from the Public Services Director. Seconded by Commissioner Bocciardi. **Motion carried 5-0.**

b. Ditch Cleanup Project – Raymond School District

Commissioner Trentadue made the motion to approve the Raymond School District 8th Grade Class to perform a Ditch Cleaning Project for 2025 prior to the first grass cutting of the drainage ways subject to an updated insurance certificate acceptable to the District. Seconded by Trustee Wishau. **Motion carried 5-0.**

Commissioner Trentadue made the motion to authorize the President and Secretary of the Caledonia Utility District to execute a contract to perform the ditch cleaning project for insurance purposes. Seconded by Trustee Wishau. **Motion carried 5-0.**

10 – Adjournment

Upon a motion by Commissioner Ruffalo and seconded by Commissioner Trentadue, the Commission moved to adjourn the regular meeting at 7:07 pm. **Motion carried 5-0.**

Respectively submitted,
Anthony A. Bunkelman P.E.



City of Racine

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

Meeting Minutes - Draft

Waterworks Commission

Wednesday, April 16, 2025

6:00 PM

City Hall, Room 207

The meeting was called to order at 6:30 p.m. by Commission Vice-President, John Tate II, who was chairing the meeting in Commission President Jorgenson's absence.

ROLL CALL

PRESENT: 5 - John Tate II, Natalia Taft, Cory Mason, Jim Sullivan and Marlo Harmon

EXCUSED: 2 - Jens Jorgensen and Nick Barootian

[0407-25](#)

Subject: Approval of Minutes for the March 19, 2025, Waterworks Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Harmon, seconded by Vice President Taft, that this file be Approved.

[0422-25](#)

Subject: Communication from the Utility Director with a Formal Introduction of the Retained Legal Counsel for the Waterworks Commission

Staff Recommendation: To Receive and File

Fiscal Note: N/A

Attorney John Robert Behling and Attorney Samuel D. Bach-Hanson from Weld Riley, S.C., were both present virtually to formally introduce themselves to the Waterworks Commission. Both attorneys relayed a bit about their background while also assuring the Commission that they were in process of familiarizing themselves with the current water agreements and were eager to begin providing legal counsel and advice regarding their findings and research.

A motion was made by Vice President Taft, seconded by Mayor Mason, that this file be Received and Filed.

[0408-25](#)

Subject: Communication from the Utility Director Regarding Water Rate Increase (Ruekert-Mielke Staff will present to the Commission)

Recommendation of the Waterworks Commission on 04/16/25:

This item was recommended for Deferral in order to have more time to compile the data and figures to present to the Commission.

Staff Recommendation: To Receive and File

Fiscal Note: N/A

The Utility Director introduced the item while also relaying that the Utility Staff wished to defer this item as not all of the data and figures were ready to present at this point.

A motion was made by Vice President Taft, seconded by Mayor Mason, that this file be Deferred until the May 2025 Commission Meeting.

[0423-25](#)

Subject: Communication from the Utility Director Requesting Approval to Authorize the Mayor and the Commission President to Enter into an Agreement Proposed by The Community Infrastructure Partnership (CIP) for Multi-Year Lead Service Line Replacement and Related Infrastructure Work

Staff Recommendation: To Approve

Fiscal Note: Contingent on WDNR loan availability.

Sean Agid and Shawn Kerachsky were recognized by Commission Vice-President Tate II, to present this item as representatives of Community Infrastructure Partners (CIP), an organization specializing in partnering alongside communities to help collaborate on and execute infrastructure projects. CIP representatives presented a proposal involving the current Lead Service Line Replacements that will be taking place across the City. Historically, the LSLs are replaced in conjunction with road paving projects; however, Commissioner Mason expressed a desire for the Commission to leverage federal funding for these replacements while it is available through federal grant money. CIP in essence then would be hired to project manage this operation and assist with the outreach while also focusing on developing local workforce to engage with this project. Essentially, this approach will be more effective in controlling cost overages, and their 13% fee of the total cost would be rolled into the proposal.

A motion was made by Vice President Taft, seconded by Harmon, that this file be Approved.

[0409-25](#)

Subject: Communication from the Utility Director Regarding the US EPA Inspection Report Findings

Staff Recommendation: To Receive and File

Fiscal Note: N/A

The Utility Director presented the EPA inspection report findings to the Commission.

Together, with other Utility personnel present at the meeting, updates on the progress made in response to the seven "Areas of Concern" (AOCs) items were given to the Commission. Most items had already been addressed or were in progress of addressing.

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

0410-25

Subject: Consideration of a Proposal from AECOM for 2025 Leak Detection Services

Staff Recommendation: To Approve

Fiscal Note: Cost of the proposal is \$41,875.00.

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

0419-25

Subject: Request for Final Payment on Contract W-23-10 - Lead Service Replacement, Five Star Energy Services, LLC (contractor)

Staff Recommendation: To Approve

Fiscal Note: Contract W-23-10 is complete at a final cost of \$617,700.00. Final payment amount (retainage) is \$22,986.25.

A motion was made by Vice President Taft, seconded by Harmon, that this file be Approved. The motion was passed with one NAY vote by Commissioner Mason recorded.

Though Finance recommended no penalty, the Commission expressed concerns about the project concluding with 0% Racine Works hours. The contractor had made a good faith effort in reaching out to WRTP for workers and submitted payroll documentation to RWP, but was still unsuccessful in securing local hours.

0420-25

Subject: Consideration of Bid Opening Results on Contract W-25-7 - 2025 Private Lead Service Replacement

Staff Recommendation: To Approve

Fiscal Note: Lowest responsive bid from Mid City Corporation at \$432,400.00 for replacing 80 private LSLRs.

The Utility Director is authorized and directed to execute the contract on behalf of the Racine Water Utility. The lowest responsible bidder was Mid City Corporation with a bid of \$432,400.00

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

Adjournment

There being no further business to address, the meeting was adjourned at 7:16 p.m.



City of Racine

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

Meeting Agenda Waterworks Commission

Wednesday, May 21, 2025

5:30 PM

City Hall, Room 303

ROLL CALL

[0533-25](#)

Subject: Approval of Minutes for the April 16, 2025, Waterworks Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments:

[20250416 water minutes](#)

[0534-25](#)

Subject: Communication from the Utility Director Regarding 2024 Consumer Confidence Report (CCR)

<https://cityofracine.org/wp-content/uploads/2025/04/2024-RWU-CCR-1.pdf>

Staff Recommendation: To Receive and File

Fiscal Note: N/A

[0535-25](#)

Subject: Communication from the Utility Director Regarding the 2024 Wisconsin Waterworks Excellence Project (WWEP)

<https://mannyteodoro.com/wwep-report-cards/>

Staff Recommendation: To Receive and File

Fiscal Note: N/A

[0536-25](#)

Subject: Consideration of the Comprehensive Plan for Replacement of all Lead Service Lines by CDM Smith

Staff Recommendation: To Approve

Fiscal Note: N/A

[0541-25](#)

Subject: Consideration of Bid Opening Results on Contract W-25-8, 2025
42" Transmission Water Main - Phase 4

Staff Recommendation: To Approve

Fiscal Note: Lowest responsive bid from A.W. Oakes & Son, Inc. at
\$9,374,674.00.

Attachments:

[w-25-8 bid opening memo tab](#)

[0542-25](#)

Subject: Consideration of Bid Opening Results on Contract W-25-9, 2025
Water Main Replacement - Phase 3

Staff Recommendation: To Approve

Fiscal Note: Lowest responsive bid from Willkomm Excavating & Grading,
Inc. at 486,070.00.

Attachments:

[w-25-9 bid opening memo tab](#)

[0544-25](#)

Subject: Change Order No. 1 on Contract W-23-7, 42" Water Main Phase
3 Project, Super Excavators, Inc. (contractor)

Staff Recommendation: To Approve

Fiscal Note: Contract Change results in an increase of \$19,020.00,
bringing the total contract amount to \$18,220,360.00.

Attachments:

[co#1_w-23-7_ltr to commsrs](#)

Adjournment

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

A meeting link is available by request, and with approval from the Commission
President, to participate in the meeting virtually. Please send inquiries to
jaclyn.bosanec@cityofracine.org.



City of Racine

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

Meeting Minutes - Draft Wastewater Commission

Wednesday, April 16, 2025

5:30 PM

City Hall, Room 207

The meeting was called to order by Wastewater Commission President, Natalia Taft, at 5:41 p.m.

ROLL CALL

PRESENT: 7 - Natalia Taft, John Tate II, Cory Mason, Anthony Bunkelman, Jim Sullivan, Claude Lois and Marlo Harmon

EXCUSED: 6 - Anthony Beyer, Jens Jorgensen, Jack Feiner, Kevin Salb, Nancy Washburn and Nick Barootian

[0389-25](#)

Subject: Approval of Minutes from the March 19, 2025, Wastewater Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Alternate Sullivan, seconded by Mayor Mason, that this file be Approved.

[0390-25](#)

Subject: Communication from Wastewater Utility Staff Regarding Treatment Plant and Conveyance System Project Updates

Staff Recommendation: To Receive and File

Fiscal Note: N/A

Wastewater Utility Superintendent, Mary-Frances Klimek, reported progress updates on the Facility Plan projects at the Treatment Plant including UV Disinfection, Engine/Blowers, and the Gas Conditioning Project. Field Services Director, Amanda Kaminski, provided updates on the status of current and completed conveyance projects within the Utility including Chicory Rd Interceptor, Chicory Rd Storage Basin, N. Main Relay, Johnson Park Lift Station, Michigan & Dodge + CIPP, as well as Main and Goold. Upcoming projects were touched upon by the Utility Director as well.

A motion was made by Vice President Tate II, seconded by Harmon, that this file be Received and Filed.

[0391-25](#)

Subject: Consideration of Change Order No. 1 - Contract A-23, Chicory Road Area Sewer Improvements - Miron Construction (contractor)

Staff Recommendation: To Approve

Fiscal Note: Contract change results in an increase of \$35,006.40, bringing the total contract amount to \$10,288,208.40.

The Utility Director presented the change order for Contract A-23 - Chicory Road Area Sewer Improvements, which was for the purpose of removing buried concrete encountered during excavation as well as the installation of temporary piping for the two existing drain tiles encountered during excavation at the south end of the wet weather storage basin. The Contractor also had to remove or drill through three unknown obstructions.

A motion was made by Alternate Sullivan, seconded by Harmon, that this file be Approved.

[0393-25](#)

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

Staff Recommendation: To Approve Curative Action Extension Up to 90 Days

Fiscal Note: N/A

The Utility Director presented the item, reminding the Commission of the impacts of the Material Change in Circumstances that was filed by the City in June 2024. This had resulted in the Commission deciding to postpone taking curative actions for up to 90 days in both October 2024 and January 2025 in order to allow for party-led resolutions to be discussed, while also being provided regular updates by the Commission's retained legal counsel on the progress occurring within these discussions.

The Utility Director relayed information from the Commission's legal counsel, John St. Peter, that the parties had met and that the talks were progressing. Attorney St. Peter also recommended that the curative actions be extended for up to another 90 days.

Discussion amongst the Commission ensued regarding what specific actions are entailed in the term "curative actions" such as directing the parties to schedule meetings, and checking on the progress of the meetings while not actively being present to participate in these said meetings. Questions arose as to what point does the Commission take a specific action in directing the parties to work out the issues instead of continuing to extend the curative actions.

Commission President Taft reminded Commissioners that the Commission's sole responsibility is to administer the process while not being an active party in the Agreement and the discussions held by the involved parties; while also noting that if substantial progress is not occurring, the Commission can withdraw the letter and recommend the next step of mediation between the parties.

A motion was made by Mayor Mason, seconded by Lois, that this file be Approved with the understanding that the curative actions will be extended up until the July Commission meeting date.

CLOSED SESSION

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

AYES: 7 - Taft
Tate II
Mason
Bunkelman
Sullivan
Lois
Harmon

EXCUSED: 7 - Sheppard
Beyer
Jorgensen
Feiner
Salb
Washburn
Barootian

[0395-25](#)

Subject: Communication Sponsored by Commissioner McCarthy Requesting that the Wastewater Commission Meet Regarding Bargaining and Development Opportunities, which, for Competitive and Bargaining Reasons, Requires a Closed Session

Staff Recommendation: To Receive and File

Fiscal Note: N/A

OPEN SESSION

A motion was made by Alternate Sullivan , seconded by Harmon, to enter into Open Session. The motion PASSED by the following vote:

AYES: 7 - Taft
Tate II
Mason
Bunkelman
Sullivan
Lois
Harmon

EXCUSED: 7 - Sheppard
Beyer
Jorgensen
Feiner
Salb
Washburn
Barootian

A motion was made by Mayor Mason , seconded by Harmon, instructing the Utility Director to proceed as directed during the Closed Session. The motion PASSED by a Voice Vote.

Adjournment

There being no further business to address, the meeting was adjourned at 6:27 p.m.

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
ACH - WE ENERGIES							
Water Utility Fund	380	ACH - WE ENERGIES	5463264004	GAS & ELECTRIC 03/28/2025-04	05/19/2025	1,843.43	500-00-64140 Utilities
Sewer Utility Fund	380	ACH - WE ENERGIES	5463264004	GAS & ELECTRIC 03/28/2025-04	05/19/2025	17,120.75	501-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	5463264004	GAS & ELECTRIC 03/28/2025-04	05/19/2025	290.86	502-00-64140 Utilities
Total ACH - WE ENERGIES:						19,255.04	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-466293	FULL SYN OIL & OIL FILTER - 20	05/20/2025	25.12	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-466293	FULL SYN OIL & OIL FILTER - 20	05/20/2025	25.12	501-00-63300 Vehicle Repairs & Maintenance
Water Utility Fund	273	BUY RIGHT, INC.	14873-466309	2021 FORD TRANSIT 150 3.5L AI	05/20/2025	4.45	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-466309	2021 FORD TRANSIT 150 3.5L AI	05/20/2025	4.45	501-00-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:						59.14	
FIVE STAR ENERGY SERVICES							
Water Utility Fund	4038	FIVE STAR ENERGY SERVICES	012486	WATER SERVICE REPLACEME	05/22/2025	1,260.00	500-00-64270 Infrastructure Maintenance
Total FIVE STAR ENERGY SERVICES:						1,260.00	
FOTH INFRASTRUCTURE & ENVIRO, LLC							
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	96849	APR-25; TID 5 CENTRAL LIFT ST	05/14/2025	5,049.49	501-18737-000 CIP-Central Attenuation Basin
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	96890	APR-25; SUNDANCE HEIGHTS	05/14/2025	1,243.50	500-18738-107 CIP - SUNDANCE HEIGHTS
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	96900	APR-25; CALEDONIA GENERAL	05/14/2025	1,636.30	501-18742-000 CIP-4 Mile Road Wind Point
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	96900	APR-25; CALEDONIA GENERAL	05/14/2025	700.00	501-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	96900	APR-25; CALEDONIA GENERAL	05/14/2025	97.50	500-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	96903	APR-25; CMOM 2025	05/14/2025	682.50	501-00-61340 Engineering Design Charges
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						9,409.29	
G & F EXCAVATING							
Sewer Utility Fund	687	G & F EXCAVATING	36379	RELAY SEWER LATERAL @ 521	05/13/2025	10,880.00	501-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36386	CURB STOP & CORP VALVE @	05/16/2025	6,680.50	500-00-64270 Infrastructure Maintenance
Total G & F EXCAVATING:						17,560.50	
KORTENDICK HARDWARE							
Sewer Utility Fund	1096	KORTENDICK HARDWARE	171692	DRAIN PIPE	04/30/2025	14.39	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	171692	DRAIN PIPE	04/30/2025	14.39	500-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	171953	REPL AUTOWIND BUMP HEAD	05/13/2025	13.50	500-00-64070 Work Supplies

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Sewer Utility Fund	1096	KORTENDICK HARDWARE	171953	REPL AUTOWIND BUMP HEAD	05/13/2025	13.49	501-00-64070 Work Supplies
Total KORTENDICK HARDWARE:						55.77	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	47901	JUNE 2025 - OFFICE ANYWHERE	05/06/2025	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	47901	JUNE 2025 - OFFICE ANYWHERE	05/06/2025	300.00	501-00-64300 IT Maintenance & Subscriptions
Total NETWORK SPECIALIST OF RACINE, INC.:						600.00	
NORTHERN LAKE SERVICE, INC							
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2507251	2025 WDNR DRINKING WATER	05/09/2025	737.00	500-00-62560 Water Sampling and Testing
Total NORTHERN LAKE SERVICE, INC:						737.00	
OAK CREEK WATER & SEWER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5470	MAY-25; WATER TESTS	05/12/2025	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5471	MAY-25; WATER TESTS	05/21/2025	365.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER & SEWER UTILITY:						730.00	
PAYNE & DOLAN, INC.							
Sewer Utility Fund	1474	PAYNE & DOLAN, INC.	10-00033438	3/4 TB	05/15/2025	55.00	501-00-64270 Infrastructure Maintenance
Total PAYNE & DOLAN, INC.:						55.00	
RACINE WATER & WASTEWATER UTILITIES							
Water Utility Fund	1574	RACINE WATER & WASTEWATE	WAINV-17870	BAC-T SAMPLES JAN-MARCH 2	04/29/2025	1,350.00	500-00-62560 Water Sampling and Testing
Sewer Utility Fund	1574	RACINE WATER & WASTEWATE	WWINV-09978	Q1-2025; QTRLY SEWER CHAR	05/09/2025	660,160.37	501-00-62550 Sewer Treatment Charges
Total RACINE WATER & WASTEWATER UTILITIES:						661,510.37	
RAY HINTZ INC.							
Water Utility Fund	1592	RAY HINTZ INC.	65904	6 YDS PTS, 3 YDS PTS, 1 BAG 5	04/30/2025	705.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1592	RAY HINTZ INC.	65980	8 YDS PTS	05/14/2025	216.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1592	RAY HINTZ INC.	66016	4 YDS PTS & 3 YDS PTS	05/19/2025	108.00	500-00-64270 Infrastructure Maintenance
Sewer Utility Fund	1592	RAY HINTZ INC.	66016	4 YDS PTS & 3 YDS PTS	05/19/2025	81.00	501-00-64270 Infrastructure Maintenance
Total RAY HINTZ INC.:						1,110.00	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
RAYMOND SCHOOL DISTRICT							
Storm Water Utility Fund	1600	RAYMOND SCHOOL DISTRICT	RAYMOND 5/2	DITCH CLEAN UP	05/21/2025	1,000.00	502-00-64260 Grounds Repairs & Maintenance
Total RAYMOND SCHOOL DISTRICT:						1,000.00	
ULINE							
Water Utility Fund	2030	ULINE	192372819	GLOVES, PAPER TOWEL, TOILE	05/01/2025	72.70	500-00-64100 Janitorial Supplies
Sewer Utility Fund	2030	ULINE	192372819	GLOVES, PAPER TOWEL, TOILE	05/01/2025	72.70	501-00-64100 Janitorial Supplies
Water Utility Fund	2030	ULINE	192372819	GLOVES, PAPER TOWEL, TOILE	05/01/2025	87.94	500-00-64070 Work Supplies
Sewer Utility Fund	2030	ULINE	192372819	GLOVES, PAPER TOWEL, TOILE	05/01/2025	87.95	501-00-64070 Work Supplies
Total ULINE:						321.29	
WISCONSIN DNR - ENVIRONMENTAL FEES							
Storm Water Utility Fund	2178	WISCONSIN DNR - ENVIRONME	252241880-20	STORMWATER 2025 MUNICIPAL	05/12/2025	3,000.00	502-00-64500 Permits & Fees
Total WISCONSIN DNR - ENVIRONMENTAL FEES:						3,000.00	
Grand Totals:						716,663.40	

PAYMENT TOTALS BY FUND	
Sewer Utility Fund	\$ 696,883.51
Storm Water Utility Fund	\$ 4,290.86
Water Utility Fund	\$ 15,489.03
TOTALS	\$ 716,663.40

Sundance Heights

Water & Storm Water

Contractor

A.W. Oakes

Original Contract	\$	1,419,738.90	
Pending Change Order	\$	28,262.90	1.99%
Current Contract	\$	1,448,001.80	1.99%
Pay Request #1	\$	648,301.38	
Retainage	\$	34,121.13	
Pay Request #2	\$	318,207.15	
Retainage	\$	1,372.34	
Pay Request #3	\$	358,071.90	
Pay Request #4	\$	87,927.90	
Remaining on Contract (Including Retainage)	\$	35,493.47	2.5%
Design Engineering	\$	110,525.21	7.78%
Construction Services through 4/15/2025	\$	181,602.69	12.79%
Total Project Cost	\$	1,740,129.70	

TID #4 Phase 4 Sanitary Sewer & Watermain Extensions

Sewer & Water

Contractor	Dorner Inc	
Original Contract	\$	2,688,687.40
Change Order #1	\$	10,446.43 0.39%
Change Order #2	\$	184,935.90 6.88%
Change Order #3	\$	12,697.50 0.47%
Current Contract	\$	2,896,767.23 7.74%
Pay Request #1	\$	104,131.87
Retainage	\$	5,480.63
Pay Request #2	\$	1,612,233.37
Retainage	\$	66,621.11
Pay Request #3	\$	640,624.29
Retainage	\$	317.44
Pay Request #4	\$	153,688.25
Pay Request #5	\$	82,170.87
Pay Request #6	\$	135,661.25
Remaining on Contract (Including Retainage)	\$	168,257.33 5.8%
Design Engineering	\$	289,813.37 10.78%
Construction Services through 4/15/2025	\$	185,679.54 6.91%
Total Project Cost	\$	3,372,260.14

Adams Road Tower & Watermain

Water

Contractor **Landmark Structures I L.P.**

Original Contract \$ **6,439,000.00**

Current Contract \$ **6,439,000.00** 0.00%

Pay Request #1 \$ 189,145.00

Retainage \$ 9,955.00

Pay Request #2 \$ 276,537.87

Retainage \$ 14,554.63

Pay Request #3 \$ 1,111,751.75

Retainage \$ 58,513.25

Remaining on Contract \$ 4,861,565.38 75.5%
(Including Retainage)

Design Engineering \$ 403,115.61 6.26%

Construction Services \$ **20,309.67** 0.32%
through 4/15/2025

Total Project Cost \$ **6,862,425.28**

CALEDONIA UTILITY DISTRICT PROJECT SUMMARY WORKSHEET

Riverbend Drive Lift Station Safety Site & Forcemain Upgrade

- Draft Facility Plan review completed and forwarded to Foth.

Annual Televising Program – Sanitary Sewer

- Cleaning has begun. Sent 1st round of Televising Maps to Green Bay Pipe & TV. They are looking to get this completed after they are completed in Racine. +- 2 Weeks. Already raised manholes on first paving projects.

Central Lift Station Safety Site & Attenuation Basin

- Design of the Basin continues.

TID #4 Elevated Storage Tank & Adams Road Watermain

- Watermain completed and tested. Issue with initial connection to watermain at Carol Road.
- Tower Contractor poured concrete footing and all watermain on the tower property should be wrapped up this week.

Western Village / Sundance Heights Watermain

- Contractor has been informed of a sink hole at 3918 Wyoming Way that will need to be excavated as necessary. Will be working with Highway Department on walkway culverts and paving. Utility District has already raised the sanitary manholes for paving.

TID #4 Phase 4 Sanitary Sewer & Watermain Extension Project

- Restoration work has been completed and only waiting for Storz adaptors and 1 hydrant to be painted. Will be releasing a portion of the retainage but will keep \$10,000 to ensure completion.

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

Hoods Creek – Aldebaran Brushing Project

- Received complaint from an owner near the Lift Station that there are 2 blockages there. Reviewed in the field and the blockages are minor. Contacted Contractor to have them pulled out. He will perform work when the ground is dry.

Turtle Creek Restoration

- Southern Wisconsin Appraisal meeting with owners to discuss easements.
- Looking to set up a meeting in the Spring with an Arborist to spray the Klema Ditch to prevent future tree growth.

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

- Coordinating on televising some additional areas of the tile.

Raymond School Ditch Ditch Cleanup Project

- Raymond Students and Parents performed the Ditch Cleanup project on May 17th. The project was very successful and again filled the dumpster at the Village Hall. Some photos have been provided to share.





**RESOLUTION NO. 2025-01
(6-4-2025)**

**RESOLUTION APPROVING THE 2024 COMPLIANCE MAINTENANCE ANNUAL
REPORT FOR THE CALEDONIA UTILITY DISTRICT**

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

WHEREAS, the Commission has had presented to it and has reviewed the 2024 Compliance Maintenance Annual Report for the Caledonia Utility District, which describes the physical conditions and the performance of the Utility District’s sewerage system during the prior calendar year, and which is required to be completed, approved, and filed by the rules and regulations of the Department of Natural Resources (“DNR”); and

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

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby approves of the 2024 Compliance Maintenance Annual Report for the Caledonia Utility District and directs that it be signed and filed with the Department of Natural Resources.

Adopted by the Caledonia Utility District of the Village of Caledonia, Racine County, Wisconsin, this _____ day of June, 2025.

CALEDONIA UTILITY DISTRICT

By: _____
Howard Stacey, President

Attest: _____
Kathleen Trentadue, Secretary

Compliance Maintenance Annual Report

Caledonia Utility District

Last Updated: Reporting For:
5/21/2025 **2024**

Financial Management

1. Provider of Financial Information Name: <input type="text" value="Anthony Bunkelman"/> Telephone: <input type="text" value="(262) 835-6416"/> (XXX) XXX-XXXX E-Mail Address (optional): <input type="text" value="abunkelman@caledonia-wi.gov"/>		
2. Treatment Works Operating Revenues 2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ? ● Yes (0 points) <input type="checkbox"/> <input type="checkbox"/> ○ No (40 points) If No, please explain: <input type="text"/> 2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised? Year: <input type="text" value="2022"/> ● 0-2 years ago (0 points) <input type="checkbox"/> <input type="checkbox"/> ○ 3 or more years ago (20 points) <input type="checkbox"/> <input type="checkbox"/> ○ N/A (private facility) 2.3 Did you have a special account (e.g., CWWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system? ● Yes (0 points) ○ No (40 points)		0
REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]		
3. Equipment Replacement Funds 3.1 When was the Equipment Replacement Fund last reviewed and/or revised? Year: <input type="text" value="2024"/> ● 1-2 years ago (0 points) <input type="checkbox"/> <input type="checkbox"/> ○ 3 or more years ago (20 points) <input type="checkbox"/> <input type="checkbox"/> ○ N/A If N/A, please explain: <input type="text"/> 3.2 Equipment Replacement Fund Activity 3.2.1 Ending Balance Reported on Last Year's CMAR 3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.) 3.2.3 Adjusted January 1st Beginning Balance 3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)		<div>\$ <input type="text" value="701,151.02"/></div> <div>\$ <input type="text" value="0.00"/></div> <div>\$ <input type="text" value="701,151.02"/></div> <div>+ \$ <input type="text" value="75,913.64"/></div>

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

- \$ 0.00

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

\$ 777,064.66

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

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

3.3 What amount should be in your Replacement Fund? \$ 488,318.00

0

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

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

☒ Yes

☐ No

If No, please explain.

4. Future Planning

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

☒ Yes - If Yes, please provide major project information, if not already listed below. ☐ ☐

☐ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Central Lift Station Attenuation Basin	\$22,600,000	2026
2	Caddy Vista Improvements - East	\$1,250,000	2028
3	Riverbend Lift Station Safety Site	\$2,000,000	2026
4	Riverbend Lift Station Forcemain	\$3,750,000	2026

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

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

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 17

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	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	101,844	922
February	107,104	696
March	100,874	587
April	123,979	315
May	88,396	95
June	73,854	64
July	65,688	55
August	65,176	63
September	43,584	50
October	49,199	72
November	62,110	192
December	73,840	772
Total	955,648	3,883
Average	79,637	324

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

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

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

6.2.2 Comments:

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

☒ No

☐ Yes

Year:

By Whom:

Describe and Comment:

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6.4 Future Energy Related Equipment	
6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?	
When system updates are performed pumps are reviewed, rebuilt or replaced to be more efficient. In addition if VFD's are not installed they are incorporated.	

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

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Sanitary Sewer Collection Systems

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

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

- ☒ Yes
- ☐ No

If No, explain:

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

- ☒ Yes
- ☐ No (30 points)
- ☐ N/A

If No or N/A, explain:

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

☒ Goals [NR 210.23 (4)(a)]

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

Design for a 3.6 million gallon attenuation basin is underway. Tentatively looking to break ground in late 2025, early 2026. The Facility Plan for the Riverbend Lift Station is underway and a draft of the plan has been completed.

Did you accomplish them?

- ☒ Yes
- ☐ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)] ☐ ☐

Does this chapter of your CMOM include:

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

☒ Legal Authority [NR 210.23 (4) (c)]

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

Title 9 Chapter 1 of Village Ordinance

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2022-08-15

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

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

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

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

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

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- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☒ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

- ☒ Design and Performance Provisions [NR 210.23 (4) (e)] ☐ ☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☒ Construction, Inspection, and Testing
- ☒ Others:

Caledonia Utility District Sanitary Sewer & Watermain Specifications

- ☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)] ☐ ☐

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☒ Training
- ☒ Emergency operation protocols and implementation procedures

- ☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)] ☐ ☐

- ☐ Special Studies Last Year (check only those that apply):

- ☐ Infiltration/Inflow (I/I) Analysis
- ☐ Sewer System Evaluation Survey (SSES)
- ☐ Sewer Evaluation and Capacity Management Plan (SECAP)
- ☐ Lift Station Evaluation Report
- ☐ Others:

0

2. Operation and Maintenance

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

Cleaning	<input type="text" value="20"/>	% of system/year
Root removal	<input type="text" value=".01"/>	% of system/year
Flow monitoring	<input type="text" value="100"/>	% of system/year
Smoke testing	<input type="text" value="0"/>	% of system/year
Sewer line televising	<input type="text" value="0"/>	% of system/year
Manhole inspections	<input type="text" value="15.6"/>	% of system/year
Lift station O&M	<input type="text" value="52"/>	# per L.S./year
Manhole rehabilitation	<input type="text" value="2.7"/>	% of manholes rehabbed
Mainline rehabilitation	<input type="text" value="0"/>	% of sewer lines rehabbed
Private sewer inspections	<input type="text" value="0"/>	% of system/year

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Private sewer I/I removal	<input type="text" value="0"/>	% of private services
River or water crossings	<input type="text" value="0.21"/>	% of pipe crossings evaluated or maintained
Please include additional comments about your sanitary sewer collection system below: <div></div>		

3. Performance Indicators

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

<input type="text" value="43.39"/>	Total actual amount of precipitation last year in inches
<input type="text" value="36.2"/>	Annual average precipitation (for your location)
<input type="text" value="171.7"/>	Miles of sanitary sewer
<input type="text" value="17"/>	Number of lift stations
<input type="text" value="0"/>	Number of lift station failures
<input type="text" value="0"/>	Number of sewer pipe failures
<input type="text" value="1"/>	Number of basement backup occurrences
<input type="text" value="19"/>	Number of complaints
<input type="text" value="4.017"/>	Average daily flow in MGD (if available)
<input type="text" value="6.452"/>	Peak monthly flow in MGD (if available)
<input type="text"/>	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

<input type="text" value="0.00"/>	Lift station failures (failures/year)
<input type="text" value="0.00"/>	Sewer pipe failures (pipe failures/sewer mile/yr)
<input type="text" value="0.00"/>	Sanitary sewer overflows (number/sewer mile/yr)
<input type="text" value="0.01"/>	Basement backups (number/sewer mile)
<input type="text" value="0.11"/>	Complaints (number/sewer mile)
<input type="text" value="1.6"/>	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
<input type="text" value="0.0"/>	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **				
	Date	Location	Cause	Estimated Volume
None reported				

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

5. Infiltration / Inflow (I/I)

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

☒ Yes

☐ No

If Yes, please describe:

Through flow monitoring and observation, specific areas have been determined to cause higher than normal peaking factors. The District is exploring and planning to reduce I & I in these areas. There were no specific issues in 2024.

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<p>5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?</p> <p><input type="radio"/> Yes</p> <p><input checked="" type="radio"/> No</p> <p>If Yes, please describe:</p> <div></div>	
<p>5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:</p> <div>For the year 2024 there were less issues with I & I due to the area not receiving heavy rainfalls. Even through there was more precipitation in 2024 there were no rainfall events that created pump issues or concerns with SSO's or basement backups.</div>	
<p>5.4 What is being done to address infiltration/inflow in your collection system?</p> <div>The Utility and the Village are creating an Ordinance to require inspection, televising, and evaluation of sanitary sewer laterals when homes are sold. If the lateral is in poor condition it will be required to be lined or relayed. In addition the Utility when replacing water meters is reviewing homes connections, specifically sump pumps, to ensure that they are not connected to the sanitary sewer.</div>	

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

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Caledonia Utility District

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Grading Summary

WPDES No: 0047341

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

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

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5/21/2025 **2024**

Resolution or Owner's Statement

Name of Governing Body or Owner:	Caledonia Utility District
Date of Resolution or Action Taken:	2025-06-04
Resolution Number:	2025-1
Date of Submittal:	

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

Collection Systems: Grade = A
(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS
(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)
G.P.A. = 4.00

MEMORANDUM

DATE: Wednesday, May 21, 2025

TO: Caledonia Utility District

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



RE: Authorization of Signatures – Storm Water Drainage Easement Agreement – 7651 Linwood Road – Salvador Veleta

BACKGROUND INFORMATION

Salvador Veleta constructed a single-family home at 7651 Linwood Road. Mr. Veleta as part of the development of the lot and home, exceeded the thresholds for requiring storm water management. As such Mr. Veleta was required to submit a Storm Water Management Plan and a Storm Water Pond Construction Plan that meet the Ordinance. As a condition of approval of the Storm Water Management Plan and Storm Water Pond Construction Plan for the development, a Storm Water Drainage Easement was required to encompass the existing Storm Water Pond and the proposed Storm Water Pond located on the site.

The Storm Water Drainage Easement Agreement has been prepared and signed by the Owner. In order to record the Storm Water Drainage Easement, the Commission President and Secretary will need to execute the easements along with the Village Board President and Clerk.

It is recommended that the signatures of the President & Secretary of the Utility District are authorized.

RECOMMENDATION

Move to authorize the President and Secretary of the Caledonia Utility District to execute the Storm Water Drainage Easement Agreement with Salvador Veleta for 7651 Linwood Road.

Document Number

**Storm Water Drainage Easement
Agreement:
Salvador Veleta**

Name and Return Address

**Mr. Anthony A. Bunkelman P.E.
Village of Caledonia
Engineering Department
5043 Chester Lane
Racine, Wisconsin 53402**

104-04-22-15-005-000
Parcel Identification Number (PIN)

STORM WATER DRAINAGE EASEMENT AGREEMENT:
SALVADOR VELETA

This Storm Water Drainage Easement Agreement ("Agreement") is made the 17th day of May, 2025, by and between **SALVADOR VELETA**, residing at 7651 Linwood Road, Franksville, Wisconsin 53126, referred to in this Agreement as "Owner", and the **VILLAGE OF CALEDONIA**, Racine County, Wisconsin, and the **VILLAGE OF CALEDONIA UTILITY DISTRICT**, a utility district of the Village of Caledonia, Racine County, Wisconsin. The Village of Caledonia and Village of Caledonia Utility District are collectively referred to in this Agreement as the "Grantees".

RECITALS

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

B. As a part of the approval by the Grantees of the improvement of the Property, the Owner is constructing, at his own cost and expense, a storm water pond, that will serve as a part of the storm water drainage facilities on the Property described and depicted on Exhibit B attached hereto and incorporated herein. The Property has an existing storm water pond on the site that will also serve as part of the storm water drainage facilities on the Property described and depicted on Exhibit B attached hereto and incorporated herein. Said storm water ponds are referred to in this Agreement as the "Storm Water Ponds". The Grantees have further required as part of said approval that the Owner enter into an agreement with Grantees setting forth the Owner's responsibility to maintain the Storm Water Ponds and provide Grantees with an access easement.

C. The Grantees have requested that the Owner grant permanent easements over that portion of the Property described in attached Exhibit B, hereinafter referred to in this Agreement as the "Storm Water Drainage, Access and Maintenance Easement". The locations of the Storm Water Drainage, Access and Maintenance Easement Areas with respect to the Property are as shown and described in Exhibit B.

D. The Grantees have requested that the Owner grant a permanent easement (referred to in this Agreement as the "Access Easement") over the Property, as may be necessary for the Grantees to exercise their rights under this Agreement.

E. As used in this Agreement, the term "Drainage Facilities" shall mean the Storm Water Ponds, Access Easement, drainage swales, drainage ditches, pipelines, laterals, culverts, storm sewers and any other structures or improvements that are constructed or installed upon the Storm Water Drainage, Access and Maintenance Easement Area and/or other areas of the Property from time to time by the Owner or Grantees, or any other person or entity, or their contractors, successors and assigns, for the conveyance of surface and storm waters over, across, under and through the Property.

AGREEMENT

For \$1.00 and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Construction, Use, Operation, Cleaning, Maintenance, Altering, Repairs and Replacements of Storm Water Ponds and Drainage Facilities. The Owner agrees to construct, use, operate, clean, maintain, alter, repair and replace the Storm Water Ponds and Drainage Facilities, including, without limitation, mowing, control of weed and algae growth, repair of erosion, and the removal of trees, brush, vegetation and silt, and all other obstacles to the flow of surface water to and from the Storm Water Ponds and Drainage Facilities, so that the Storm Water Ponds and Drainage Facilities function properly and to their design capacity for the storage and conveyance of storm water and so that there are no obstructions interfering with the location, construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Storm Water Ponds and Drainage Facilities. Said obligations shall include the obligation to construct, use, operate, clean, maintain, alter, repair and replace the Storm Water Ponds and Drainage Facilities both during the construction thereof and thereafter and in conformity with this Agreement and the Ordinances of the Village of Caledonia and any restrictive covenants applicable to the Property. The Owner shall prevent the Storm Water Ponds and Drainage Facilities from becoming a nuisance.

2. Failure to Construct, Clean, Maintain, Alter, Repair and Replace Storm Water Ponds and Drainage Facilities. The Grantees shall have the right, but not the responsibility, to enter upon the Property in order to perform construction, cleaning, maintenance, alterations, repairs and replacements of the Storm Water Ponds and Drainage Facilities if the Owner fails to do so after receiving a written request from the Grantees. The Owner shall be given at least ten business days after the date of said written request to perform whatever construction, cleaning, maintenance, alterations, repairs and replacements are deemed reasonable and necessary by the Grantees as stated in said notice. Provided, however, that in the event the Grantees determine that emergency action should be performed, then the Grantees may enter upon the Property immediately and perform said emergency action. The Owner shall reimburse Grantees for all costs incurred by the Grantees in performing said construction, cleaning, maintenance, alterations, repairs, replacements and emergency action, including, without limitation, any construction, engineering, legal and administrative costs with respect to the same, upon receiving an invoice for said costs. If Owner fails to pay said costs, then said costs may be assessed upon the Property by the Grantees as a special charge as provided in Wisconsin Statutes Sections 66.0627 and 66.0703, and Owner consents to said assessments and waives notice and hearing with respect to the levying of said assessments in accordance with Wisconsin Statutes Section 66.0703 and/or 66.0627.

3. Alteration or Changes of Storm Water Ponds or Drainage Facilities. The Owner shall not make or construct any alteration or change of the Storm Water Ponds or Drainage Facilities, including, without limitation, any alteration or change in the size, shape, capacity, rate of inflow or rate of outflow of the Storm Water Ponds or Drainage Facilities, unless the Grantees approve the alteration or change in writing prior to the making or construction of said alteration or change.

4. Indemnification. Owner shall, and hereby does, indemnify and hold harmless the Grantees, and their employees, officials, commissioners, contractors, consultants, and agents from and against any claims, actions, judgments, damages, costs, and expenses (including, but not limited to, reasonable actual attorney fees) and/or liability of any nature whatsoever, that may arise, directly or indirectly, as a result of (i) the existence, construction, use, operation,

cleaning, maintaining, alteration, repair, and/or replacement of the Drainage Facilities and/or the Storm Water Drainage, Access and Maintenance Easement Area, and/or (ii) any property damage and/or bodily injury (including death) that may arise or occur as a result of the foregoing and/or at such locations.

5. Insurance. Owner shall, at Owner's own cost and expense, and prior to the construction of the Storm Water Ponds, and any other Drainage Facilities, obtain and maintain a policy of general liability insurance, from a Wisconsin-licensed insurance carrier, that (i) has coverage and policy limits satisfactory to the Grantees, and (ii) has the Grantees named as additional insureds. Such insurance shall be kept and maintained by the Owner throughout the entire term of this Agreement.

6. Grant of Easement. The Owner hereby grants to the Grantees, and to the Grantees' employees, officials, commissioners, contractors, consultants, agents, successors, and assigns, a permanent easement and right-of-way over the Property, to and from Linwood Road and the Storm Water Drainage, Access and Maintenance Easement Area, for the purposes of (i) performing its duties, responsibilities, and easement rights imposed upon and/or granted to the Grantees under this Agreement, and/or (ii) inspecting, monitoring, and/or testing the Drainage Facilities and/or the Storm Water Drainage, Access and Maintenance Easement Area, and (iii) for conveying and/or storing surface and storm waters in, over, across, under, and/or through the Storm Water Drainage, Access and Maintenance Easement Area and the Drainage Facilities.

7. Removal of Obstructions. Owner hereby grants to the Grantees, and to Grantees' employees, officials, commissioners, contractors, consultants, and agents the right to:

- (a) Cut down and remove or trim all trees, bushes or other vegetation existing within the Storm Water Drainage, Access and Maintenance Easement Area, and to cut down and remove or trim all trees, bushes and other vegetation located outside of the Storm Water Drainage, Access and Maintenance Easement Area that interfere with (i) the construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities within the Storm Water Drainage, Access and Maintenance Easement Area, or (ii) ingress and egress to the Storm Water Drainage, Access and Maintenance Easement Area and Linwood Road.
- (b) Remove any fences, structures or improvements located within the Storm Water Drainage, Access and Maintenance Easement Area to the extent necessary to (i) carry out the construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities within the Storm Water Drainage, Access and Maintenance Easement Area, or (ii) maintain ingress and egress to the Storm Water Drainage, Access and Maintenance Easement Area and Linwood Road.

8. Further Owner Requirements.

(a) No fences, structures or improvements will be erected, and no trees, bushes or other vegetation will be planted, within the Storm Water Drainage, Access and Maintenance Easement Area without the written consent of the Grantees; and

(b) The elevation of the existing ground surface within the Storm Water Drainage, Access and Maintenance Easement Area will not be altered without the written consent of the Grantees.

(c) Owner shall perform the other drainage work in the manner described in attached Exhibit B.

(d) Owner shall comply with (i) the provisions and requirements of the Storm Water Management Plan for the Property, prepared by Nielsen Madsen + Barber S.C., dated and Professional Engineer Stamped March 29, 2023 and the Construction Plans for 7651 Linwood Road, prepared by Nielsen Madsen + Barber S.C., dated and Professional Engineer Stamped April 26, 2023 as may be approved and/or amended from time to time by the Grantees.

9. Restoration of Surface. The Grantees shall reasonably restore the surface of the Property disturbed by the Grantees' (i) construction, use, operation, cleaning, maintenance, alteration, repair and replacement of the Drainage Facilities within the Storm Water Drainage, Access and Maintenance Easement Area or (ii) ingress and egress to the Storm Water Drainage, Access and Maintenance Easement Area. Said restoration shall be to the condition that existed prior to the Grantees' entry on the Property; provided, however that the Grantees shall only be required to (i) restore any disturbed areas of soil with grass seed, and (ii) restore any disturbed paved portion or gravel portion of the Property with similar materials.

10. Non-Use. Non-use or limited use of the rights granted to the Grantees in this Agreement shall not prevent the Grantees from the later use of said rights to the fullest extent authorized in this Agreement.

11. Covenants Run With Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land that is the Property and shall be binding upon, inure to the benefit of, and be enforceable by the Owner and the Grantees and their respective successors and assigns.

12. Warranty. The Owner does hereby warrant and covenant that the Owner owns the Property in fee simple and is lawfully seized and possessed of the Property; that the Owner has a good and lawful right to grant the rights granted to the Grantees hereunder; that the Property is free and clear of all liens and encumbrances, except for recorded easements and recorded covenants, that the persons executing this Agreement on behalf of the Owner are fully authorized to execute this Agreement on behalf of the Owner; and that this Agreement is the binding obligation of the Owner.

13. Term. The term of this Agreement shall continue indefinitely, in full force and effect, unless and until amended and/or terminated with the written approval of the Grantees.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

OWNER:

BY:

Salvador Veleta

STATE OF WISCONSIN)
) SS

COUNTY OF RACINE)

Personally came before me this 17th day of May 2025, the above-named **Salvador Veleta**, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said Owner.

Marissa Gadzala
Notary Public, State of Wisconsin

Marissa Gadzala

My Commission expires: 8/17/28



VILLAGE OF CALEDONIA

BY:

Thomas Weatherston, President

ATTEST:

Joslyn Hoeffert, Clerk
Jennifer Bass

STATE OF WISCONSIN)

) SS

COUNTY OF RACINE)

Personally came before me this _____ day of _____ 202⁵, the above-named **Thomas Weatherston, President** and **Joslyn Hoeffert, Clerk**, of the Village of Caledonia, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of the Village of Caledonia.

Notary Public, Racine County, WI

My Commission expires: _____

BY: Howard Stacey, President

STATE OF WISCONSIN)
COUNTY OF RACINE) SS

Notary Public, State of Wisconsin

This Instrument Was Drafted By: Anthony A. Bunkelman P.E., Public Services Director

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

Document #: **2496637**

Date: 06-20-2018 Time: 03:14 PM Pages: 2

Fee: \$30.00 County: RACINE State: WI

Requesting Party: Fidelity Title Inc.

Register of Deeds: TYSON FETTES

RACINE COUNTY REGISTER OF DEEDS

Transfer Fee: \$228.00

**The above recording information verifies
this document has been electronically
recorded and returned to Fidelity Title Inc.**

THIS DEED, made between ROGER E. ECKERT and DORINDA E. ECKERT,
husband and wife, as to a ½ interest and BRUCE M. ECKERT and JUDITH L.
ECKERT, husband and wife, as to a ½ interest ("Grantor," whether one or more),
and SALVADOR VELETA

("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
Racine _____ County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

See attached legal description.

Recording Area

Name and Return Address

FIDELITY TITLE, INC.
101 E. WASHINGTON ST.
BURLINGTON, WI 53105

104-04-22-15-005-000

Parcel Identification Number (PIN)

This _____ is not _____ homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants and public or private rights, if any, in such portion of the premises described herein as may be used; and general taxes levied in the current year.

Dated June 12, 2018

Roger E. Eckert (SEAL) Bruce M. Eckert (SEAL)
* Roger E. Eckert * Bruce M. Eckert
Dorinda E. Eckert (SEAL) Judith L. Eckert (SEAL)
* Dorinda E. Eckert * Judith L. Eckert

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated on _____

STATE OF WISCONSIN)
RACINE) ss. _____
COUNTY)

Personally came before me on June 12, 2018,
the above-named Roger E. Eckert, Dorinda E. Eckert, Bruce M.
Eckert and Judith L. Eckert

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

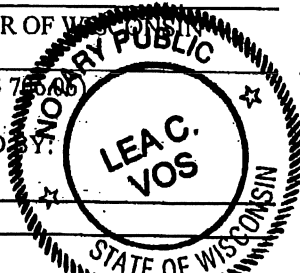
LEAC. VOS
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/5/21)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 756.05)

THIS INSTRUMENT DRAFTED BY:

Dennis R. Lynch

Attorney at Law



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003

* Type name below signatures.

EXHIBIT A

Attachment to Warranty Deed
(Legal Description)

Tax Key #104-04-22-15-005-000

A tract of land being part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Town 4 North, Range 22 East, located in the Village of Caledonia, County of Racine, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said section; thence North $89^{\circ} 58' 41''$ West for a distance of 418.81 feet (Recorded as 415.80 feet), along the North line of said Northeast $\frac{1}{4}$ of Section 15, to a point being on the centerline of S.T.H "38"; thence South $00^{\circ} 35' 10''$ East for a distance of 629.72 feet (Recorded as 638.22 feet), along said centerline to a point being in the intersection of said highway and the center of Linwood Road; thence along a curve to the left having a radius of 754.92 feet and an arc length of 45.04 feet, being subtended by a chord of North $87^{\circ} 12' 28''$ East for a distance of 45.03 feet, along said centerline of Linwood Road, to the point of beginning; thence South $00^{\circ} 35' 10''$ East for a distance of 380.17 feet (Recorded as South $01^{\circ} 01' 25''$ East for a distance of 376.10 feet), along the East right-of-way line of said S.T.H "38" and also being 45 feet East and parallel to said highway centerline; thence North $88^{\circ} 58' 10''$ East for a distance of 356.94 feet, along the North line of a parcel of land described in Warranty Deed recorded in the Racine County Register of Deeds office in Volume 1157, Page 91 as Document No. 909232, to a point; thence South $02^{\circ} 04' 41''$ East for a distance of 35.23 feet, along the East line of said parcel of land to a point; thence North $89^{\circ} 12' 35''$ East for a distance of 5.07 feet, along the North line of a parcel of land described in a Warranty Deed recorded in the Racine County Register of Deeds office in Volume 3155, Pages 641 and 642 as Document No. 1766500; thence North $01^{\circ} 58' 54''$ West for a distance of 457.42 feet, along the centerline of Sportsman Drive, a private road, to a point, said point being on the centerline of Linwood Road; thence South $81^{\circ} 57' 57''$ West (Recorded as South $80^{\circ} 28' 35''$ West) for a distance of 293.24 feet, along said centerline of Linwood Road, to a point; thence along a curve to the right having a radius of 754.92 feet and on an arc length of 61.40 feet, being subtended by a chord of South $83^{\circ} 10' 17''$ West for a distance of 61.38 feet, continuing along said centerline to the point of beginning. Reserving the Northerly 33.00 feet for Public Road Reservation (Linwood Road) and the Easterly 33.00 feet for Private Road purposes (Sportsman Drive).

EXCEPTING THEREFROM the following parcel of land described in Warranty Deed recorded in the Racine County Register of Deeds office in Volume 3155, Pages 641 and 642 as Document No. 1766500.

ALSO EXCEPTING THEREFROM land described in Document No. 2030446.

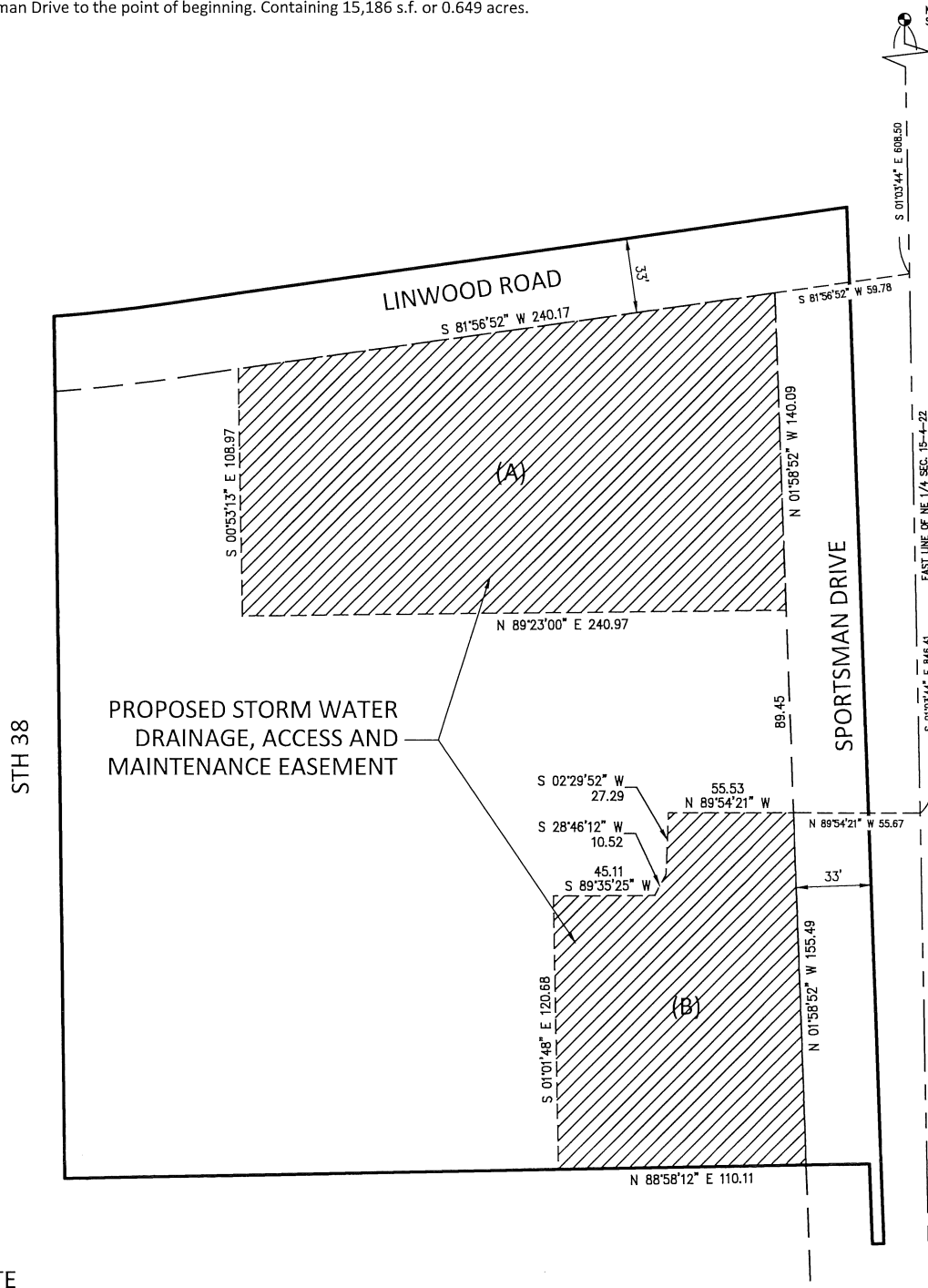
Said land being in the Village of Caledonia, County of Racine, and State of Wisconsin.

STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT (A)

Part of the Northeast 1/4 of Section 15, Township 4 North, Range 22 East of the Fourth Principal Meridian, being in the Village of Caledonia, County of Racine and State of Wisconsin described as follows: Commence at a point on the East line of the Northeast 1/4 of said Section 15, located S01°03'44"E 608.50 feet from the Northeast corner of said Section 15; thence S81°56'52"W 59.78 feet to the West line of Sportsman Drive, the South line of Linwood Road and the point of beginning of this description: continue thence S81°56'52"W 240.17 feet along the South line of said Linwood Road; thence S00°53'13"E 108.97 feet; thence N89°23'00"E 240.97 feet to the West line of said Sportsman Drive; thence N01°58'52"W 140.09 feet along the West line of said Sportsman Drive to the point of beginning. Containing 29,857 s.f. or 0.685 acres.

**STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT (B)**

Part of the Northeast 1/4 of Section 15, Township 4 North, Range 22 East of the Fourth Principal Meridian, being in the Village of Caledonia, County of Racine and State of Wisconsin described as follows: Commence at a point on the East line of the Northeast 1/4 of said Section 15, located S01°03'44"E 846.41 feet from the Northeast corner of said Section 15; thence N89°54'21"W 55.67 feet to the West line of Sportsman Drive and the point of beginning of this description: continue thence N89°54'21"W 55.53 feet; thence S02°29'52"W 27.29 feet; thence S28°46'12"W 10.52 feet; thence S89°35'25"W 45.11 feet; thence S01°01'48"E 120.68 feet thence N88°58'12"E 110.11 feet to the West line of said Sportsman Drive; thence N01°58'52"W 155.49 feet along the West line of said Sportsman Drive to the point of beginning. Containing 15,186 s.f. or 0.649 acres.

**NOTE**

BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1983 / 2011.



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

DRAWN 4-24-2023 BY SCB
SCALE 1" = 60'
SHEET 1 OF 1 SHEETS
JOB NO. 2022.0218.01

Tuesday, April 25, 2023
10:19:40 AM

Tuesday, April 25, 2023
10:19:40 AM

EXHIBIT B

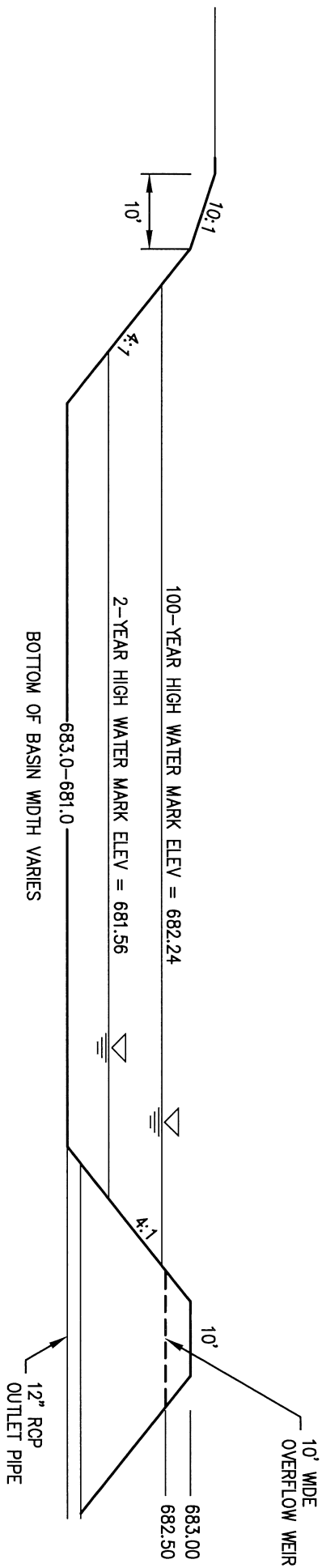
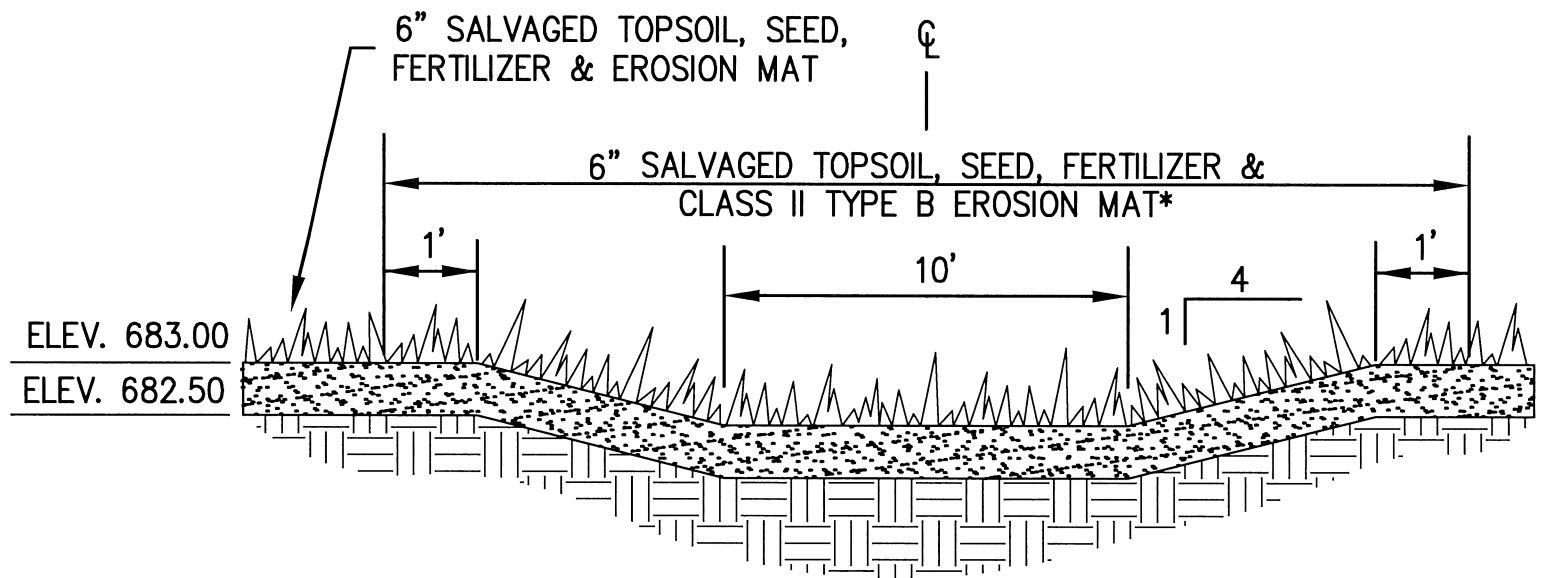


EXHIBIT B



*CLASS II TYPE B EROSION MAT SHALL EXTEND FROM THE TOP OF BERM TO THE BOTTOM OF THE BERM.

MEMORANDUM

DATE: Wednesday, May 28, 2025

TO: Caledonia Utility District

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



RE: Initial Introduction for Review of Ordinance 9-1-57(b) & 9-4-6(b)

BACKGROUND INFORMATION

Ordinance 9-1-57(b) & 9-4-6(b) are the Compulsory Connection Ordinances for Water & Sewer. Section (b)(1) of both of these Ordinances require the connection to municipal Water & Sewer for Residential or Agricultural Uses in the Village when the proposed building(s) are within 500' of the Utility mains or Right of Way with the Utility mains. It does not require connection when the building(s) setback is greater than 500'. The sections also state that when there is a Conditional Use granted that Section (b)(2) is followed. Section (b)(2) states that the building(s) shall be connected to the Utility mains if the property is located within 500' of the Utility main or Right of Way with the Utility mains. Properties that are greater than 500' from the Utility main or Right of Way with the Utility mains are not required to connect.

At the March 31st Plan Commission meeting, the Plan Commission reviewed a Conditional Use for an Agricultural Zoned parcel for a storage building with upper living quarters without rent. This use is allowable by Conditional Use in the Agricultural Zoning District. The issue that arose is the primary dwelling of property is approximately 1,695' from the Right of Way and was not required to be connected to water & sewer when it was constructed. Due to Section (b)(2), the accessory storage building with upper living quarters without rent is required to be connected to water & sewer. The proposed accessory building with upper living quarters has a greater setback than the home, but again by Sections (b)(2) is required to be connected to water & sewer.

The Village should review the Compulsory Connection Ordinances to determine if there should be changes made to the Ordinance.

9-1-57(b)(1) & 9-4-6(b)(1) - Review to determine if the Village/Utility wants to continue to allow new construction in the Residential & Agricultural Zoning Districts to not connect to water & sewer (when readily available) if the building is greater than 500' from the Right of Way.

9-1-57(b)(2) & 9-4-6(b)(2) – Review to determine if the Village/Utility wants to continue to allow new construction granted by a Conditional Use to not connect to water & sewer when greater than 500' from the Property.

There are 44 Permitted Uses by Conditional Use over the 18 Zoning Districts. There is some overlap between the districts but the uses to be reviewed are as follows:

- 1) Private Utility Installations (A-2, R-1, R-2, R-3, R-4, R-5, RD-1, RM-1, B-1, B-2, B-3, M1, M-2, M-3)
- 2) Animal Hospitals (A-2, M-2, M-3)
- 3) Commercial Egg Production (A-2)
- 4) Pea vineries, creameries and condenseries (A-2)
- 5) Commercial Rasing of Animals such as dogs, foxes, goats, mink, pigs and rabbits (A-2)
- 6) Commercial Grain and Seed Operations (A-2)
- 7) Sod Farms (A-2)
- 8) Airstrips (A-2)
- 9) Storage, parking and maintenance of vehicles and equipment (A-2)
- 10) Colleges, universities, hospitals, sanitariums, religious, charitable, penal and correctional institutions, cemeteries and crematories (A-2)
- 11) Bed & Breakfast (A-2)
- 12) Non-farm residences (A-2)
- 13) Itinerant agricultural laborer's quarters not for rent (A-2)
- 14) Barn meeting / Reception Events (A-2)
- 15) Governmental and cultural uses (R-1, R-2, R-3, R-4, R-5, RD-1, RM-1, B-1, B-2, B-3, M-1, M-2, M-3)
- 16) Stables, nurseries, orchards, riding trails (R-1)
- 17) Public and parochial and private elementary and secondary schools and churches (R-1, R-2, R-3, R-4, R-5, RD-1, RM-1)
- 18) Licensed Community Living Arrangements (R-1, R-2, R-3, R-4, R-5, RD-1, RM-1)
- 19) Rest homes, nursing homes, homes for the aged, clinics, and children's nurseries (RD-1, RM-1)
- 20) Licensed commercial day care centers (RD-1, B-1, B-2, B-3, I-1)
- 21) Multiple-family dwellings with greater than eight (8) units per structure (RM-1)
- 22) Residential quarters may be permitted as a conditional use provided that such quarters are clearly accessory to the principal use on the property and occupy fifty (50) percent or less of the total floor space of the structure (B-1, B-2, B-3)
- 23) Pet Grooming (B-1, B-2, B-3)
- 24) Funeral Homes (B-2, B-3)
- 25) Drive-in establishments for food and beverage (B-2, B-3)
- 26) Landscape Contractors and Yards (B-3)
- 27) Clubs, Fraternities, and Lodges (B-3)
- 28) Commercial Recreational Facilities (B-3)
- 29) Public passenger transportation terminals (B-3, M-1, M-2, M-3)
- 30) Vehicle sales, service, washing, gas and repair stations, garages, vehicle wash, taxi stands, and public parking lots (B-3)
- 31) Drive-In Theatres (B-3)
- 32) Motels and Hotels (B-3)
- 33) Self-service storage facilities and yards (B-3, M-1, M-2, M-3)
- 34) Microbreweries, wineries, distilleries (B-3, M-1, M-2, M-3)
- 35) Commercial service facilities (M-1, M-2, M-3)
- 36) Airport and landing fields (M-2, M-3, I-1)
- 37) Recycling drop-off sites (M-2, M-3, I-1)

- 38) Contractor's office with outdoor storage of equipment and materials (M-2, M-3)
- 39) Sanitary landfills and their related accessory uses (M-3)
- 40) Manufacturing of abrasive materials, Storage and/or manufacturing of explosives and flammables, and Beverage Bottling (M-3)
- 41) Cemeteries (I-1)
- 42) Private recreational uses, assembly structures, golf facilities, campgrounds, swimming pools, athletic fields, lodges, archery and firearm ranges, zoological and botanical gardens (P-2)
- 43) Recreational based motorized off-road vehicle trails (P-2)
- 44) Public and private passive recreation and open space uses including Boating, game farms, grazing, orchards, shooting preserves, swimming, truck farming, utilities, water measurement and water control facilities, and wild crop harvesting (C-1)

Utility District Commissioners should consider how they want to have properties develop when water and sewer are readily available. Should provisions be made, if any, when larger properties develop with significant setbacks.

Utility District Commissioners should also consider how they want to have properties that receive Conditional Use Permits develop. Should provisions be made, if any, with Conditional Use Permits.

RECOMMENDATION

The Utility District Commissioners should review how they would like to see the Village develop, with or without water & sewer. In addition, Utility District Commissioners should review which Conditional Uses that they feel can be granted and determine which ones, if any, should be allowed to develop/proceed with or without water & sewer.

ORDINANCE 9-1-57 (b) & 9-4-6 (b)

Connections to Sewer & Water		
	Yes	No
Mandatory regardless of setback		
Mandatory at less than 500 foot setback		
Conditional Uses Connected to Sewer & Water		
	Yes	No
1) Private Utility Installations (A-2, R-1, R-2, R-3, R-4, R-5, RD-1, RM-1, B-1, B-2, B-3, M1, M-2, M-3)		
2) Animal Hospitals (A-2, M-2, M-3)		
3) Commercial Egg Production (A-2)		
4) Pea vineries, creameries and condenseries (A-2)		
5) Commercial Rasing of Animals such as dogs, foxes, goats, mink, pigs and rabbits (A-2)		
6) Commercial Grain and Seed Operations (A-2)		
7) Sod Farms (A-2)		
8) Airstrips (A-2)		
9) Storage, parking and maintenance of vehicles and equipment (A-2)		
10) Colleges, universities, hospitals, sanitariums, religious, charitable, penal and correctional institutions, cemeteries and crematories (A-2)		
11) Bed & Breakfast (A-2)		
12) Non-farm residences (A-2)		
13) Itinerant agricultural laborer's quarters not for rent (A-2)		
14) Barn meeting / Reception Events (A-2)		
15) Governmental and cultural uses (R-1, R-2, R-3, R-4, R-5, RD-1, RM-1, B-1, B-2, B-3, M-1, M-2, M-3)		
16) Stables, nurseries, orchards, riding trails (R-1)		
17) Public and parochial and private elementary and secondary schools and churches (R-1, R-2, R-3, R-4, R-5, RD-1, RM-1)		
18) Licensed Community Living Arrangements (R-1, R-2, R-3, R-4, R-5, RD-1, RM-1)		
19) Rest homes, nursing homes, homes for the aged, clinics, and children's nurseries (RD-1, RM-1)		
20) Licensed commercial day care centers (RD-1, B-1, B-2, B-3, I-1)		
21) Multiple-family dwellings with greater than eight (8) units per structure (RM-1)		
22) Residential quarters may be permitted as a conditional use provided that such quarters are clearly accessory to the principal use on the property and occupy fifty (50) percent or less of the total floor space of the structure (B-1, B-2, B-3)		
23) Pet Grooming (B-1, B-2, B-3)		

Conditional Uses Connected to Sewer & Water	Yes	No
24) Funeral Homes (B-2, B-3)		
25) Drive-in establishments for food and beverage (B-2, B-3)		
26) Landscape Contractors and Yards (B-3)		
27) Clubs, Fraternities, and Lodges (B-3)		
28) Commercial Recreational Facilities (B-3)		
29) Public passenger transportation terminals (B-3, M-1, M-2, M-3)		
30) Vehicle sales, service, washing, gas and repair stations, garages, vehicle wash, taxi stands, and public parking lots (B-3)		
31) Drive-In Theatres (B-3)		
32) Motels and Hotels (B-3)		
33) Self-service storage facilities and yards (B-3, M-1, M-2, M-3)		
34) Microbreweries, wineries, distilleries (B-3, M-1, M-2, M-3)		
35) Commercial service facilities (M-1, M-2, M-3)		
36) Airport and landing fields (M-2, M-3, I-1)		
37) Recycling drop-off sites (M-2, M-3, I-1)		
38) Contractor's office with outdoor storage of equipment and materials (M-2, M-3)		
39) Sanitary landfills and their related accessory uses (M-3)		
40) Manufacturing of abrasive materials, Storage and/or manufacturing of explosives and flammables, and Beverage Bottling (M-3)		
41) Cemeteries (I-1)		
42) Private recreational uses, assembly structures, golf facilities, campgrounds, swimming pools, athletic fields, lodges, archery and firearm ranges, zoological and botanical gardens (P-2)		
43) Recreational based motorized off-road vehicle trails (P-2)		
44) Public and private passive recreation and open space uses including Boating, game farms, grazing, orchards, shooting preserves, swimming, truck farming, utilities, water measurement and water control facilities, and wild crop harvesting (C-1)		