VILLAGE OF CALEDONIA

VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA
Wednesday, November 5, 2025 – 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane
Caledonia, WI 53402

1. **Meeting Called to Order**

2. **Roll Call**

3. **Approval of Minutes**
   - **a.** Utility District Regular Meeting – October 1, 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.** 4 Mile Road Water Main & Sewer Relay – Wind Point
   - **h.** Hoods Creek – Aldebaran Brushing Project
   - **i.** Turtle Creek Restoration
   - **j.** 4 Mile Road Tile (Club View Subdivision to Erie Street)

8. **Action Items**
   - **a.** Subdivision System Acceptance – Homestead Acres
   - **b.** Storm Water Management Plan & Engineering Improvement Plan – Thomas Farms – Conditional Approval
   - **c.** Storm Water Management Plan & Construction Plan–Franksville Storage–Conditional Approval
   - **d.** Drain Tile Reroute Plan – Payne & Dolan Racine Quarry – Conditional Approval
   - **e.** Drainage Easement modification - 7323 & 7331 Lamberton Road – Timothy Fitzsimmons
   - **f.** Authorization of Signatures – Drainage Easement – Edward J. Matichek Family Trust dated 4/25, 2006
   - **g.** Authorization of Signatures – Drainage Easement – Driftwood Living Trust dated July 17, 2015
   - **h.** Authorization of Signatures – Drainage Easement – Marcia K. Hayek Revocable Trust
   - **i.** Review Draft Point of Sale Ordinance

9. **Adjournment**

Village of Caledonia Utility District Meeting
October 1, 2025

1 – Order

President Stacey called the Village of Caledonia Utility District meeting to order at 6:06 pm.

2 – Roll Call

PRESENT: 5 – President Howard Stacey, Commissioners Dave Ruffalo, Kathleen Trentadue, and Ron Bocciardi, Trustee Lee Wishau
ABSENT: None
STAFF: Public Services Director Anthony A. Bunkelman P.E.

3 – Approval of Minutes September 10, 2025

A motion was made by Commissioner Ruffalo to approve the Utility District's minutes from September 10, 2025, seconded by Commissioner Trentadue. **Motion carried 5-0.**

4 – Citizen Comments

None

5 – Communications & Announcements

a. Racine Waterworks Commission Agenda & Minutes

The Commission looked over the minutes from the August 20th meeting and the agenda from the September 22nd meeting of the Racine Waterworks Commission.

b. Racine Wastewater Commission Agenda & Minutes

The Commission looked over the minutes from the August 20th meeting and the agenda from the September 22nd meeting of the Racine Wastewater Commission.

6 – Approval of O&M Bills

a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of $99,051.02 from the September 25th invoice list. Seconded by Commissioner Trentadue. **Motion carried 5-0.**

b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of $21,712.35 from the September 25th 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 $11,000.14 from the September 25th invoice list. Seconded by Commissioner Trentadue. **Motion carried 5-0.**

7 – Project Updates

a. Current Contracts

Director Bunkelman provided the status of the Sundance Heights Watermain Replacement project contract and the Adams Road Tower & Watermain contract.

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

Awaiting revisions to comments and flow data provided.

c. Annual Televising Program – Sanitary Sewer
Sewer Cleaning continues. Putting together exhibit for second round of televising.

d. Central Lift Station Safety Site & Attenuation Basin
Design of Basin continues.

e. TID #4 Elevated Storage Tank & Adams Road Watermain
Pedestal completed. Dome poured and currently performing clean up and stripping forms. Welders are onsite and have begun to weld the tank. Received estimate for milling and repaving road. Estimate is unreasonable will be moving forward with patching.

f. Western Village / Sundance Heights Watermain
Gave contractor until September 25th to complete project restoration. Contractor was out on September 24th. Charging contractor $1,419.99 for removal of topsoil placed in roadway. Will be working with Highway Department on walkway culverts and paving. Awaiting corrective Change Order and Final Pay Request.

g. 4 Mile Road Water Main and Sewer Relay – Wind Point
Provided information to R.A. Smith for sanitary sewer work to be designed and incorporated into the project. R.A. Smith has provided a time and material professional services contract for approval.

h. Hoods Creek – Aldebaran Brushing Project
Contractor to pull out minor blockages when the ground is dry.

i. Turtle Creek Restoration
Southern Wisconsin Appraisal submitted 9 of 16 appraisals. Signed OCR's for all 9. Letter Reports ordered and received for all 16 properties. Began drafting easements for the 9 parcels.

j. 4 Mile Road Tile (Club View Subdivision to Erie Street)
Coordinating on televising some additional areas of the tile.

8 – Action Items

a. 2026 Utility District Budget

Trustee Wishau moved to approve the 2026 Utility District Budget and forward it to the Village Board for adoption. Seconded by Commissioner Bocciardi. **Motion carried 5-0.**

b. ERU Presentation

Director Bunkelman gave a presentation on the ERU Storm Water Management Fee. The presentation covered the history of the storm water management fee and how the fee is calculated for single family homes and non-single family residential properties.

c. Cathodic Protection System Replacement – Caddy Vista Lift Station

Commissioner Trentadue moved to approve the replacement of the galvanic system with an impressed current cathodic protection system at the Caddy Vista Lift Station with a total cost of $24,300 with Cathodic Protection Management, Inc. Seconded by Trustee Wishau. **Motion carried 5-0.**

d. Professional Services Contract – MS4 Information & Education Program – Root Pike WIN

Commissioner Bocciardi moved to approve the Professional Services Contact with the Root Pike Watershed Initiative Network for the Respect Our Waters Storm Water Education and Outreach Program for 2 years with the not to exceed amount of $9,088 and authorize the Public Services Director to execute the Contract. Seconded by Commission Trentadue. **Motion carried 5-0.**

e. Professional Services Contract – East 4 Mile Road Sanitary Sewer Relay & Rehabilitation – R.A. Smith

Commissioner Trentadue moved to approve the Professional Services Contract for the East 4 Mile Road Sanitary Sewer Relay and Rehabilitation Project for a total cost of $20,000 and authorize the Public Services Director to execute the proposal with R.A. Smith. Inc. Seconded by Commissioner Bocciardi. **Motion carried 5-0.**

9 – Adjournment

Upon a motion by President Stacey and seconded by Commissioner Trentadue, the Commission moved to adjourn the regular meeting at 6:58 pm. **Motion carried 5-0.**

Respectively submitted,
Anthony A. Bunkelman P.E.

City of Racine

Meeting Minutes - Draft

Waterworks Commission

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

Monday, September 22, 2025 | **6:00 PM** | **City Hall, Room 207**

The meeting was called to order by Commission President Jorgenson at 7:11 p.m.

ROLL CALL

PRESENT: 4 - John Tate II, Jens Jorgensen, Nick Barootian and Rosalind Thomas

EXCUSED: 4 - Natalia Taft, Cory Mason, Jim Sullivan and Marlo Harmon

0941-25

Subject: Approval of Minutes for the August 20, 2025, Waterworks Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Thomas, seconded by Tate II, that this file be Approved.

0956-25

Subject: Election of Officers

Staff Recommendation: To Approve All Officers As Constituted

Fiscal Note: N/A

The floor was opened up for officer nominations:

Tate II nominated Jorgenson for the office of Commission President.

Thomas nominated Tate II for the office of Commission Vice-President.

Jorgenson nominated Thomas for the office of Commission Secretary.

With no other nominations president a motion was made by Tate II, seconded by Thomas, that these nominations be Approved.

0942-25

Subject: Consideration of the Proposed 2026 Operations and Maintenance Budget, and the Proposed 2026-2035 Capital Improvement Plan

Staff Recommendation: To Approve with a Referral to the Committee of the Whole (COW)

Fiscal Note: N/A

The Utility Director presented the 2026 Operations and Maintenance Budget (O&M), and the 2026-2035 Capital Improvement Plan (CIP) Budget, and recommended for approval as well as referring to City Finance for inclusion into the City Budget.

A motion was made by Tate II, seconded by Thomas, that this file be Approved and Referred to the Committee of the Whole.

0944-25 **Subject:** Consideration of the Proposal from Ruekert-Mielke for Design Services to Replace Local Water Mains for FY2027

Staff Recommendation: To Approve

Fiscal Note: $508,798 to replace approximately 40,000 lineal feet (L.F.) of aging water mains that have surpassed their useful life.

The Utility Director presented the proposed agreement which would allow Ruekert-Mielke to perform design services to replace 40,000 L.F. of aging and failing water mains.

A motion was made by Barootian, seconded by President Tate II, that this file be Approved.

0943-25 **Subject:** Consideration of Amendment No. 1 for Construction-Related Services Contract with CDM Smith; Filterbed Rehabilitation Project

Staff Recommendation: To Approve

Fiscal Note: Cost increase of $198,000 for the engineer to provide additional project and construction management services for a time extension of 6 months (184 days).

The Utility Director presented the proposed Amendment No. 1 in reference to Change Order No. 1 that was presented and approved back in July for Contract W-23-6. The original change order extended the contract work performed by Lee Mechanical by 6 months and increased the contract amount accordingly. This current amendment with CDM Smith goes hand in hand with that change order with the same approved time extension and allows for the engineering consultant to provide additional project and construction management services.

A motion was made by President Thomas, seconded by President Tate II, that this file be Approved.

0945-25 **Subject:** Communication from the Utility Director Regarding the USA EPA's Final Approval on Racine Water Utility's Response to their "Areas of Concern" (AOC) Identified during the Cyber Security, Sanitary, and

Data Storing Inspection on Feb. 18-20, 2025

Staff Recommendation: To Receive & File

Fiscal Note: N/A

The Utility Director presented a letter from the USA EPA indicating that the Utility had fulfilled all of the necessary requirements in addressing the "Areas of Concern" that were brought to light earlier this year in February during their inspection of the water utility and distribution system.

A motion was made by Barootian, seconded by Thomas, that this file be Received and Filed.

0946-25

Subject: Communication from the Utility Director on Racine Water Utility's Triennial Sanitary Survey by the Wisconsin Department of Natural Resources (WI-DNR) Occurring on October 6-7, 2025

Staff Recommendation: To Receive and File

Fiscal Note: N/A

The Utility Director presented information on the upcoming Triennial Sanitary Survey being conducted by the WI-DNR in early October. The elements comprising the survey include the following:

Source
Treatment
Distribution system
Finished water storage
Pumps, pumping facilities, controls
Monitoring and reporting
Water system management and operations
Operator certification.

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

0947-25

Subject: Consideration of the Emergency Response Plan Prepared by Strand Engineering for the Racine Water Utility (Certification due within 6 months of the Risk and Resiliency Study Certification, which is Sept. 30, 2025)

Staff Recommendation: To Approve

Fiscal Note: N/A

Nate Ewanowski, P.E., with Strand Associates, was in attendance at the meeting to present on the Emergency Response Plan (ERP) Update for the Water Utility. In accordance with the America's Water Infrastructure Act (AWIA) of 2018, documents

are required to be updated at a minimum of every 5 years. With the Risk and Resiliency Assessment having taken place earlier this year in March, the ERP certification is due within 6 months of that submittal, which falls at the end of the month on September 30th.

A motion was made by Thomas, seconded by Barootian, that this file be Approved.

0948-25

Subject: Communication regarding a Resolution Authorizing the Issuance and Sale of Up to $4,039,643 Waterworks System Revenue Bonds, Series 2025A, and Providing for Other Details and Covenants With Respect Thereto, and Approval of Related Financial Assistance Agreement

Recommendation of the Waterworks Commission on 09-22-2025: To Approve with a Referral to the Finance and Personnel Committee

Recommendation of the Finance and Personnel Committee on 09-29-2025: That a Resolution Authorizing the Issuance and Sale of Up to $4,039,643 Waterworks System Revenue Bonds, Series 2025A, and Providing for Other Details and Covenants With Respect Thereto, and Approval of Related Financial Assistance Agreement be approved.

Fiscal Note: Financial Assistance Agreement funded through the state Safe Drinking Water Loan Program is in the amount of $4,039,643 with a loan term of 20 years at a 2.475% interest rate. The loan total is offset by $1,600,000 in principal forgiveness.

The Utility Director presented the Financial Assistance agreement (FAA) Resolution needed to close out on a Safe Drinking Water Loan Program (SDWLP) for the 42" Water Main Replacement Project.

A motion was made by President Tate II, seconded by President Thomas, that this file be Approved and Referred Finance and Personnel Committee.

0949-25

Subject: Communication regarding a Resolution Authorizing the Issuance and Sale of Up to $1,392,380 Taxable Waterworks System Revenue Bonds, Series 2025B, and Providing for Other Details and Covenants With Respect Thereto, and Approval of Related Financial Assistance Agreement

Recommendation of the Waterworks Commission on 09-22-2025: To Approve with a Referral to the Finance and Personnel Committee

Recommendation of the Finance and Personnel Committee on 09-29-2025: That a Resolution Authorizing the Issuance and Sale of Up to $1,392,380 Taxable Waterworks System Revenue Bonds, Series 2025B, and Providing for Other Details and Covenants With Respect Thereto, and Approval of Related Financial Assistance Agreement, be

approved.

Fiscal Note: Financial Assistance Agreement funded through the state Safe Drinking Water Loan Program is in the amount of $1,392,380 with a loan term of 20 years at a 0.250% interest rate. The loan total is offset by $2,495,609 in principal forgiveness.

The Utility Director presented the Financial Assistance agreement (FAA) Resolution needed to close out on a Safe Drinking Water Loan Program (SDWLP) for the Lead Service Line Replacement Project.

A motion was made by President Tate II, seconded by President Thomas, that this file be Approved and Referred to the Finance and Personnel Committee.

0950-25

Subject: Consideration of a Professional Services Contract Amendment with CDM Smith to Prepare ITA and PERF Applications for Fiscal Year 2027

Staff Recommendation: To Approve

Fiscal Note: N/A

The Utility Director presented the proposed contract from Strand Associates for services that would allow the firm to assist in the process of uploading and submitting the ITA & PERF applications and paperwork to the WI-DNR for consideration and approval.

A motion was made by Tate II, seconded by Thomas, that this file be Approved.

0951-25

Subject: Request for Authorization to Submit Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Wisconsin Department of Natural Resources (WI-DNR) for FY2027 Lead Service LIne (LSL) Loan

Staff Recommendation: To Approve

Fiscal Note: Requesting $40 million from WI-DNR for the year 2027 to cover expenses of approximately 4,000 Lead Service LIne Replacements (LSLRs) over a three year period.

A motion was made by Tate II, seconded by Thomas, that this file be Approved.

0952-25

Subject: Request for Authorization to Submit Intent to Apply (ITA) to the Wisconsin Department of Natural Resources (WI-DNR) for the 2027 Loan for Small Diameter Old Water Mains Replacements

Staff Recommendation: To Approve

Fiscal Note: SDW Loan Program (~2.85%). Tentative loan amount per

year $10 million to replace old water mains in concurrence with LSLRs.

The Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the 2027 loan for small diameter old water mains replacements.

A motion was made by Tate II, seconded by Thomas, that this file be Approved.

0953-25

Subject: Request for Authorization to Submit Intent to Apply (ITA) to the Wisconsin Department of Natural Resources (WI-DNR) for 2027 Loan to Reconstruct Chlorination/Disinfectant System

Staff Recommendation: To Approve

Fiscal Note: SDW Loan Program (~2.85%). Tentative Loan amount per year $7.2 million spent over 3-year period.

The Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the 2027 loan to reconstruct the chlorination/disinfectant system.

A motion was made by Tate II, seconded by Thomas, that this file be Approved.

0954-25

Subject: Request for Authorization to Submit Intent to Apply (ITA) to the Wisconsin Department of Natural Resources (WI-DNR) for 2027 Loan for Road Reconstruction and Resurfacing at the Location of Water Main and LSL Replacement

Staff Recommendation: To Approve

Fiscal Note: SDW Loan Program (~2.85%). Tentative loan amount $5.5 million for road reconstruction and resurfacing.

The Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the 2027 loan for road reconstruction and resurfacing at the location of the water main and lead service line (LSL) replacements.

A motion was made by Tate II, seconded by Thomas, that this file be Approved.

0969-25

Subject: Communication regarding Consideration of Developer's Agreement for the Pike River Crossing Phase 2 Development Project; BREG Pike River Development, Inc. (developer)

Recommendation of the Waterworks Commission on 09-22-2025: To Approve with a Referral to the Finance and Personnel Committee

Recommendation of the Finance and Personnel Committee on 09-29-2025: That the Developer's Agreement for the Pike River Crossing Phase 2 Development Project; BREG Pike River Development, Inc. be approved.

Fiscal Note: The developer pays all costs associated with the installation of the local water main estimated at $809,601.

The Utility Director presented the Developer's Agreement for the Pike River Crossing - Phase 2 Development Project within the Village of Mount Pleasant, which consists of 3,512 L.F. of 12" and 8" water main. The anticipated water usage is 1,440 gal/acre/day. The 2004 Retail Water Agreement Sect. 5b provides that the water main be built to Utility specifications, and upon successful structural testing and receipt of as-built drawings, the water main would be dedicated as an asset for the Utility to maintain.

A motion was made by Barootian, seconded by President Thomas, that this file be Approved and Referred to the Finance and Personnel Committee.

0955-25 **Subject:** Consideration of the Proposal from Pinnacle Engineering for Construction-Related Services for the Pike River Crossing Phase II Development Project

Staff Recommendation: To Approve

Fiscal Note: $64,500 to be paid by the developer.

The Utility Director presented a proposal from Pinnacle Engineering for project management and construction inspection services.

A motion was made by Tate II, seconded by Thomas, that this file be Approved.

0958-25 **Subject:** Consideration of a Professional Services Contract for VOIP Phone Services for Water and Wastewater Utilities

Staff Recommendation: To Approve

Fiscal Note:

The Utility Director presented the proposed services contract, while indicating that the need for this had spurred from safety issues at both the Water and Wastewater Utilities with the copper lines failing at both locations.

A motion was made by Thomas, seconded by Barootian, that this file be Approved.

Adjournment

There being no further business to address, the meeting was adjourned at 8:00 p.m.

City of Racine

Meeting Agenda

Waterworks Commission

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

Wednesday, October 15, 2025 | **6:00 PM** | **City Hall, Room 303**

ROLL CALL

1054-25

Subject: Approval of Minutes for the September 22, 2025, Waterworks Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments: 20250922_Water Minutes

1055-25

Subject: Consideration of Change Order No. 3 on Contract W-25-3, Water Main Replacement - Phase 2, Reesman's Excavating & Grading (contractor)

Staff Recommendation: To Approve

Fiscal Note: Contract change results in an increase of $22,688.95, bringing the total contract amount to $1,288,297.20.

1057-25

Subject: Communication from Utility Director Regarding PSC Rate Case Submission Update

Staff Recommendation: To Receive and File

Fiscal Note: N/A

Attachments: CO #3_W-25-3_Ltr to Commsrs.

1058-25

Subject: Communication from Utility Personnel Regarding Lead and Copper Compliance

Staff Recommendation: To Receive and File

Fiscal Note: N/A

Adjournment

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

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 - Final

Wastewater Commission

Monday, September 22, 2025 | **5:30 PM** | **City Hall, Room 207**

ROLL CALL

PRESENT: 9 - Natalia Taft, John Tate II, Anthony Beyer, Anthony Bunkelman, Jens Jorgensen, Nancy Washburn, Nick Barootian, Rosalind Thomas and Jack Feiner

EXCUSED: 5 - Cory Mason, Jim Sullivan, Claude Lois, Marlo Harmon and Kevin Salb

0901-25 **Subject:** Approval of Minutes for the August 20, 2025, Wastewater Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Thomas, seconded by Tate II, that this file be Approved.

0934-25 **Subject:** Election of Officers

Staff Recommendation: To Approve All Officers as Constituted

Fiscal Note: N/A

The floor was opened up for officer nominations:

Tate II nominated Taft for the office of Commission President.

Taft nominated Tate II for the office of Commission Vice-President, and Barootian for the office of Secretary.

With no other nominations presented, a motion was made by Thomas, seconded by Tate II to approve these nominations for Commission officers.

Let the record show that Commissioner Taft, who was in attendance virtually at this point, was excused for the remainder of the meeting due to other prior scheduled engagements.

CLOSED SESSION

A motion was made by Tate II, seconded by Washburn, to enter into Closed Session. The motion PASSED by the following vote:

AYES: 8 - Tate II
Beyer
Bunkelman
Jorgensen
Washburn
Barootian
Thomas
Feiner

EXCUSED: 6 - Taft
Mason
Sullivan
Lois
Harmon
Salb

0959-25 **Subject:** Communication Sponsored by Commissioner Taft Requesting that the Wastewater Commission Meet Regarding a City Notice of Claim Regarding Shared Revenue Calculations

Staff Recommendation: To Receive and File

Fiscal Note: N/A

0940-25 **Subject:** Communication Sponsored by Commissioner Taft Requesting that the Wastewater Commission Meet Regarding Bargaining and Development Opportunities, which, for Competitive and Bargaining Reasons, Require a Closed Session

Staff Recommendation: To Receive and File

Fiscal Note: N/A

OPEN SESSION

A motion was made by Thomas, seconded by Tate II, to enter into Open Session. The motion PASSED by the following vote:

AYES: 8 - Tate II
Beyer
Bunkelman
Jorgensen
Washburn
Barootian
Thomas
Feiner

EXCUSED: 6 - Taft
Mason
Sullivan
Lois
Harmon
Salb

A motion was made by Tate II , seconded by Thomas, that item #0959-25 from the Closed Session be Received and Filed. The motion PASSED by a Voice Vote.

A motion was made by Tate II , seconded by Thomas, that item #0940-25 from the Closed Session be Received and Filed. The motion PASSED by a Voice Vote.

0902-25 **Subject:** Communication from Utility Director Regarding Update on Sewer Agreement Material Change Negotiations

Staff Recommendation: To Receive and File

Fiscal Note: N/A

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

0903-25 **Subject:** Submission of the 2024 Racine Wastewater Utility Annual Report

Staff Recommendation: To Receive and File

Fiscal Note: N/A

The Utility Director presented the 2024 Annual Report for submission, pointing out its usefulness as a reference tool for any persons who are interested in the Utility's performance over the past year. It is also noted that the Annual Report is posted on the Wastewater section of the City's website.

A motion was made by Washburn, seconded by Bunkelman, that this file be Received and Filed.

0904-25 **Subject:** Authorization for the Utility Director to Accept the 2026 WI DATCP Household Hazardous Waste Grant

Staff Recommendation: To Approve

Fiscal Note: $48,634.93 grant to be used for HHW operations in 2026.

The Utility Director requested authorization for the Utility to accept the Wisconsin DATCP HHW grant offer of $48,634.93 for the year 2026.

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

0928-25

Subject: Request from the Utility Director for Authorization to Submit CWFL Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Department of Natural Resources (DNR) for FY2027 Main and Goold Interceptor

Staff Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the N. Main & Goold Interceptor Project for FY2027, an interceptor rehabilitation project to improve wet weather management.

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

0929-25

Subject: Request from Utility Director for Authorization to Submit CWFL Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Department of Natural Resources (DNR) for FY2027 Engine/Generator Project Phase II

Staff Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the Engine/Blower Project - Phase 2, for FY2027. This project will add redundancy and increase capacity to take conditioned biogas from digestion and convert it to electricity to offset the demand with renewable energy. Phase 1 of this project is currently under construction and is slated to be completed in 2026.

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

0930-25

Subject: Request from the Utility Director for Authorization to Submit CWFL Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Department of Natural Resources (DNR) for FY2027 Lift Station #1 Upgrade

Staff Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the Lift Station Upgrade, for FY2027. This project will involve an evaluation and upgrade of Lift Station #1, the largest of all 14 lift stations operated by

the Utility.

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

0931-25

Subject: Consideration of a Professional Services Contract Amendment with Strand Associates to Prepare ITA and PERF Applications for Fiscal Year 2027

Staff Recommendation: To Approve

Fiscal Note: No cost change order.

The Utility Director presented the proposed contract from Strand Associates for services that would allow the firm to assist in the process of uploading and submitting the ITA & PERF applications and paperwork to the WI-DNR for consideration and approval.

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

0932-25

Subject: Consideration of a Professional Services Contract for VOIP Phone Services for Water and Wastewater Utilities

Staff Recommendation: To Approve

Fiscal Note: N/A

The Utility Director presented the proposed services contract, while indicating that the need for this had spurred from safety issues at both the Water and Wastewater Utilities with the copper lines failing at both locations.

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

0933-25

Subject: Request by the Village of Mount Pleasant for a Sanitary Sewer Extension for Pike River Cross Phase II Project

Staff Recommendation: To Approve

Fiscal Note: N/A

The Utility Director presented the sewer extension request for the Pike River Crossing - Phase 2 Development Project, which will serve a 12-building, 102 multi-family development located north of Spring Street and west of CTH V.This new extension will drain into the Mount Pleasant Interceptor. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR party sanitary sewer extensions provided that they meet the requirements detailed in the section. The extension entails approximately 3,292 L.F. of 8" diameter sanitary sewer. The extension flows are expected to be well within the allocated conveyance and treatment capacities.

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

0935-25

Subject: Consideration of the Proposed 2026 Operations and Maintenance Budget, and the Proposed 2026-2035 Capital Improvement Plan

Staff Recommendation: To Approve with a Referral to the Committee of the Whole (COW)

Fiscal Note: N/A

The Utility Director presented the 2026 Operations and Maintenance Budget (O&M), and the 2026-2030 Capital Improvement Plan (CIP) Budget, and recommended for approval as well as referring to City Finance for inclusion into the City Budget.

A motion was made by Tate II, seconded by Thomas, that this file be Approved and Referred to the Committee of the Whole.

0936-25

Subject: Consideration of the 2026 Sewer Service Rates

Staff Recommendation: To Approve with a Referral to the Committee of the Whole (COW)

Fiscal Note: Class I Rates for City Residents to increase by 3.1%; and 5.9% for Caledonia and Mount Pleasant.

A motion was made by Thomas, seconded by Washburn, that this file be Approved and Referred to the Committee of the Whole.

0939-25

Subject: Consideration of 2026 Household Hazardous Waste Rates

Staff Recommendation: To Approve

Fiscal Note: No rate change recommended.

The Utility Director presented the Household Hazardous Waste Rates and recommended no rate changes for the year 2026.

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

Adjournment

There being no further business to address, the meeting was adjourned at 7:06 p.m.

City of Racine

Meeting Agenda

Wastewater Commission

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

Wednesday, October 15, 2025 | **5:30 PM** | **City Hall, Room 303**

ROLL CALL

1046-25 **Subject:** Approval of Minutes for the September 22, 2025, Wastewater Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments: 20250922_WW Minutes

1047-25 **Subject:** Annual Update Regarding City of Racine Peak Flow Mitigation Plan

Staff Recommendation: To Defer Until the November Commission Meeting

Fiscal Note: N/A

1048-25 **Subject:** Consideration of Memorandum of Understanding with Rise Reforming, Inc.

Staff Recommendation: To Approve

Fiscal Note: N/A

Attachments: MOU_Rise Reforming, Inc.

1049-25 **Subject:** Consideration of Bid Opening Results for Contract 2025-WW-STR-01, 2025 Roof Replacements

Staff Recommendation: To Approve Results and Award Bid to the Lowest Responsible Bidder

Fiscal Note: $423,000 from $500,000 CIP across 2025 and 2026

Attachments: Bid Opening Results_WW_2025 Roof Replacements

1050-25 **Subject:** Consideration of Change Order No. 3 Contract B-22 - UV

Upgrade, Lee Mechanical (contractor)

Staff Recommendation: To Approve

Fiscal Note: No Cost Change Order

Attachments: Contract B-22_CO No. 3

1051-25 **Subject:** Consideration of Professional Services Agreement with Donohue for Design Services for Lift Station #10 Upgrade

Staff Recommendation: To Approve Tasks 1-3 with task 4 contingent on construction bid acceptance.

Fiscal Note: $194,170 from CIP.

Attachments: Donohue_RWWU LS10 Upgrade Proposal

Adjournment

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

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.

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	5652147435	GAS & ELECTRIC 8/29/2025-9/2	10/02/2025	504.81	500-00-64140 Utilities
Sewer Utility Fund	380	ACH - WE ENERGIES	5652147435	GAS & ELECTRIC 8/29/2025-9/2	10/02/2025	6,859.05	501-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	5652147435	GAS & ELECTRIC 8/29/2025-9/2	10/02/2025	176.24	502-00-64140 Utilities
Total ACH - WE ENERGIES:						7,540.10	
AMERICAN LEAK DETECTION							
Water Utility Fund	79	AMERICAN LEAK DETECTION	00473292	MAIN/SERVICE LINE LEAK DET	08/05/2025	545.00	500-00-64270 Infrastructure Maintenance
Total AMERICAN LEAK DETECTION:						545.00	
AQUA BACKFLOW, INC							
Water Utility Fund	127	AQUA BACKFLOW, INC	2025-0293	SITE INSPECTIONS	10/09/2025	5,670.00	500-00-62100 Contracted Services
Total AQUA BACKFLOW, INC:						5,670.00	
BADGER METER INC.							
Water Utility Fund	163	BADGER METER INC.	1764813	E-SERIES ELLIPTICAL METER	10/20/2025	674.15	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	1765506	BADGER METER ITEMS 6123 L	10/22/2025	335.12	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	1765756	BADGER METER E-SERIES G2	10/23/2025	2,946.25	500-18701-107 CIP - Meters
Water Utility Fund	163	BADGER METER INC.	80210004	BEACON MBL HOSTING SERV	08/29/2025	376.15	500-00-64300 IT Maintenance & Subscriptions
Water Utility Fund	163	BADGER METER INC.	80213161	BEACON MBL HOSTING SERV	09/30/2025	376.30	500-00-64300 IT Maintenance & Subscriptions
Total BADGER METER INC.:						4,707.97	
BATTERIES PLUS LLC							
Sewer Utility Fund	3791	BATTERIES PLUS LLC	P85271498	12V & 6V BATTERIES	09/04/2025	249.35	501-00-64250 Equipment Repairs & Maintenanc
Total BATTERIES PLUS LLC:						249.35	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-478029	CONV OIL	09/29/2025	14.88	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-478029	CONV OIL	09/29/2025	14.87	501-00-63300 Vehicle Repairs & Maintenance
Water Utility Fund	273	BUY RIGHT, INC.	14873-478831	OIL FILTERS, OIL, GREASE, EX	10/08/2025	192.50	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-478831	OIL FILTERS, OIL, GREASE, EX	10/08/2025	192.50	501-00-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:						414.75	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
CORE & MAIN LP							
Water Utility Fund	405	CORE & MAIN LP	X883777	LID LIFTER, ADAPTER, REP CLI	10/08/2025	649.88	500-00-64270 Infrastructure Maintenance
Water Utility Fund	405	CORE & MAIN LP	X883777	LID LIFTER, ADAPTER, REP CLI	10/08/2025	135.81	500-00-64070 Work Supplies
Water Utility Fund	405	CORE & MAIN LP	X884235	12X25X1CC REP CL	10/13/2025	683.20	500-00-64270 Infrastructure Maintenance
Water Utility Fund	405	CORE & MAIN LP	X979503	18" WB67 HYD EXT KIT, 24" WB6	10/24/2025	4,703.90	500-00-64270 Infrastructure Maintenance
Total CORE & MAIN LP:						6,172.79	
DIGI KEY CORP							
Sewer Utility Fund	3862	DIGI KEY CORP	114876712-1	CREDIT MEMO 2108-FGR3-IO-I	08/15/2025	-1,364.51	501-00-64250 Equipment Repairs & Maintenanc
Total DIGI KEY CORP:						1,364.51-	
EDWARD J MATICHECK FAMILY TRUST							
Storm Water Utility Fund	3969	EDWARD J MATICHECK FAMILY	TURTLE CREE	PARCEL 10 TURTLE CREEK RE	10/30/2025	4,000.00	502-00-65155 Turtle Creek Restoration
Total EDWARD J MATICHECK FAMILY TRUST:						4,000.00	
EWALD VENUS FORD LLC							
Water Utility Fund	629	EWALD VENUS FORD LLC	611099	REPAIRS TO FORD F-350	10/27/2025	910.96	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	629	EWALD VENUS FORD LLC	611099	REPAIRS TO FORD F-350	10/27/2025	910.95	501-00-63300 Vehicle Repairs & Maintenance
Total EWALD VENUS FORD LLC:						1,821.91	
FOTH INFRASTRUCTURE & ENVIRO, LLC							
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	100251	SEP-25; TID 5 CENTRAL LIFT ST	10/28/2025	58,441.09	501-18737-000 CIP-Central Attenuation Basin
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	100257	SEP-25; SUNDANCE HEIGHTS	10/28/2025	2,736.50	500-00-64270 Infrastructure Maintenance
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	100258	SEP-25; STH 31 SANITARY LATE	10/28/2025	500.50	501-00-61000 Professional Services
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	100266	SEP-25; CALEDONIA GENERAL	10/28/2025	5,528.25	500-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	100266	SEP-25; CALEDONIA GENERAL	10/28/2025	2,174.25	501-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	97891	JUN-25; CALEDONIA GENERAL	07/07/2025	4,405.40	500-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	97891	JUN-25; CALEDONIA GENERAL	07/07/2025	2,119.34	501-00-61340 Engineering Design Charges
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						75,905.33	
G & F EXCAVATING							
Sewer Utility Fund	687	G & F EXCAVATING	36511	REPLACE SEWER LATERAL @	09/26/2025	8,298.50	501-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36512	TRUCK FILL DIRT FROM UTILIT	09/29/2025	3,802.50	500-00-64270 Infrastructure Maintenance
Sewer Utility Fund	687	G & F EXCAVATING	36512	TRUCK FILL DIRT FROM UTILIT	09/29/2025	1,267.50	501-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36525	REPAIR WATER MAIN BREAK @	10/13/2025	4,703.00	500-00-64270 Infrastructure Maintenance

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Water Utility Fund	687	G & F EXCAVATING	36535	REPLACE FIRE HYDRANT & RE	10/20/2025	6,104.00	500-00-64270 Infrastructure Maintenance
Sewer Utility Fund	687	G & F EXCAVATING	36546	RELAY SEWER LATERAL FROM	10/27/2025	2,634.00	501-00-64270 Infrastructure Maintenance
Total G & F EXCAVATING:						26,809.50	
GRAINGER							
Sewer Utility Fund	3290	GRAINGER	9644652696	REPLACEMENT FOR FAILED WI	09/17/2025	165.66	501-00-64240 Building Repairs & Maintenance
Total GRAINGER:						165.66	
HAYEK, MARCIA							
Storm Water Utility Fund	3939	HAYEK, MARCIA	TURTLE CREE	DRAINAGE EASEMENT PARCEL	10/30/2025	5,500.00	502-00-65155 Turtle Creek Restoration
Total HAYEK, MARCIA:						5,500.00	
KORTENDICK HARDWARE							
Water Utility Fund	1096	KORTENDICK HARDWARE	174578	THREAD SEAL TAPE, SB WATE	09/24/2025	29.64	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	174578	THREAD SEAL TAPE, SB WATE	09/24/2025	29.64	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	174582	RETURN OF SB WATER HEATE	09/24/2025	-7.65	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	174582	RETURN OF SB WATER HEATE	09/24/2025	-7.64	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	174583	SB WTR CONN 12"	09/24/2025	7.65	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	174583	SB WTR CONN 12"	09/24/2025	7.64	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	174584	COPPER TUBE	09/24/2025	10.35	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	174584	COPPER TUBE	09/24/2025	10.34	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	174852	BARGAIN TOOLS, BATTERIES,	10/08/2025	8.63	500-00-64100 Janitorial Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	174852	BARGAIN TOOLS, BATTERIES,	10/08/2025	8.63	501-00-64100 Janitorial Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	174852	BARGAIN TOOLS, BATTERIES,	10/08/2025	43.56	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	174852	BARGAIN TOOLS, BATTERIES,	10/08/2025	43.55	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	174852	BARGAIN TOOLS, BATTERIES,	10/08/2025	14.40	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	174852	BARGAIN TOOLS, BATTERIES,	10/08/2025	14.39	501-00-64240 Building Repairs & Maintenance
Total KORTENDICK HARDWARE:						213.13	
LIGHTHOUSE COMMUNICATIONS							
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1151025	TAX ROLL NOTICE - SEWER DI	10/15/2025	162.19	500-00-64030 Office Supplies
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1151025	TAX ROLL NOTICE - SEWER DI	10/15/2025	162.19	501-00-64030 Office Supplies
Water Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1151025	TAX ROLL NOTICE - SEWER DI	10/15/2025	703.12	500-00-64040 Postage & Shipping
Sewer Utility Fund	1170	LIGHTHOUSE COMMUNICATIO	1151025	TAX ROLL NOTICE - SEWER DI	10/15/2025	703.12	501-00-64040 Postage & Shipping

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total LIGHTHOUSE COMMUNICATIONS:						1,730.62	
MIDWEST FORMS & SUPPLY, LLC							
Water Utility Fund	9262	MIDWEST FORMS & SUPPLY, LL	8962	248 FL GREEN CONS & 250 FL	10/24/2025	316.20	500-00-64070 Work Supplies
Sewer Utility Fund	9262	MIDWEST FORMS & SUPPLY, LL	8962	248 FL GREEN CONS & 250 FL	10/24/2025	284.58	501-00-64070 Work Supplies
Storm Water Utility Fund	9262	MIDWEST FORMS & SUPPLY, LL	8962	248 FL GREEN CONS & 250 FL	10/24/2025	284.58	502-00-64070 Work Supplies
Total MIDWEST FORMS & SUPPLY, LLC:						885.36	
MILWAUKEE LIGHTBULBS							
Water Utility Fund	1337	MILWAUKEE LIGHTBULBS	0269951-IN	LED LIGHTS	09/26/2025	102.10	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1337	MILWAUKEE LIGHTBULBS	0269951-IN	LED LIGHTS	09/26/2025	102.10	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	1337	MILWAUKEE LIGHTBULBS	0270410-IN	LED - 008005.1	10/22/2025	138.10	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1337	MILWAUKEE LIGHTBULBS	0270410-IN	LED - 008005.1	10/22/2025	138.10	501-00-64240 Building Repairs & Maintenance
Total MILWAUKEE LIGHTBULBS:						480.40	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	48765	NOVEMBER 2025 OFFICE ANY	10/08/2025	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	48765	NOVEMBER 2025 OFFICE ANY	10/08/2025	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	2519252	2025 WDNR BACTERIA TESTIN	10/29/2025	30.00	500-00-62560 Water Sampling and Testing
Total NORTHERN LAKE SERVICE, INC:						30.00	
OAK CREEK WATER & SEWER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5504	OCT-25; WATER TESTS	10/14/2025	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5505	OCT-25; WATER TESTS	10/17/2025	365.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER & SEWER UTILITY:						730.00	
PAYNE & DOLAN, INC.							
Water Utility Fund	1474	PAYNE & DOLAN, INC.	10-00048613	3/4" TB	10/16/2025	42.35	500-00-64270 Infrastructure Maintenance
Total PAYNE & DOLAN, INC.:						42.35	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
PUBLIC SERVICE COMMISSION OF WISCONSIN							
Water Utility Fund	1535	PUBLIC SERVICE COMMISSION	RA26-I-00900	ADVANCE ASSESSMENTS 7/1/2	09/29/2025	4,673.95	500-00-61000 Professional Services
Total PUBLIC SERVICE COMMISSION OF WISCONSIN:						4,673.95	
PURPOSE CONTRACTING ASPHALT LLC							
Water Utility Fund	1538	PURPOSE CONTRACTING ASP	25215	ASPHALT PATCH AT 6" THICK -	09/29/2025	22,150.00	500-00-64270 Infrastructure Maintenance
Sewer Utility Fund	1538	PURPOSE CONTRACTING ASP	25215.1	ASPHALT PATCH 6" THICK - 573	09/29/2025	13,396.00	501-00-64270 Infrastructure Maintenance
Water Utility Fund	1538	PURPOSE CONTRACTING ASP	25215.2	ADDED PATCHES RANDALL LN	09/29/2025	3,385.75	500-00-64270 Infrastructure Maintenance
Sewer Utility Fund	1538	PURPOSE CONTRACTING ASP	25215.3	NICHOLSON RD / INDUSTRIAL	09/29/2025	1,790.75	501-00-64270 Infrastructure Maintenance
Water Utility Fund	1538	PURPOSE CONTRACTING ASP	25215.4	7133 MICNA RD, 220 NORTHWO	10/29/2025	2,184.67	500-00-64270 Infrastructure Maintenance
Sewer Utility Fund	1538	PURPOSE CONTRACTING ASP	25215.4	7133 MICNA RD, 220 NORTHWO	10/29/2025	1,092.33	501-00-64270 Infrastructure Maintenance
Storm Water Utility Fund	1538	PURPOSE CONTRACTING ASP	25215.4	7133 MICNA RD, 220 NORTHWO	10/29/2025	3,600.00	502-00-64270 Infrastructure Maintenance
Total PURPOSE CONTRACTING ASPHALT LLC:						47,599.50	
RAY HINTZ INC.							
Water Utility Fund	1592	RAY HINTZ INC.	66514	1 BAG GRASS SEED, 4 YDS PT	10/06/2025	624.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1592	RAY HINTZ INC.	66603	5 YDS PTS, 5 YDS PTS, & 3 YDS	10/27/2025	391.00	500-00-64270 Infrastructure Maintenance
Total RAY HINTZ INC.:						1,015.00	
SJE, INC.							
Storm Water Utility Fund	1119	SJE, INC.	CD99592652	MECHANICAL LABOR, MILEAGE	10/15/2025	2,928.00	502-00-64250 Equipment Repairs & Maintenanc
Total SJE, INC.:						2,928.00	
SME SEASONAL SERVICES LLC							
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM MAR K	09/28/2025	900.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM STH 31	09/28/2025	540.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM CAME	09/28/2025	120.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM COUN	09/28/2025	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM BATTE	09/28/2025	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM NORT	09/28/2025	240.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM EDGA	09/28/2025	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM TABOR	09/28/2025	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM TABOR	09/28/2025	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM CREST	09/28/2025	300.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM PIONE	09/28/2025	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM KNAPP	09/28/2025	420.00	502-00-64260 Grounds Repairs & Maintenance

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM KLEMA	09/28/2025	900.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	7220	9/28/2025 - MOW & TRIM TURTL	09/28/2025	180.00	502-00-64260 Grounds Repairs & Maintenance
Total SME SEASONAL SERVICES LLC:						5,760.00	
STRAND ASSOCIATES INC.							
Storm Water Utility Fund	1893	STRAND ASSOCIATES INC.	0230412	PROFESSIONAL SERVICES SE	10/13/2025	4,000.00	502-00-62101 MS4 - ILLICIT DISCHARGE
Total STRAND ASSOCIATES INC.:						4,000.00	
WAREHOUSE DIRECT							
Water Utility Fund	2099	WAREHOUSE DIRECT	6004471-0	PAPER & WALLET EXP5	09/25/2025	85.80	500-00-64030 Office Supplies
Sewer Utility Fund	2099	WAREHOUSE DIRECT	6004471-0	PAPER & WALLET EXP5	09/25/2025	85.80	501-00-64030 Office Supplies
Total WAREHOUSE DIRECT:						171.60	
Grand Totals:						208,997.76	

PAYMENT TOTALS BY FUND

Fund	Total
Sewer Utility Fund	$ 100,624.57
Storm Water Utility Fund	$ 26,248.82
Water Utility Fund	$ 82,124.37
Grand Total	**$ 208,997.76**

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 9/22/2025	**$**	**195,853.97**	13.80%
Total Project Cost	**$**	**1,754,380.98**	

Adams Road Tower & Watermain

Water

Contractor	**Landmark Structures I L.P.**		
Original Contract	**$**	**6,439,000.00**	
Change Order #1	$	(18,850.85)	-0.29%
Current Contract	**$**	**6,420,149.15**	-0.29%
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	
Pay Request #4	$	320,522.87	
Retainage	$	16,869.63	
Pay Request #5	$	374,283.15	
Retainage	$	19,699.11	
Pay Request #6	$	1,049,503.00	
Retainage	$	55,237.00	
Pay Request #7	$	962,467.28	
Retainage	$	(14,325.39)	
Pay Request #8	$	688,225.00	
Remaining on Contract (Including Retainage)	$	1,447,713.23	22.5%
Design Engineering	$	403,115.61	6.26%
Construction Services through 10/28/2025	**$**	**172,848.89**	2.68%
Total Project Cost	**$**	**6,996,113.65**	

CALEDONIA UTILITY DISTRICT
PROJECT SUMMARY WORKSHEET

Riverbend Drive Lift Station Safety Site & Forcemain Upgrade

- Awaiting revisions to comments and flow data provided.

Annual Televising Program – Sanitary Sewer

- Sewer Cleaning winding down. Putting together exhibit for second round of televising.

Central Lift Station Safety Site & Attenuation Basin

- Plans have been submitted to the DNR for review. DNR approved the plans on October 21. Intent to Apply for Clean Water Fund Loan has been submitted. Working on updating the cost estimate and reviewing the various components to ensure BABA compliance is met.

TID #4 Elevated Storage Tank & Adams Road Watermain

- Welding of tank continues. Asphalt patching and driveways have been completed. Reached out to Stark for mill and fill on Adams Road but have not received a response yet.

Western Village / Sundance Heights Watermain

- Will be working with Highway Department on walkway culverts and paving. Awaiting corrective Change Order and Final Pay Request.

4 Mile Road Water Main and Sewer Relay – Wind Point

- Awaiting updated plans from R.A. Smith. Have been providing information as necessary to We Energies as they are currently replacing the Natural Gas line.

CALEDONIA UTILITY DISTRICT
STORM WATER PROJECTS
PROJECT SUMMARY WORKSHEET

Hoods Creek – Aldebaran Brushing Project

- Contractor to pull out minor blockages when the ground is dry.

Turtle Creek Restoration

- All appraisals have been received. Signed all OCR's. All easements have been drafted and provided to Southern Wisconsin Appraisal. SWA has been meeting with owners and providing documents to them. 2 easements have been returned to the Village.

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

- Coordinating on televising some additional areas of the tile.

MEMORANDUM

DATE: **Monday, October 27, 2025**

TO: **Caledonia Utility District**

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

RE: **Subdivision System Acceptance – Homestead Acres (Phase 1)**

BACKGROUND INFORMATION

The Village adopted Resolution 2025-051 to enter into a Development Agreement with Newport Group LTD for the development of Homestead Acres. The 21 lots, in order to be buildable, required public improvements such as the subdivision system to be made. The subdivision system includes the Sanitary Sewer Main, Sanitary Sewer laterals, Watermain, Water laterals, Storm Sewer, Sump Collection System, and Storm Water Facilities.

The work for Homestead Acres, including the subdivision system, has been completed and has been inspected for compliance with the approved plans and specifications. Asbuilt plans have been received and also reviewed.

It is hereby recommended that the subdivision system of Homestead Acres be accepted by the Utility District.

RECOMMENDATION

Move to accept the Subdivision System for Homestead Acres and forward to the Village Board.

WEST POND (POND 4)			
CONTOUR	DESIGN AREA	AS-BUILT AREA	DIFFERENCE
676	14100	13942	**-158**
677	15577	15950	**373**
678	17180	18066	**886**
679	18857	20488	**1631**
680	20608	22991	**2383**
681	26893	26155	**-738**
682	29581	29480	**-101**
683	32369	32435	**66**
684	35257	35494	**237**
685	38245	38496	**251**

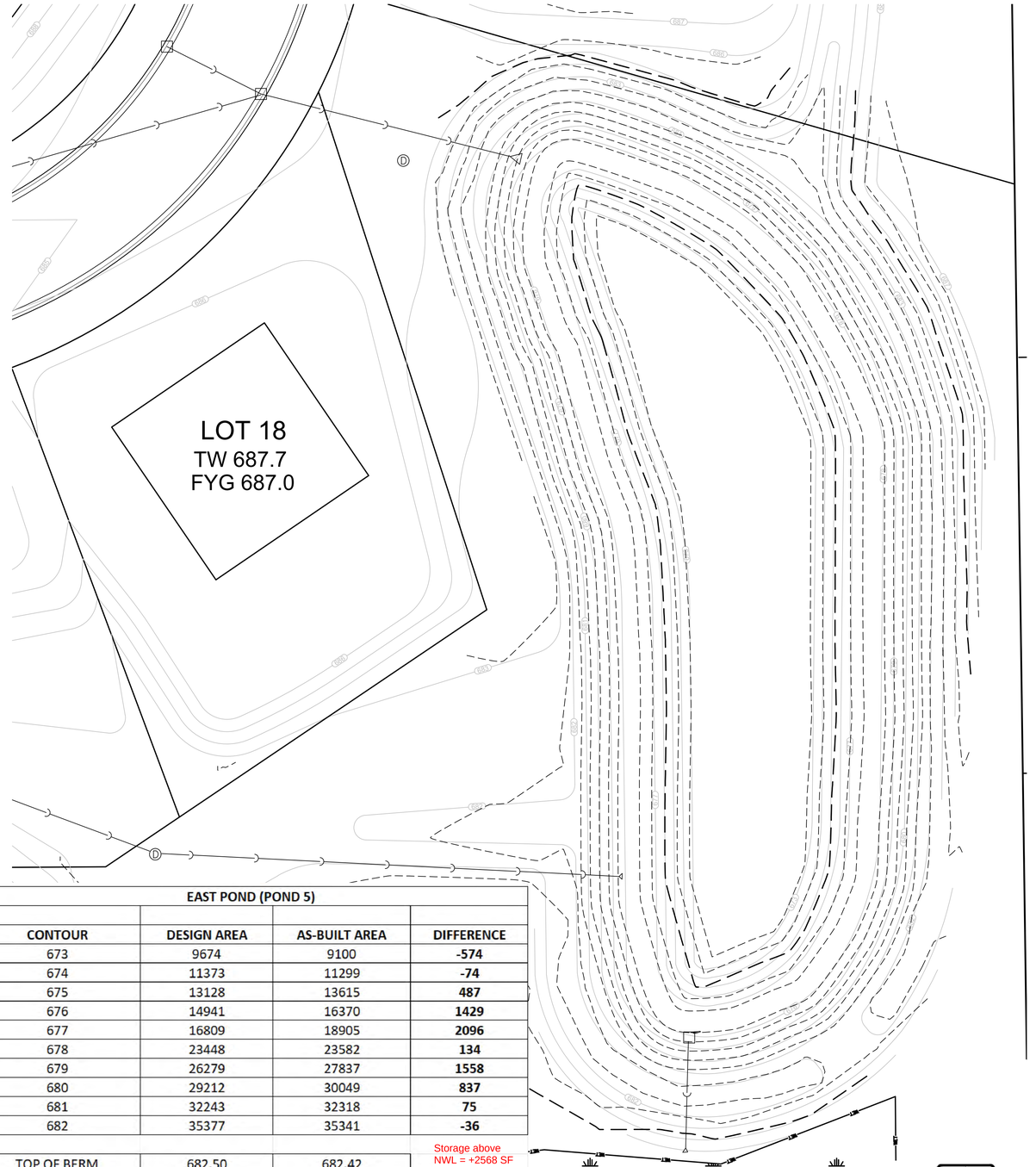
Storage above NWL = -284 SF

TOP OF BERM	685.00	685.05
SPLLWAY	684.00	684.02
TOP CONC (LOWER)	681.00	681.03
TOP CONC (UPPER)	682.30	682.32
12" OUTLET	681.00	680.98
3" ORIFICE	681.00	680.98

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



EAST POND (POND 5)			
CONTOUR	DESIGN AREA	AS-BUILT AREA	DIFFERENCE
673	9674	9100	**-574**
674	11373	11299	**-74**
675	13128	13615	**487**
676	14941	16370	**1429**
677	16809	18905	**2096**
678	23448	23582	**134**
679	26279	27837	**1558**
680	29212	30049	**837**
681	32243	32318	**75**
682	35377	35341	**-36**

Storage above NWL = +2568 SF

TOP OF BERM	682.50	682.42
SPLLWAY	681.50	681.44
TOP CONC (LOWER)	678.00	678.00
TOP CONC (UPPER)	679.30	679.26
12" OUTLET	678.00	677.90
7.7" ORIFICE	678.00	677.90

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

HOMESTEAD- POND AS BUILT

09/30/2025

PINNACLE ENGINEERING GROUP

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PLAN | DESIGN | DELIVER **PEGJOB#** 953.00

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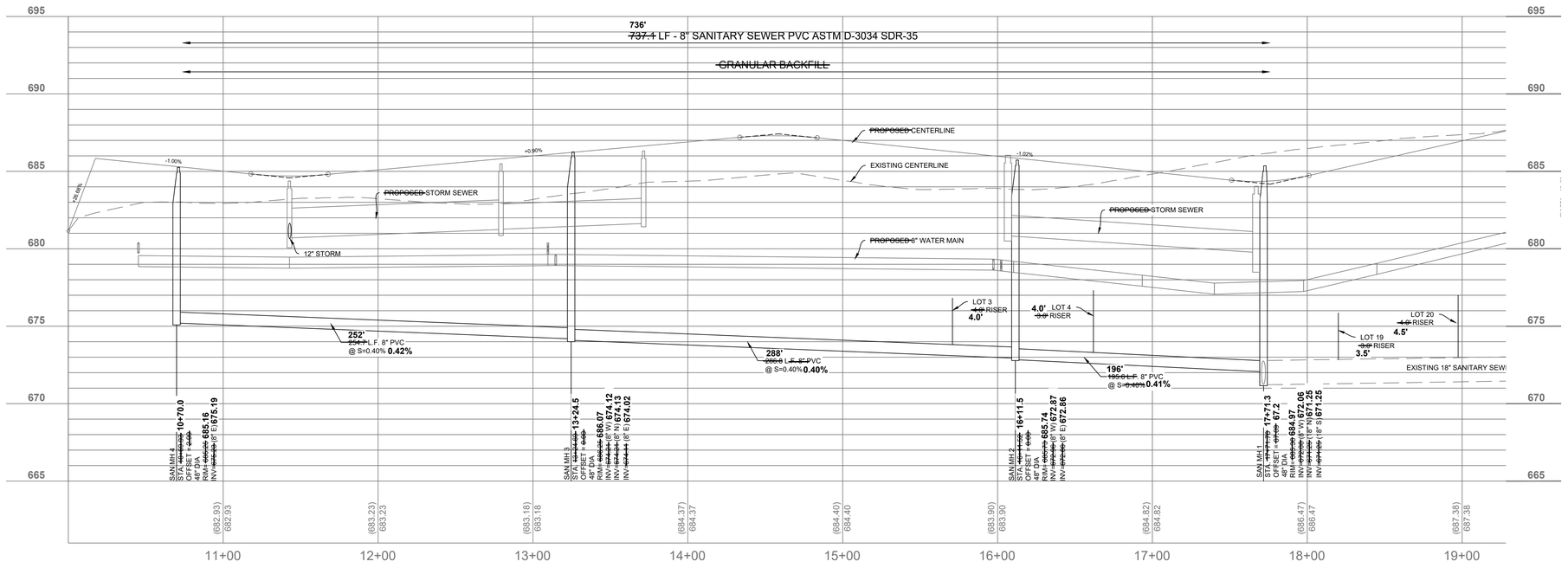

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05/2025 - 07/2025

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FOTH: 09/22/2025

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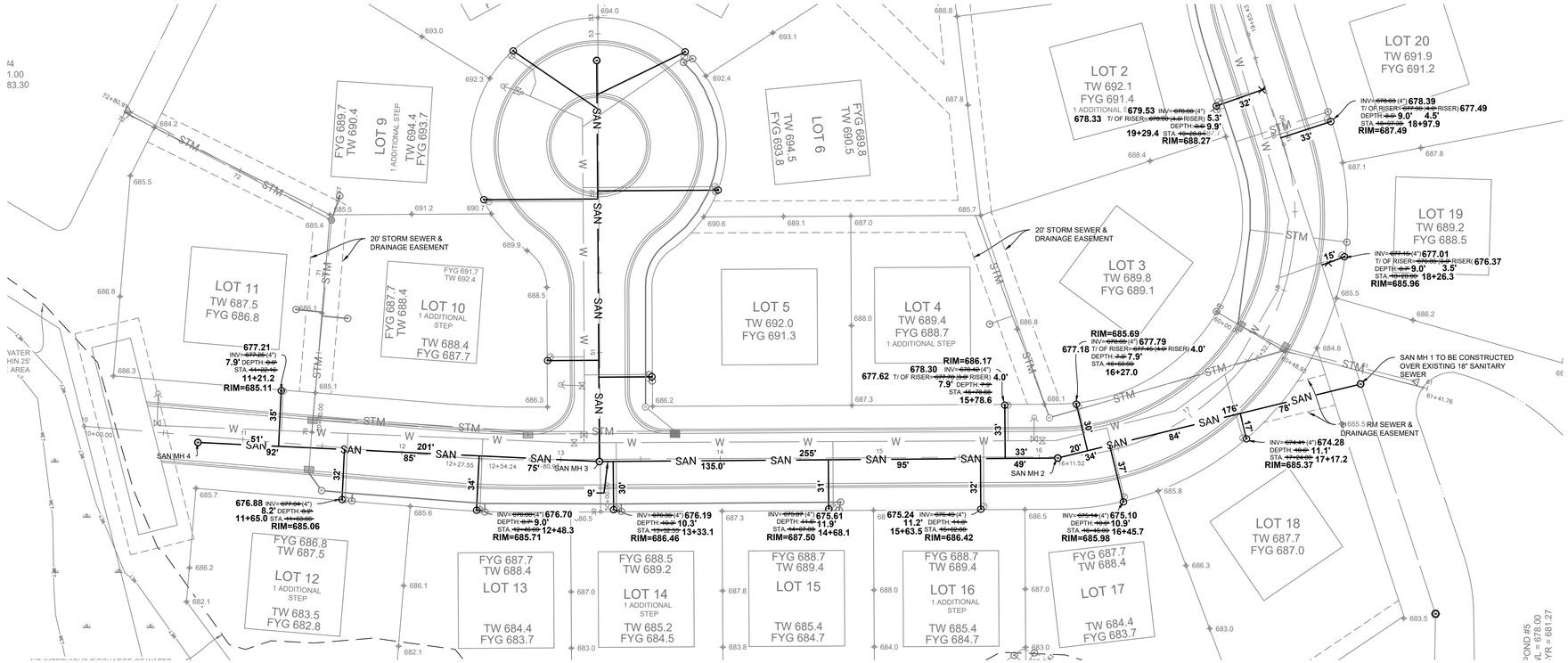

ALL SANITARY SEWER LATERALS ARE 4" PVC & MINIMUM SLOPE FOR LATERALS SHALL BE $\frac{1}{4}$" PER LINEAR FOOT

TRACER WIRE IS REQUIRED FOR SANITARY SEWER & SANITARY LATERALS

ALL LOTS HAVE GRAVITY FED LATERALS

ALL SANITARY SEWER LATERALS SHALL BE INSTALLED PER CALEDONIA UTILITY DISTRICT SPECIFICATIONS

CROSSINGS

1	12" STORM OVER 8" SANITARY 12" STM B/PIPE= ~~680.99~~ 680.94 8" SAN T/PIPE= ~~675.61~~ 675.66

REVIEWED: ##
DESIGNED: ##
DRAFTED: ##

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HOMESTEAD
CALEDONIA, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

9	PER VILLAGE COMMENTS	12/12/24	##	##	##
2	PER VILLAGE COMMENTS	01/07/25	##	##	##
MHY	**RECORD DRAWINGS**	**09/22/25**	##	##	##
##	##	##	##	##	##

RES. JOB No. 953.00
PER PM EK
START DATE 08/22/18
SCALE 1" = 40'

SHEET 5 14

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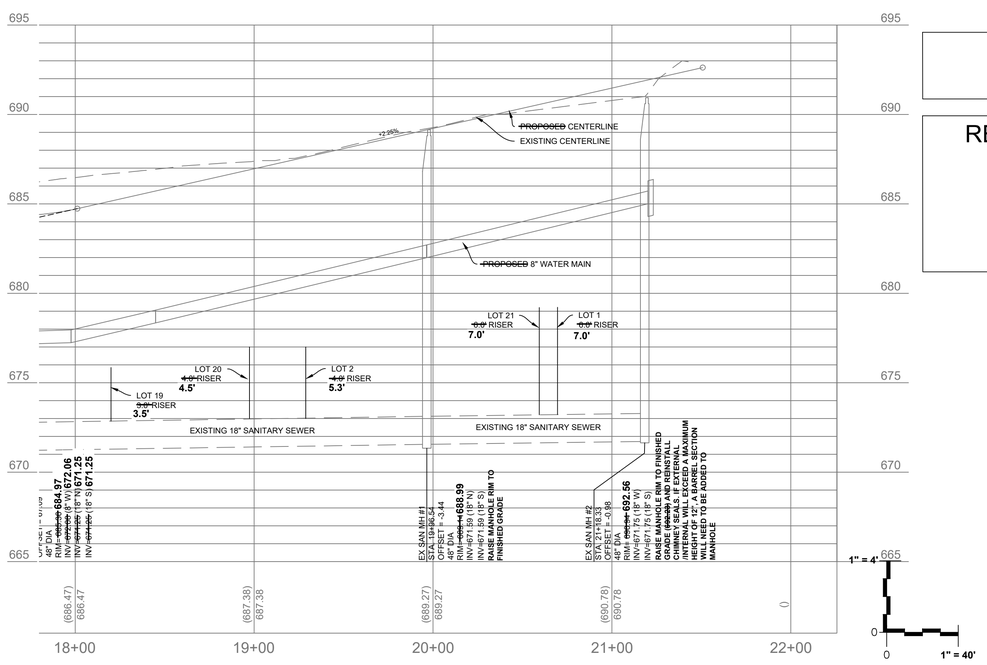


CONSTRUCTION BY REESMANS
05/2025 - 07/2025

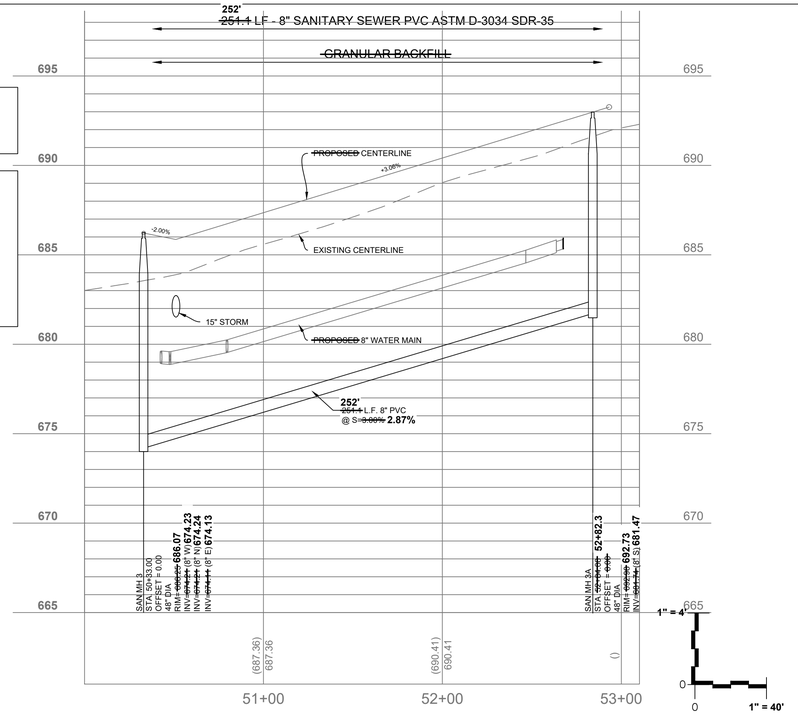
RECORD DRAWINGS PREPARED BY
FOTH: 09/22/2025

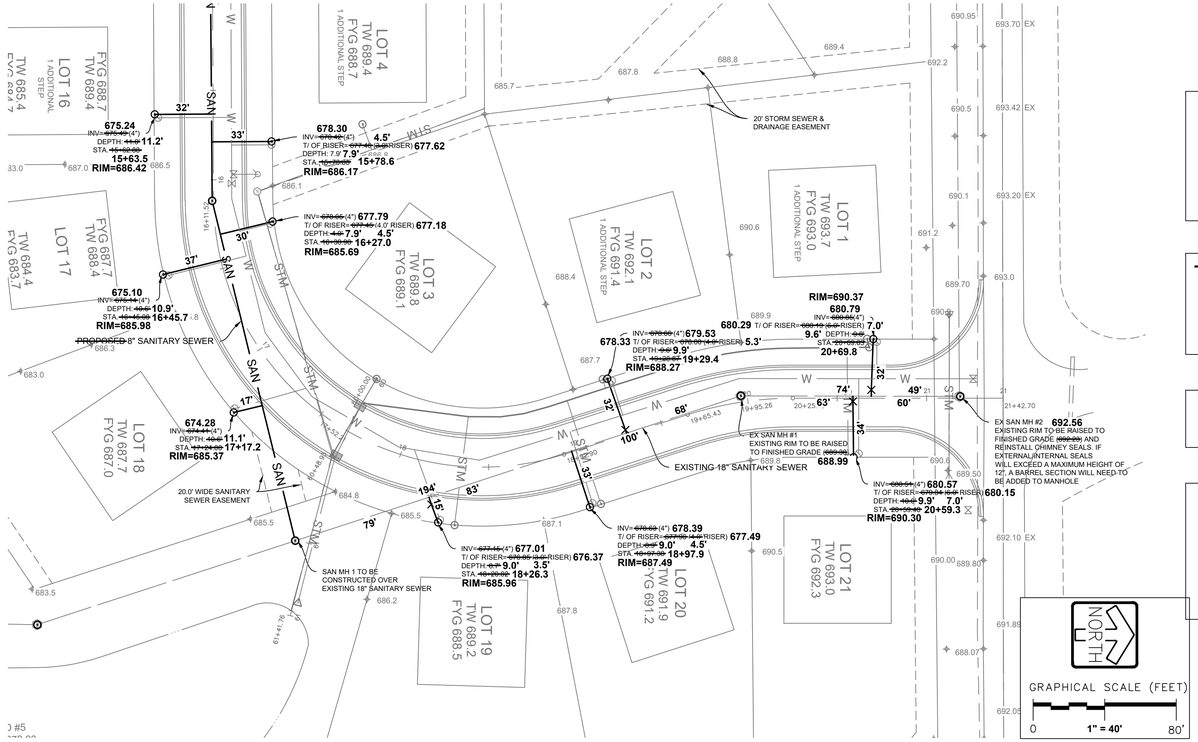
Foth

CROSSINGS

2
8" WATER OVER
8" SANITARY
8" WM B/PIPE= ~~678.93~~ **678.90**
8" SAN T/PIPE= ~~675.17~~ **675.26**

3
15" STORM OVER
8" SANITARY
15" STM B/PIPE= ~~681.63~~
8" SAN T/PIPE= ~~675.42~~ **675.44**





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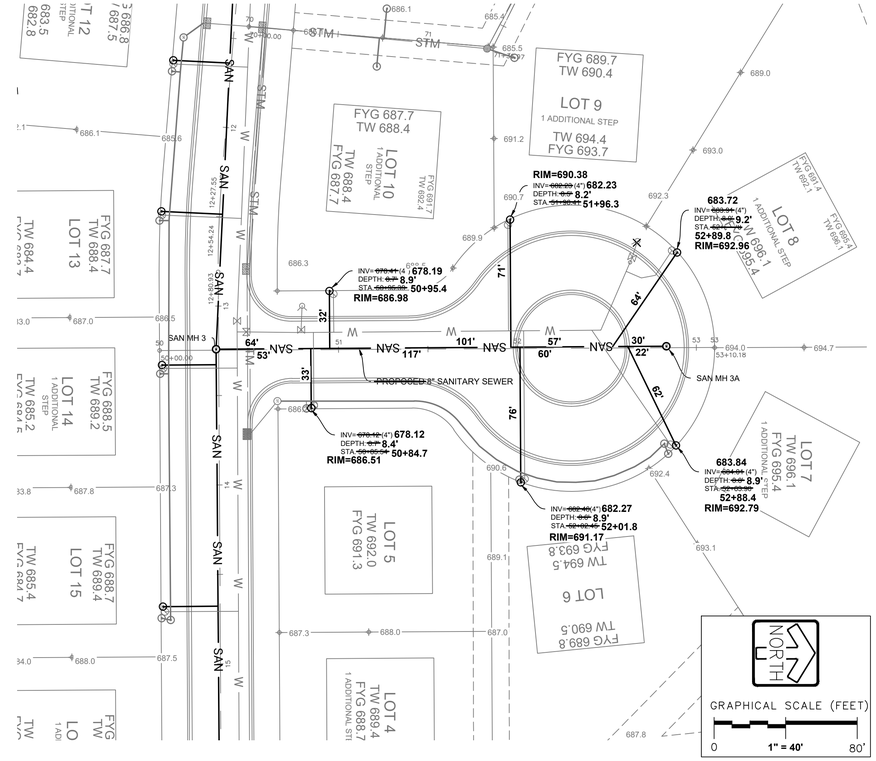

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SANITARY SEWER PLAN AND PROFILE

REVISIONS				
9	PER VILLAGE COMMENTS	12/12/24	##	##
2	PER VILLAGE COMMEN TS	01/07/25	##	##
MHY	**RECORD DRAWINGS**	**09/22/25**	##	##
##	##	##	##	##

PROJECT No.	953.00
DESIGNED:	AEK
DRAWN BY:	PW
START DATE	08/22/18
SCALE	1"=40'

SHEET 6 of 14

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SANITARY SEWER PLAN & PROFILE

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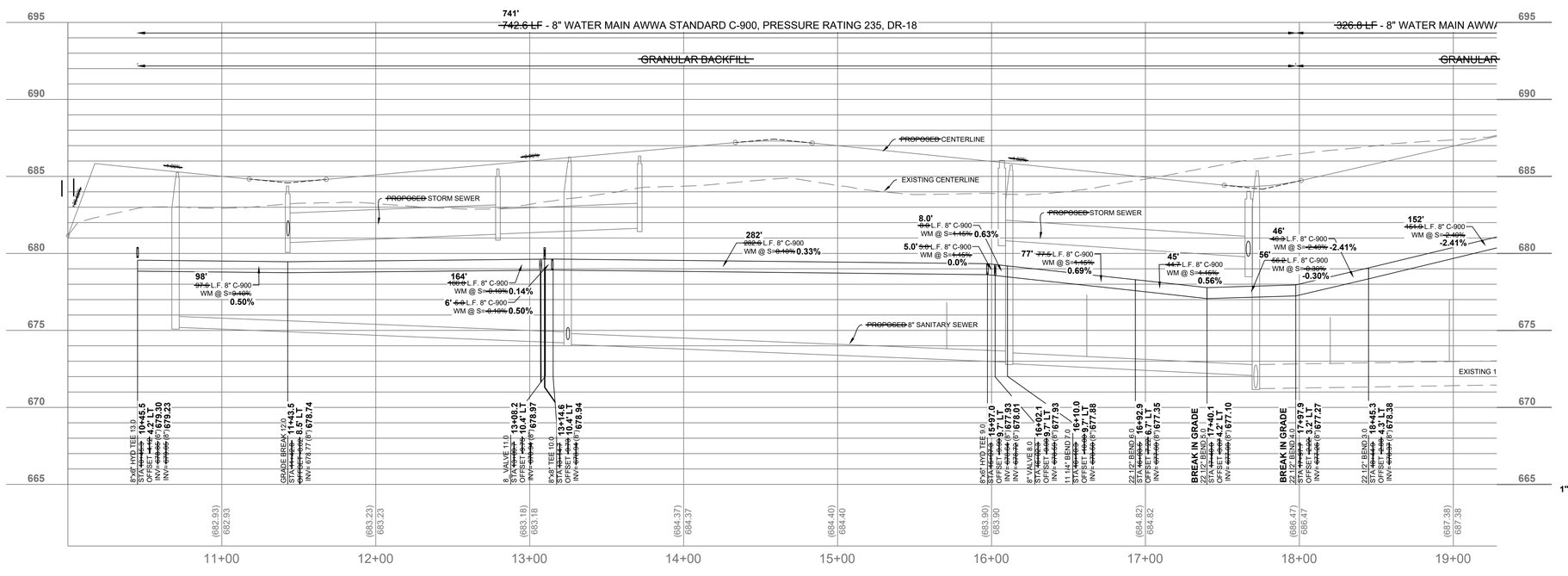

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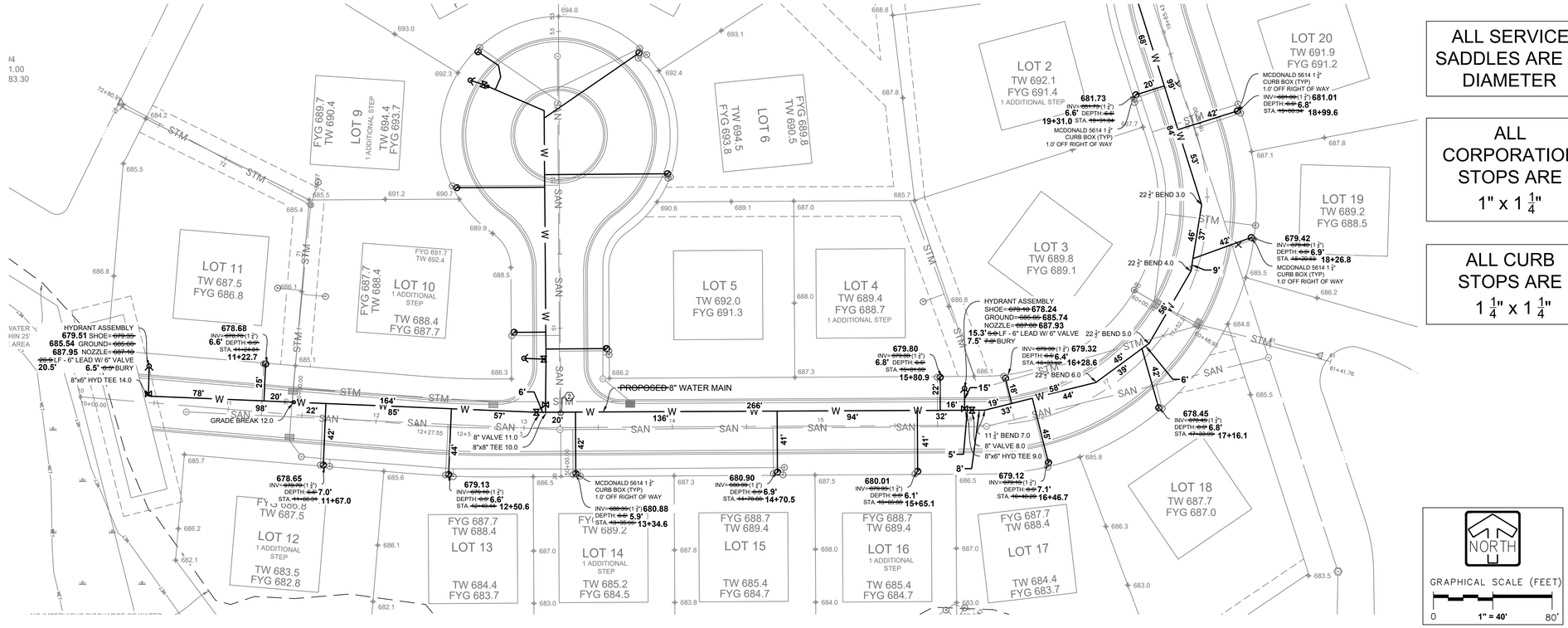
RECORD DRAWINGS PREPARED BY
FOTH: 09/23/2025

Foth

WATER LATERALS TO BE INSULATED FROM SANITARY SEWER MAIN TO PREVENT ANY FREEZING OF WATER LATERALS

ALL WATER LATERALS SHALL BE INSTALLED PER CALEDONIA UTILITY DISTRICT SPECIFICATIONS

SEE CONSTRUCTION DETAIL SHEET 13 FOR RESTRAINT TABLE FOR WATER MAIN STRUCTURES



ALL SERVICE SADDLES ARE 1" DIAMETER

ALL WATER LATERALS SHALL BE 1 1/4" HDPE CTS TUBING

ALL CORPORATION STOPS ARE 1" x 1 1/4"

TRACER WIRE TO BE INSTALLED PER UTILITY DISTRICT STANDARD SPECIFICATIONS

ALL CURB STOPS ARE 1 1/4" x 1 1/4"

CURB BOX TO BE INSTALLED 1.0' OFF R.O.W

CROSSINGS

1. 12" STORM OVER 8" WATER
   12" STM B/PIPE= ~~680.95~~
   8" WM T/PIPE= ~~679.44~~ **679.41**
2. 8" WATER OVER 8" SANITARY
   8" WM B/PIPE= ~~678.97~~ **679.65**
   8" SAN T/PIPE= ~~675.17~~ **674.83**
3. 12" STORM OVER 8" WATER
   12" STM B/PIPE= ~~680.11~~
   8" WM T/PIPE= ~~677.76~~ **677.86**
4. 12" STORM OVER 8" WATER
   12" STM B/PIPE= ~~679.86~~
   8" WM T/PIPE= ~~677.84~~ **678.10**

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WATER MAIN PLAN & PROFILE

REVISIONS

9	PER VILLAGE COMMENTS	12/12/24	##	##	##
2	PER VILLAGE COMMENTS	01/07/25	##	##	##
MHY	**RECORD DRAWINGS**	**09/24/25**	##	##	##
##	##	##	##	##	##

PEG JOB No. 953.00 AEK
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WATER MAIN PLAN & PROFILE

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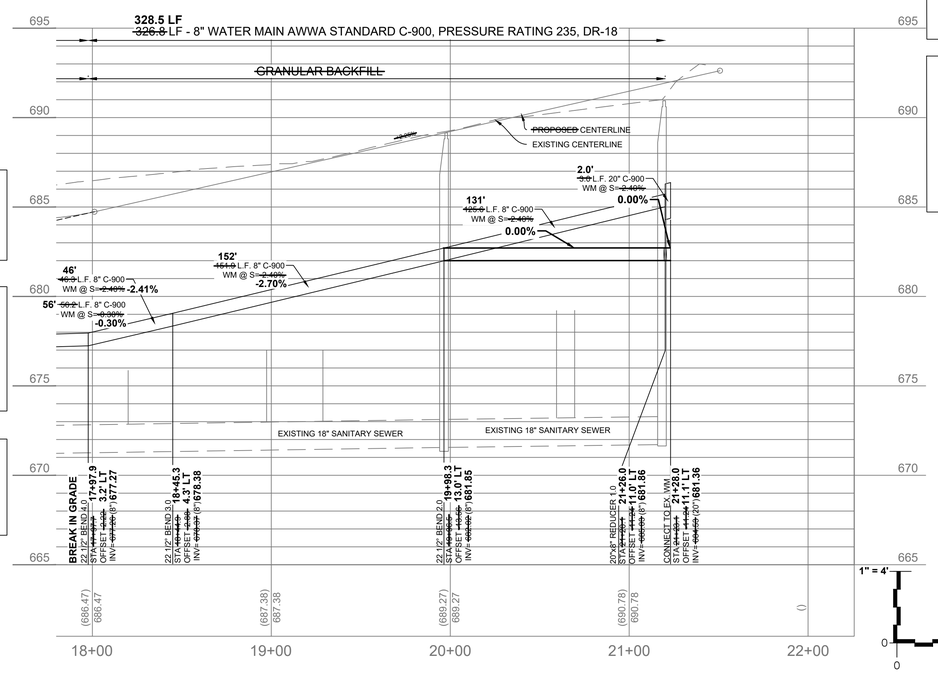
ALL SERVICE SADDLES ARE 1" DIAMETER

ALL CORPORATION STOPS ARE 1" x 1 1/4"

ALL CURB STOPS ARE 1 1/4" x 1 1/4"



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RECORD DRAWINGS PREPARED BY
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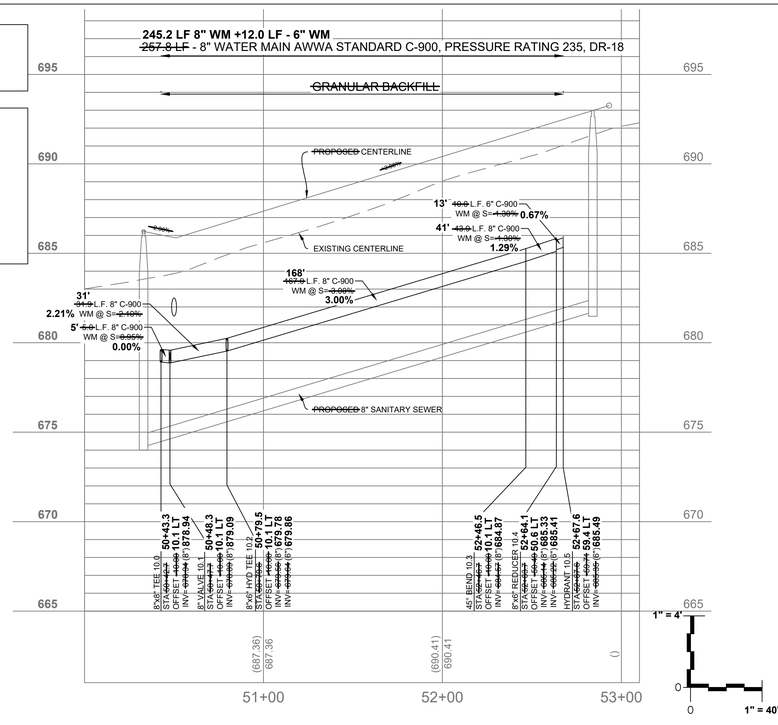

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CURB BOX TO BE INSTALLED 1.0' OFF R.O.W

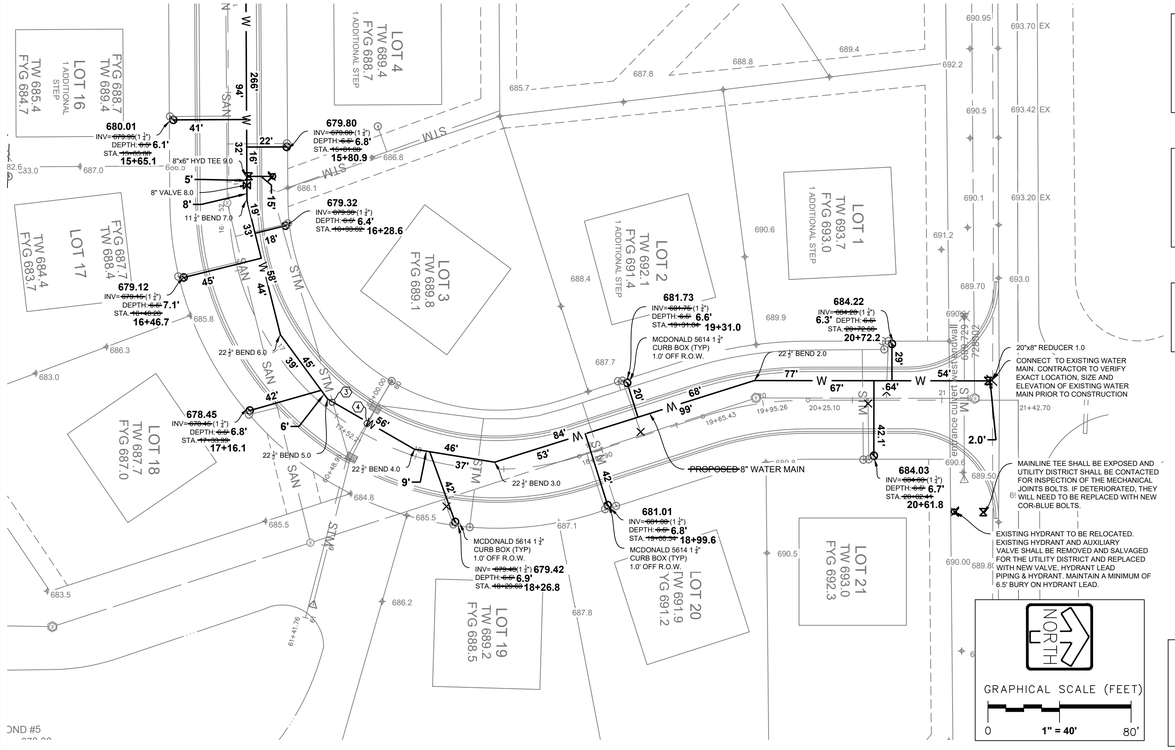
CROSSINGS

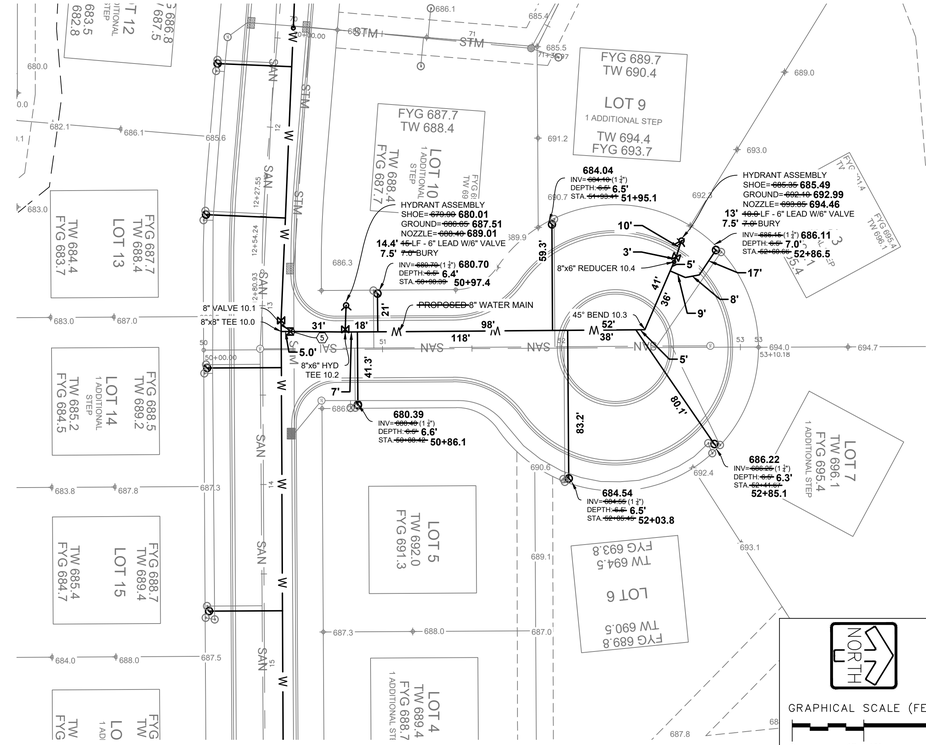
3. 12" STORM OVER
8" WATER
12" STM B/PIPE= ~~680.11~~
8" WM T/PIPE= ~~677.76~~ 677.86

4. 12" STORM OVER
8" WATER
12" STM B/PIPE= ~~679.86~~
8" WM T/PIPE= ~~677.84~~ 678.10

5. 12" STORM OVER
8" WATER
12" STM B/PIPE= ~~681.57~~
8" WM T/PIPE= ~~679.67~~ 679.88

SEE CONSTRUCTION DETAIL SHEET 13 FOR RESTRAINT TABLE FOR WATER MAIN STRUCTURES





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WATER MAIN PLAN & PROFILE

REVISIONS

9	PER VILLAGE COMMENTS	12/12/24	##	##	##
2	PER VILLAGE COMMENTS	01/07/25	##	##	##
MHY	**RECORD DRAWINGS**	**09/24/25**	##	##	##
##	##	##	##	##	##

PEG JOB No. 953.00 AEK
PEG PM
START DATE 08/22/18
SCALE 1" = 40'

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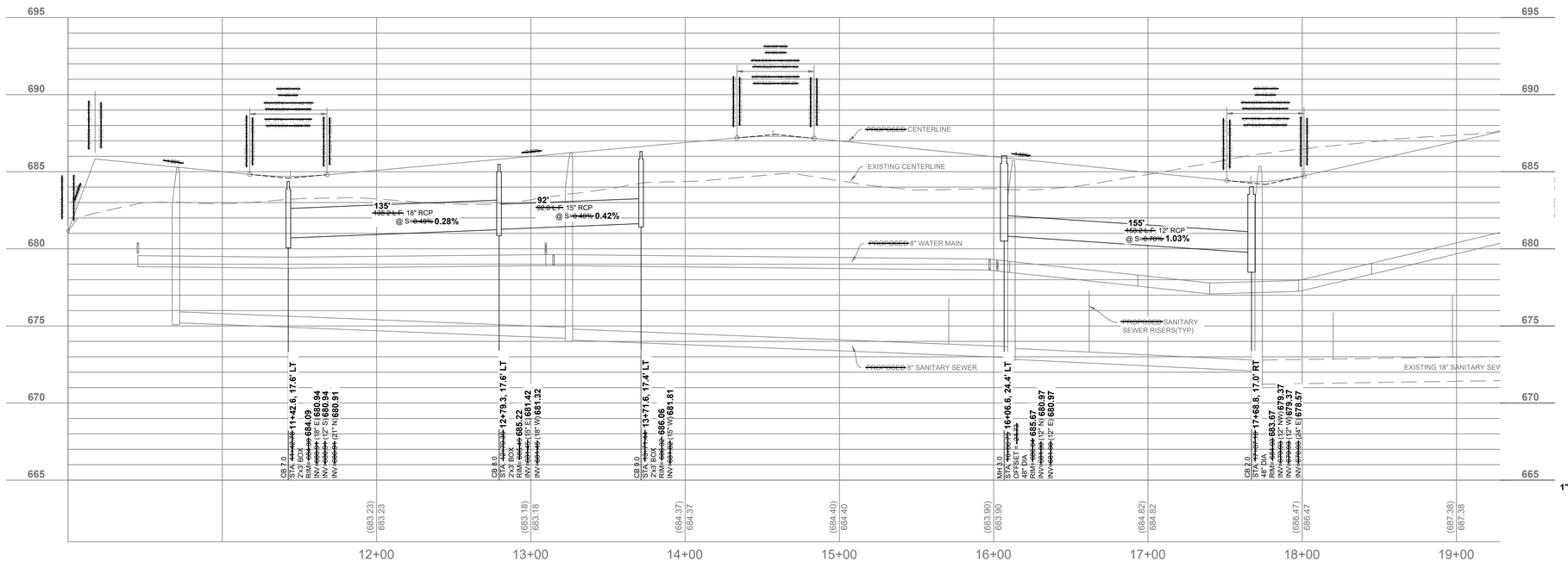

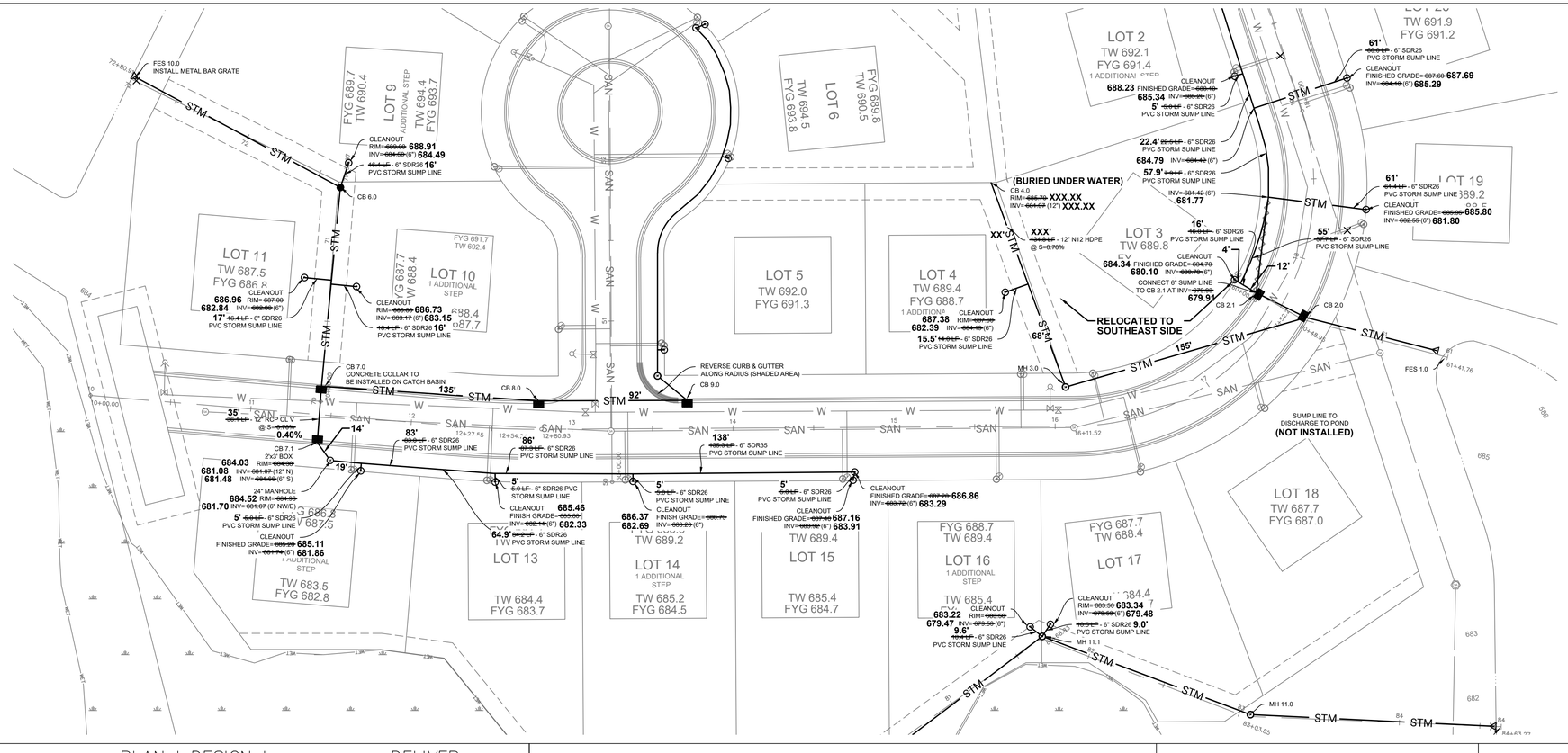

NOTE: RIM ELEVATION ON CURB CATCH BASIN IS GIVEN AT THE FLANGE

RCP PIPE CLASSIFICATION	
HEIGHT OF COVER (IN FEET)	MIN. CL OF PIPE
0-2	IV
2-3	III
3-6	III
6-15	III
15-25	IV
25-35	V

STORM SEWER & SUMP COLLECTION SYSTEM SHALL HAVE TRACER WIRE OVER THE LINE. SUMP COLLECTION LINE, TRACER WIRE SHALL BE TAPED TO THE TOP OF PIPE EVERY 10'

REFER TO CONSTRUCTION DETAILS SHEET 12 FOR SUMP LINE CLEANOUT DETAIL. SUMP CLEANOUT TO BE INSTALLED ON MAIN LINE TO ALLOW ACCESSIBLE CLEANING IF NEEDED

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

CONSTRUCTION BY REESMANS
05/2025 - 07/2025

RECORD DRAWINGS PREPARED BY
FOTH: 10/01/2025

Foth

APPROVED FOR CONSTRUCTION SET

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STORM SEWER & PAVEMENT PLAN & PROFILE

DRAFTED: BDP
DESIGNED: BDP
REVIEWED: AEK

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STORM SEWER & PAVEMENT PLAN & PROFILE

REVISIONS			
9	PER VILLAGE COMMENTS	12/12/24	
2	PER VILLAGE COMMENTS	01/07/25	MHY RECORD DRAWINGS 10/01/25
3	VILLAGE RESUBMITTAL	03/14/25	
4	CONSTRUCTION SET	04/25/25	

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PEG PM
START DATE 08/22/18
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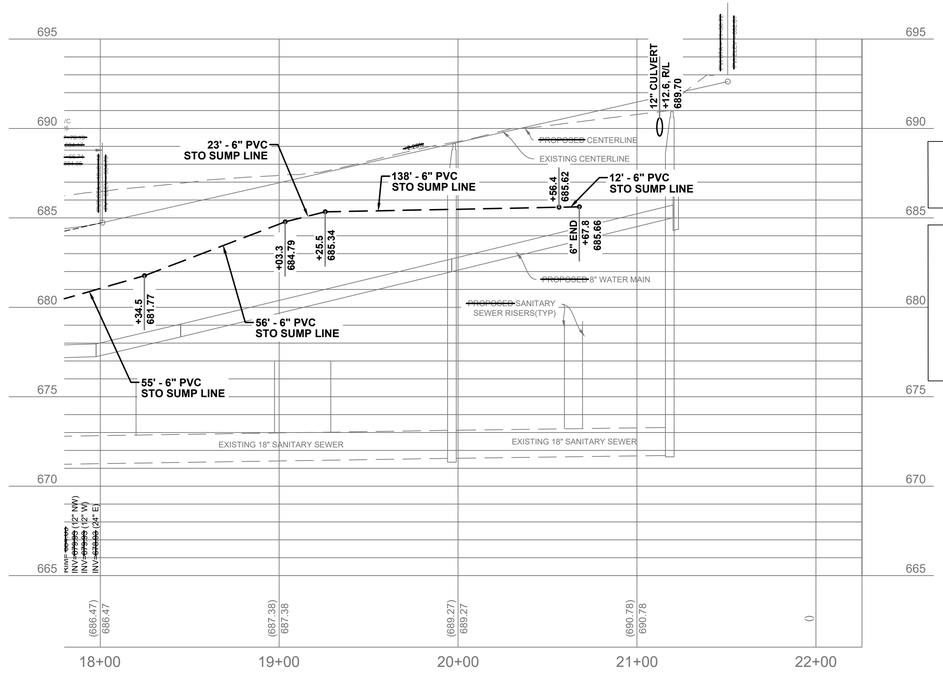
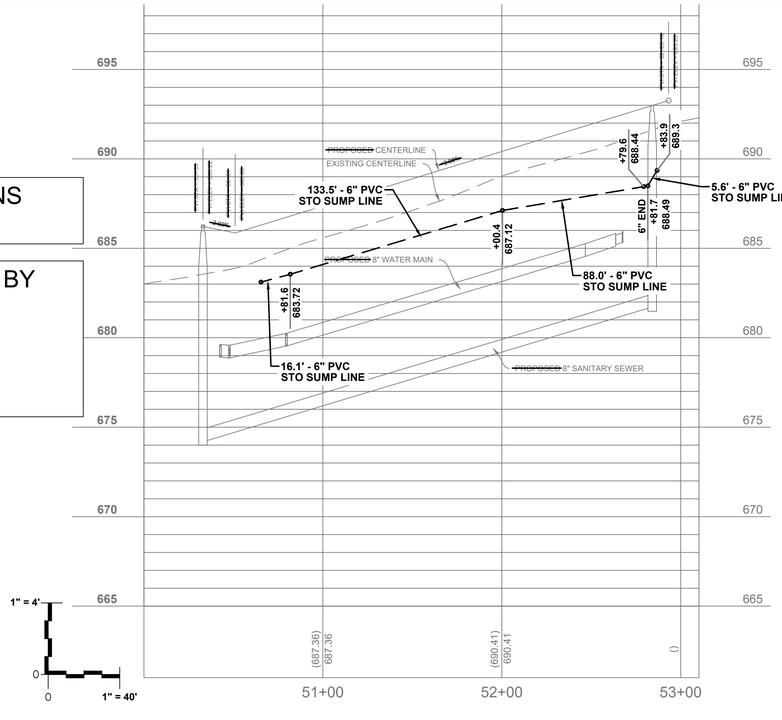
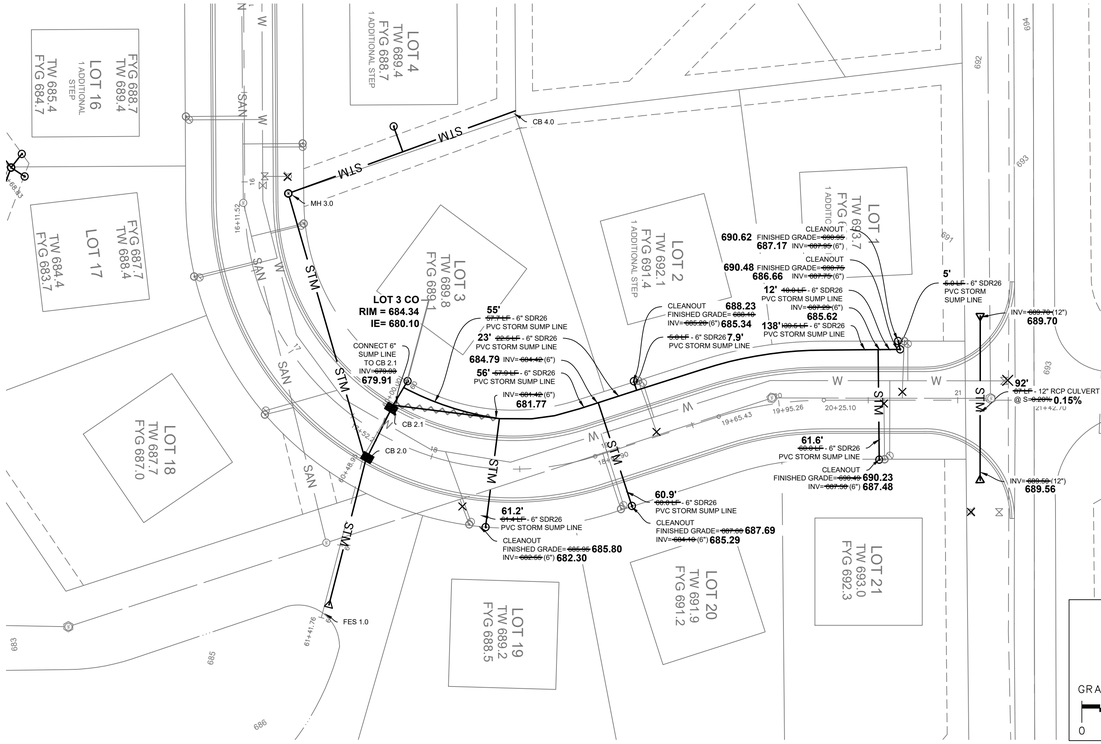


CONSTRUCTION BY REESMANS
05/2025 - 07/2025

RECORD DRAWINGS PREPARED BY
FOTH: 10/01/2025

Foth





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2-3	III
3-6	III
6-15	III
15-25	IV
25-35	V

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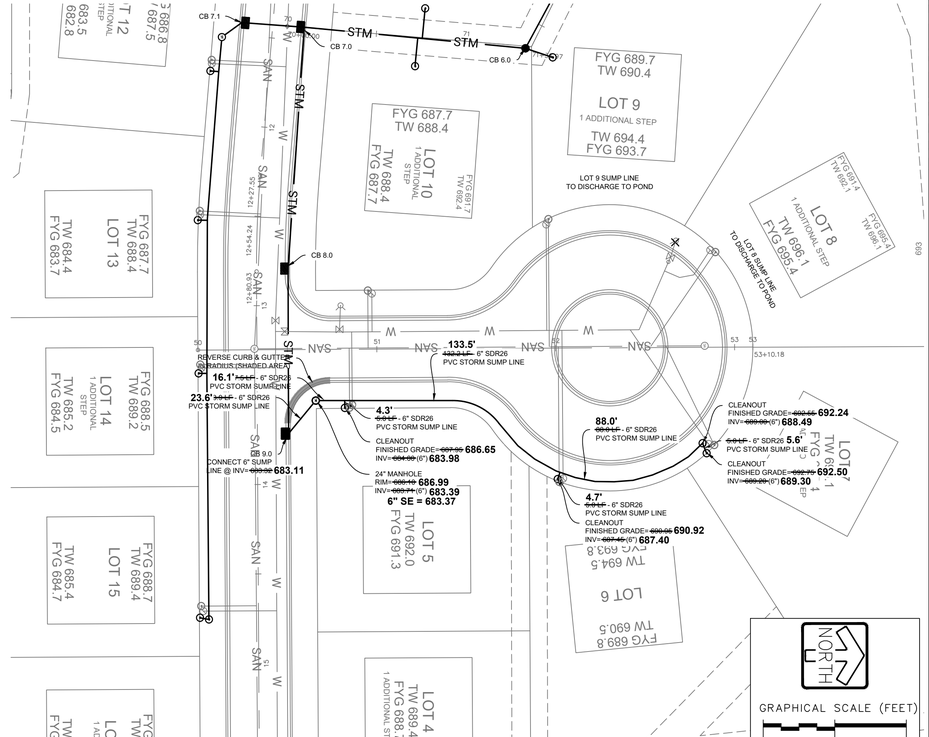

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STORM SEWER & PAVEMENT PLAN & PROFILE

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2	PER VILLAGE COMMENTS	01/07/25	MHY RECORD DRAWINGS 10/01/25
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4	CONSTRUCTION SET	04/25/25	

PEG JOB No. 953.00 AEK
PEG PM
START DATE 08/22/18
SCALE 1" = 40'

SHEET 10 OF 14

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APPROVED FOR CONSTRUCTION SET

STORM SEWER & PAVEMENT PLAN & PROFILE

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REVIEWED: AEK
DESIGNED: BDP
DRAFTED: BDP

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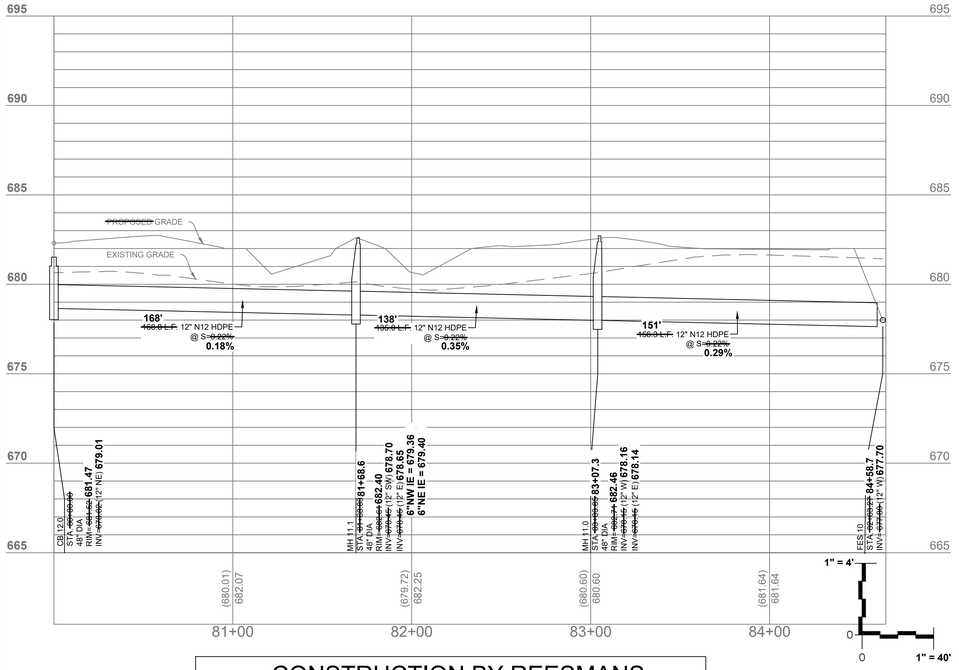
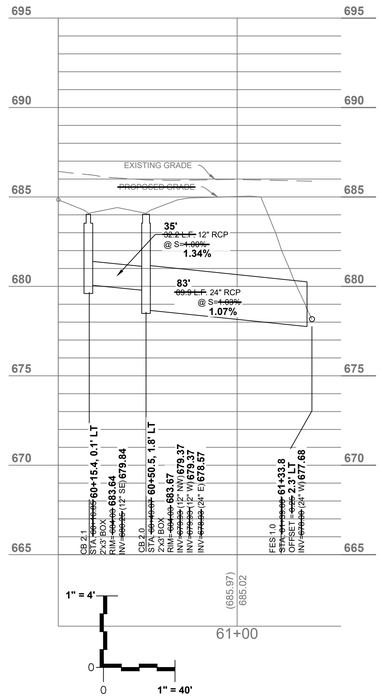
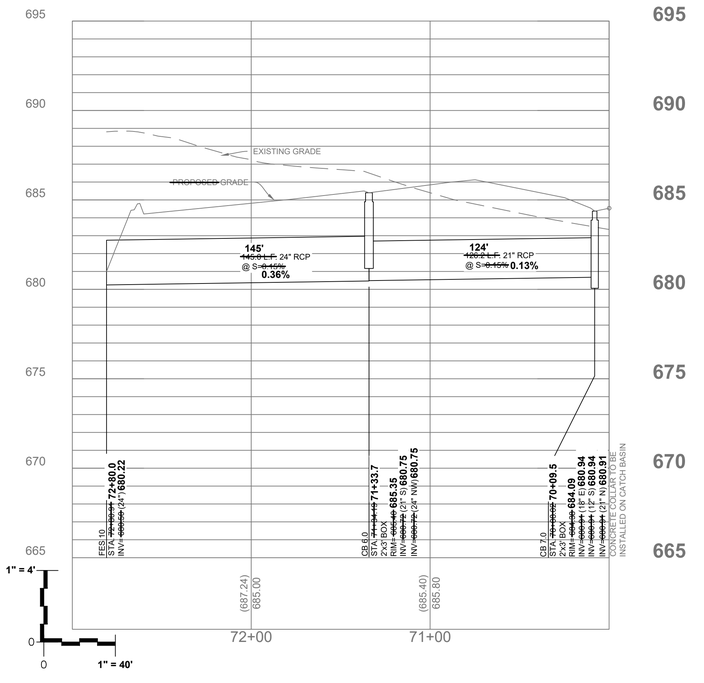


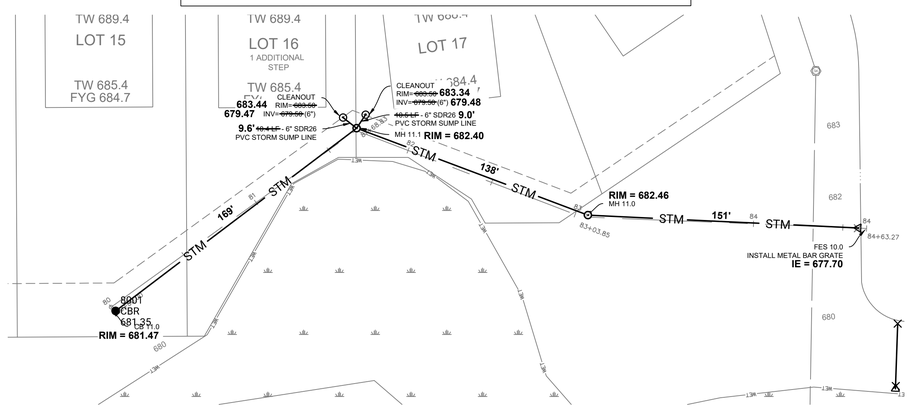


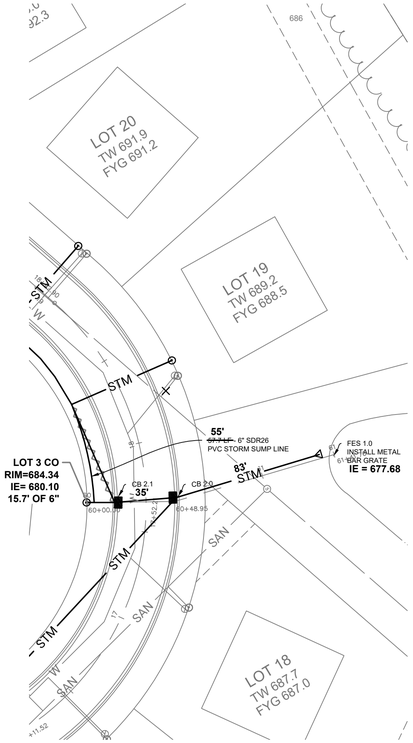


CONSTRUCTION BY REESMANS
05/2025 - 07/2025

RECORD DRAWINGS PREPARED BY
FOTH: 10/01/2025

Foth



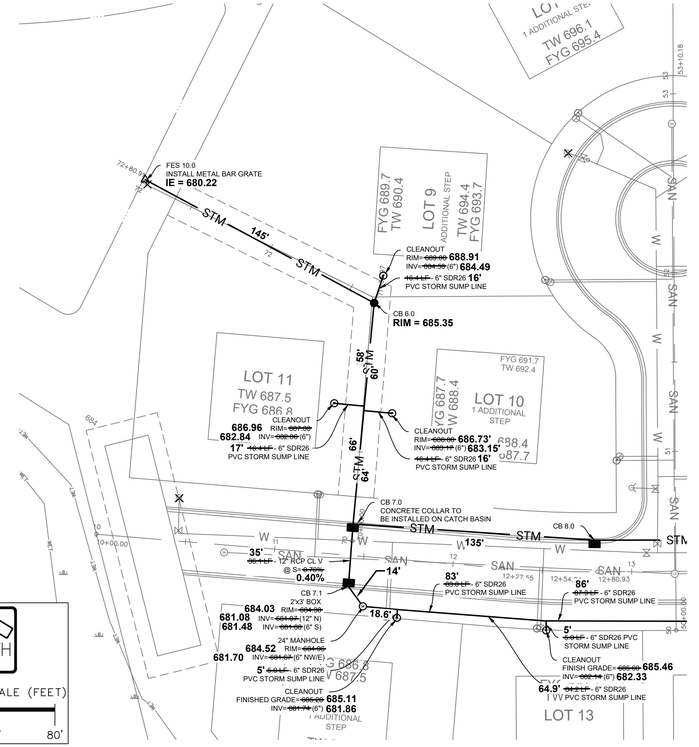


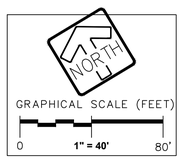
NOTE: RIM ELEVATION ON CURB CATCH BASIN IS GIVEN AT THE FLANGE

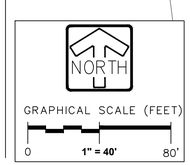
RCP PIPE CLASSIFICATION	
HEIGHT OF COVER (IN FEET)	MIN. CL OF PIPE
0-2	IV
2-3	III
3-6	III
6-15	III
15-25	IV
25-35	V

STORM SEWER & SUMP COLLECTION SYSTEM SHALL HAVE TRACER WIRE OVER THE LINE. SUMP COLLECTION LINE, TRACER WIRE SHALL BE TAPED TO THE TOP OF PIPE EVERY 10'

REFER TO CONSTRUCTION DETAILS SHEET 12 FOR SUMP LINE CLEANOUT DETAIL. SUMP CLEANOUT TO BE INSTALLED ON MAIN LINE TO ALLOW ACCESSIBLE CLEANING IF NEEDED







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BROOKFIELD, WI 53005
(262) 754-8888

HOMESTEAD
CALEDONIA, WI

STORM SEWER & PAVEMENT PLAN & PROFILE

REVISIONS			
9	PER VILLAGE COMMENTS	12/12/24	
2	PER VILLAGE COMMENTS	01/07/25	MHY RECORD DRAWINGS 10/01/25
3	VILLAGE RESUBMITTAL	03/14/25	
4	CONSTRUCTION SET	04/25/25	

PEG JOB No. 953.00 AEK
PEG PM
START DATE 08/22/18
SCALE 1"=40'

SHEET 11 14

REVIEWED: AEK
DESIGNED: BDP
DRAFTED: BDP

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APPROVED FOR CONSTRUCTION SET

STORM SEWER & PAVEMENT PLAN & PROFILE

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MEMORANDUM

DATE: **Tuesday, April 25, 2023**

TO: **Caledonia Utility District**

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

RE: **Storm Water Management Plan & Engineering Improvement Plan – Thomas Farm – Bear Development – Conditional Approval**

BACKGROUND INFORMATION
Aaron Koch P.E. of Pinnacle Engineering Group has prepared a Storm Water Management Plan & an Engineering Improvement Plan for Thomas Farms, a 62-lot subdivision that will extend 5 Mile Road and connect it to 5 Mile Road on the West side of the Klema Ditch. In addition to the 5 Mile Road extension, there are new roads being installed to connect to the proposed Audubon Arboretum subdivision.

The Engineering Improvement Plan is for the necessary Sanitary Sewer, Watermain, Storm Sewer, and Public Road Improvements that are necessary for the creation of the 62 buildable lots.

The proposed Sanitary Sewer will serve the 62 proposed new homes. The Watermain will also serve the 62 proposed new homes. The Storm Sewer will drain the new public road improvements and the lots to the 2 storm water ponds to control the runoff from the site and some offsite area.

The site is required to provide Storm Water Management by Ordinance. This subdivision falls under Base Storm Water Regulations. Base Storm Water Regulations are that the 100 yr. post development peak runoff must be reduced to or below the 10 yr. predevelopment peak runoff and the 10 yr. post development peak runoff must be reduced to or below the 2 yr. predevelopment peak runoff. The site must also achieve 80% Total Suspended Solids removal.

The Storm Water Management Plan for Thomas Farms meets the Ordinance by meeting the required reductions in peak flow for both the East Pond (3.9 cfs peak 100 vs 21.9 cfs peak 10 and 0.9 cfs peak 10 vs 11.3 cfs peak 2) and the West Pond (7.8 cfs peak 100 vs 31.5 cfs peak 10 and 1.9 cfs peak 10 vs 15.9 cfs peak 2). In addition, overall the ponds meet the required TSS removal (93.9% TSS vs 80% TSS).

The Engineering Improvement Plan has been submitted to and reviewed by the Village Engineer, the Public Services Director, and the Utility District Consultant. The Storm Water Management Plan has been submitted to and reviewed by the Public Services Director. The October 20th Plan Review letter outlines changes necessary for final approval. A resubmission was made on October 27th and will be reviewed for final approval. At this time it is recommended that the Engineering Improvement Plan and the Storm Water Management Plan be conditionally approved by the Caledonia Utility District.

Included in this packet are the Storm Water Management Plan Summary, the Engineering Improvement Plan and the October 20th review letter.

RECOMMENDATION

Move to approve the Storm Water Management Plan and the Engineering Improvement Plan for Thomas Farms subject to the following conditions:

1) **All conditions outlined in the October 20th review letter from the Village Engineer are met.**
2) **The Design Engineer determines that the Storm Water Management Plan and the Engineering Improvement Plan approved by the Caledonia Utility District are technically adequate and are stamped by the Design Engineer.**
3) **The Final Plat of Thomas Farm is approved and recorded to dedicate the necessary the Right of Way, Easements and create the lots.**
4) **The Developer executes a Development Agreement with the Village and provides the necessary Letter of Credit & Financial Guarantees as necessary for the construction of the Infrastructure.**
5) **Legal Descriptions and Exhibits for the Storm Water Easements (for the Storm Water Ponds) are provided by the Design Engineer/Surveyor, and the Developer executes the Storm Water Easements.**
6) **The Sanitary Sewer Extension is approved by the Racine Wastewater Commission and the DNR.**
7) **The Watermain Extension is approved by the DNR.**

VILLAGE OF CALEDONIA

Caledonia Engineering Department
Ryan Schmidt, P.E.
5043 Chester Lane
Racine, WI 53402
www.caledonia-wi.gov

office: 262-835-6475
fax: 262-835-2388
email: rschmidt@caledonia-wi.gov

October 20, 2025

Pinnacle Engineering Group
c/o Bryan Pokos
20725 Watertown Road, Suite 100
Brookfield, WI 53186

RE: Thomas Farms Subdivision Construction Plans

Dear Mr. Pokos,

The Caledonia Engineering Department and Utility District has performed a review of Engineering Improvement Plans dated 9.29.2025 and have the following comments/recommendations:

Sheet 3-5 (Site Plan)

- Pedestrian Trail should be 10' wide and extend to Olympia Brown School Property per Condition 17 of Village Board Resolution 2024-100 approved conditions for the subdivision. Update plans and detail accordingly.
    - Ultimately works out better for constructability with 10' wide stone base.
    - Trail should have 2.0% cross slope (as master grading shows) towards ditch and 4:1 minimums slope beyond. Update detail accordingly.
- Recommend trail crossing point is shifted west so that the south leg lines up to be 1' off ROW consistent with North Leg. Can just bend the North Leg over slightly at crossing point to align with south leg. 5' walk can tie in perpendicular at that point.

Sheet 6-8 (Master Grading)

- West Pond expansion, while not necessary, is source of fill material if necessary to the north.
- Review all side yard swales to ensure that there is a minimum of 0.7' or 8" of pitch from the FYG. (Lot 31)
- Provide a spot grade for the Southwest corner of Lot 30
- Add a note that Lot 24 may be subject to a retaining wall if slopes off of home exceed 4:1.
- The Storm Sewer in the Outlot between Lots 24 & 25 shall be centered in the Outlot.
- Will need to provide a plan/profile for the Tile System.
- Will need to grant an Easement over the tile system that is a minimum of 10' either side of the centerline of the channel.

- Tile shall have area drains (minimum 24" diameter) at all bends or changes in direction of the system. Recommend limiting the number of structures by pulling the tile slightly off of the wetland. Will need to specify an acceptable material for the drain tile.
- Will need to provide the following details
    - Area Drain
    - Tin Whistle
    - Trench of Tile
- Explain how the East lot line of Lot 1 is to drain and meet Village Standards.
- Tile shall have area drains (minimum 24" diameter) at all bends or changes in direction of the system. Recommend limiting the number of structures by pulling the tile slightly off of the wetland.

Sheet 9-16 (Sanitary Sewer)

- Gas main relocation over existing sanitary sewer will be required so that it is not on the sanitary as part of the road reconstruction. The Village can assist with discussing this topic with We Energies.
- Lateral layouts for lots shall be as follows. When looking at the lot from the street, the Water Service shall be in the center of the lot, the Sanitary Sewer lateral shall be 2' to the right of the Water Service and the sump collection (if necessary) is 2' to the left of the Water Service.
- Will need to call out "inserta tee" for sewer connection not inserta wye.
- San MH 10.0 shall be moved to the East. Recommended that the West manhole be installed near 218+20 to have the water lateral in the center of the lot and the sewer lateral to the right (2') and also be 5' from the sanitary manhole.
- San MH 11.0 shall be moved to the West. Recommended that the East manhole be installed near 218+60, revise to 28+73 to have the water lateral in the center of the lot and the sewer lateral to the right (2') and also be 5' from the sanitary manhole.
- Will need to have an additional manhole evenly spaced on this run so that there are no sanitary sewer runs greater than 400'.
- The lateral layout for Lot 7 is unacceptable.

Sheet 17-24 (Watermain)

- Lateral layouts for lots shall be as follows. When looking at the lot from the street, the Water Service shall be in the center of the lot, the Sanitary Sewer lateral shall be 2' to the right of the Water Service and the sump collection (if necessary) is 2' to the left of the Water Service.
- Horizontal offsets required on watermain at CB 30.2 and CB 31.2. Not acceptable to just place insulation.

- Water is to be extended South at the future intersection of Leawood Lane & 5 Mile Road to be out of the intersection.
- Lateral layout for Lot 7 is unacceptable.

Sheets 25-31 (Storm Sewer)

- Lateral layouts for lots shall be as follows. When looking at the lot from the street, the Water Service shall be in the center of the lot, the Sanitary Sewer lateral shall be 2' to the right of the Water Service and the sump collection (if necessary) is 2' to the left of the Water Service.
- Lot 1-2, 34-35, & 51-52 need to remove sump connection from side yard. We've had issues with these on new builds and would like them connected in the front yard or main in street.
- Sump Collection system line work needs to be updated in front of Los 60-62 to connect to the rear of CB 15.2.
- Klema Ditch shown as 13'x 6' Box Culvert? I believe Con-Span was the recommended Village alternative that was presented. Or is this the simplified way to represent it on the plans and the shop drawings will specify?
- Move CB 11.2 to lot line extended between Lot 17 & 18.
- Will need to adjust sump system main to be 2 separate connections in CB 11.2, CB 15.2 and CB 28.2 and not have a Tee.
- Relocate sump lateral for Lot 54 to line up with other laterals.
- Center the storm sewer in Outlot between Lots 24&25.
- Adjust alignment of Storm Sewer between Lot 6 & 7 to be along the lot line.
- Tile System needs plan/profile and shall have area drains (min. 24" diameter) at all bends and/or changes in direction. Recommend limiting the number of structures by pulling the tile slightly off the wetland. Will need to specify an acceptable material for this tile.
- Will need following details:
    - Area Drain
    - Tin Whistle
    - Trench of Tile.

Sheets 32-37 (Roadway)

- Spot grades are off centerline @ intersection of October Drive and 5 Mile Road.
- Should show existing road connection/linwork at October Drive to the south.
- Show concrete match line and curb match at Charles Street. Provide notes because there is tapered curbs/integral curb pavement that will require possible removal to match.
- Show driveway for 5952 Charles Street on plans.
- Storm Inlet at road ditch for 5952 shows it being in the curb line? If accurate – this will need to be addressed or modified.

Sheets 37-40 (Details)

- Detail for drain tile / gravel system should be included.
- Detail for Tin Whistle/Discharge for tile at pond and area drains.

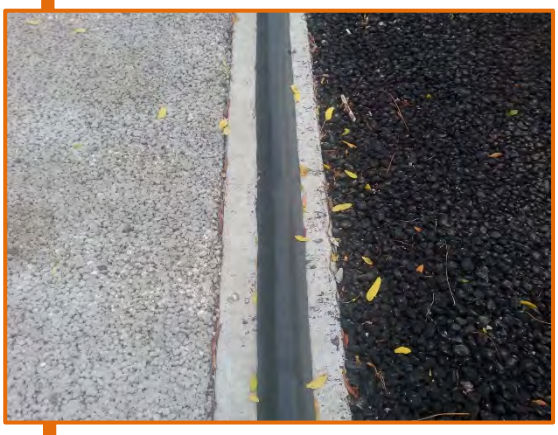
General Comments

- Once approved by the Village of Caledonia, 2 stamped hard copies and 1 stamped electronic (pdf) copy, are to be submitted for the Development, including a digital copy of the SWMP and HYDROCAD File.
- Apply for all applicable Federal, State, and Local permits.
- Once additional easements have been acquired from utility companies (We Energies), please provide a "master easement" sheet for this phase of the subdivision.
- Submit an NOI and any other necessary permits from the Wisconsin DNR.
- The Utility District retains the right to add comments to subsequent reviews of the Utility Plans until the plan has been approved by the Caledonia Utility District.

If there are any questions on this review for sanitary sewer, water, and storm sewer, please contact Tony Bunkelman @ abunkelman@caledonia-wi.gov or (262-835-6416) to discuss. If there are questions on the grading, paving, and site design, please contact Ryan Schmidt at 262-835-6475 or rschmidt@caledonia-wi.gov.

Sincerely.

Ryan Schmidt, P.E.
Village Engineer
Village of Caledonia



STORM WATER MANAGEMENT PLAN

THOMAS FARMS

Village of Caledonia, Wisconsin

PEG Project Number: 3002.00-WI

October 27, 2025

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Storm Water Infiltration 5
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APPENDICIES

APPENDIX 1 – MAPS
- Vicinity Map
- USDA SCS Soils Map
- WDNR Surface Water Data Viewer
- National Flood Hazard Layer FIRMette

APPENDIX 2 – PRE-DEVELOPMENT CONDITIONS INFORMATION
- Hydrology Exhibit – Existing Conditions
- Hydrographs

APPENDIX 3 – POST-DEVELOPMENT CONDITIONS (RATE ATTENUATION)
- Hydrology Exhibit – Proposed Conditions
- Hydrographs
- 100-yr Plugged Conditions

APPENDIX 4 – POST-DEVELOPMENT CONDITIONS (WATER QUALITY & INFILTRATION)
- WinSLAMM Modeling Input Data & Output Computations

APPENDIX 5 – ADDITIONAL INFORMATION
- Audubon Parkway Existing Storm Sewer Design Capacity Analysis

Questions and comments can be directed to:

Aaron E. Koch, P.E.
Principal
Phone: 262.754.8888 | Fax: 262.754.8850
aekoch@pinnacle-engr.com

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Brookfield, WI 53186
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INTRODUCTION

The proposed project is to be a part of the proposed Thomas Farms Subdivision. Thomas Farms is located north of 5 Mile Road and October Drive in the Village of Caledonia, Wisconsin. A location map that illustrates the tract of land is included in **Appendix 1**. The property is approximately 27 acres. Storm Water Management will be required, and Pinnacle Engineering Group has prepared a plan to meet the Village of Caledonia and the Wisconsin DNR goals.

DESIGN CRITERIA

*Village of Caledonia **(Village)**:..... Title 9 Chapter 2, Municipal Code of Ordinances*

*Wisconsin Department of Natural Resources **(WDNR)**:*..... NR 216 & NR 151

Water Quantity: The Village of Caledonia requires the 100-year post-development peak runoff discharge to not exceed the 10-year pre-development peak runoff discharge. The post-development runoff discharges for storms up to and including the 10-year shall not exceed the 2-year pre-development peak runoff discharge. The 1-year proposed storm event must also be kept at or below existing conditions for the 1-year storm per NR 151.

Water Quality: The Village and DNR requirements are to remove 80% of the total suspended solids (TSS) load on an average annual basis from the runoff from the site.

Infiltration: The Village requires developments with more than 40 percent and up to 80 percent connected imperviousness, design practices to infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 75 percent of the pre-development infiltration volume, based on an average annual rainfall. Infiltration is not required where the infiltration rate of the soil measured is less than 0.6 inches per hour. The DNR requires that post−development infiltration volume shall be at least 60% of the pre−development infiltration volume, based on an average annual rainfall unless site is exempt from infiltration requirements.

Protective Areas: The Village and DNR require protective areas where impervious areas are adjacent to and drain into wetlands.

EXISTING CONDITIONS

The existing site is comprised of open farmland. The site currently drains to Klema Ditch and is ultimately a tributary to Lake Michigan. The site is divided into two main drainage areas, one that flows directly to Klema Ditch to the west and a second that flows to an existing storm sewer catch basin located in the east end of the site. Each of the main drainage areas are divided into sub-drainage areas; The western drainage area is divided into an onsite west drainage area, an offsite wetlands drainage area, and a northwest drainage area, and the eastern drainage area is divided into an onsite east area and a northeast area that is to account for the future subdivision area. A Pre-Development Hydrology Exhibit can be found in **Appendix 2**.

The site is in soil classification group C/D according to the USDA Web Soil Survey Map (**Appendix 1**). A runoff curve number of 78 was used when analyzing the predevelopment conditions per

Village of Caledonia ordinance for cropland on Hydrologic Soil Group C. For the wetlands, a curve number of 71 was used per Village ordinance for grasslands on Hydrologic Soil Group C.

POST-DEVELOPMENT CONDITIONS

The proposed development is a 62-lot subdivision with an associated road and utilities that also includes the partial redevelopment and extension of 5 Mile Road. All runoff will be conveyed to one of two ponds, the West Pond or the East Pond via the proposed storm sewer system. The proposed site is divided into five drainage areas that roughly follow that of the drainage areas from the existing conditions. There are drainage areas that drain to the West Pond, and drainage areas that drain to the East Pond. A Post-Development Hydrology Exhibit and Modeling can be found in **Appendix 3** and **Appendix 4**. The West Pond discharges to Klema Ditch which is located west of the property and the East Pond outlet connects to and discharges to the existing storm sewer catch basin located northeast of the pond that discharges to the existing storm sewer system in Audubon Parkway. See **Appendix 5** for the modeling and analysis of the capacity of the existing storm sewer.

The storm water facilities and associated outlet structures have been designed to comply with the requirements for the Village of Caledonia and the DNR.

ANALYSIS METHODS

HydroCAD® (Version 10.20-7a) software has been used to analyze stormwater characteristics for this stormwater management plan. HydroCAD uses the accepted TR-55 methodology for determining peak discharge runoff rates. Rainfall depths for the 1-year, 2-year, 10-year, and 100-year storm events are 2.35, 2.67, 3.77, and 5.92 inches in accordance with SEWRPC rainfall depths. MSE 3 24-hour rainfall distributions are used.

TSS reduction characteristics for the proposed water quality facilities were determined using WinSLAMM® (Version 10.5.0) Source Loading and Management Model.

Note that for the west discharge point a node and reach is included to simulate the tailwater effect of the Klema Ditch. This node was based on approximate area and cfs as indicated in the 2002 Hey & Associates Report. The CN and Tc was approximated to create a matching cfs of 1,550 at this location.

SUMMARY OF RESULTS

Existing Flows

Area	Area (ac)	CN	Tc (min)	Peak Flows 1-year (cfs)	Peak Flows 2-year (cfs)	Peak Flows 10-year (cfs)	Peak Flows 100-year (cfs)
EXISTING EAST	17.6	79	44.4	8.6	11.3	21.9	44.8
EXISTING WEST	28.0	78	48.7	11.9	15.9	31.5	65.5

Proposed Flows

Area	Area (ac)	CN	Tc (min)	Peak Flows 1-year (cfs)	Peak Flows 2-year (cfs)	Peak Flows 10-year (cfs)	Peak Flows 100-year (cfs)
PROPOSED EAST	12.6	81	10.0*	15.8	20.3	36.9	71.8
FUTURE SUBDIVISION EAST	9.3	81	10.0*	11.6	15.0	27.3	53.0
Proposed East Pond = Total East Discharge	**---**	**---**	**---**	**0.5**	**0.6**	**0.9**	**3.9**
PROPOSED WEST	20.8	82	10.0*	27.8	35.4	63.4	121.7
FUTURE SUBDIVISION WEST	2.9	82	10.0*	3.9	4.9	8.8	17.0
Proposed West Pond = Total West Discharge	**---**	**---**	**---**	**1.0**	**1.2**	**1.9**	**7.8**

**A Tc of 10.0 min is used as it is the minimum allowed by the Village.*

Release Rate Summary Table

Area	ALLOWABLE 1-year (cfs)	PROP 1-year (cfs)	ALLOWABLE 2-year (cfs)	PROP 10-year (cfs)	ALLOWABLE 10-year (cfs)	PROP 100-year (cfs)
EAST DISCHARGE	8.6	0.5	11.3	0.9	21.9	3.9
WEST DISCHARGE	11.9	1.0	15.9	1.9	31.5	7.8

Basin Data

Pond	Bottom Elev.	Peak W.S. Elev. 1-year	Peak W.S. Elev. 2-year	Peak W.S. Elev. 10-year	Peak W.S. Elev. 100-year	Spillway Elev.	Top of Berm Elev.
EAST POND	615.0	615.5	615.6	616.2	617.2	618.0	619.0
WEST POND	617.0	617.7	617.9	618.6	619.8	620.3	621.3

Runoff Water Quality

Post-development water quality will be obtained in the onsite ponds. The ponds have been designed to provide a minimum of 80% TSS removal.

Water Quality Summary

Area/Pond	Pounds of TSS Incoming	Pounds of TSS Remaining	Percent Removal
EAST POND	4686	146	96.9%
WEST POND	4942	442	91.1%
Total	9628	588	**93.9%**

The WinSLAMM modeling indicates a TSS removal of approximately 94.0% (**Appendix 4**). The stormwater devices will exceed the minimum TSS removal requirements for the Village and DNR.

Infiltration

This site is exempt from stormwater infiltration due to the site being comprised of silty clay soils and thus infiltration has not been incorporated into this stormwater management plan.

Protective Areas

Protective areas are required along all wetlands in order to minimize impacts of pollutants from untreated impervious sources. No impervious surfaces will drain directly to the wetlands, therefore, protective areas do not apply to this design.

CONCLUSION

The stormwater management features for the development have been designed to comply with the requirements of the Village of Caledonia and the WDNR. This includes peak flow reduction, water quality, infiltration, and protective areas. The ponds will serve to meet all these goals. Maintenance is expected to occur on a regular basis. A maintenance agreement will be carried out to ensure this occurs.

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LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM SEWER MANHOLE	ST	
STORM SEWER CATCH BASIN (ROUND CASTING)	CB	
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRASS / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING	B-0	B-1
TOPSOIL PROBE	T-0	T-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	SF	SF
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FES	FLARED END SECTION	ST	STORM SEWER
FF	FINISHED FLOOR	T	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TC	TOP OF CURB
FP	FLOODPLAIN	TF	TOP OF FOUNDATION
FR	FRAME	TP	TOP OF PIPE
FW	FLOODWAY	TS	TOP OF SIDEWALK
EYG	FINISHED YARD GRADE	TW	TOP OF FOUNDATION WALL
HWL	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT	△	INTERSECTION ANGLE
	LENGTH OF CURVE		

ENGINEERING IMPROVEMENT PLANS

FOR

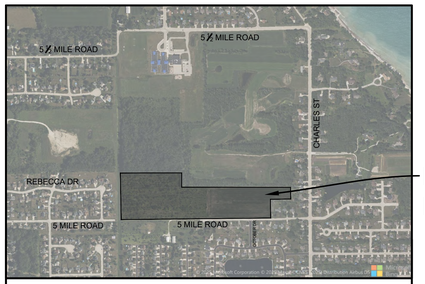
THOMAS FARMS

CALEDONIA, WISCONSIN

PLANS PREPARED
FOR

BEAR DEVELOPMENT, LLC

4011 80TH STREET
KENOSHA, WI 53142



PROJECT LOCATION

LOCATION MAP
1" = 1000'

NORTH

INDEX OF SHEETS

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39 - 41	CONSTRUCTION DETAILS

PROJECT TEAM CONTACTS

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GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. NO GEOTECHNICAL REPORT HAS FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

COORDINATE SYSTEM:
WISCONSIN STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD83)

VERTICAL DATUM:
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

REFERENCE BENCHMARK
CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ SECTION 17, TOWN 4 NORTH, RANGE 23 EAST
ELEVATION= 621.02

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

www.pinnacle-engr.com

CONSTRUCTION DOCUMENTS

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

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ENGINEERING | NATURAL RESOURCES | SURVEYING

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THOMAS FARMS

CALEDONIA, WI

COVER SHEET

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25			
2	PER VILLAGE COMMENTS	10/27/25			

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE N.T.S.

SHEET 1 OF 41

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COVER SHEET

Z:\PROJECTS\2022\3002.00-WI\CAD\SHEETS\1 COVER SHEET.DWG

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LEGEND OF SYMBOLS

SANITARY MANHOLE	UTILITY POLE	UNDERGROUND UTILITY LINES	
STORM MANHOLE	GUY WIRE		SANITARY SEWER
STORM INLET	TRANSFORMER		STORM SEWER
CLEANOUT	ELECTRIC PEDESTAL	W	WATER MAIN
CATCH BASIN	ELECTRIC MANHOLE	FO	FIBER OPTIC
LATERAL	CABLE TV RISER/BOX	T	TELEPHONE
BASKETBALL HOOP	CABLE TV MANHOLE	E	ELECTRICAL
SPOT ELEVATION	GAS VALVE		OVERHEAD WIRES
AIR CONDITIONING UNIT	GAS METER	CATV	CABLE TELEVISION
UNKNOWN MANHOLE	GAS MARKER	G	GAS MAIN
DUMPSTER	DIRECTIONAL ARROW	WET	WETLANDS
HANDICAP STALL	CONIFER TREE		
WELL	DECIDUOUS TREE		
HYDRANT	BUSH		
WATER VALVE	WETLAND SYMBOL		
WATER SERVICE BOX	SIGN		
SPRINKLER VALVE	MAIL BOX		
TRAFFIC SIGNAL	FLAG POLE		
FLOOD LIGHT	BOLLARD		
LIGHT POLE	CROSS CUT		
FIBER OPTIC VAULT	IRON PIPE		
FIBER OPTIC MANHOLE	IRON REBAR/ROD		
TELEPHONE PEDESTAL	MAG NAIL		
TELEPHONE MANHOLE	SECTION MONUMENT		
TELEPHONE VAULT	BENCH MARK		

UNPLATTED LANDS

EXISTING DRAIN TILE TO BE ABANDONED IN PLACE

RIPRAP

EXISTING DRAIN TILE TO BE ABANDONED IN PLACE

TREE FARM

EXISTING TREES TO BE REMOVED

EXISTING OVERHEAD WIRES & UTILITY POLES TO BE REMOVED

PUBLIC UTILITY EASEMENT

EXISTING UTILITY EASEMENT TO BE VACATED

EXISTING DRAIN TILE TO BE ABANDONED IN PLACE

EXISTING TREES TO BE REMOVED

EXISTING CULVERT TO BE REMOVED WITH EXTENSION OF 5 MILE ROAD

EXISTING DRAIN TILE TO BE RELOCATED AND RELAY AROUND PROPOSED BOX CULVERT AND HEADWALL

EXISTING CULVERT TO BE REMOVED WITH EXTENSION OF 5 MILE ROAD

EXISTING CULVERT TO BE REMOVED WITH EXTENSION OF 5 MILE ROAD

NEW DRIVEWAY ACCESS TO BE PROVIDED OFF E 5 MILE EXTENSION

GRAVEL DRIVE

EXISTING GRAVEL ROAD TO BE REMOVED WITHIN NEW RIGHT OF WAY.

EXISTING TEMPORARY TURN AROUND EASEMENT TO BE VACATED

TEMPORARY TURN AROUND EASEMENT PER DOC. 821826

WETLAND DELINEATED COMPLETED BY HEARTLAND ECOLOGICAL GROUP ON 08/05/2022

WETLAND

UNPLATTED LANDS

PORTIONS OF EXISTING WETLAND TO BE FILLED WITH CONSTRUCTION. THESE AREAS SHALL NOT BE TOUCHED UNTIL PERMIT HAS BEEN RECEIVED. REFER TO GRADING PLAN FOR AREAS WHICH WILL BE FILLED

WETLAND

WETLAND DELINEATED COMPLETED BY HEARTLAND ECOLOGICAL GROUP ON 08/05/2022

PORTIONS OF EXISTING WETLAND TO BE FILLED WITH CONSTRUCTION. THESE AREAS SHALL NOT BE TOUCHED UNTIL PERMIT HAS BEEN RECEIVED. REFER TO GRADING PLAN FOR AREAS WHICH WILL BE FILLED

FARM FIELD

EXISTING SANITARY SEWER TO REMAIN. MANHOLE RIMS TO BE RAISED TO NEW FINISHED GRADE

EXISTING WATER MAIN TO REMAIN. VALVES BOXES AND HYDRANT TO BE ADJUSTED TO NEW FINISHED GRADE

EXISTING HYDRANT TO RELOCATED TO BE OUT OF PROPOSED SIDEWALK

SANITARY MANHOLE RIM=621.94 8" E=615.99

EXISTING 5 MILE ROAD ASPHALT TO BE PULVERIZED & RE-USED AS FILL/LOWER LEVEL BASE COURSE FOR ROAD WIDENING

EXISTING MAILBOXES TO BE RELOCATED WITH WIDENING OF ROADWAY

SANITARY MANHOLE RIM=622.44 8" W=614.51 8" E=614.45

OCTOBER DRIVE W

SANITARY MANHOLE RIM=622.31 8" W=613.34 8" E=613.38

EXISTING 5 MILE ROAD ASPHALT TO BE PULVERIZED & RE-USED AS FILL/LOWER LEVEL BASE COURSE FOR ROAD WIDENING

EXISTING DRIVE APRONS TO BE REMOVED AND REPLACED WITH CONSTRUCTION OF 5 MILE ROAD. CONTRACTOR & DEVELOPER TO WORK WITH OWNERS TO ENSURE ACCESS TO HOMES

EAST 5 MILE ROAD

EXISTING HYDRANT TO RELOCATED TO BE OUT OF PROPOSED SIDEWALK

EXISTING CULVERT TO BE REMOVED

EXISTING HYDRANT TO BE RELOCATED TO BE OUT OF PROPOSED SIDEWALK

CHAIN LINK FENCE 0.9' WEST OF PROPERTY LINE

DEVELOPER SHALL CONTACT OWNER PRIOR TO SITE WORK TO CORRECT FENCE ISSUE

PUBLIC UTILITY EASEMENT

EXISTING BUILDING

UNPLATTED LANDS

LOT 1 C.S.M. NO. 3338

LOT 2 C.S.M. NO. 2732

LOT 2 C.S.M. NO. 3338

LOT 6 AUDUBON PARK

EXISTING BUILDING

UNPLATTED LANDS

EXISTING BUILDING

SANITARY MANHOLE RIM=620.74 15" N=610.54 15" S=610.54

LOT 13 NEWBERRY GLEN

LOT 14 NEWBERRY GLEN

LOT 32 NEWBERRY GLEN ADDITION NO. 1

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS

REVIEWED:

DESIGNED: AEK

DRAFTED: AMG

PLAN | DESIGN | DELIVER
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THOMAS FARMS

CALEDONIA, WI

EXISTING CONDITIONS

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25
2	PER VILLAGE COMMENTS	10/27/25

PEG JOB NO. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 80'

SHEET 2 41

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Z:\PROJECTS\2022\3002.00-WI\CAD\SHEETS\2 EXISTING CONDITIONS.DWG

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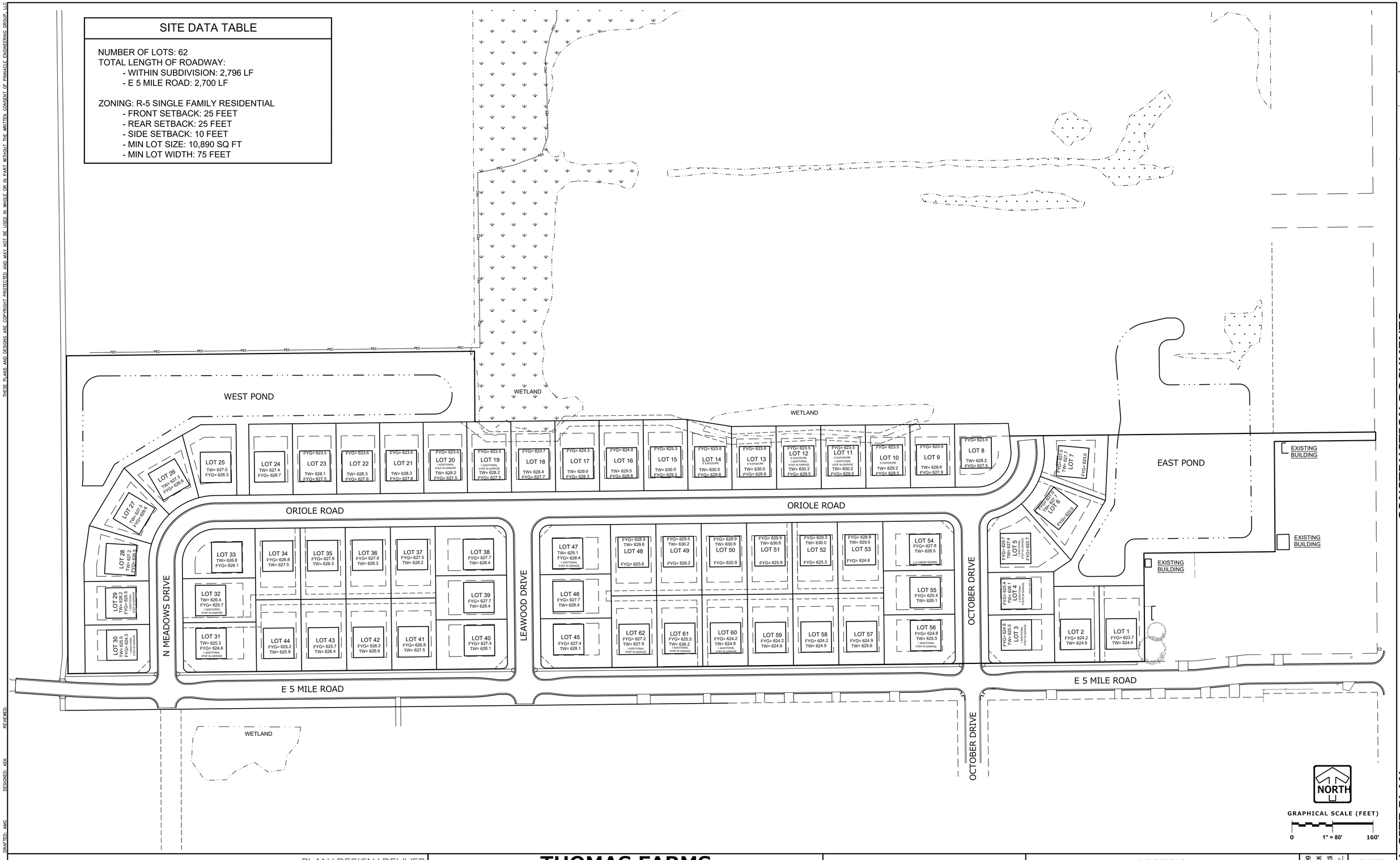
SITE DATA TABLE

NUMBER OF LOTS: 62
TOTAL LENGTH OF ROADWAY:
- WITHIN SUBDIVISION: 2,796 LF
- E 5 MILE ROAD: 2,700 LF

ZONING: R-5 SINGLE FAMILY RESIDENTIAL
- FRONT SETBACK: 25 FEET
- REAR SETBACK: 25 FEET
- SIDE SETBACK: 10 FEET
- MIN LOT SIZE: 10,890 SQ FT
- MIN LOT WIDTH: 75 FEET



DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

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CALEDONIA, WI

OVERALL SITE PLAN

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00
PEG PM AEK
START DATE 09/27/25
SCALE 1" = 80'

SHEET 3 41

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CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

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CONSTRUCTION DOCUMENTS

WEST POND

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON AUGUST 05, 2022

WETLAND IMPERVIOUS SETBACK

20.0' DRAINAGE EASEMENT

10.0' WIDE ASPHALT PEDESTRIAN PATH

PEC

LOT 25 TW= 627.0 FYG= 626.3

LOT 26 TW= 627.3 FYG= 626.6

LOT 27 TW= 627.3 FYG= 626.6

LOT 28 TW= 627.2 FYG= 626.5

LOT 24 TW= 627.4 FYG= 626.7

LOT 23 FYG= 623.5 TW= 628.1 FYG= 627.5

LOT 22 FYG= 623.6 TW= 628.3 FYG= 627.6

LOT 21 FYG= 623.6 TW= 628.3 FYG= 627.6

LOT 20 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5

LOT 19 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5

LOT 18 FYG= 623.7 TW= 628.4 FYG= 627.7

LOT 17 FYG= 624.3 TW= 629.0 FYG= 628.3

LOT 16 FYG= 624.8 TW= 629.5 FYG= 628.8

LOT 15 FYG= 625.3 TW= 630.0 FYG= 629.3

ORIOLE ROAD

PROPOSED RIGHT OF WAY

30" MOUNTABLE CURB & GUTTER

R117.5'

R82.5'

LOT 29 TW= 626.2 FYG= 625.5 1 ADDITIONAL STEP IN GARAGE

LOT 30 TW= 625.0 FYG= 624.3 1 ADDITIONAL STEP IN GARAGE

LOT 33 TW= 626.8 FYG= 626.1

LOT 34 FYG= 626.8 TW= 627.5

LOT 35 FYG= 627.6 TW= 628.3

LOT 36 FYG= 627.6 TW= 628.3

LOT 37 FYG= 627.5 TW= 628.2

LOT 38 FYG= 627.7 TW= 628.4

LOT 39 FYG= 627.7 TW= 628.4

LOT 40 FYG= 627.4 TW= 628.1

LOT 41 FYG= 626.8 TW= 627.5

LOT 42 FYG= 626.2 TW= 626.9

LOT 43 FYG= 625.7 TW= 626.4

LOT 44 FYG= 625.2 TW= 625.9

LOT 31 TW= 625.3 FYG= 624.6 1 ADDITIONAL STEP IN GARAGE

LOT 32 TW= 626.4 FYG= 625.7 1 ADDITIONAL STEP IN GARAGE

LOT 47 TW= 629.1 FYG= 628.4 1 ADDITIONAL STEP IN GARAGE

LOT 48 FYG= 628.9 TW= 629.6 FYG= 625.6

LOT 49 FYG= 629.5 TW= 630.2 FYG= 626.2

LOT 46 FYG= 627.7 TW= 628.4

LOT 45 FYG= 627.4 TW= 628.1

LOT 62 FYG= 627.2 TW= 627.9 1 ADDITIONAL STEP IN GARAGE

LOT 61 FYG= 625.5 TW= 626.2 1 ADDITIONAL STEP IN GARAGE

25'X25' VISION TRIANGLE NO ACCESS

25'X25' VISION TRIANGLE 50'x50' NO ACCESS

20.0' PUBLIC STORM SEWER EASEMENT

20.0' DRAINAGE EASEMENT

N MEADOWS DRIVE

LEAWOOD DRIVE

5.0' CONCRETE SIDEWALK

CONCRETE ADA RAMP

10' WIDE ASPHALT PEDESTRIAN PATH

E 5 MILE ROAD

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON AUGUST 05, 2022

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED:

DESIGNED: AEK

DRAFTED: AMG

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THOMAS FARMS

CALEDONIA, WI

SITE PLAN- WEST

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEC JOB No. 3002.00
PEC PM AEK
START DATE 08/27/25
SCALE 1" = 40'

SHEET 4 41

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SITE PLAN- WEST

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WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON AUGUST 05, 2022

WETLAND IMPERVIOUS SETBACK

20.0' DRAINAGE EASEMENT

LOT 16 — FYG= 624.8 — TW= 629.5 — FYG= 628.8

LOT 15 — FYG= 625.3 — TW= 630.0 — FYG= 629.3

LOT 14 — FYG= 623.8 — 6' EXPOSURE — TW= 630.5 — FYG= 629.8

LOT 13 — FYG= 623.8 — 6' EXPOSURE — TW= 630.5 — FYG= 629.8

LOT 12 — FYG= 623.5 — 6' EXPOSURE — 1 ADDITIONAL STEP IN GARAGE — TW= 630.2 — FYG= 629.5

LOT 11 — FYG= 623.5 — 6' EXPOSURE — 1 ADDITIONAL STEP IN GARAGE — TW= 630.2 — FYG= 629.5

LOT 10 — FYG= 623.5 — 5' EXPOSURE — TW= 629.2 — FYG= 628.5

LOT 9 — FYG= 623.9 — TW= 628.6 — FYG= 627.9

LOT 8 — FYG= 623.5 — TW= 628.2 — FYG= 627.5

WETLAND IMPERVIOUS SETBACK

PROPOSED RIGHT OF WAY

ORIOLE ROAD

PROPOSED RIGHT OF WAY

30" MOUNTABLE CURB & GUTTER

LOT 48 — FYG= 628.9 — TW= 629.6 — FYG= 625.6

LOT 49 — FYG= 629.5 — TW= 630.2 — FYG= 626.2

LOT 50 — FYG= 629.9 — TW= 630.6 — FYG= 625.9

LOT 51 — FYG= 629.9 — TW= 630.6 — FYG= 625.9

LOT 52 — FYG= 629.3 — TW= 630.0 — FYG= 625.3

LOT 53 — FYG= 628.8 — TW= 629.5 — FYG= 624.8

20.0' PUBLIC STORM SEWER EASEMENT

20.0' DRAINAGE EASEMENT

LOT 62 — FYG= 627.2 — TW= 627.9 — 1 ADDITIONAL STEP IN GARAGE

LOT 61 — FYG= 625.5 — TW= 626.2 — 1 ADDITIONAL STEP IN GARAGE

LOT 60 — FYG= 624.2 — TW= 624.9 — 1 ADDITIONAL STEP IN GARAGE

LOT 59 — FYG= 624.2 — TW= 624.9

LOT 58 — FYG= 624.2 — TW= 624.9

LOT 57 — FYG= 624.9 — TW= 625.6

PROPOSED RIGHT OF WAY

5.0' CONCRETE SIDEWALK

30" MOUNTABLE CURB & GUTTER

E 5 MILE ROAD

PROPOSED RIGHT OF WAY

25'X25' VISION TRIANGLE 50'x50' NO ACCESS

LOT 54 — FYG= 627.8 — TW= 628.5 — 2.0' DROP SIDING

PROPOSED RIGHT OF WAY

LOT 55 — FYG= 625.4 — TW= 626.1

LOT 56 — FYG= 624.8 — TW= 625.5 — 1 ADDITIONAL STEP IN GARAGE

25'X25' VISION TRIANGLE NO ACCESS

OCTOBER DRIVE

5.0' CONCRETE SIDEWALK

30" MOUNTABLE CURB & GUTTER

R20.0' R20.0'

R20.0' R20.0'

EXISTING RIGHT OF WAY

PROPOSED RIGHT OF WAY

R82.5'

R117.5'

R35.5'

R35.5'

FYG= 627.0 — TW= 627.7 — LOT 7 — FYG= 623.0

FYG= 627.0 — TW= 627.7 — LOT 6 — FYG= 623.0

20.0' PUBLIC STORM SEWER EASEMENT

EAST POND

25'X25' VISION TRIANGLE 50'x50' NO ACCESS

FYG= 626.7 — TW= 627.4 — LOT 5 — 1 ADDITIONAL STEP IN GARAGE — FYG= 622.7

FYG= 625.4 — TW= 626.1 — LOT 4 — 2 ADDITIONAL STEPS IN GARAGE — FYG= 621.4

FYG= 624.8 — TW= 625.5 — LOT 3 — 1 ADDITIONAL STEP IN GARAGE

LOT 2 — FYG= 624.2 — TW= 624.9

LOT 1 — FYG= 623.7 — TW= 624.4

20.0' PUBLIC STORM SEWER EASEMENT

EXISTING BUILDING

PROPOSED RIGHT OF WAY

30" MOUNTABLE CURB & GUTTER

5.0' CONCRETE SIDEWALK

E 5 MILE ROAD

EXISTING RIGHT OF WAY

OCTOBER DRIVE

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 40' — 80'

REVIEWED:

DESIGNED: AEK

DRAFTED: AMG

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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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CHICAGO | MILWAUKEE : NATIONWIDE

THOMAS FARMS

CALEDONIA, WI

SITE PLAN- EAST

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00 AEK
PEG PM
START DATE 08/27/25
SCALE 1" = 40'

SHEET 5 of 41

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CONSTRUCTION DOCUMENTS

SITE PLAN- EAST

Z:\PROJECTS\2022\3002.00-WI\CAD\SHEETS\3 SITE PLAN.DWG

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LOTS TO BE LEFT 1.5' TO 2' LOW AND PADS SHALL HAVE POSITIVE DRAINAGE AND SHALL NOT HAVE PONDING WATER

REAR & SIDE YARD SWALES TO BE BUILT TO FINISHED GRADE

ALL LOTS 4" TOPSOIL & HYDROSEED

EXTRA COURSE IN FOUNDATION MAY BE REQUIRED DUE TO GREATER THAN 4.0' OF FILL REQUIRED TO REACH FINISHED FLOOR

CONSTRUCTION SITE SEQUENCING

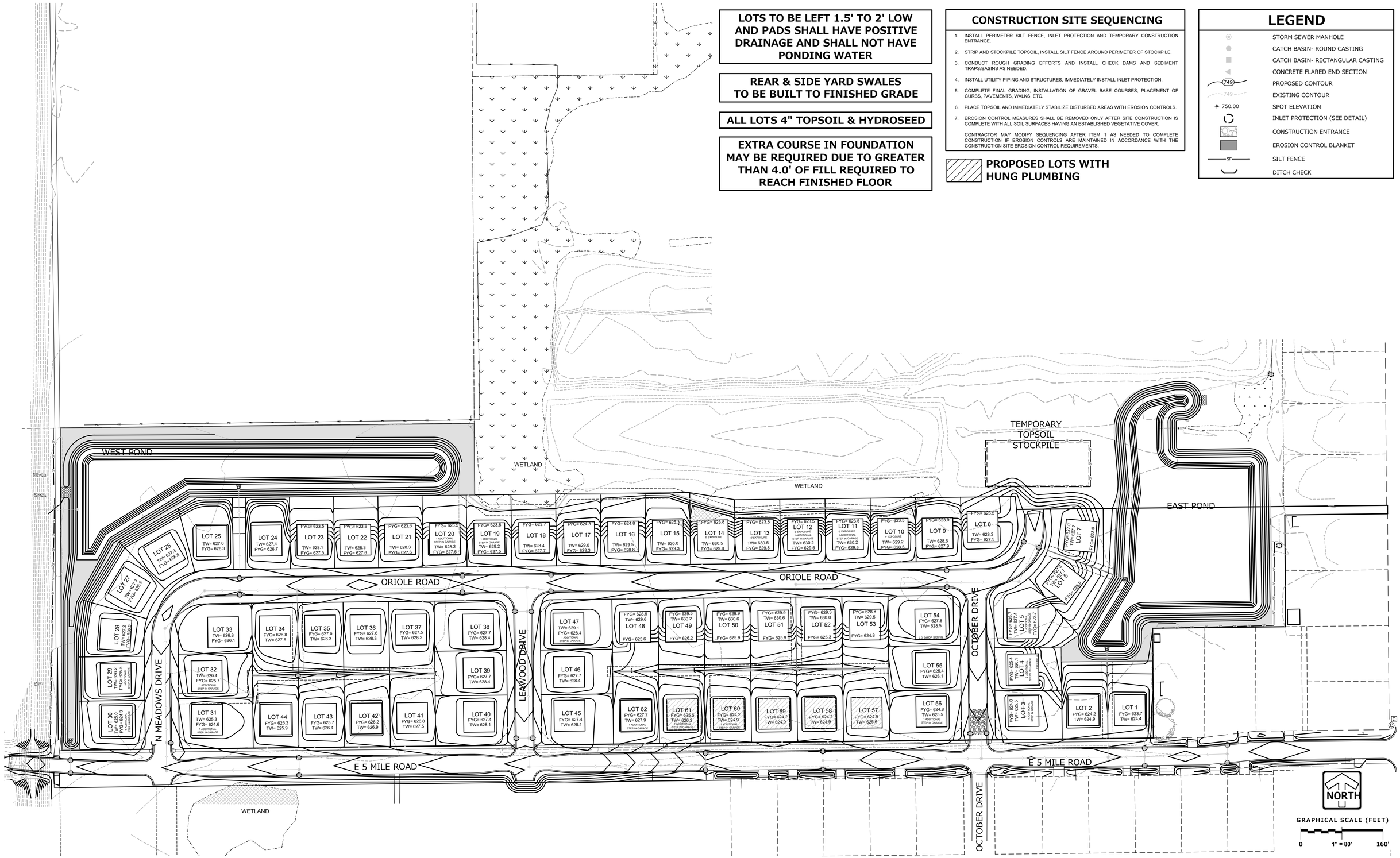
1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PROPOSED LOTS WITH HUNG PLUMBING

LEGEND

- STORM SEWER MANHOLE
- CATCH BASIN- ROUND CASTING
- CATCH BASIN- RECTANGULAR CASTING
- CONCRETE FLARED END SECTION
- 749 — PROPOSED CONTOUR
- 749 — EXISTING CONTOUR
- 750.00 — SPOT ELEVATION
- INLET PROTECTION (SEE DETAIL)
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SF — SILT FENCE
- DITCH CHECK



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THOMAS FARMS

CALEDONIA, WI

MASTER GRADING & EROSION CONTROL PLAN

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00 AEK
PEG PM
START DATE 08/27/25
SCALE 1" = 80'

SHEET 6 41

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CONSTRUCTION DOCUMENTS
MASTER GRADING & EROSION CONTROL PLAN

www.pinnacle-engr.com

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

Z:\PROJECTS\2022\3002.00-WI\CAD\SHEETS\8 MASTER GRADING & EROSION CONTROL PLAN- EAST.DWG

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REFER TO CONSTRUCTION DETAIL SHEET 40 FOR PATH GRADING TO NORTH

REAR & SIDE YARD SWALES TO BE BUILT TO FINISHED GRADE

ALL LOTS 4" TOPSOIL & HYDROSEED

EXTRA COURSE IN FOUNDATION MAY BE REQUIRED DUE TO GREATER THAN 4.0' OF FILL REQUIRED TO REACH FINISHED FLOOR

LOTS TO BE LEFT 1.5' TO 2' LOW AND PADS SHALL HAVE POSITIVE DRAINAGE AND SHALL NOT HAVE PONDING WATER

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. INSTALL DIVERSION BERMS AND SWALES
4. EXCAVATE PONDS. PONDS TO ACT AS SEDIMENT BASIN FOR THE SITE. REFER TO THE DETAILS AND PLAN FOR SPECIFIC DETAILS.
5. STABILIZE DIVERSION BERMS/SWALES, SEDIMENT BASINS, AND SIDE SLOPES AS SOON AS THEY ARE FINISHED.
6. INSTALL POND OUTLET STRUCTURES.
7. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
8. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
9. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
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CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- STORM SEWER MANHOLE
- CATCH BASIN- ROUND CASTING
- CATCH BASIN- RECTANGULAR CASTING
- CONCRETE FLARED END SECTION
- 749 — PROPOSED CONTOUR
- 749 — EXISTING CONTOUR
- 750.00 — SPOT ELEVATION
- INLET PROTECTION (SEE DETAIL)
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SF — SILT FENCE
- DITCH CHECK

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

WEST POND
NWL= 617.0
HWL= 619.7
EMERGENCY SPILLWAY= 620.3
TOP OF BERM= 621.3

EMERGENCY SPILLWAY= 620.3
TOP OF BERM= 621.3

POND OUTLET STRUCTURE (SEE CONSTRUCTION DETAIL FOR INFORMATION)

RED VALVE TIDEFLEX VALVE TO BE INSTALLED ON OUTLET PIPE

RIP RAP AT END SECTION (TYP.)

DRAIN TILE TO DISCHARGE AT INV= 617.00. TIN WHISTLE OR END OF TILE TO BE MITER AT A 45° ANGLE TO MATCH INTO POND SLOPE. RIP RAP TO BE INSTALLED AT END OF TILE.

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON AUGUST 05, 2022

2.0' WIDE GRAVEL STRIP WITH 8" DRAIN TILE @ 0.20% (REFER TO PROFILE FOR ELEVATIONS)

20.0' DRAINAGE EASEMENT

RETAINING WALL REQUIRED IF SLOPES EXCEED 4:1

LOT 25 TW= 627.0 FYG= 626.3

LOT 24 TW= 627.4 FYG= 626.7

LOT 23 FYG= 623.5 TW= 628.1 FYG= 627.5

LOT 22 FYG= 623.6 TW= 628.3 FYG= 627.6

LOT 21 FYG= 623.6 TW= 628.3 FYG= 627.6

LOT 20 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5

LOT 19 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5

LOT 18 FYG= 623.7 TW= 628.4 FYG= 627.7

LOT 17 FYG= 624.3 TW= 629.0 FYG= 628.3

LOT 16 FYG= 624.8 TW= 629.5 FYG= 628.8

LOT 15 FYG= 625.3 TW= 630.0 FYG= 629.3

LOT 26 TW= 627.3 FYG= 626.6

LOT 27 TW= 627.3 FYG= 626.6

LOT 28 TW= 627.2 FYG= 626.5

LOT 29 TW= 626.2 FYG= 625.5 1 ADDITIONAL STEP IN GARAGE

LOT 30 TW= 625.0 FYG= 624.3 1 ADDITIONAL STEP IN GARAGE

ORIOLE ROAD

INLET PROTECTION (TYP.)

LOT 33 TW= 626.8 FYG= 626.1

LOT 34 FYG= 626.8 TW= 627.5

LOT 35 FYG= 627.6 TW= 628.3

LOT 36 FYG= 627.6 TW= 628.3

LOT 37 FYG= 627.5 TW= 628.2

LOT 38 FYG= 627.7 TW= 628.4

LOT 39 FYG= 627.7 TW= 628.4

LOT 40 FYG= 627.4 TW= 628.1

LOT 41 FYG= 626.8 TW= 627.5

LOT 42 FYG= 626.2 TW= 626.9

LOT 43 FYG= 625.7 TW= 626.4

LOT 44 FYG= 625.2 TW= 625.9

LOT 45 FYG= 627.4 TW= 628.1

LOT 46 FYG= 627.7 TW= 628.4

LOT 47 TW= 629.1 FYG= 628.4 1 ADDITIONAL STEP IN GARAGE

LOT 48 FYG= 628.9 TW= 629.6 FYG= 625.6

LOT 49 FYG= 629.5 TW= 630.2 FYG= 626.2

LOT 62 FYG= 627.2 TW= 627.9 1 ADDITIONAL STEP IN GARAGE

LOT 61 FYG= 625.5 TW= 626.2 1 ADDITIONAL STEP IN GARAGE

LOT 31 TW= 625.3 FYG= 624.6 1 ADDITIONAL STEP IN GARAGE

LOT 32 TW= 626.4 FYG= 625.7 1 ADDITIONAL STEP IN GARAGE

N MEADOWS DRIVE

LEAWOOD DRIVE

20.0' PUBLIC STORM SEWER EASEMENT

20.0' DRAINAGE EASEMENT

TEMPORARY DITCH CHECK (TYP)

EMERGENCY OVERFLOW ROUTE

SILT FENCE (TYP.)

RELAY EXISTING TILE AROUND HEADWALL & CULVERT

E 5 MILE ROAD

WETLAND FILL (HATCH AREA)

PROPOSED LOTS WITH HUNG PLUMBING

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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THOMAS FARMS

CALEDONIA, WI

MASTER GRADING & EROSION CONTROL PLAN- WEST

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00 AEK
PEG PM
START DATE 09/27/25
SCALE 1" = 40'

SHEET 7 41

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MASTER GRADING & EROSION CONTROL PLAN- WEST CONSTRUCTION DOCUMENTS

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LEGEND

- STORM SEWER MANHOLE
- CATCH BASIN- ROUND CASTING
- CATCH BASIN- RECTANGULAR CASTING
- CONCRETE FLARED END SECTION
- 749 — PROPOSED CONTOUR
- 749 — EXISTING CONTOUR
- 750.00 — SPOT ELEVATION
- INLET PROTECTION (SEE DETAIL)
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SF — SILT FENCE
- DITCH CHECK

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. INSTALL DIVERSION BERMS AND SWALES
4. EXCAVATE PONDS. PONDS TO ACT AS SEDIMENT BASIN FOR THE SITE. REFER TO THE DETAILS AND PLAN FOR SPECIFIC DETAILS.
5. STABILIZE DIVERSION BERMS/SWALES, SEDIMENT BASINS, AND SIDE SLOPES AS SOON AS THEY ARE FINISHED.
6. INSTALL POND OUTLET STRUCTURES.
7. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
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9. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
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    CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

EXTRA COURSE IN FOUNDATION MAY BE REQUIRED DUE TO GREATER THAN 4.0' OF FILL REQUIRED TO REACH FINISHED FLOOR

REAR & SIDE YARD SWALES TO BE BUILT TO FINISHED GRADE

ALL LOTS 4" TOPSOIL & HYDROSEED

LOTS TO BE LEFT 1.5' TO 2' LOW AND PADS SHALL HAVE POSITIVE DRAINAGE AND SHALL NOT HAVE PONDING WATER

PROPOSED LOTS WITH HUNG PLUMBING

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

TEMPORARY TOPSOIL STOCKPILE
INSTALL SILT FENCE AROUND STOCKPILE

POND OUTLET STRUCTURE (SEE CONSTRUCTION DETAIL FOR INFORMATION)

CONNECT TO EX CATCH BASIN. CUT NEW 12" CONNECTION FOR POND OUTLET PIPE TO DISCHARGE. INV= 613.00 (12" SW) CONTRACTOR TO VERIFY ELEVATION & LOCATION OF STORM SEWER PRIOR TO CONSTRUCTION.

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON AUGUST 05, 2022

EMERGENCY SPILLWAY= 618.0
TOP OF BERM= 619.0

EAST POND
NWL= 615.0
HWL= 617.3
EMERGENCY SPILLWAY= 618.0
TOP OF BERM= 619.0

50' IMPERVIOUS BUFFER

WETLAND FILL (HATCH AREA)

2.0' WIDE GRAVEL STRIP WITH 8" DRAIN TILE @ 0.20% (REFER TO PROFILE FOR ELEVATIONS)

2.0' WIDE GRAVEL STRIP WITH 8" DRAIN TILE @ 0.20% (REFER TO PROFILE FOR INVERTS)

INLET PROTECTION (TYP.)

20.0' PUBLIC STORM SEWER EASEMENT

RIP RAP AT END SECTION (TYP.)

SILT FENCE (TYP.)

20.0' DRAINAGE EASEMENT

CULVERT PROTECTION (TYP.)

TEMPORARY DITCH CHECK (TYP)

EMERGENCY OVERFLOW ROUTE

CONSTRUCTION ENTRANCE

ORIOLE ROAD

OCTOBER DRIVE

E 5 MILE ROAD

OCTOBER DRIVE

LOT	FYG	TW	NOTES
LOT 15	625.3	630.0	FYG= 629.3
LOT 14	623.8	630.5	FYG= 629.8; 6' EXPOSURE
LOT 13	623.8	630.5	FYG= 629.8; 6' EXPOSURE
LOT 12	623.5	630.2	FYG= 629.5; 6' EXPOSURE; 1 ADDITIONAL STEP IN GARAGE
LOT 11	623.5	630.2	FYG= 629.5; 6' EXPOSURE; 1 ADDITIONAL STEP IN GARAGE
LOT 10	623.5	629.2	FYG= 628.5; 5' EXPOSURE
LOT 9	623.9	628.6	FYG= 627.9
LOT 8	623.5	628.2	FYG= 627.5
LOT 7	627.0	627.7	FYG= 623.0
LOT 6	627.0	627.7	FYG= 623.0
LOT 5	626.7	627.4	FYG= 622.7; 1 ADDITIONAL STEP IN GARAGE
LOT 4	625.4	626.1	FYG= 621.4; 2 ADDITIONAL STEPS IN GARAGE
LOT 3	624.8	625.5	1 ADDITIONAL STEP IN GARAGE
LOT 2	624.2	624.9	
LOT 1	623.7	624.4	
LOT 49	626.2	629.5	FYG= 629.2
LOT 50	625.9	629.9	FYG= 630.6
LOT 51	625.9	629.9	FYG= 630.6
LOT 52	625.3	629.3	FYG= 630.0
LOT 53	624.8	628.8	FYG= 629.5
LOT 54	627.8	628.5	2.0' DROP SIDING
LOT 55	625.4	626.1	
LOT 56	624.8	625.5	1 ADDITIONAL STEP IN GARAGE
LOT 57	624.9	625.6	
LOT 58	624.2	624.9	
LOT 59	624.2	624.9	
LOT 60	624.2	624.9	1 ADDITIONAL STEP IN GARAGE
LOT 61	625.5	626.2	1 ADDITIONAL STEP IN GARAGE

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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MASTER GRADING & EROSION CONTROL PLAN- EAST

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00
PEG PM AEK
START DATE 09/27/25
SCALE 1" = 40'

SHEET 8 41

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MASTER GRADING & EROSION CONTROL PLAN- EAST CONSTRUCTION DOCUMENTS

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)/ ACCESS PORT
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- WATER MAIN
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

WEST POND
WETLAND
WETLAND
EAST POND
ORIOLE ROAD
ORIOLE ROAD
LOT 25 TW= 627.0 FYG= 626.3
LOT 26 TW= 627.3 FYG= 626.6
LOT 27 TW= 627.3 FYG= 626.6
LOT 28 TW= 627.3 FYG= 626.6
LOT 29 TW= 626.8 FYG= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 30 TW= 626.0 FYG= 624.3 1 ADDITIONAL STEP IN GARAGE
LOT 24 TW= 627.4 FYG= 626.7
LOT 23 FYG= 623.5 TW= 628.1 FYG= 627.5
LOT 22 FYG= 623.6 TW= 628.3 FYG= 627.6
LOT 21 FYG= 623.6 TW= 628.3 FYG= 627.6
LOT 20 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5
LOT 19 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5
LOT 18 FYG= 623.7 TW= 628.4 FYG= 627.7
LOT 17 FYG= 624.3 TW= 629.0 FYG= 628.3
LOT 16 FYG= 624.8 TW= 629.5 FYG= 628.8
LOT 15 FYG= 625.3 TW= 630.0 FYG= 629.3
LOT 14 FYG= 623.8 6" EXPOSURE TW= 630.5 FYG= 629.8
LOT 13 FYG= 623.8 6" EXPOSURE TW= 630.5 FYG= 629.8
LOT 12 FYG= 623.5 6" EXPOSURE 1 ADDITIONAL STEP IN GARAGE TW= 630.2 FYG= 629.5
LOT 11 FYG= 623.5 6" EXPOSURE 1 ADDITIONAL STEP IN GARAGE TW= 630.2 FYG= 629.5
LOT 10 FYG= 623.5 6" EXPOSURE TW= 629.2 FYG= 628.5
LOT 9 FYG= 623.9 TW= 628.6 FYG= 627.9
LOT 8 FYG= 623.5 TW= 628.2 FYG= 627.5
LOT 7 FYG= 627.0 TW= 627.7 FYG= 623.0
LOT 6 FYG= 627.0 TW= 627.7 FYG= 623.0
LOT 5 FYG= 628.7 TW= 628.4 1 ADDITIONAL STEP IN GARAGE FYG= 622.7
LOT 4 FYG= 628.4 TW= 628.1 2 ADDITIONAL STEP IN GARAGE FYG= 622.4
LOT 3 FYG= 624.8 TW= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 2 FYG= 624.2 TW= 624.9
LOT 1 FYG= 623.7 TW= 624.4
LOT 31 TW= 625.3 FYG= 624.6 1 ADDITIONAL STEP IN GARAGE
LOT 32 TW= 626.4 FYG= 625.7 1 ADDITIONAL STEP IN GARAGE
LOT 33 TW= 626.8 FYG= 626.1
LOT 34 FYG= 626.8 TW= 627.5
LOT 35 FYG= 627.6 TW= 628.3
LOT 36 FYG= 627.6 TW= 628.3
LOT 37 FYG= 627.5 TW= 628.2
LOT 38 FYG= 627.7 TW= 628.4
LOT 39 FYG= 627.7 TW= 628.4
LOT 40 FYG= 627.4 TW= 628.1
LOT 41 FYG= 626.8 TW= 627.5
LOT 42 FYG= 626.2 TW= 626.9
LOT 43 FYG= 625.7 TW= 626.4
LOT 44 FYG= 625.2 TW= 625.9
LOT 45 FYG= 627.4 TW= 628.1
LOT 46 FYG= 627.7 TW= 628.4
LOT 47 TW= 629.1 FYG= 628.4 1 ADDITIONAL STEP IN GARAGE
LOT 48 FYG= 628.9 TW= 629.6 FYG= 625.6
LOT 49 FYG= 629.5 TW= 630.2 FYG= 626.2
LOT 50 FYG= 629.9 TW= 630.6 FYG= 625.9
LOT 51 FYG= 629.9 TW= 630.6 FYG= 625.9
LOT 52 FYG= 629.3 TW= 630.0 FYG= 625.3
LOT 53 FYG= 628.8 TW= 629.5 FYG= 624.8
LOT 54 FYG= 627.8 TW= 628.5 2.0 DROP SIDING
LOT 55 FYG= 625.4 TW= 626.1
LOT 56 FYG= 624.8 TW= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 57 FYG= 624.9 TW= 625.6
LOT 58 FYG= 624.2 TW= 624.9
LOT 59 FYG= 624.2 TW= 624.9
LOT 60 FYG= 624.2 TW= 624.9 1 ADDITIONAL STEP IN GARAGE
LOT 61 FYG= 625.5 TW= 626.2 1 ADDITIONAL STEP IN GARAGE
LOT 62 FYG= 627.2 TW= 627.9 1 ADDITIONAL STEP IN GARAGE
NORTH MEADOW DRIVE
LEAWOOD DRIVE
OCTOBER DRIVE
SHEET 10
SHEET 11
SHEET 12
SHEET 13
SHEET 14
SHEET 14
SHEET 15
SHEET 16
5 MILE ROAD
5 MILE ROAD
EXISTING SANITARY SEWER
EXISTING SANITARY SEWER
WETLAND
PEC

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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CONSTRUCTION DOCUMENTS

SANITARY SEWER OVERVIEW

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

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(262) 754-8888
CHICAGO I MILWAUKEE :NATIONWIDE

THOMAS FARMS

CALEDONIA, WI

SANITARY SEWER OVERVIEW

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00
PEG PM AEK
START DATE 09/27/25
SCALE 1" = 80'

SHEET 9 41

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Z:\PROJECTS\2022\3002.00-WI\CAD\SHEETS\9 SANITARY SEWER OVERVIEW.DWG

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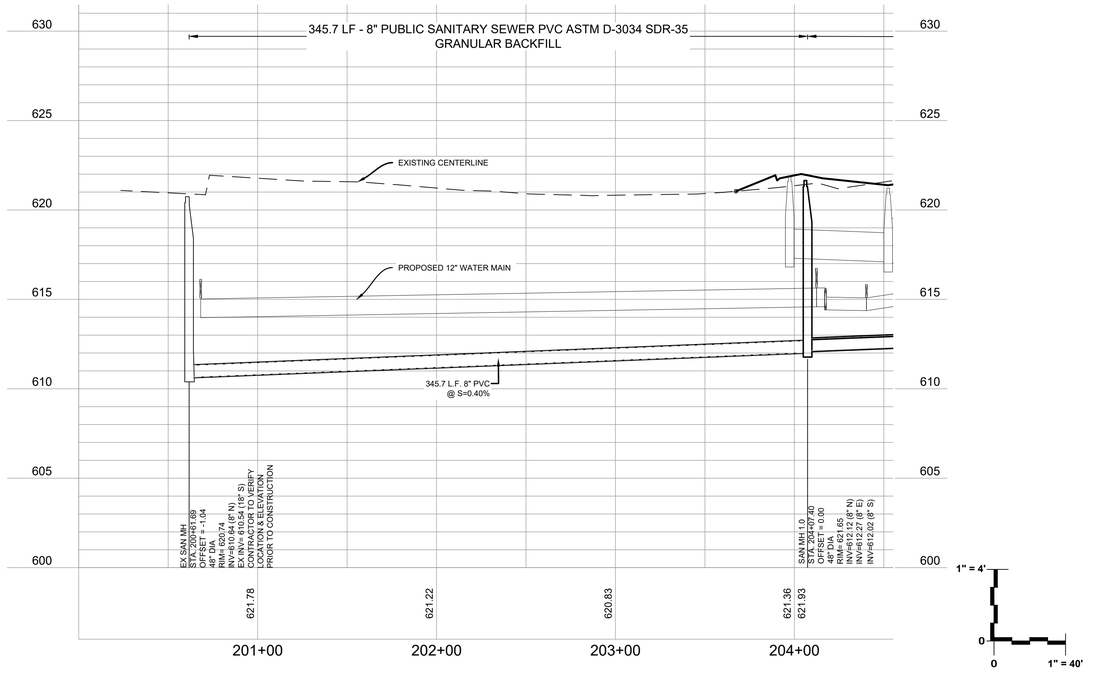

SANITARY SEWER & LATERAL NOTES:

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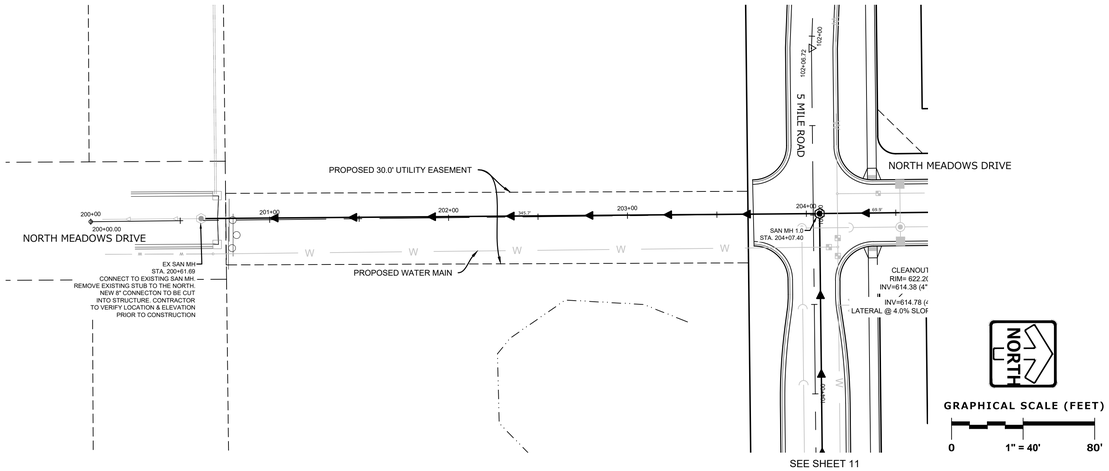

SEE SHEET 11

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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1-800-242-8511
TOLL FREE

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MILW. AREA 259-1181

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CALEDONIA, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25			
2	PER VILLAGE COMMENTS	10/27/25			

PEG JOB No. 3002.00 AEK
PEG PM
START DATE 08/27/25
SCALE 1" = 40'

SHEET 10 41

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SANITARY SEWER PLAN & PROFILE

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REVIEWED:
DESIGNED: AEK
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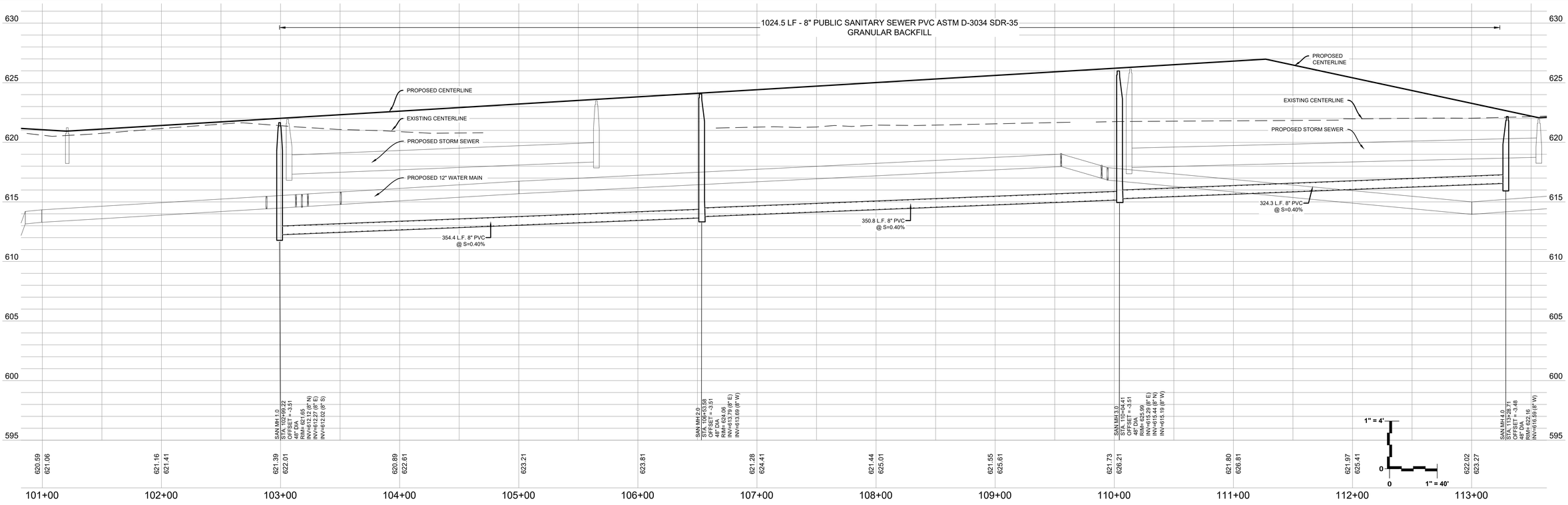
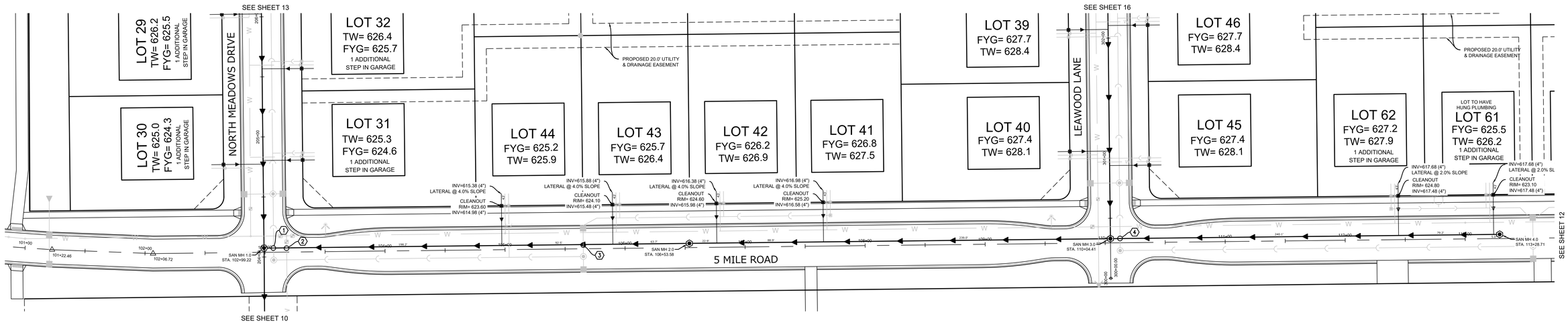


SEE SHEET 13

SEE SHEET 16



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CROSSINGS

1. 15" STORM OVER 8" SANITARY
   15" STM B/PIPE= 617.27
   8" SAN T/PIPE= 612.98
2. 12" WATER OVER 8" SANITARY
   12" WM B/PIPE= 614.56
   8" SAN T/PIPE= 613.03
3. 12" STORM OVER 8" SANITARY
   12" STM B/PIPE= 618.94
   8" SAN T/PIPE= 614.02
4. 18" STORM OVER 8" SANITARY
   18" STM B/PIPE= 617.85
   8" SAN T/PIPE= 616.00

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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THOMAS FARMS

CALEDONIA, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25			
2	PER VILLAGE COMMENTS	10/27/25			

PEC JOB No. 3002.00
PEC PM AEK
START DATE 08/27/25
SCALE 1" = 40'

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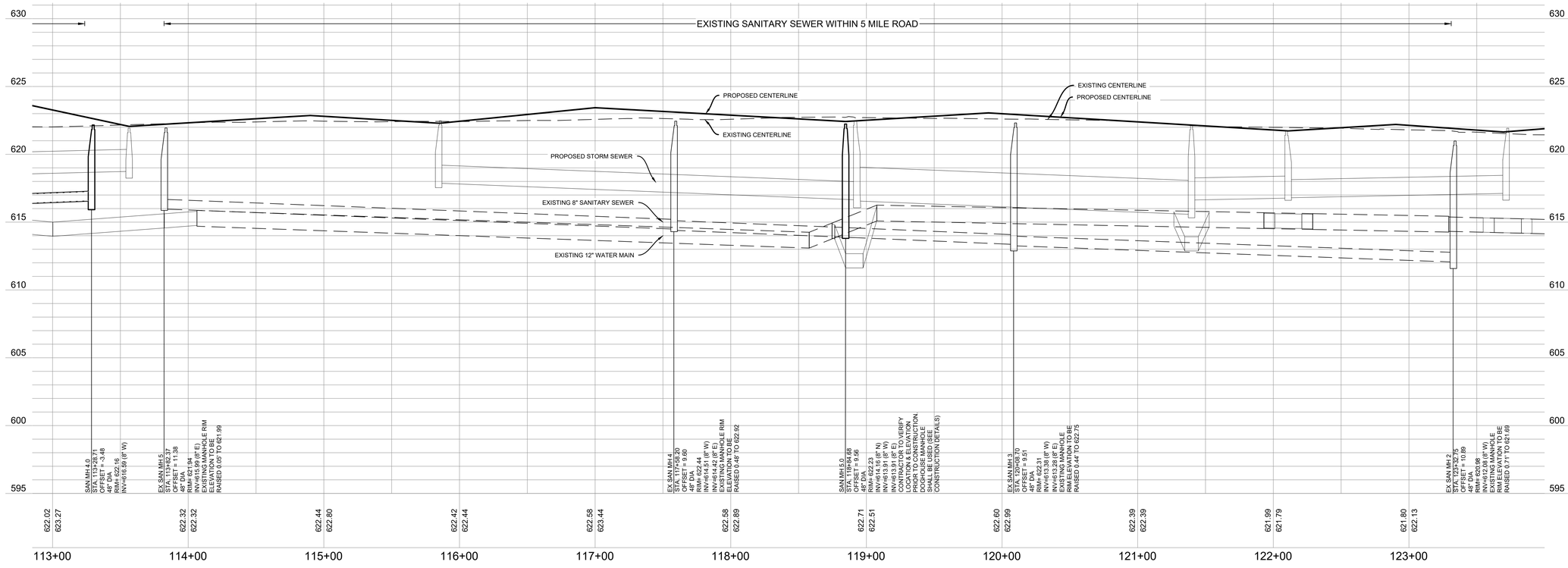

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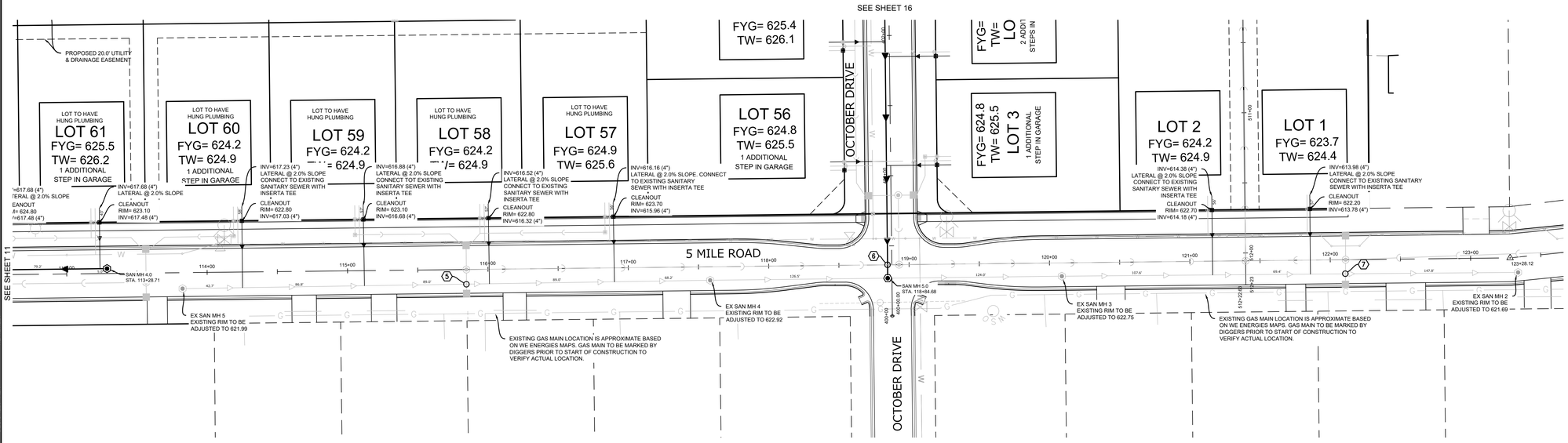

CROSSINGS

5	12" STORM OVER EX 8" SANITARY 12" STM B/PIPE= 617.93 EX 8" SAN T/PIPE= 615.87	6	12" STORM OVER 8" SANITARY 12" STM B/PIPE= 616.68 8" SAN T/PIPE= 614.88
7	12" STORM OVER EX 8" SANITARY 12" STM B/PIPE= 616.91 EX 8" SAN T/PIPE= 612.96		

NORTH

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MILW. AREA 259-1181

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SANITARY SEWER PLAN & PROFILE

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 40'

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SANITARY SEWER PLAN & PROFILE

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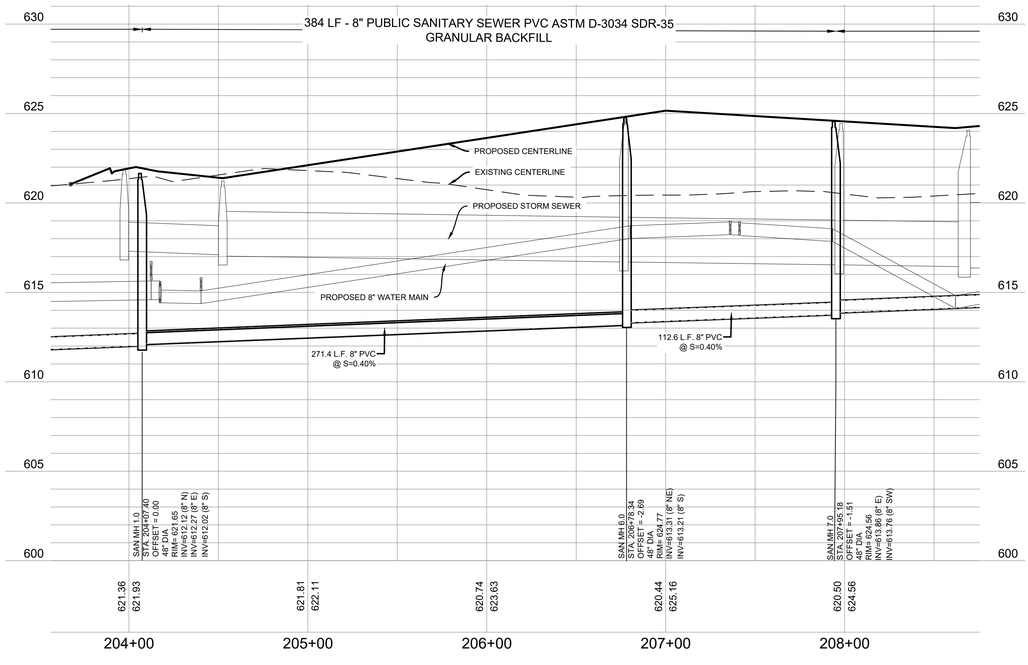

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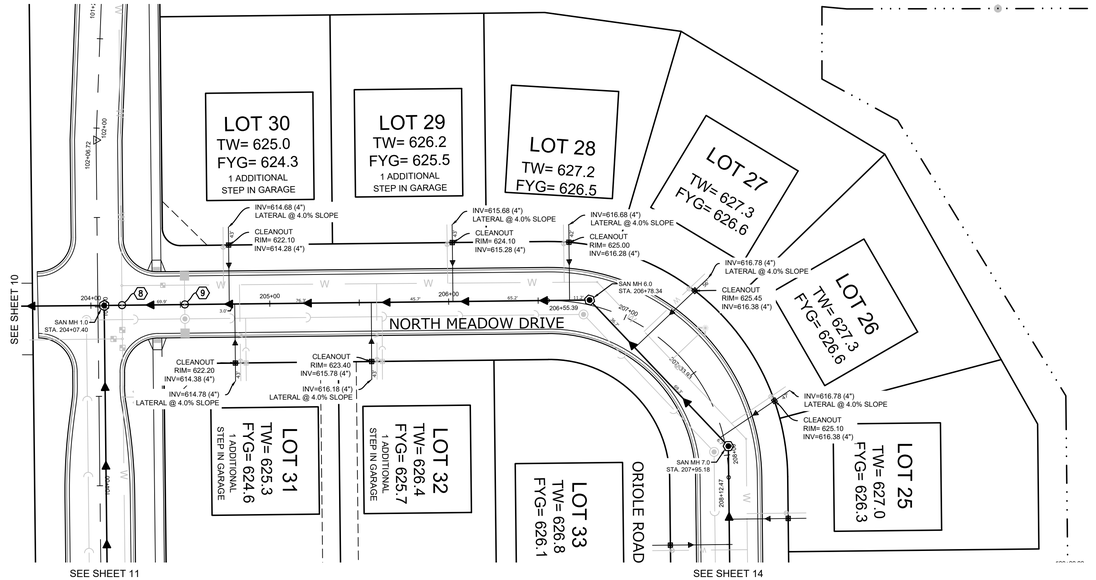

CROSSINGS

8	12" WATER OVER 8" SANITARY 12" WM B/PIPE= 614.46 8" SAN T/PIPE= 612.84	9	12" STORM OVER 8" SANITARY 12" STM B/PIPE= 617.15 8" SAN T/PIPE= 612.98

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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TOLL FREE
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DESIGNED: AEK
REVIEWED:

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CALEDONIA, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS		
1	PER VILLAGE COMMENTS	09/29/25
2	PER VILLAGE COMMENTS	10/27/25

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 40'

SHEET 13 of 41

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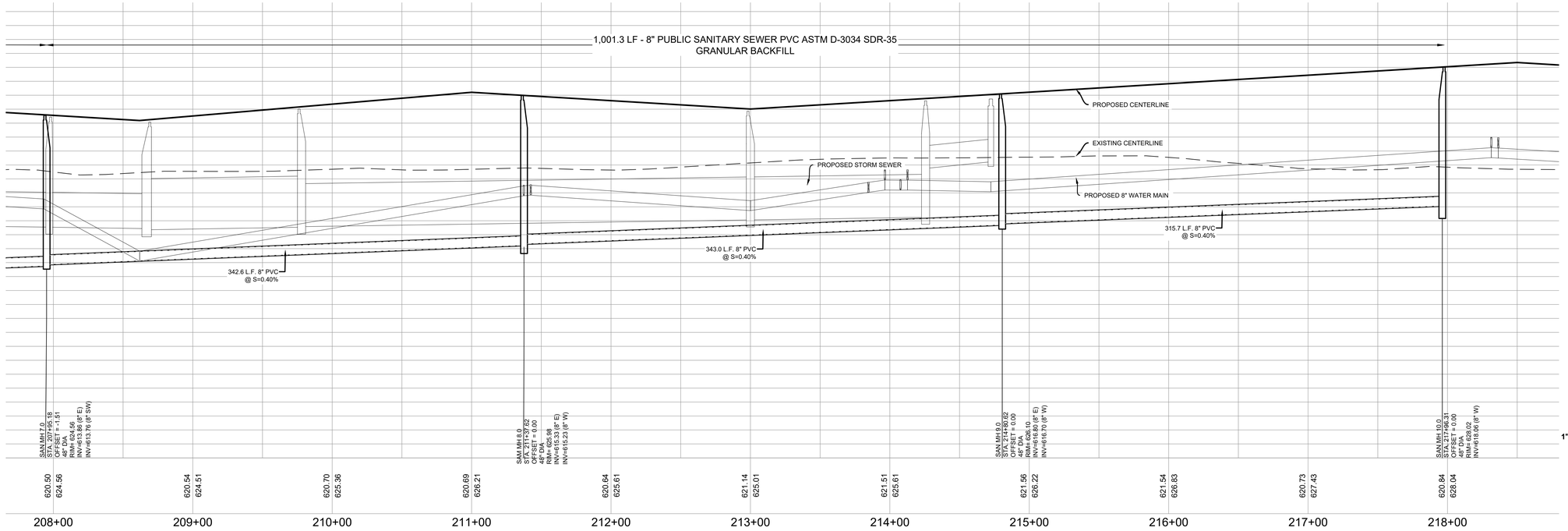

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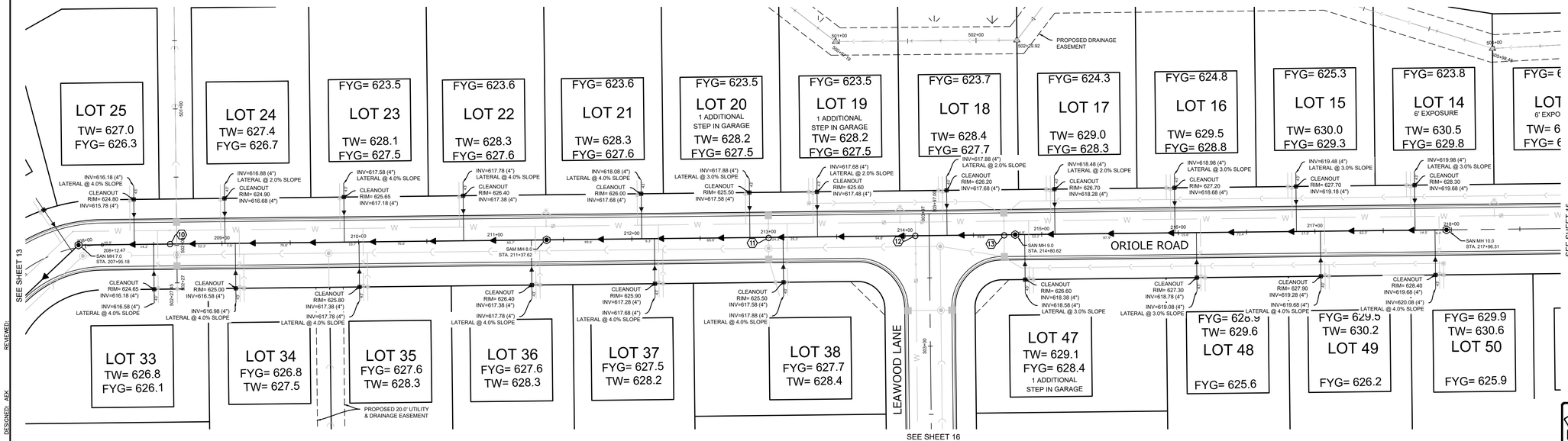

CROSSINGS

10	36" STORM OVER 8" SANITARY 36" STM B/PIPE= 616.35 8" SAN T/PIPE= 614.81	11	12" STORM OVER 8" SANITARY 12" STM B/PIPE= 620.26 8" SAN T/PIPE= 616.66
12	8" SANITARY OVER 8" WATER 8" SAN B/PIPE= 616.39 8" WM T/PIPE= 614.87	13	12" STORM OVER 8" SANITARY 12" STM B/PIPE= 621.41 8" SAN T/PIPE= 617.35

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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SANITARY SEWER PLAN & PROFILE

REVISIONS

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2	PER VILLAGE COMMENTS	10/27/25

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 40'

SHEET 14 41

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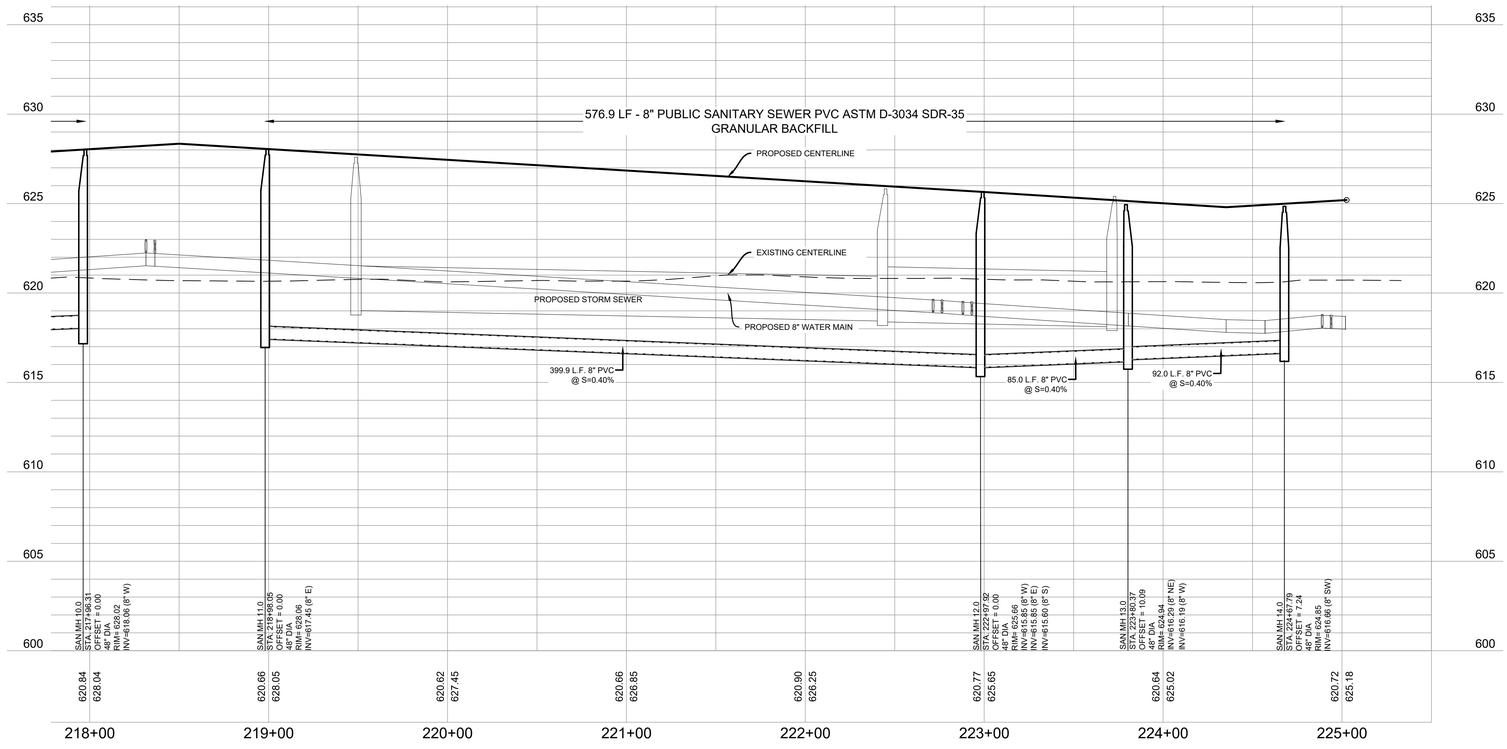

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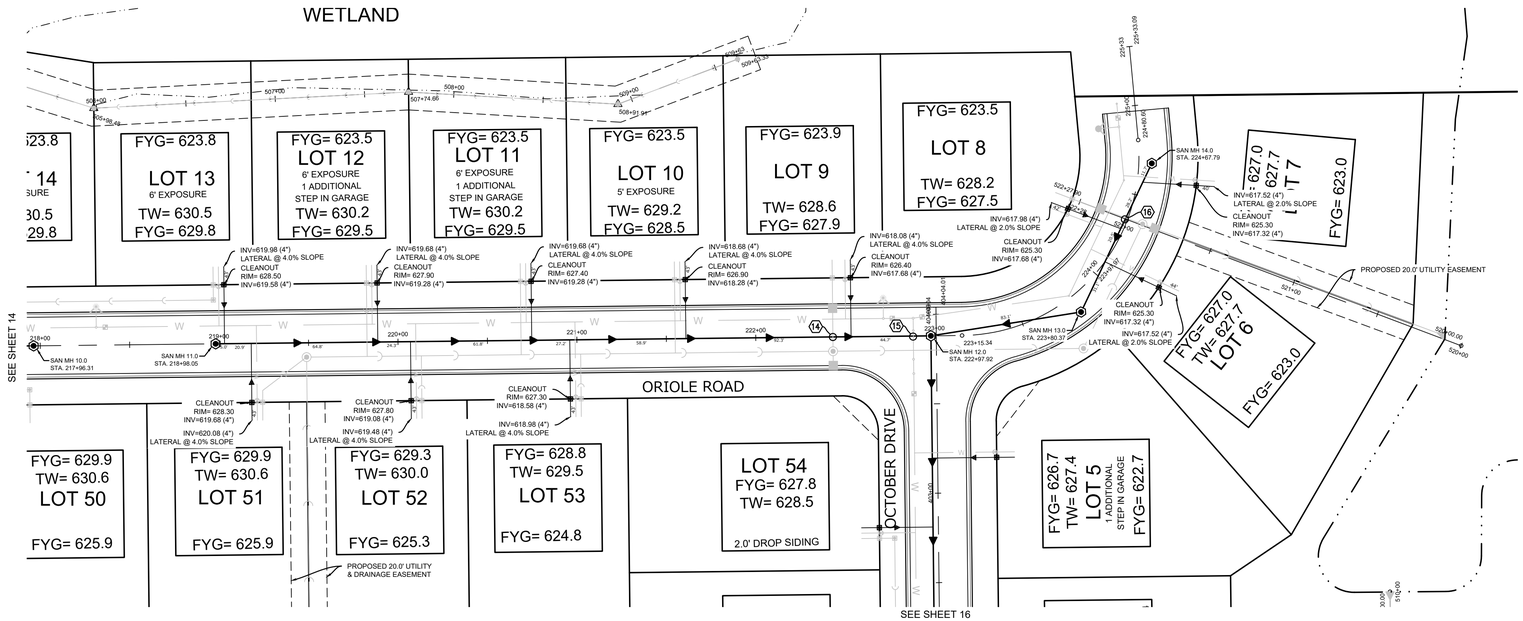
1" = 4'
0
0 1" = 40'



CROSSINGS

14	12" STORM OVER 8" SANITARY 12" STM B/PIPE= 621.37 8" SAN T/PIPE= 616.75	15	8" SANITARY OVER 8" WATER 8" SAN B/PIPE= 615.87 8" WM T/PIPE= 614.36
16	12" STORM OVER 8" SANITARY 12" STM B/PIPE= 620.16 8" SAN T/PIPE= 617.20		

NORTH

GRAPHICAL SCALE (FEET)
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2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00 AEK
PEG PM
START DATE 08/27/25
SCALE 1" = 40'

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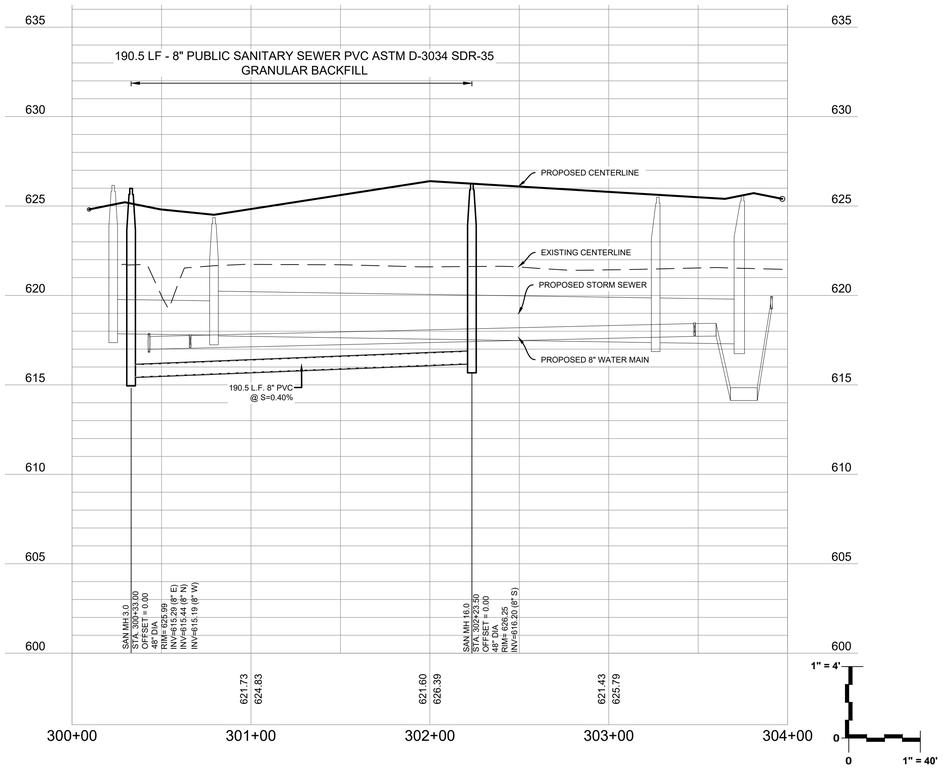

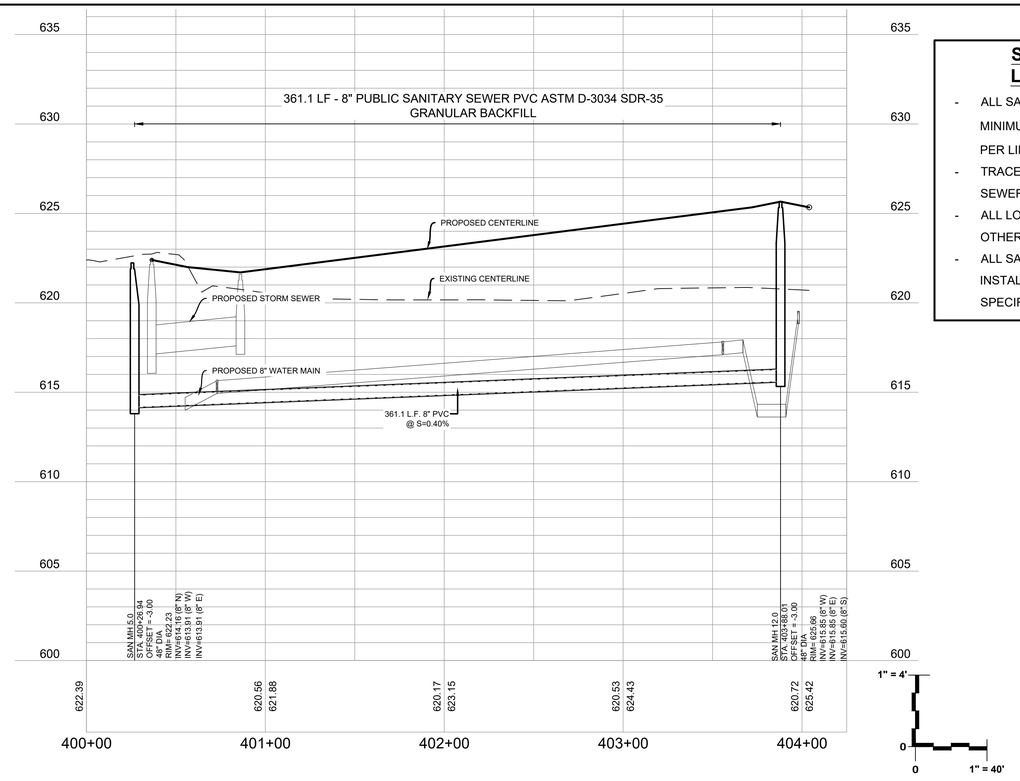

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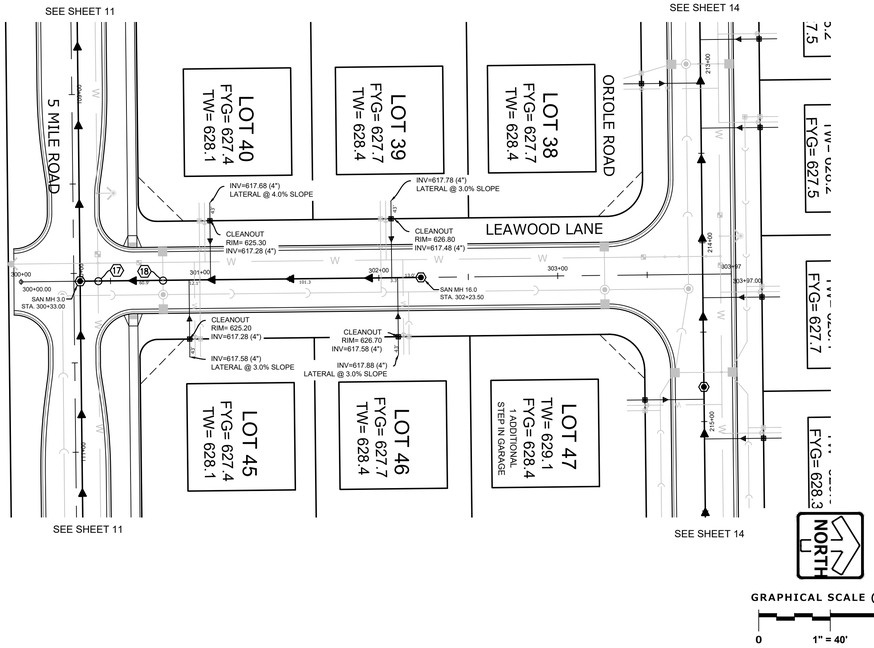

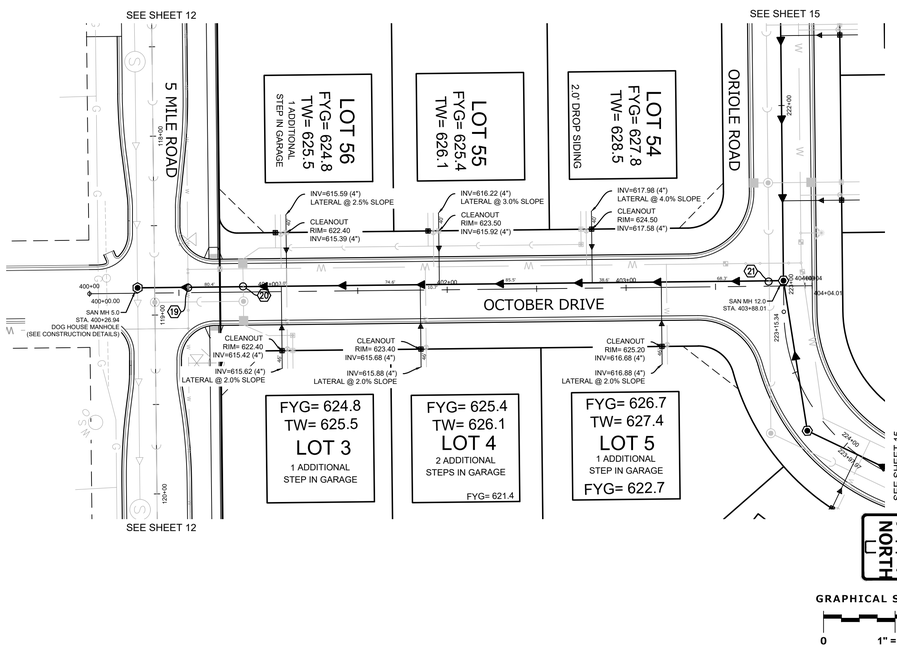

CROSSINGS

- 17 — 12" WATER OVER 8" SANITARY; 12" WM B/PIPE= 616.76; 8" SAN T/PIPE= 616.16
- 18 — 12" STORM OVER 8" SANITARY; 12" STM B/PIPE= 619.90; 8" SAN T/PIPE= 616.30
- 19 — 8" SANITARY OVER 12" WATER; 8" SAN B/PIPE= 614.25; 12" WM T/PIPE= 612.66
- 20 — 12" STORM OVER 8" SANITARY; 12" STM B/PIPE= 617.72; 8" SAN T/PIPE= 615.08
- 21 — 30" STORM OVER 8" SANITARY; 30" STM B/PIPE= 618.28; 8" SAN T/PIPE= 616.25

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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(262) 754-8888
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THOMAS FARMS

CALEDONIA, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25			
2	PER VILLAGE COMMENTS	10/27/25			

PEG JOB No. 3002.00 | AEK
PEG PM | 08/27/25
START DATE | 1" = 40'
SCALE

SHEET 16 of 41

CONSTRUCTION DOCUMENTS
SANITARY SEWER PLAN & PROFILE

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)/ ACCESS PORT
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- WATER MAIN
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

WEST POND
WETLAND
WETLAND
EAST POND
ORIOLE ROAD
ORIOLE ROAD
SHEET 22
SHEET 23
SHEET 21
SHEET 24
SHEET 24
NORTH MEADOW DRIVE
LEANWOOD DRIVE
OCTOBER DRIVE
SHEET 19
5 MILE ROAD
SHEET 20
5 MILE ROAD
WETLAND
SHEET 18

LOT 25 TW= 627.0 FYG= 626.3
LOT 24 TW= 627.4 FYG= 626.7
LOT 23 FYG= 623.5 TW= 628.1 FYG= 627.5
LOT 22 FYG= 623.6 TW= 628.3 FYG= 627.6
LOT 21 FYG= 623.6 TW= 628.3 FYG= 627.6
LOT 20 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5
LOT 19 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5
LOT 18 FYG= 623.7 TW= 628.4 FYG= 627.7
LOT 17 FYG= 624.3 TW= 629.0 FYG= 628.3
LOT 16 FYG= 624.8 TW= 629.5 FYG= 628.8
LOT 15 FYG= 625.3 TW= 630.0 FYG= 629.3
LOT 14 FYG= 623.8 6" EXPOSURE TW= 630.5 FYG= 629.8
LOT 13 FYG= 623.8 6" EXPOSURE TW= 630.5 FYG= 629.8
LOT 12 FYG= 623.5 6" EXPOSURE 1 ADDITIONAL STEP IN GARAGE TW= 630.2 FYG= 629.5
LOT 11 FYG= 623.5 6" EXPOSURE 1 ADDITIONAL STEP IN GARAGE TW= 630.2 FYG= 629.5
LOT 10 FYG= 623.5 5" EXPOSURE TW= 629.2 FYG= 628.5
LOT 9 FYG= 623.9 TW= 628.6 FYG= 627.9
LOT 8 FYG= 623.5 TW= 628.2 FYG= 627.5
FYG= 627.1 TW= 627.7 LOT 7 FYG= 625.0
FYG= 627.1 TW= 627.7 LOT 6 FYG= 625.0
LOT 5 FYG= 626.7 TW= 627.4 FYG= 625.0 FYG= 627.2
LOT 4 FYG= 625.4 TW= 626.1 2 ADDITIONAL STEPS IN GARAGE FYG= 624.7
LOT 3 FYG= 624.5 TW= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 2 FYG= 624.2 TW= 624.9
LOT 1 FYG= 623.7 TW= 624.4

LOT 27 TW= 627.3 FYG= 626.6
LOT 26 TW= 627.3 FYG= 626.6
LOT 28 TW= 627.2 FYG= 626.5
LOT 29 TW= 626.2 FYG= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 30 TW= 625.0 FYG= 624.3 1 ADDITIONAL STEP IN GARAGE
LOT 31 TW= 625.3 FYG= 624.6 1 ADDITIONAL STEP IN GARAGE
LOT 32 TW= 626.4 FYG= 625.7 1 ADDITIONAL STEP IN GARAGE
LOT 33 TW= 626.8 FYG= 626.1
LOT 34 FYG= 626.8 TW= 627.5
LOT 35 FYG= 627.6 TW= 628.3
LOT 36 FYG= 627.6 TW= 628.3
LOT 37 FYG= 627.5 TW= 628.2
LOT 38 FYG= 627.7 TW= 628.4
LOT 39 FYG= 627.7 TW= 628.4
LOT 40 FYG= 627.4 TW= 628.1
LOT 41 FYG= 626.8 TW= 627.5
LOT 42 FYG= 626.2 TW= 626.9
LOT 43 FYG= 625.7 TW= 626.4
LOT 44 FYG= 625.2 TW= 625.9
LOT 45 FYG= 627.4 TW= 628.1
LOT 46 FYG= 627.7 TW= 628.4
LOT 47 TW= 628.1 FYG= 628.4 1 ADDITIONAL STEP IN GARAGE
LOT 48 FYG= 628.9 TW= 629.6 FYG= 625.6
LOT 49 FYG= 629.5 TW= 630.2 FYG= 626.2
LOT 50 FYG= 629.9 TW= 630.6 FYG= 625.9
LOT 51 FYG= 629.9 TW= 630.6 FYG= 625.9
LOT 52 FYG= 629.3 TW= 630.0 FYG= 625.3
LOT 53 FYG= 628.8 TW= 629.5 FYG= 624.8
LOT 54 FYG= 627.8 TW= 628.5 2.0' DROP SIDING
LOT 55 FYG= 625.4 TW= 626.1
LOT 56 FYG= 624.8 TW= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 57 FYG= 624.9 TW= 625.6
LOT 58 FYG= 624.2 TW= 624.9
LOT 59 FYG= 624.2 TW= 624.9
LOT 60 FYG= 624.2 TW= 624.9 1 ADDITIONAL STEP IN GARAGE
LOT 61 FYG= 625.5 TW= 626.2 1 ADDITIONAL STEP IN GARAGE
LOT 62 FYG= 627.2 TW= 627.9 1 ADDITIONAL STEP IN GARAGE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

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THOMAS FARMS

CALEDONIA, WI

WATER MAIN OVERVIEW

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25
2	PER VILLAGE COMMENTS	10/27/25

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 80'

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WATER MAIN OVERVIEW

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DESIGNED: AEK
DRAFTED: AMG

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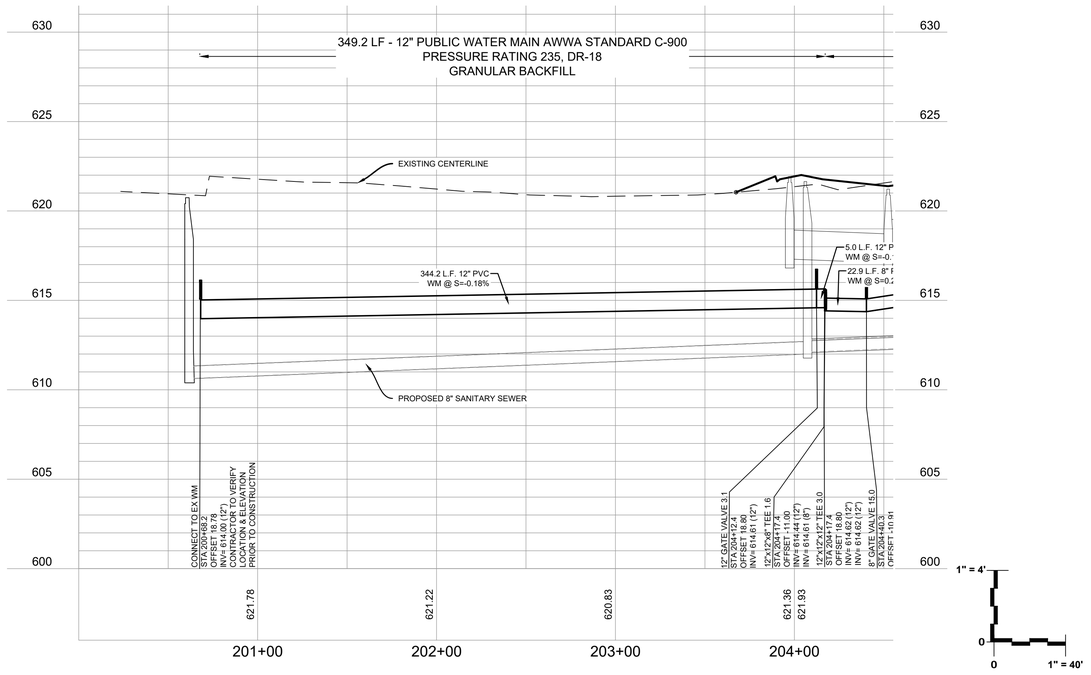

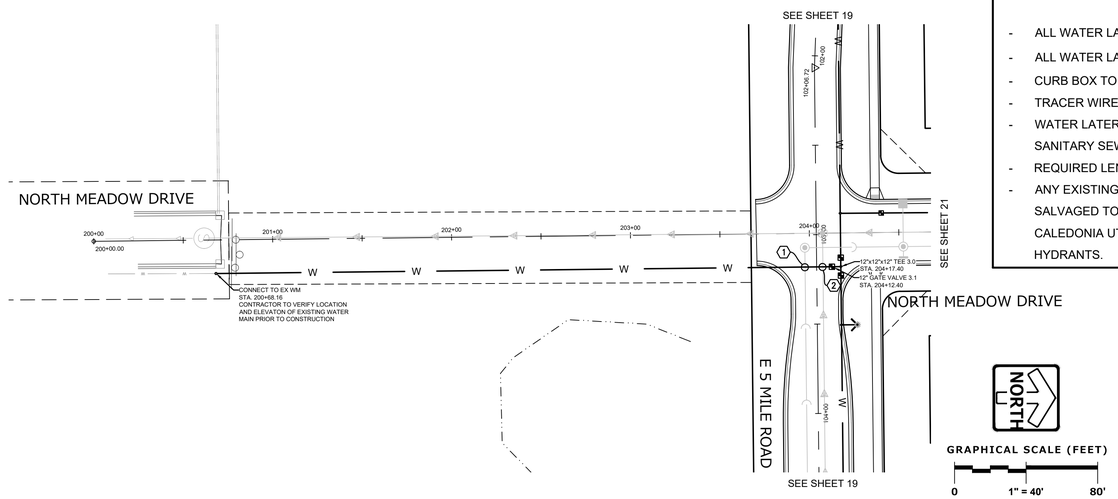

WATER MAIN & LATERAL NOTES:

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- ALL WATER LATERALS SHALL BE 1 $\frac{1}{4}$" HDPE CTS TUBING.
- CURB BOX TO BE INSTALLED 1-FOOT WITHIN R.O.W.
- TRACER WIRE TO BE INSTALLED PER UTILITY DISTRICT STANDARD SPECIFICATIONS.
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CROSSINGS

1	15" STORM OVER 12" WATER 15" STM B/PIPE= 617.36 12" WM T/PIPE= 615.64	2	12" WATER OVER 8" SANITARY 12" WM B/PIPE= 614.56 8" SAN T/PIPE= 613.03

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DESIGNED: AEK
DRAFTED: AMG

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WATER MAIN PLAN & PROFILE

REVISIONS

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WATER MAIN PLAN & PROFILE

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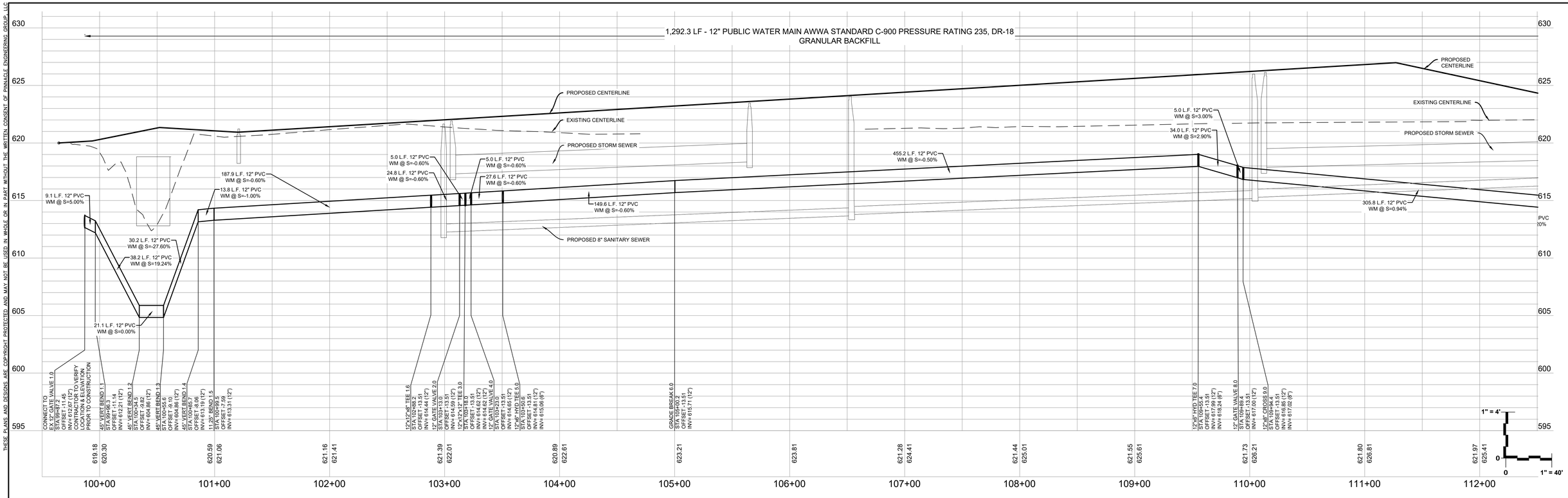

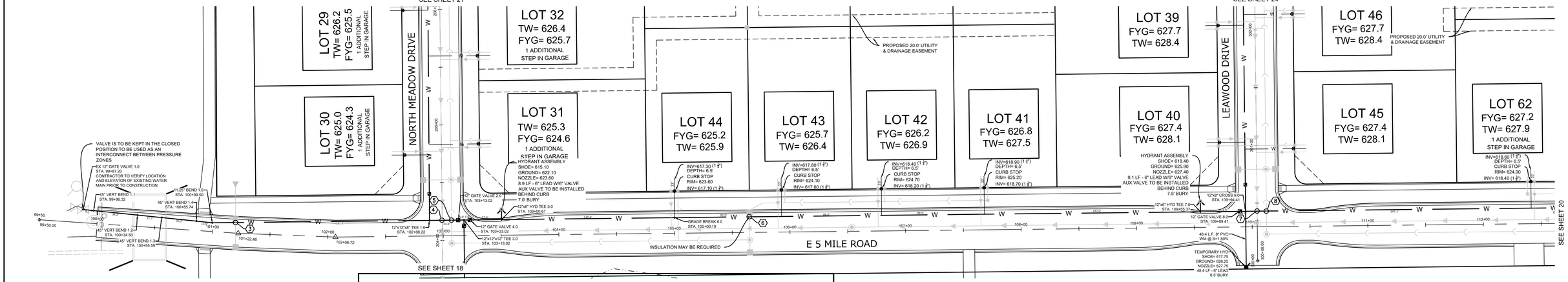
SEE SHEET 21
SEE SHEET 24
SEE SHEET 18
SEE SHEET 20
LOT 29 TW= 626.2 FYG= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 30 TW= 625.0 FYG= 624.3 1 ADDITIONAL STEP IN GARAGE
LOT 31 TW= 625.3 FYG= 624.6 1 ADDITIONAL STEP IN GARAGE
LOT 32 TW= 626.4 FYG= 625.7 1 ADDITIONAL STEP IN GARAGE
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LOT 43 FYG= 625.7 TW= 626.4
LOT 44 FYG= 625.2 TW= 625.9
LOT 45 FYG= 627.4 TW= 628.1
LOT 46 FYG= 627.7 TW= 628.4
LOT 62 FYG= 627.2 TW= 627.9 1 ADDITIONAL STEP IN GARAGE
NORTH MEADOW DRIVE
LEAWOOD DRIVE
PROPOSED 20.0' UTILITY & DRAINAGE EASEMENT
VALVE IS TO BE KEPT IN THE CLOSED POSITION TO BE USED AS AN INTERCONNECT BETWEEN PRESSURE ZONES
EX 12" GATE VALVE 1.0 STA. 99+97.20
CONTRACTOR TO VERIFY LOCATION AND ELEVATON OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION
45° VERT BEND 1.1 STA. 99+96.32
11.25° BEND 1.5 STA. 100+99.50
45° VERT BEND 1.4 STA. 100+85.74
45° VERT BEND 1.2 STA. 100+34.50
45° VERT BEND 1.3 STA. 100+55.59
12"x12"x8" TEE 1.6 STA. 102+88.22
12" GATE VALVE 2.0 STA. 103+13.02
HYDRANT ASSEMBLY SHOE= 615.10 GROUND= 622.10 NOZZLE= 623.60 8.9 LF - 6" LEAD W/6" VALVE AUX VALVE TO BE INSTALLED BEHIND CURB 7.0' BURY
12"x8" HYD TEE 5.0 STA. 103+50.61
12" GATE VALVE 4.0 STA. 103+23.02
12"x12"x12" TEE 3.0 STA. 103+18.02
GRADE BREAK 6.0 STA. 105+00.19
INSULATION MAY BE REQUIRED
E 5 MILE ROAD
INV=617.30 (1 1/2") DEPTH= 6.5' CURB STOP RIM= 623.60 INV= 617.10 (1 1/2")
INV=617.80 (1 1/2") DEPTH= 6.5' CURB STOP RIM= 624.10 INV= 617.60 (1 1/2")
INV=618.40 (1 1/2") DEPTH= 6.5' CURB STOP RIM= 624.70 INV= 618.20 (1 1/2")
INV=618.90 (1 1/2") DEPTH= 6.5' CURB STOP RIM= 625.20 INV= 618.70 (1 1/2")
HYDRANT ASSEMBLY SHOE= 618.40 GROUND= 625.90 NOZZLE= 627.40 9.1 LF - 6" LEAD W/6" VALVE AUX VALVE TO BE INSTALLED BEHIND CURB 7.5' BURY
12"x6" HYD TEE 7.0 STA. 109+55.37
12" GATE VALVE 8.0 STA. 109+89.41
48.4 LF 8" PVC WM @ S=1.50%
TEMPORARY HYD SHOE= 617.75 GROUND= 626.25 NOZZLE= 627.75 48.4 LF - 8" LEAD 8.5' BURY
12"x8" CROSS 9.0 STA. 109+89.41
INV=618.60 (1 1/2") DEPTH= 6.5' CURB STOP RIM= 624.90 INV= 618.40 (1 1/2")
302+00
303+00
304+00
305+00
306+00
307+00
308+00
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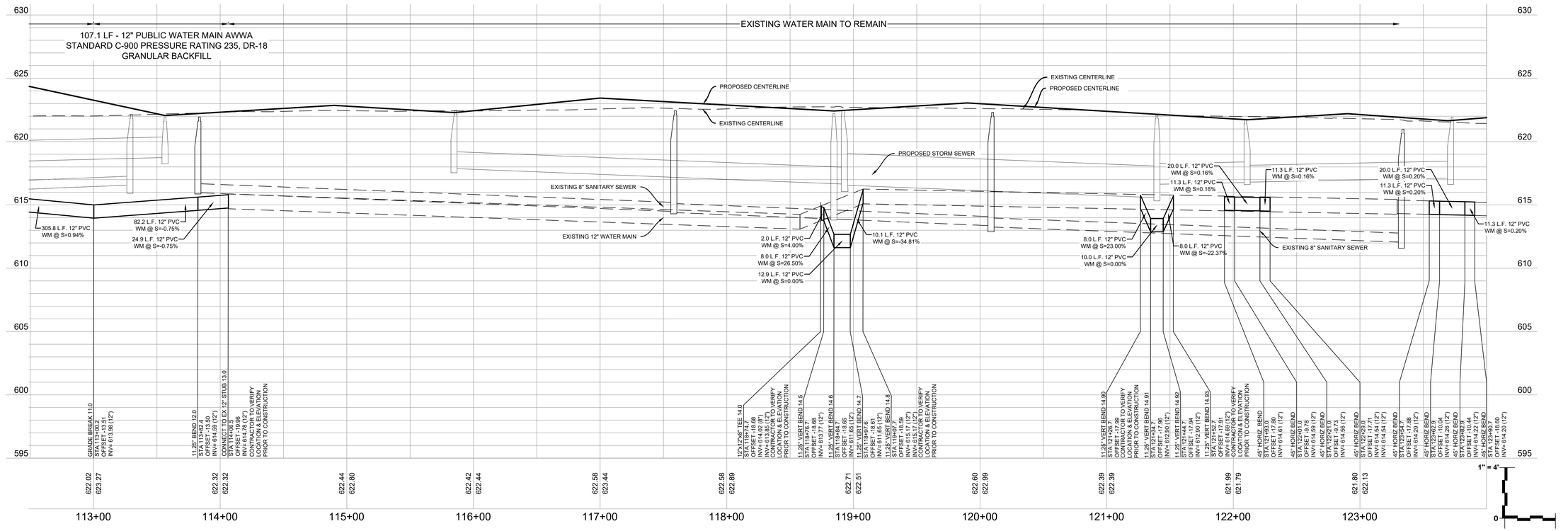


CROSSINGS

9 — 15" STORM OVER 12" WATER
15" STM B/PIPE= 618.78
12" WM T/PIPE= 615.52

10 — 12" STORM OVER 12" WATER
12" STM B/PIPE= 617.96
12" WM T/PIPE= 615.20

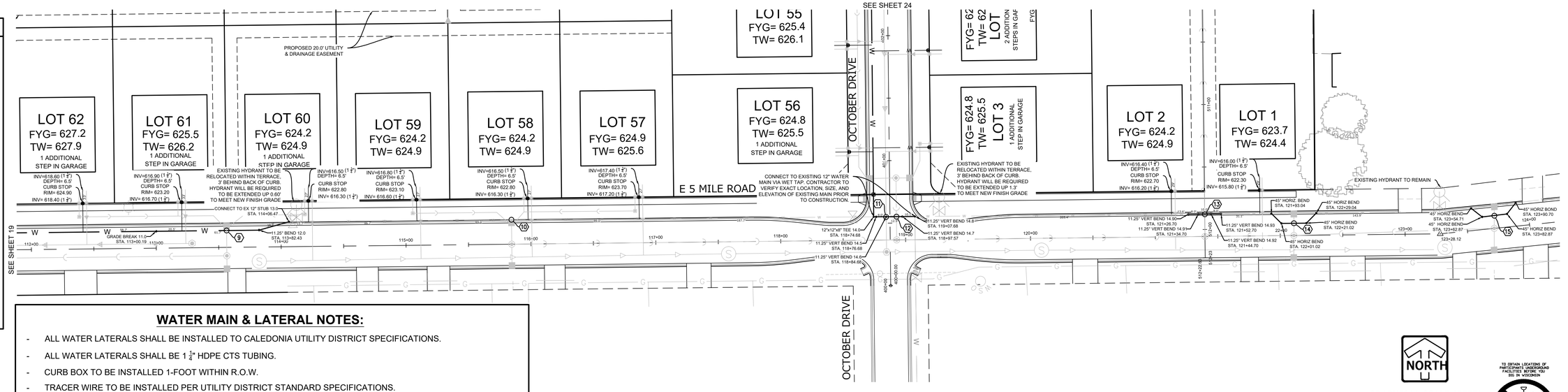
11 — 8" SANITARY OVER 12" WATER
8" SAN B/PIPE= 614.25
12" WM T/PIPE= 612.71

12 — 12" STORM OVER 12" WATER
12" STM B/PIPE= 617.49
12" WM T/PIPE= 615.63

13 — 24" STORM OVER 12" WATER
24" STM B/PIPE= 615.50
12" WM T/PIPE= 613.96

14 — 12" STORM OVER 12" WATER
12" STM B/PIPE= 617.36
12" WM T/PIPE= 615.57

15 — 12" STORM OVER 12" WATER
12" STM B/PIPE= 617.34
12" WM T/PIPE= 615.24



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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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WATER MAIN PLAN & PROFILE

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PEG JOB No. 3002.00
PEG PM ABK
START DATE 08/27/25
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WATER MAIN PLAN & PROFILE

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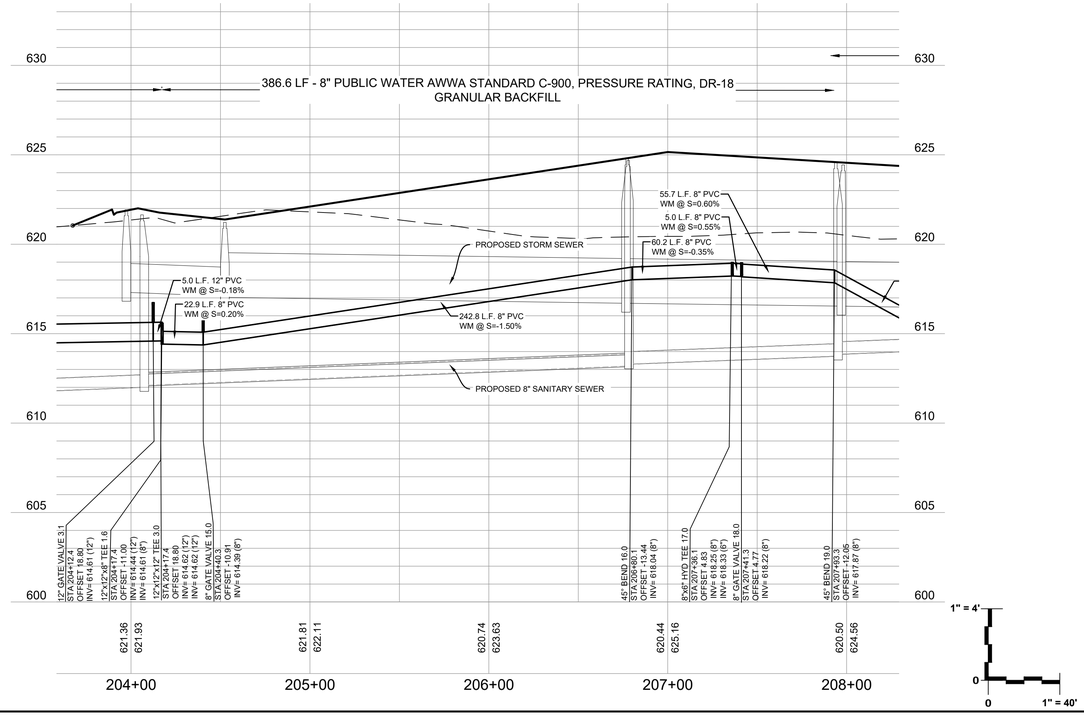

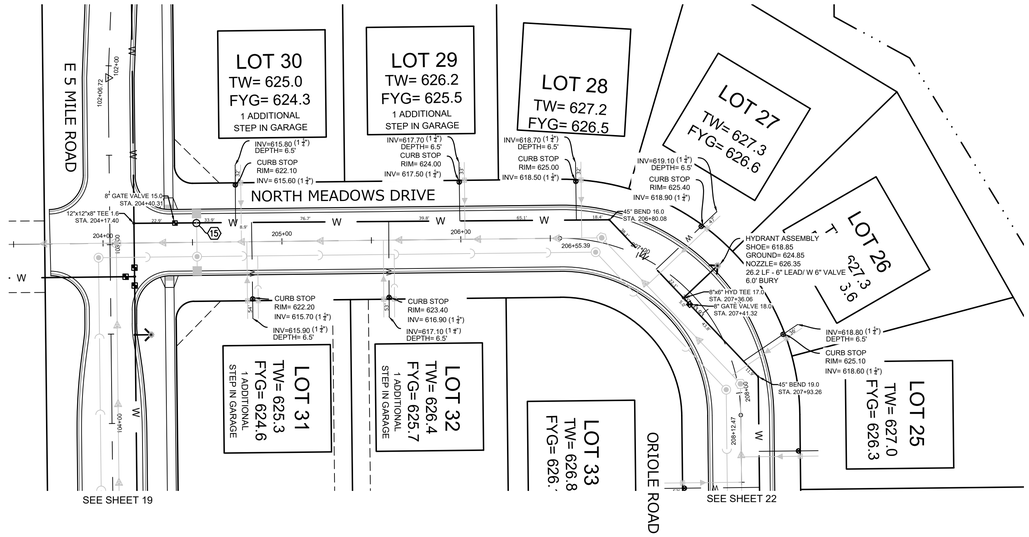

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CROSSINGS

15	12" STORM OVER 8" WATER 12" STM B/PIPE= 617.21 8" WM T/PIPE= 615.30

GRAPHICAL SCALE (FEET)

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WATER MAIN PLAN & PROFILE

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1,047.7 LF - 8" PUBLIC WATER AWWA STANDARD C-900, PRESSURE RATING, DR-18
GRANULAR BACKFILL

655.7

PROPOSED CENTERLINE
EXISTING CENTERLINE
PROPOSED STORM SEWER
PROPOSED 8" SANITARY SEWER

70.9 L.F. 8" PVC WM @ S=5.28%
275.5 L.F. 8" PVC WM @ S=-1.70%
5.0 L.F. 8" PVC WM @ S=-0.85%
157.7 L.F. 8" PVC WM @ S=0.70%
5.0 L.F. 8" PVC WM @ S=-0.10%
11.2 L.F. 8" PVC WM @ S=0.10%
11.8 L.F. 8" PVC WM @ S=-1.40%
84.5 L.F. 8" PVC WM @ S=-1.55%
59.8 L.F. 8" PVC WM @ S=0.20%
359.0 L.F. 8" PVC WM @ S=-0.68%
5.0 L.F. 8" PVC WM @ S=0.70%

45° BEND 19.0 STA 207+93.3 OFFSET -12.95 INV= 611.67 (8")
GRADE BREAK 20.0 STA 208+62.6 OFFSET -13.08 INV= 614.13 (8")
8"x6" HYD TEE 21.0 STA 211+37.4 OFFSET -9.99 INV= 618.56 (8") INV= 618.90 (6")
6" GATE VALVE 22.0 STA 211+42.4 OFFSET -9.99 INV= 618.86 (6")
8" GATE VALVE 23.0 STA 213+84.7 OFFSET -10.00 INV= 619.08 (8")
6"x6" HYD TEE 24.0 STA 213+96.5 OFFSET -9.99 INV= 619.23 (8") INV= 619.23 (6")
8"x8"x6" TEE & 45° VERT BEND 25.0 STA 214+07.7 OFFSET -10.00 INV= 619.22 (8") INV= 619.22 (8") INV= 619.22 (6")
6" GATE VALVE 26.0 STA 214+12.7 OFFSET -9.99 INV= 619.22 (6")
GRADE BREAK 26.1 STA 214+72.5 OFFSET -9.99 INV= 619.11 (8")
8"x6" HYD TEE 27.0 STA 218+33.4 OFFSET -9.99 INV= 621.55 (8") INV= 621.63 (6")
8" GATE VALVE 28.0 STA 218+36.4 OFFSET -9.99 INV= 621.52 (8")

620.50 624.56 | 620.54 624.51 | 620.70 625.36 | 620.69 626.21 | 620.64 625.61 | 621.14 625.01 | 621.51 625.61 | 621.56 626.22 | 621.54 626.83 | 620.73 627.43 | 620.84 628.04 | 620.66 628.05 | 620.62 627.45

208+00 209+00 210+00 211+00 212+00 213+00 214+00 215+00 216+00 217+00 218+00 219+00 220+00

630 625 620 615 610 605 600

1" = 4'
0
0
1" = 40'

PROPOSED DRAINAGE EASEMENT

LOT 25 TW= 627.0 FYG= 626.3
LOT 24 TW= 627.4 FYG= 626.7
LOT 23 FYG= 623.5 TW= 628.1 FYG= 627.5
LOT 22 FYG= 623.6 TW= 628.3 FYG= 627.6
LOT 21 FYG= 623.6 TW= 628.3 FYG= 627.6
LOT 20 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5
LOT 19 FYG= 623.5 1 ADDITIONAL STEP IN GARAGE TW= 628.2 FYG= 627.5
LOT 18 FYG= 623.7 TW= 628.4 FYG= 627.7
LOT 17 FYG= 624.3 TW= 629.0 FYG= 628.3
LOT 16 FYG= 624.8 TW= 629.5 FYG= 628.8
LOT 15 FYG= 625.3 TW= 630.0 FYG= 629.3
LOT 14 FYG= 623.8 6' EXPOSURE TW= 630.5 FYG= 629.8
LOT 13 FYG= 623.8 6' EXPOSURE TW= 630.5 FYG= 629.8
LOT 12 FYG= 623.5 6' EXPOSURE 1 ADDITIONAL STEP IN GARAGE TW= 630.2 FYG= 629.5
LOT 33 TW= 626.8 FYG= 626.1
LOT 34 FYG= 626.8 TW= 627.5
LOT 35 FYG= 627.6 TW= 628.3
LOT 36 FYG= 627.6 TW= 628.3
LOT 37 FYG= 627.5 TW= 628.2
LOT 38 FYG= 627.7 TW= 628.4
LOT 47 TW= 629.1 FYG= 628.4 1 ADDITIONAL STEP IN GARAGE
LOT 48 FYG= 628.9 TW= 629.6 FYG= 625.6
LOT 49 FYG= 629.5 TW= 630.2 FYG= 626.2
LOT 50 FYG= 629.9 TW= 630.6 FYG= 625.9
LOT 51 FYG= 629.9 TW= 630.6 FYG= 625.9
LOT 52 FYG= 629.3 TW= 630.0 FYG= 625.3

ORIOLE ROAD
LEAWOOD DRIVE

HYDRANT ASSEMBLY SHOE= 619.50 GROUND= 626.00 NOZZLE= 627.50 11.5 LF -6" LEAD W/6" VALVE 6.5' BURY
HYDRANT ASSEMBLY SHOE= 619.60 GROUND= 626.00 NOZZLE= 627.10 11.5 LF -6" LEAD W/6" VALVE 6.0' BURY
HYDRANT ASSEMBLY SHOE= 621.70 GROUND= 628.20 NOZZLE= 629.70 11.5 LF -6" LEAD W/6" VALVE 6.5' BURY

PROPOSED 20' UTILITY & DRAINAGE EASEMENT

SEE SHEET 21
SEE SHEET 23
SEE SHEET 24

CROSSINGS

16	36" STORM OVER 8" WATER 36" STM B/PIPE= 616.36 8" WM T/PIPE= 614.85	17	12" STORM OVER 8" WATER 12" STM B/PIPE= 620.36 8" WM T/PIPE= 618.47	18	12" STORM OVER 8" WATER 12" STM B/PIPE= 621.51 8" WM T/PIPE= 619.83

WATER MAIN & LATERAL NOTES:

- ALL WATER LATERALS SHALL BE INSTALLED TO CALEDONIA UTILITY DISTRICT SPECIFICATIONS.
- ALL WATER LATERALS SHALL BE 1 ¼" HDPE CTS TUBING.
- CURB BOX TO BE INSTALLED 1-FOOT WITHIN R.O.W.
- TRACER WIRE TO BE INSTALLED PER UTILITY DISTRICT STANDARD SPECIFICATIONS.
- WATER LATERALS TO BE INSULATED FROM STORM SEWER & SANITARY SEWER MAIN TO PREVENT ANY FREEZING OF WATER LATERALS.
- REQUIRED LENGTHS FOR ALL JOINT RESTRAINTS ARE TABULATED IN THE CONSTRUCTION DETAILS ON SHEET 40.
- ANY EXISTING HYDRANTS, VALVES, VALVE BOXES THAT ARE REMOVED AND NOT RE-INSTALLED SHALL BE SALVAGED TO THE UTILITY DISTRICT. EXISTING HYDRANTS PLANNED TO BE RELOCATED MUST BE INSPECTED BY CALEDONIA UTILITY STAFF PRIOR TO REINSTALLATION. REJECTED HYDRANTS SHALL BE REPLACED WITH NEW HYDRANTS.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DATE NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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CALEDONIA, WI

WATER MAIN PLAN & PROFILE

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 40'

SHEET 22 of 41

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CONSTRUCTION DOCUMENTS

WATER MAIN PLAN & PROFILE

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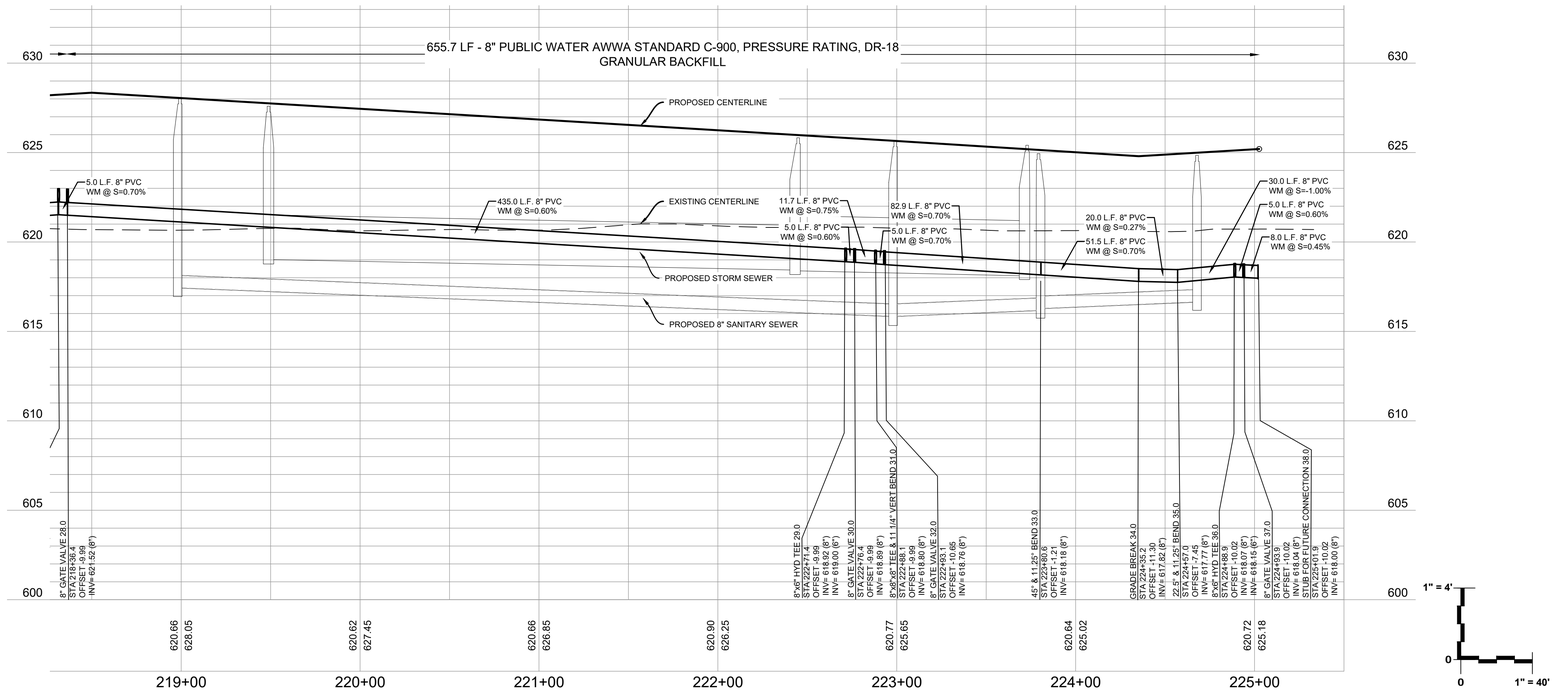

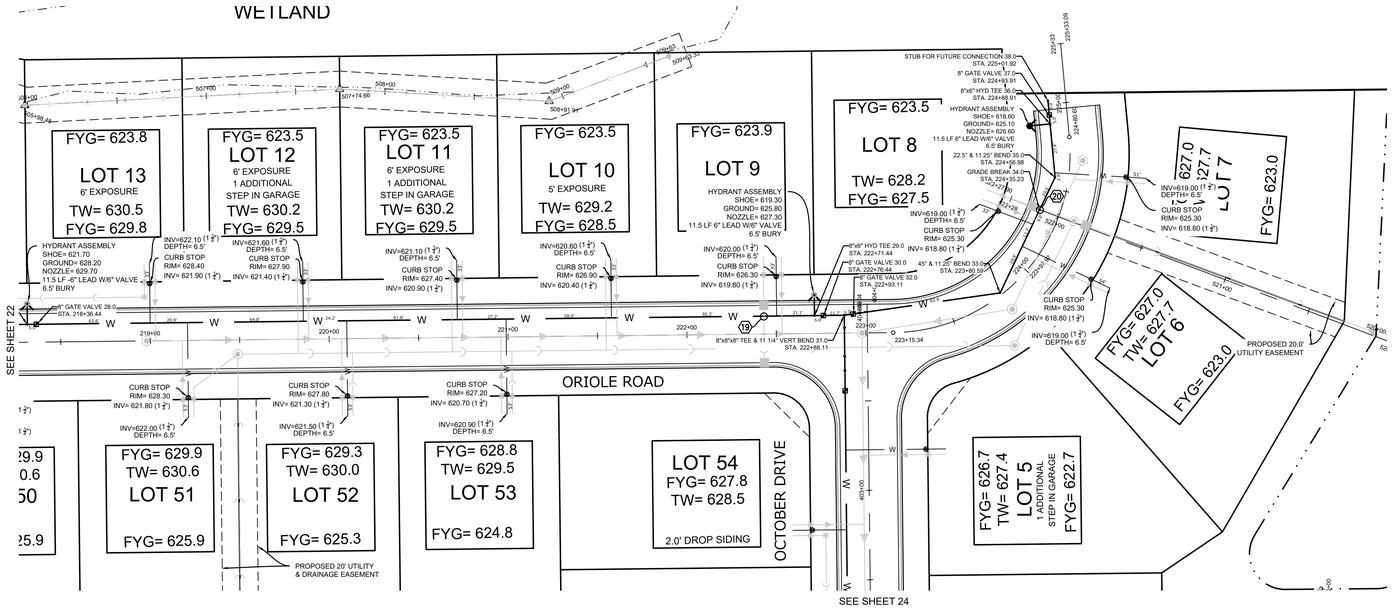

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CROSSINGS

19 — 12" STORM OVER
8" WATER
12" STM B/PIPE= 621.45
8" WM T/PIPE= 619.81

20 — 12" STORM OVER
8" WATER
12" STM B/PIPE= 620.24
8" WM T/PIPE= 618.54

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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CONSTRUCTION DOCUMENTS

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DESIGNED: AEK
REVIEWED:

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WATER MAIN PLAN & PROFILE

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No.: 3002.00
PEG PM: AEK
START DATE: 08/27/25
SCALE: 1" = 40'

SHEET 23 41

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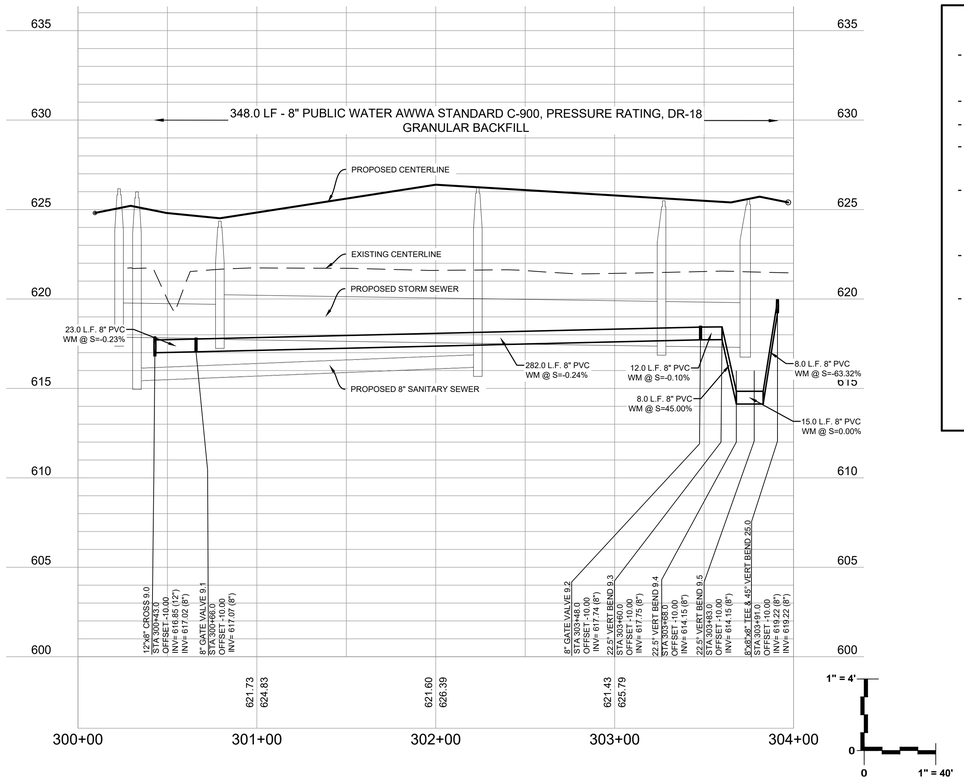

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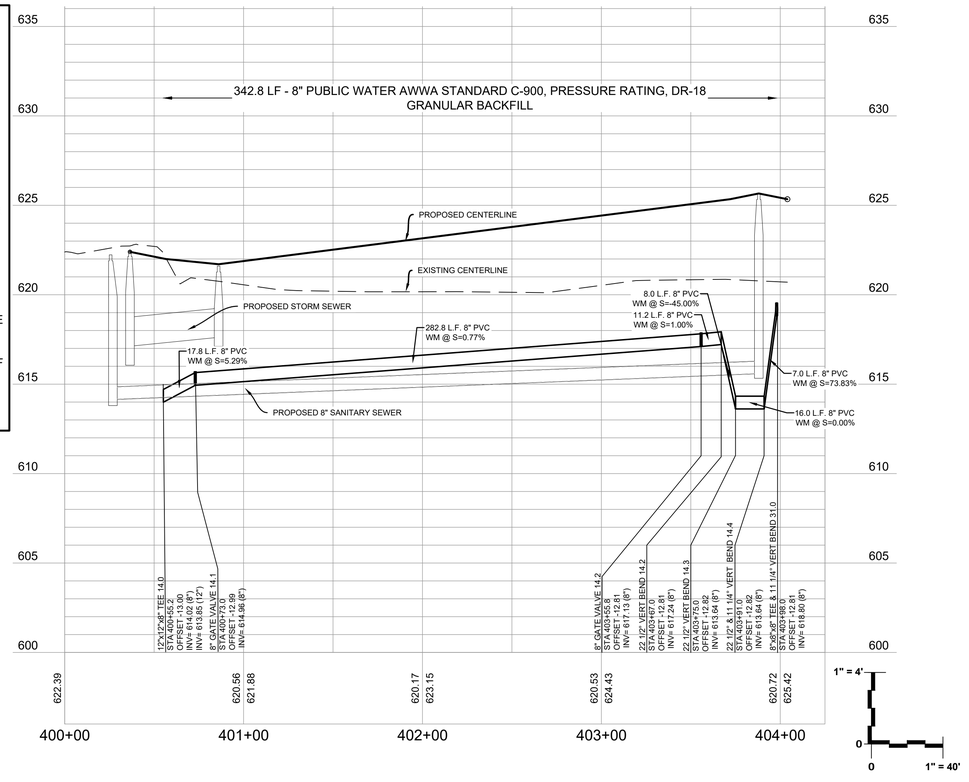

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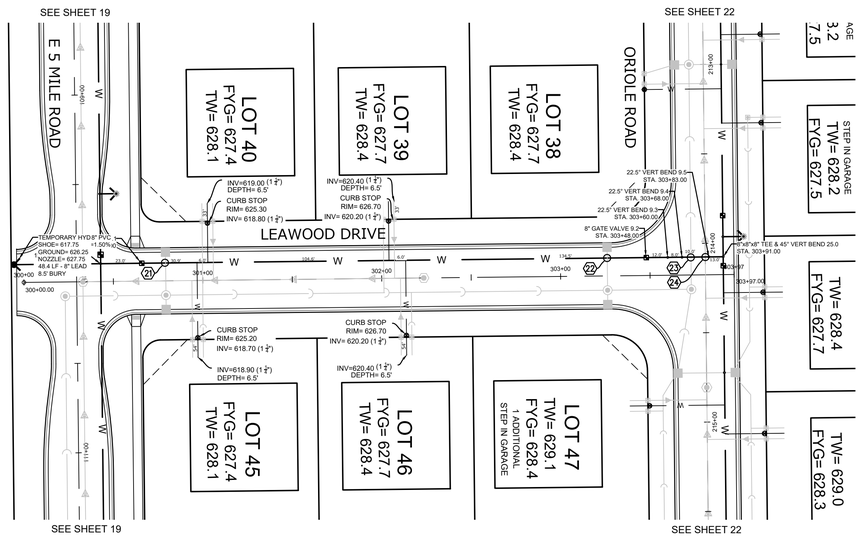
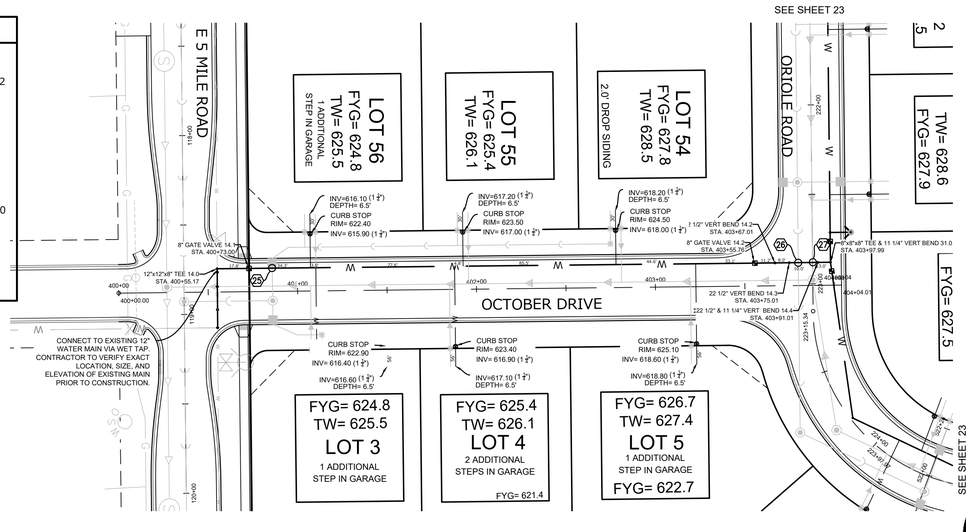


CROSSINGS

21	12" STORM OVER 8" WATER 12" STM B/PIPE= 620.00 8" WM T/PIPE= 616.70	22	12" STORM OVER 8" WATER 12" STM B/PIPE= 621.02 8" WM T/PIPE= 618.72
23	30" STORM OVER 8" WATER 24" STM B/PIPE= 617.22 8" WM T/PIPE= 615.68	24	8" SANITARY OVER 8" WATER 8" SAN B/PIPE= 616.39 8" WM T/PIPE= 614.87
25	12" STORM OVER 8" WATER 12" STM B/PIPE= 617.82 8" WM T/PIPE= 615.19	26	30" STORM OVER 8" WATER 30" STM B/PIPE= 618.30 8" WM T/PIPE= 615.55
27	8" SANITARY OVER 8" WATER 8" SAN B/PIPE= 615.87 8" WM T/PIPE= 614.36		

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'



GRAPHICAL SCALE (FEET)
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THOMAS FARMS

CALEDONIA, WI

WATER MAIN PLAN & PROFILE

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25
2	PER VILLAGE COMMENTS	10/27/25

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 40'

SHEET 24 41

WATER MAIN PLAN & PROFILE

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)/ ACCESS PORT
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- LIGHTING
- STREET SIGN

WEST POND
WETLAND
WETLAND
EAST POND
ORIOLE ROAD
ORIOLE ROAD
5 MILE ROAD
5 MILE ROAD
NORTH MEADOW DRIVE
LEAWOOD DRIVE
OCTOBER DRIVE
SHEET 26
SHEET 27
SHEET 27
SHEET 28
SHEET 28
SHEET 29
SHEET 29
SHEET 30

LOT 1 FYG= 623.7 TW= 624.4
LOT 2 FYG= 624.2 TW= 624.9
LOT 3 FYG= 624.8 TW= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 4 FYG= 626.1 TW= 626.4 1 ADDITIONAL STEP IN GARAGE
LOT 5 FYG= 627.4 TW= 627.7 1 ADDITIONAL STEP IN GARAGE
LOT 6 FYG= 628.0 TW= 627.7
LOT 7 FYG= 627.7 TW= 627.7
FYG= 625.0
LOT 8 FYG= 623.5 TW= 628.2 FYG= 627.5
LOT 9 FYG= 623.9 TW= 628.6 FYG= 627.9
LOT 10 FYG= 623.5 9' EXPOSURE TW= 629.2 FYG= 628.5
LOT 11 8' EXPOSURE 1 ADDITIONAL STEP IN GARAGE FYG= 623.5 TW= 630.2 FYG= 629.5
LOT 12 8' EXPOSURE 1 ADDITIONAL STEP IN GARAGE FYG= 623.5 TW= 630.2 FYG= 629.5
LOT 13 8' EXPOSURE FYG= 623.8 TW= 630.5 FYG= 629.8
LOT 14 8' EXPOSURE FYG= 623.8 TW= 630.5 FYG= 629.8
LOT 15 FYG= 625.3 TW= 630.0 FYG= 629.3
LOT 16 FYG= 624.8 TW= 629.5 FYG= 628.8
LOT 17 FYG= 624.3 TW= 629.0 FYG= 628.3
LOT 18 FYG= 623.7 TW= 628.4 FYG= 627.7
LOT 19 1 ADDITIONAL STEP IN GARAGE FYG= 623.5 TW= 628.2 FYG= 627.5
LOT 20 1 ADDITIONAL STEP IN GARAGE FYG= 623.5 TW= 628.2 FYG= 627.5
LOT 21 FYG= 623.6 TW= 628.3 FYG= 627.6
LOT 22 FYG= 623.6 TW= 628.3 FYG= 627.6
LOT 23 FYG= 623.5 TW= 628.1 FYG= 627.5
LOT 24 TW= 627.4 FYG= 626.7
LOT 25 TW= 627.0 FYG= 626.3
LOT 26 TW= 627.3 FYG= 626.6
LOT 27 TW= 627.3 FYG= 626.6
LOT 28 TW= 627.2 FYG= 626.5
LOT 29 TW= 626.2 FYG= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 30 TW= 625.0 FYG= 624.3 1 ADDITIONAL STEP IN GARAGE
LOT 31 TW= 625.3 FYG= 624.6 1 ADDITIONAL STEP IN GARAGE
LOT 32 TW= 626.4 FYG= 625.7 1 ADDITIONAL STEP IN GARAGE
LOT 33 TW= 626.8 FYG= 626.1
LOT 34 FYG= 626.8 TW= 627.5
LOT 35 FYG= 627.6 TW= 628.3
LOT 36 FYG= 627.6 TW= 628.3
LOT 37 FYG= 627.5 TW= 628.2
LOT 38 FYG= 627.7 TW= 628.4
LOT 39 FYG= 627.7 TW= 628.4
LOT 40 FYG= 627.4 TW= 628.1
LOT 41 FYG= 626.8 TW= 627.5
LOT 42 FYG= 626.2 TW= 626.9
LOT 43 FYG= 625.7 TW= 626.4
LOT 44 FYG= 625.2 TW= 625.9
LOT 45 FYG= 627.4 TW= 628.1
LOT 46 FYG= 627.7 TW= 628.4
LOT 47 TW= 629.1 FYG= 628.4 1 ADDITIONAL STEP IN GARAGE
LOT 48 FYG= 628.9 TW= 629.6 FYG= 625.6
LOT 49 FYG= 629.5 TW= 630.2 FYG= 626.2
LOT 50 FYG= 629.9 TW= 630.6 FYG= 625.9
LOT 51 FYG= 629.9 TW= 630.6 FYG= 625.9
LOT 52 FYG= 629.3 TW= 630.0 FYG= 625.3
LOT 53 FYG= 628.8 TW= 629.5 FYG= 624.8
LOT 54 FYG= 627.8 TW= 628.5 2.0' DROP SIDING
LOT 55 FYG= 625.4 TW= 626.1
LOT 56 FYG= 624.8 TW= 625.5 1 ADDITIONAL STEP IN GARAGE
LOT 57 FYG= 624.9 TW= 625.6
LOT 58 FYG= 624.2 TW= 624.9
LOT 59 FYG= 624.2 TW= 624.9
LOT 60 FYG= 624.2 TW= 624.9 1 ADDITIONAL STEP IN GARAGE
LOT 61 FYG= 625.5 TW= 626.2 1 ADDITIONAL STEP IN GARAGE
LOT 62 FYG= 627.2 TW= 627.9 1 ADDITIONAL STEP IN GARAGE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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STORM SEWER OVERVIEW

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25
2	PER VILLAGE COMMENTS	10/27/25

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 80'

SHEET 25 41

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STORM SEWER OVERVIEW

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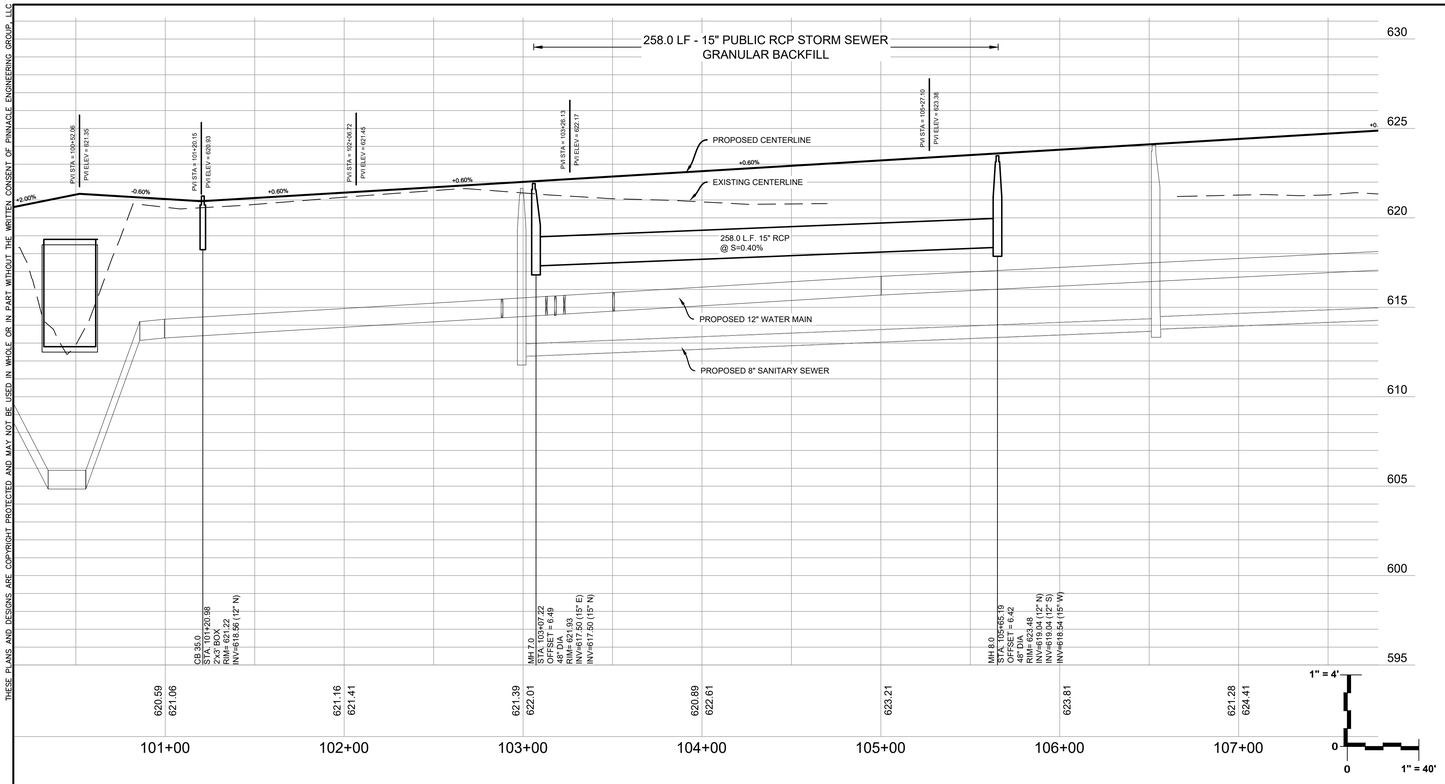

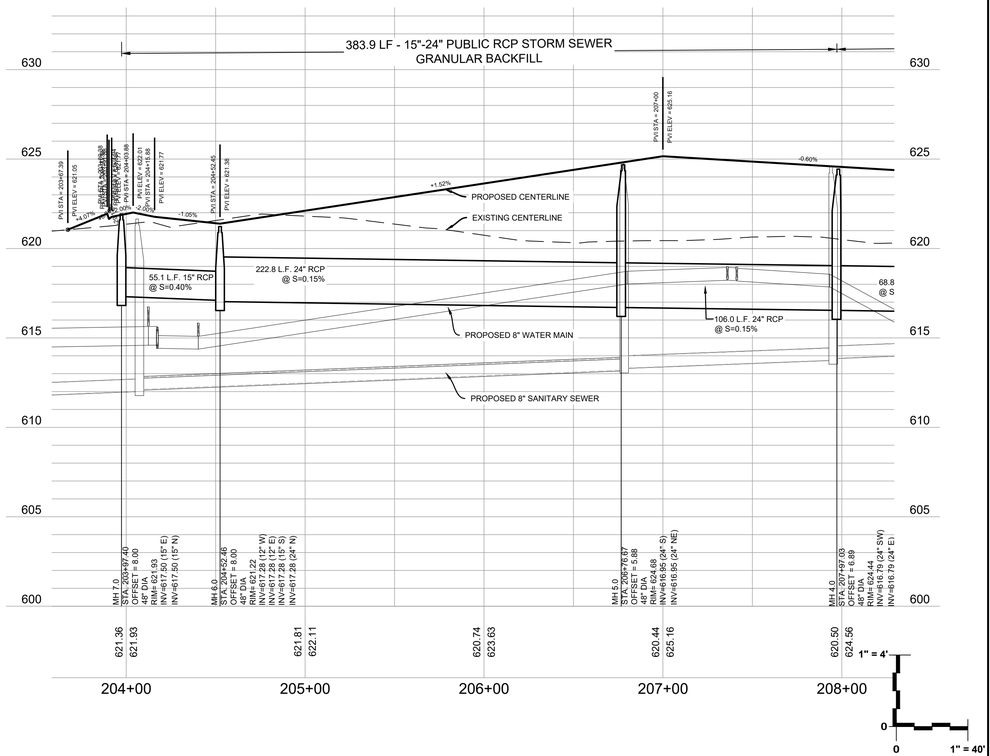

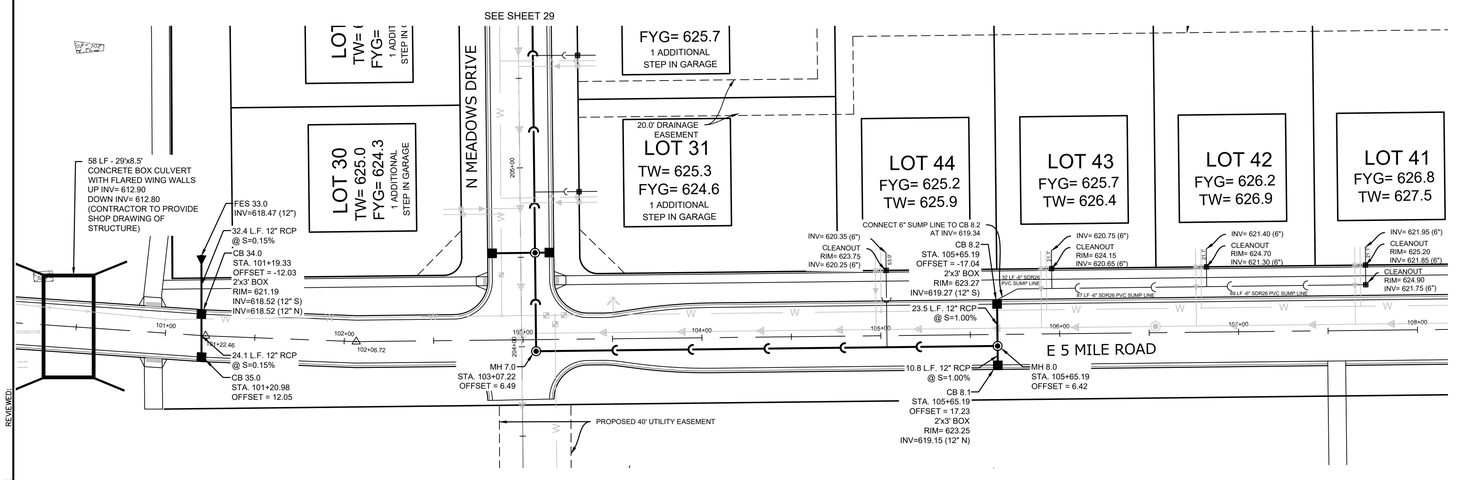

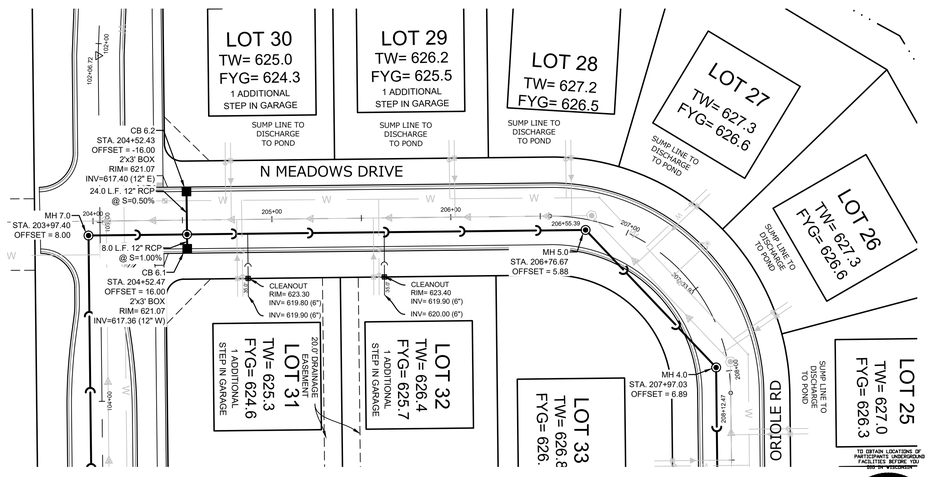

NOTES:
1. ALL RIM ELEVATIONS ON CURB CATCH BASINS IS GIVEN AT THE FLOWLINE
2. STORM SEWER AND SUMP COLLECTION SYSTEM SHALL HAVE TRACER WIRE OVER THE LINE. SUMP COLLECTION LINE TRACER WIRE SHALL BE TAPED TO THE TOP OF THE PIPE EVERY 10.0'.
3. ALL SUMP COLLECTION PIPE SHALL BE 6" SDR26 PVC.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MIL.W. AREA 259-1181

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG-CALL TOLL FREE

DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

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(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THOMAS FARMS

CALEDONIA, WI

STORM SEWER PLAN & PROFILE

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25			
2	PER VILLAGE COMMENTS	10/27/25			

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 40'

SHEET
26
41

CONSTRUCTION DOCUMENTS
STORM SEWER PLAN & PROFILE

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675.1 LF - 15"-30" PUBLIC RCP STORM SEWER
GRANULAR BACKFILL

PROPOSED CENTERLINE
EXISTING CENTERLINE
PROPOSED 8" WATER MAIN
PROPOSED 8" SANITARY SEWER

-0.60%
+0.85%
-0.60%
+0.60%
+0.61%

PVI STA = 208+41.84
PVI ELEV = 624.19
PVI STA = 211+00
PVI ELEV = 626.21
PVI STA = 213+00
PVI ELEV = 625.01
PVI STA = 214+17.69
PVI ELEV = 625.72
PVI STA = 218+50
PVI ELEV = 628.30

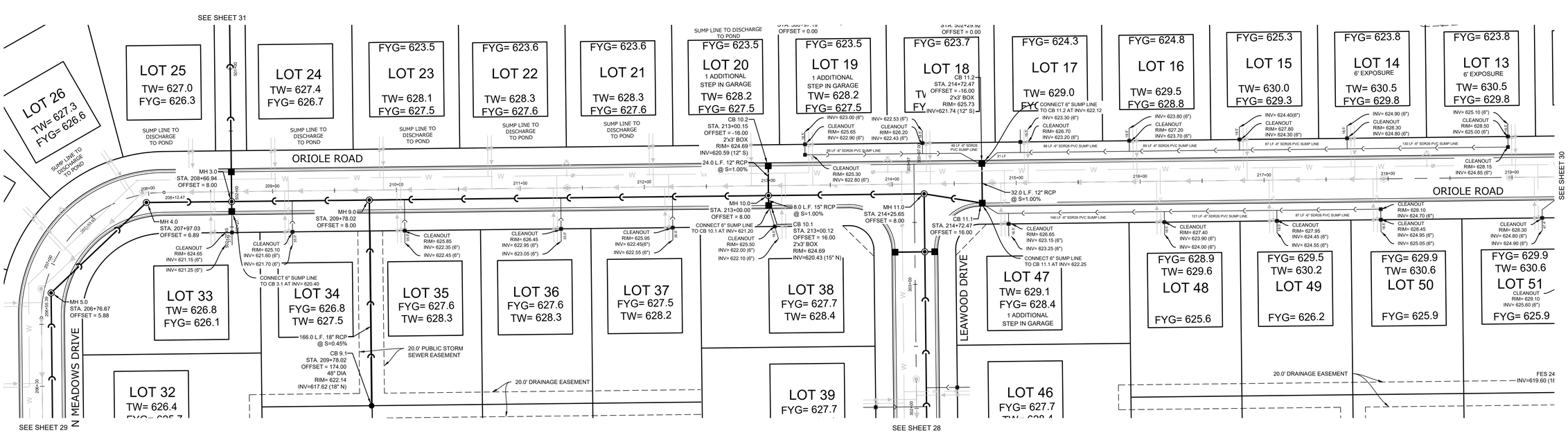
106.0 L.F. 24" RCP @ S=0.15%
68.8 L.F. 24" RCP @ S=0.15%
111.1 L.F. 36" RCP @ S=0.16%
322.0 L.F. 30" RCP @ S=0.15%
125.7 L.F. 30" RCP @ S=0.15%
47.5 L.F. 15" RCP @ S=1.00%

MH 4.0	STA 207+97.03	OFFSET = 6.89	RIM= 624.44	INV=616.79 (24" SW)	INV=616.79 (24" E)	MH 3.0	STA 208+66.94	OFFSET = 8.00	RIM= 624.07	INV=616.69 (24" W)	INV=616.69 (15" S)	INV=616.69 (36" E)	INV=616.69 (36" N)	MH 9.0	STA 209+78.02	OFFSET = 8.00	RIM= 625.01	INV=616.87 (30" E)	INV=616.87 (18" S)	INV=616.87 (30" W)	MH 10.0	STA 213+00.00	OFFSET = 8.00
620.50	624.56					620.54	624.51							620.70	625.36						620.69	626.21		
208+00						209+00								210+00							211+00			

60° DIA	RIM= 624.85	INV=617.35 (30" E)	INV=620.35 (12" N)	INV=620.35 (15" S)	INV=617.35 (30" W)	MH 11.0	STA 214+25.65	OFFSET = 8.00	60" DIA	RIM= 625.61	INV=620.94 (15" E)	INV=617.54 (24" S)	INV=617.54 (36" W)	CB 11.1	STA 214+72.47	2'x3' BOX	RIM= 625.73	INV=621.42 (12" N)	INV=621.42 (15" W)				
621.14	625.01					621.51	625.61							621.56	626.22						621.54	626.83		
213+00						214+00								215+00							216+00			

620.73	627.43					620.84	628.04							620.66	628.05								
217+00						218+00								219+00									

1" = 4'
0
0 1" = 40'



NOTES:
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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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REVISIONS

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PEG JOB No. 3002.00 AEK
PEG PM 08/27/25
START DATE
SCALE 1" = 40'

SHEET 27 41

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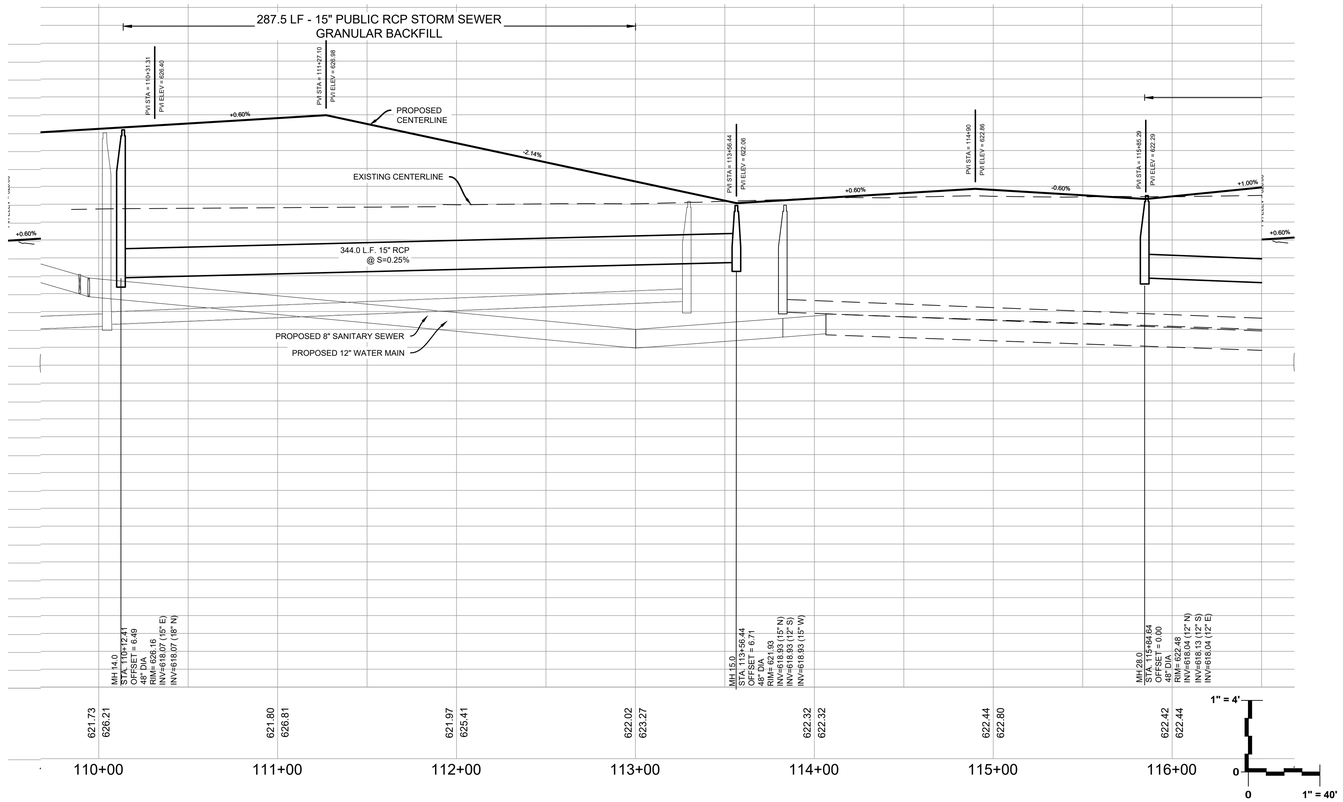

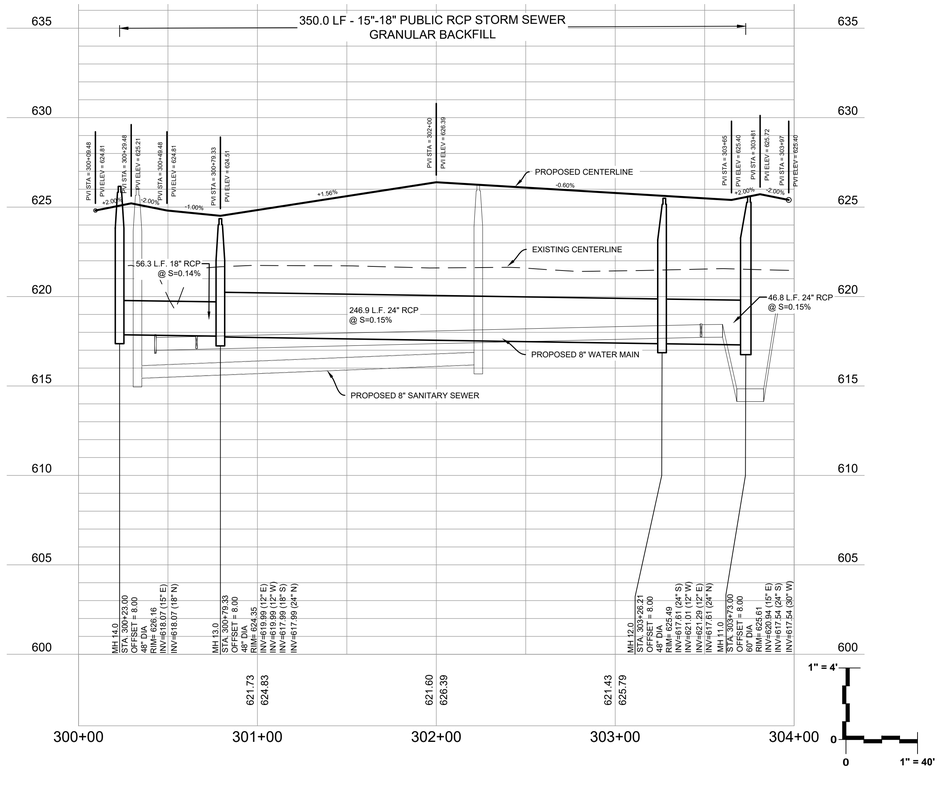

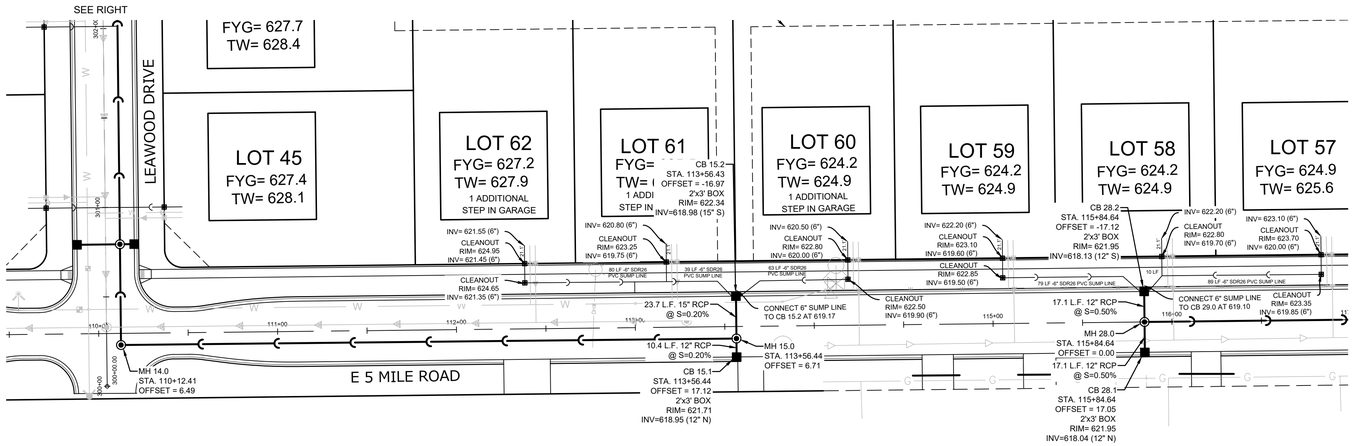

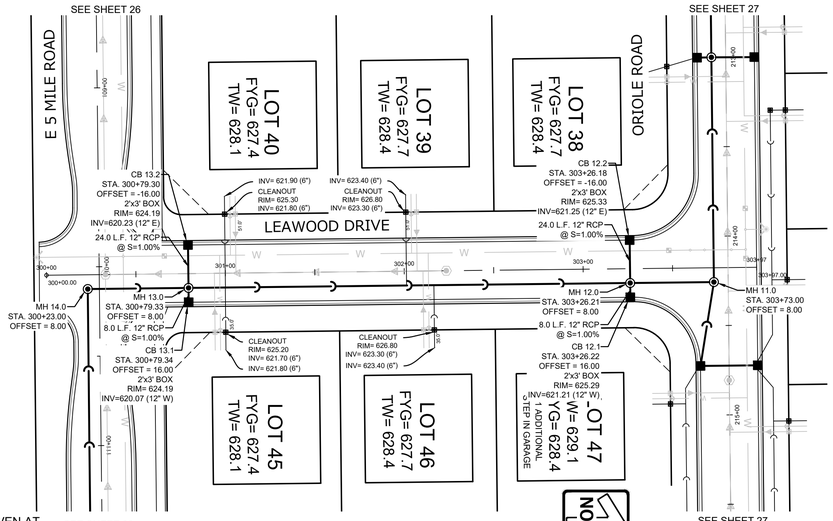

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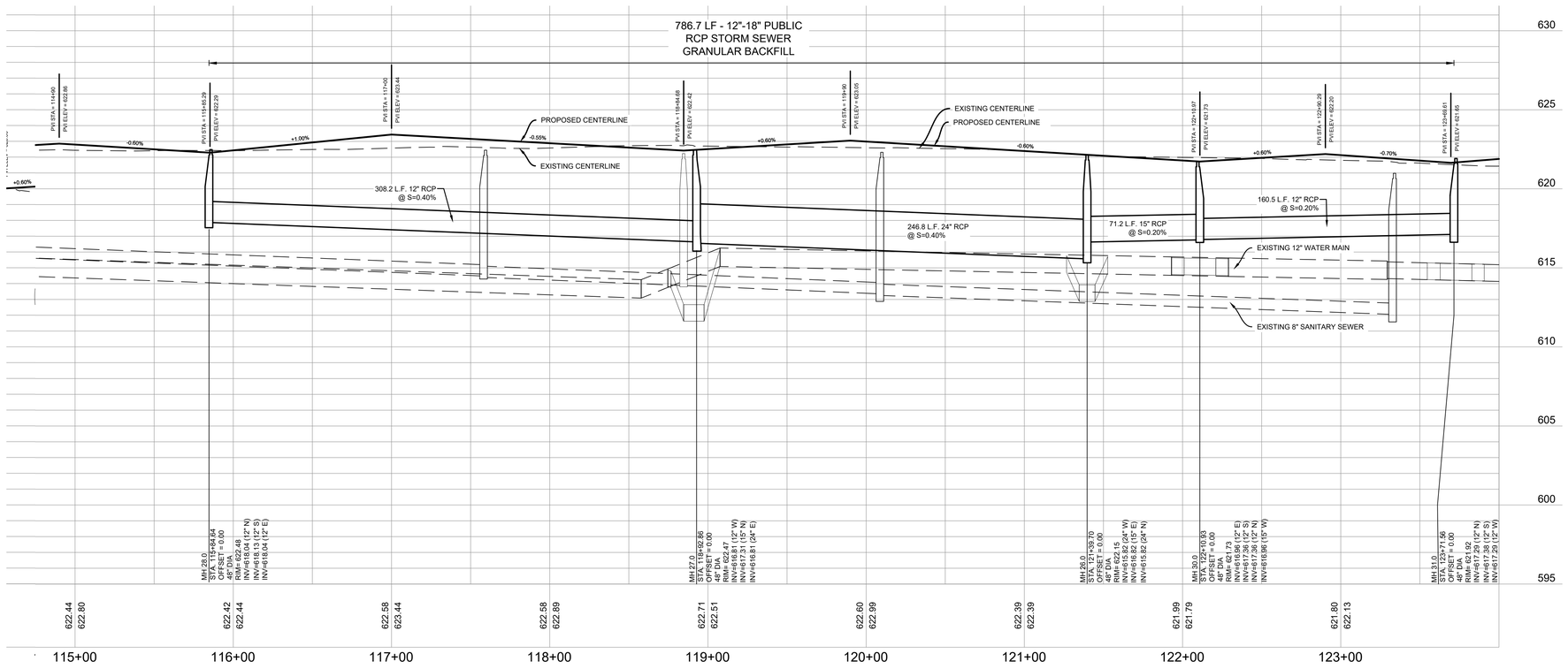

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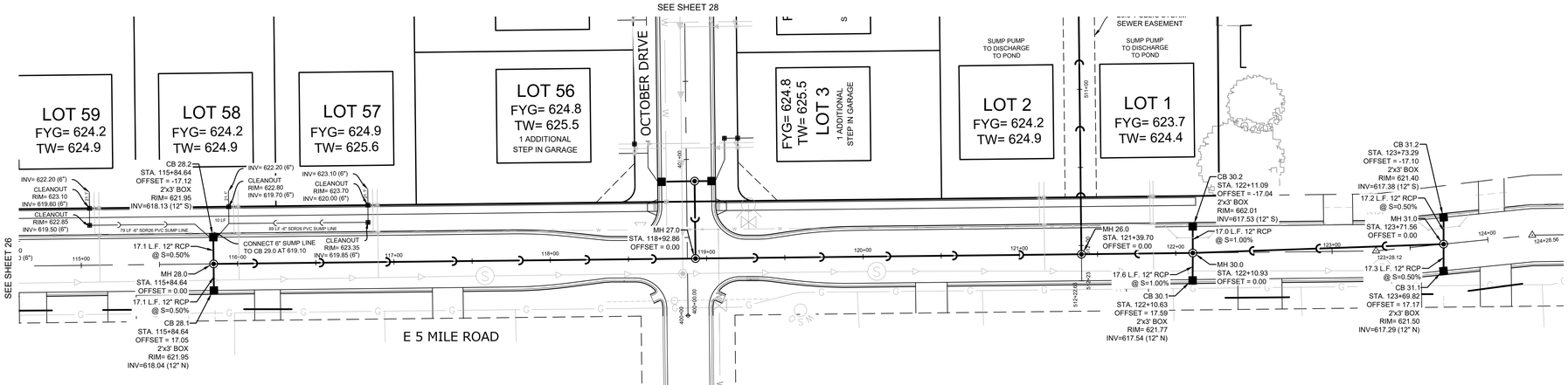

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REVISIONS

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PEG JOB No. 3002.00
PEG PM AEK
START DATE 09/27/25
SCALE #########

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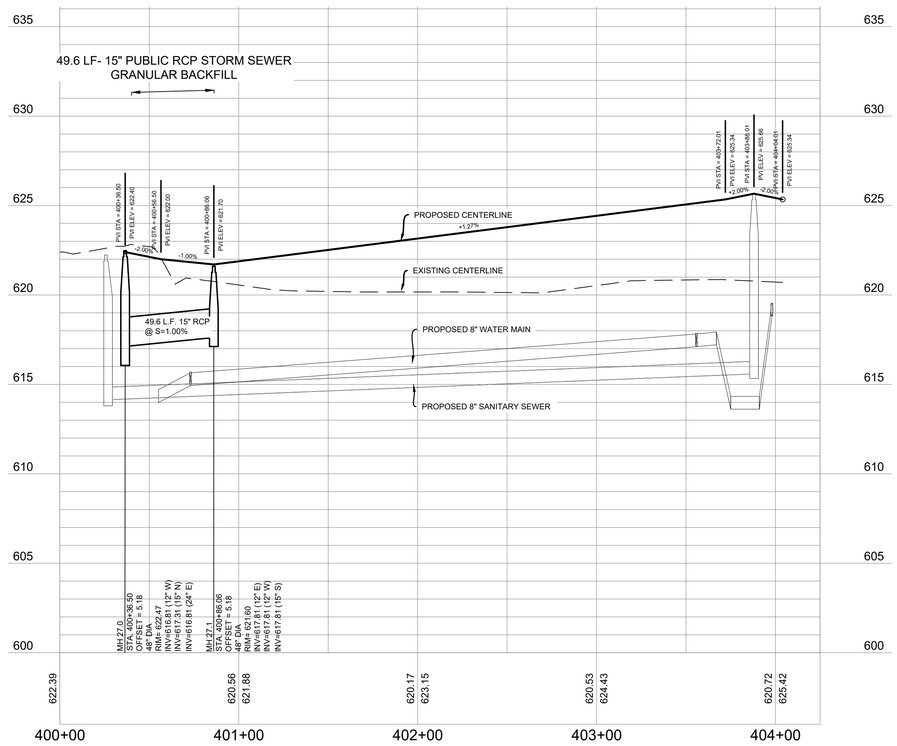

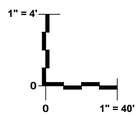

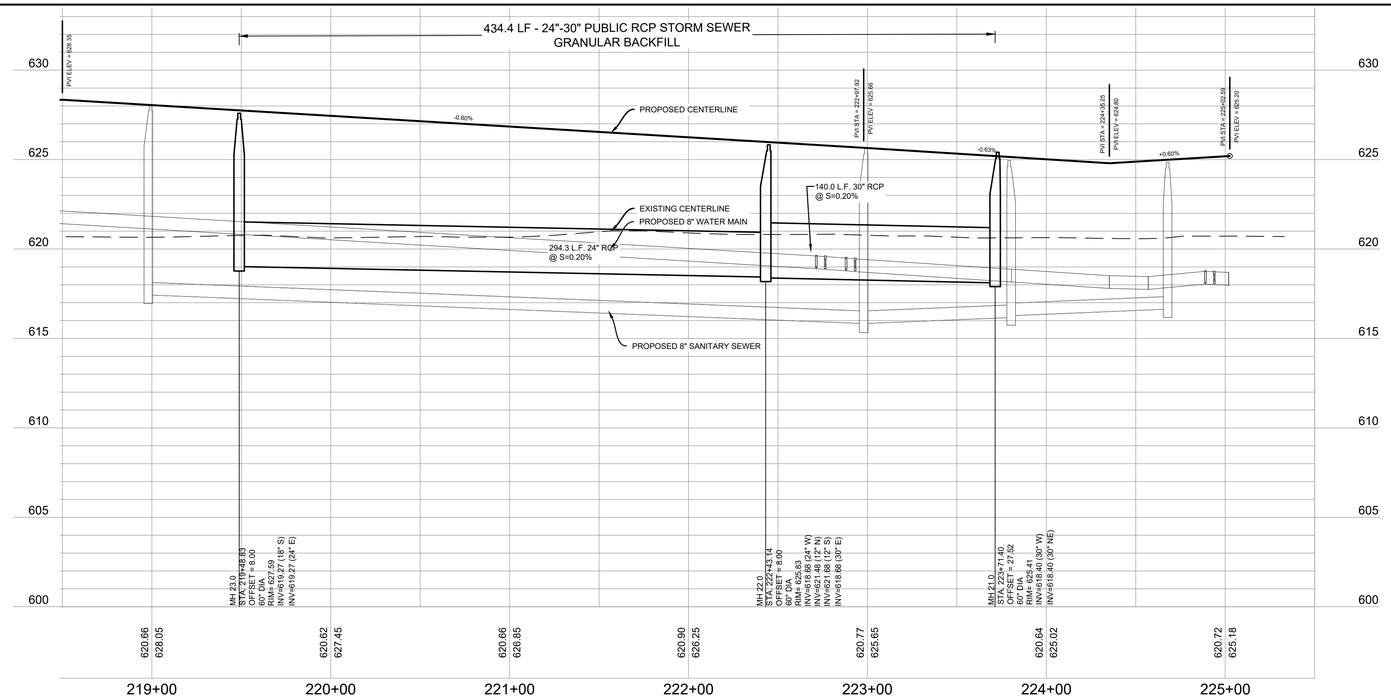

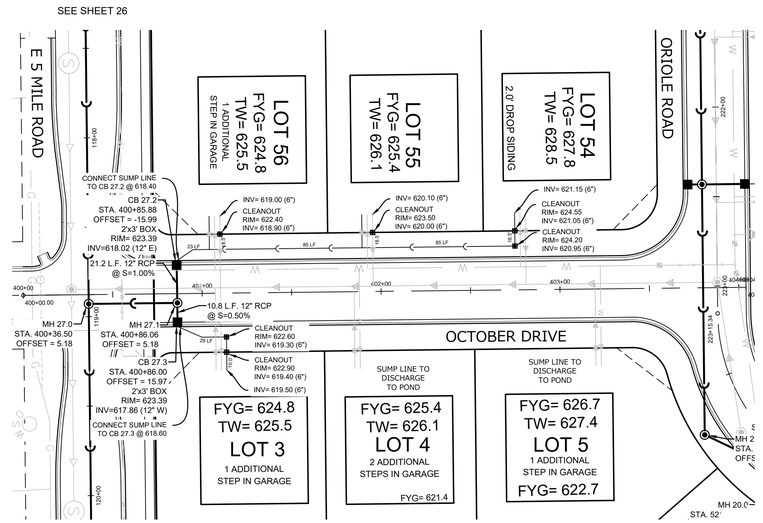

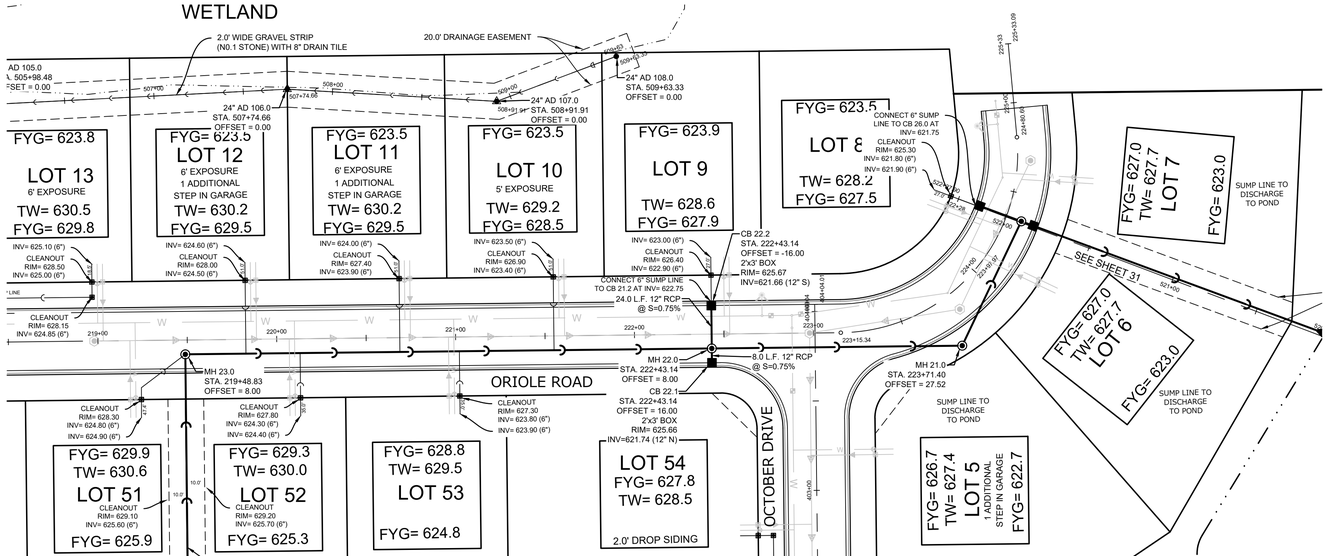

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STORM SEWER PLAN & PROFILE

REVISIONS

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PEG JOB No. 3002.00
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START DATE 08/27/25
SCALE 1" = 40'

SHEET 30 of 41

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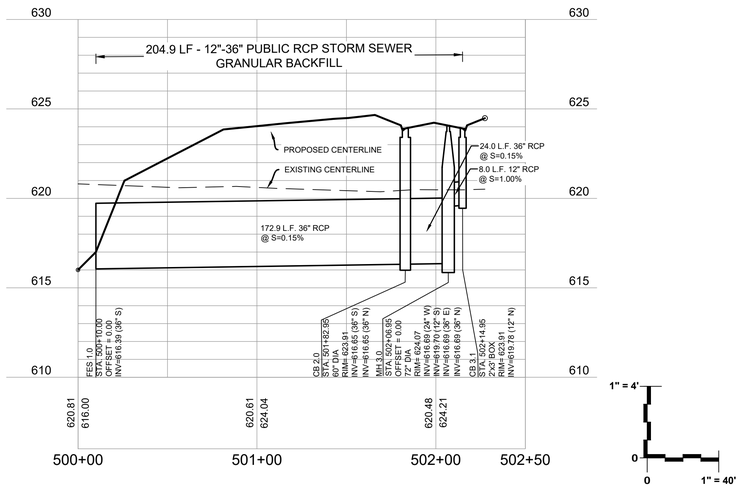

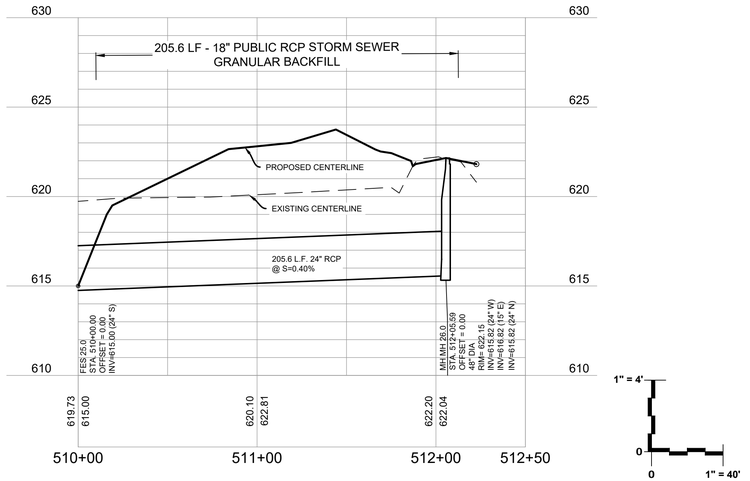

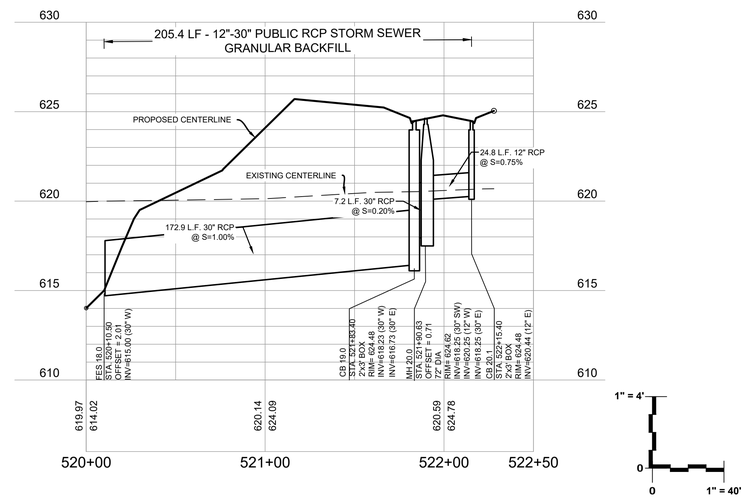

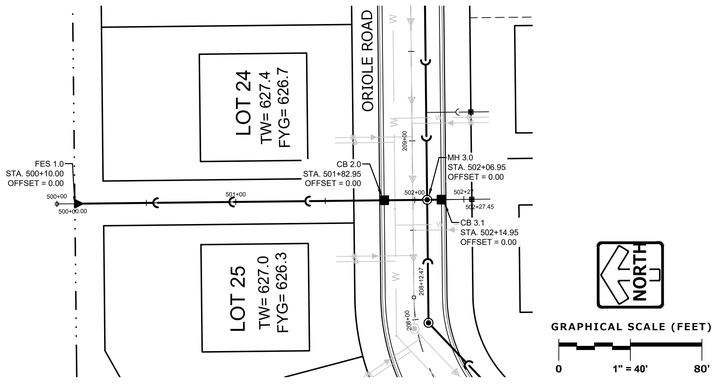

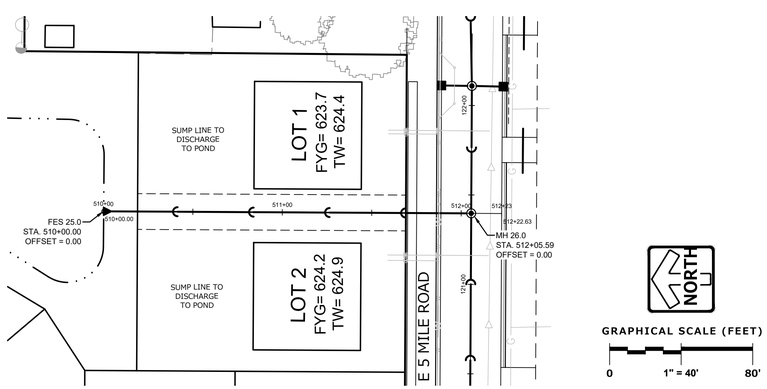

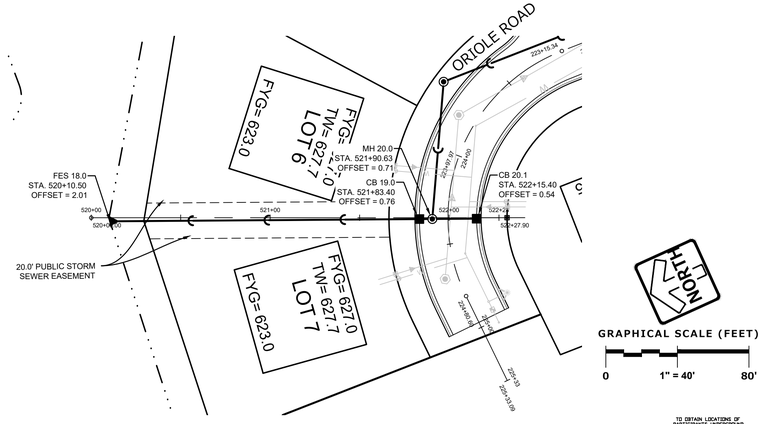

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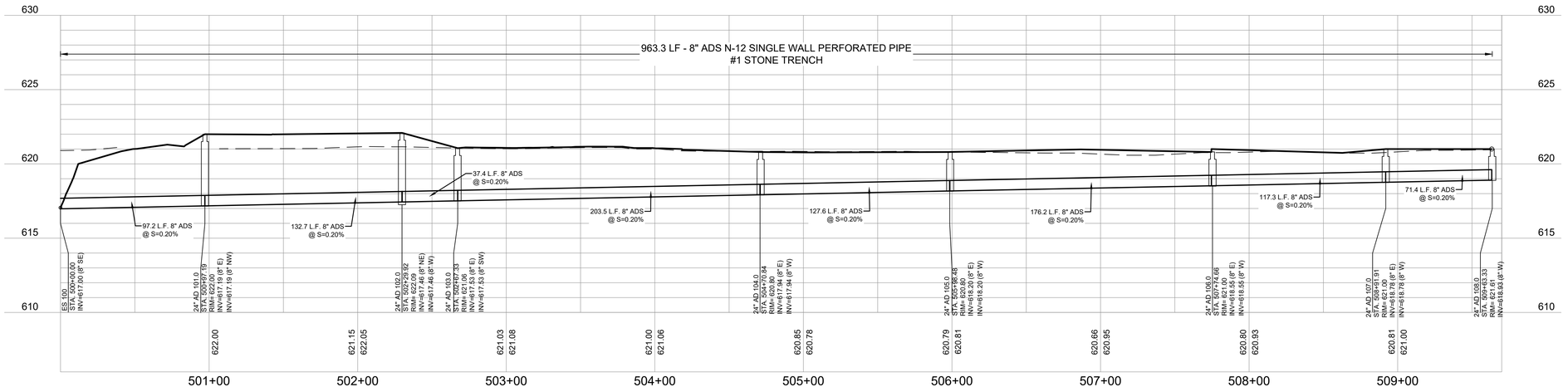

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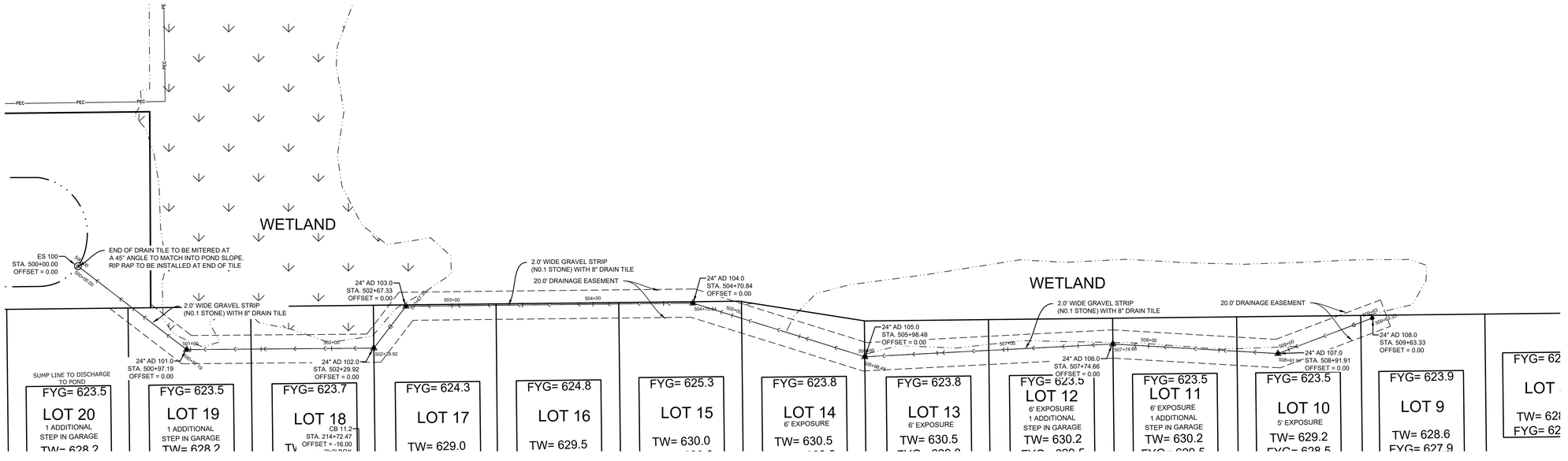

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DRAIN TILE PLAN & PROFILE

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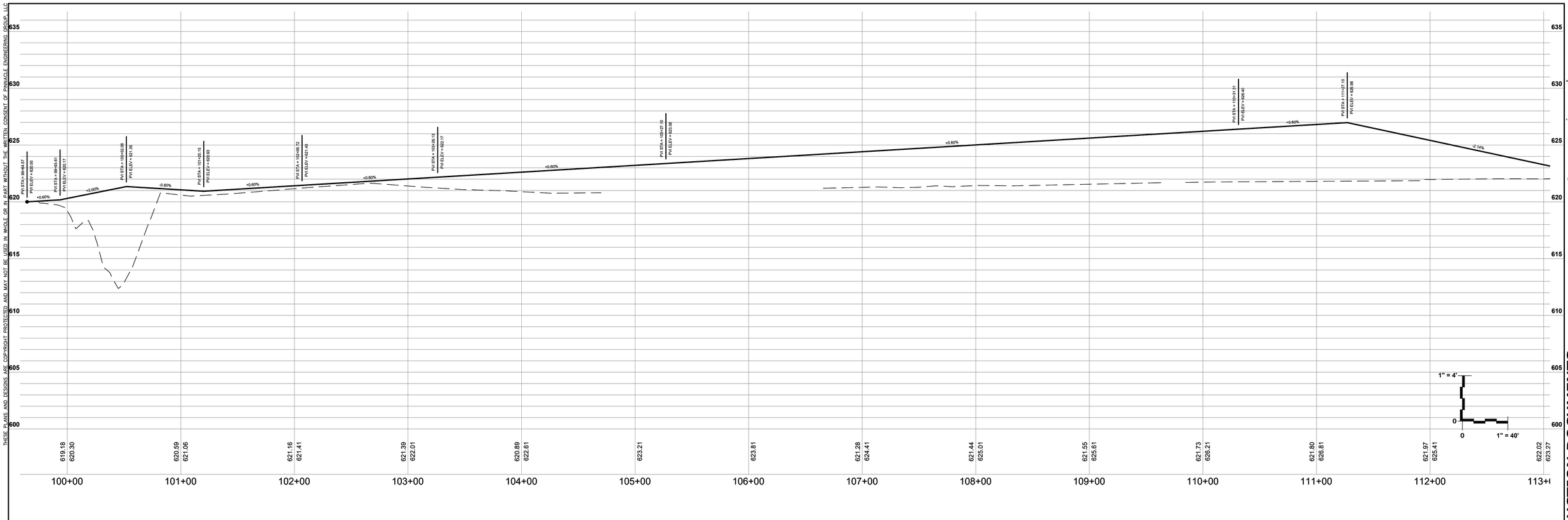

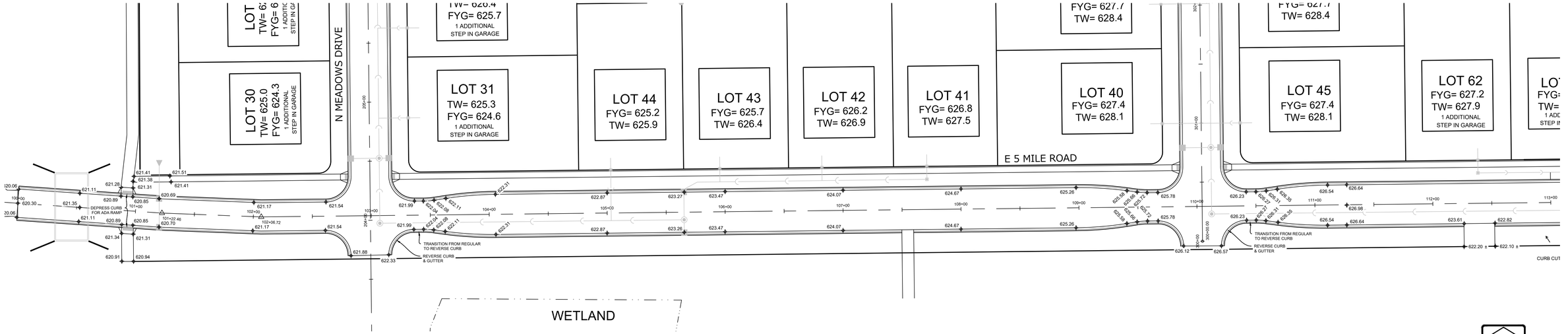

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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THOMAS FARMS

CALEDONIA, WI

ROADWAY PLAN & PROFILE

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25
2	PER VILLAGE COMMENTS	10/27/25

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE 1" = 40'

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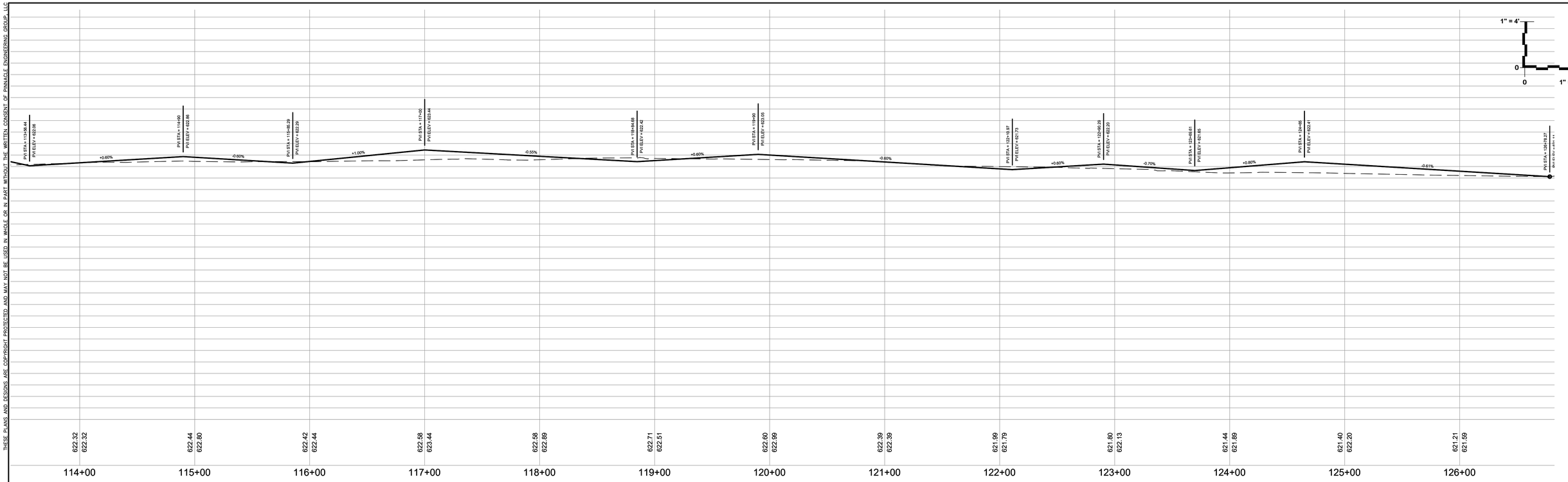

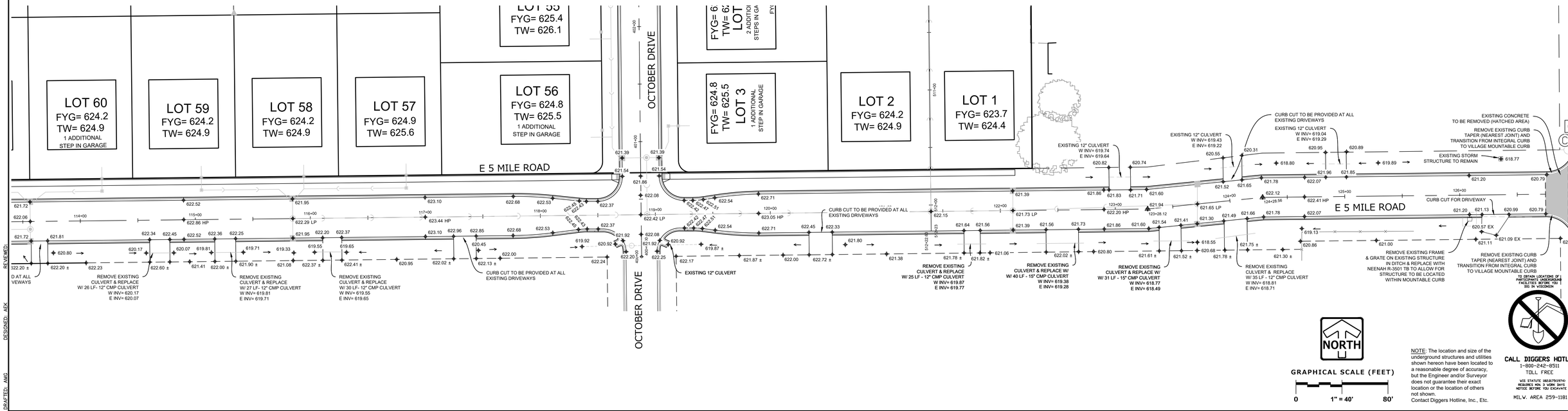

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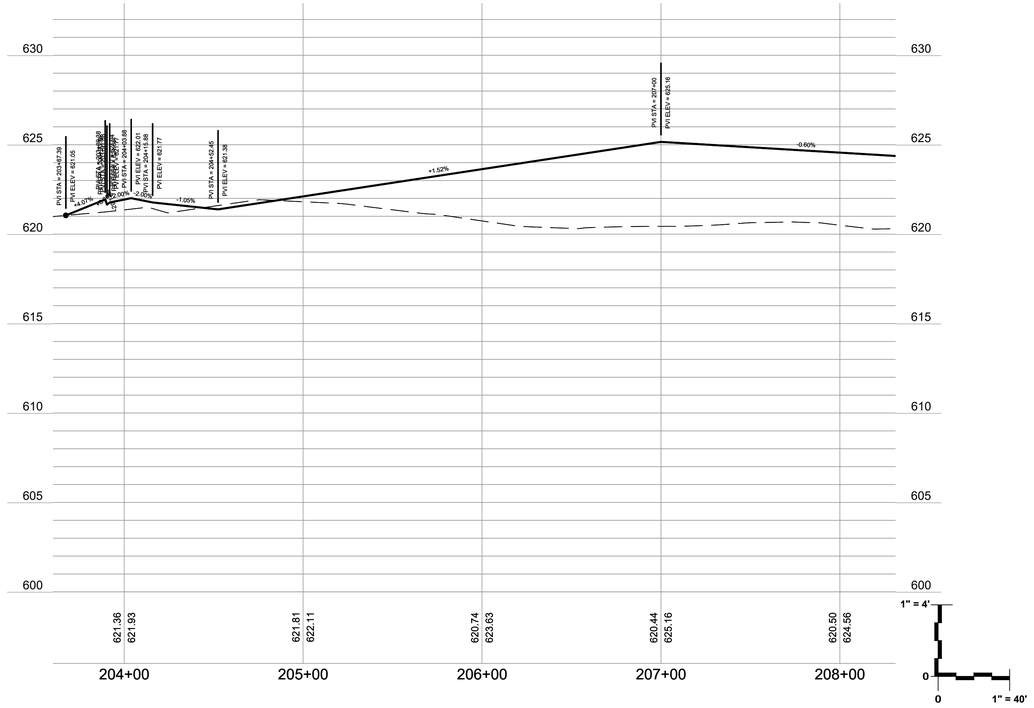

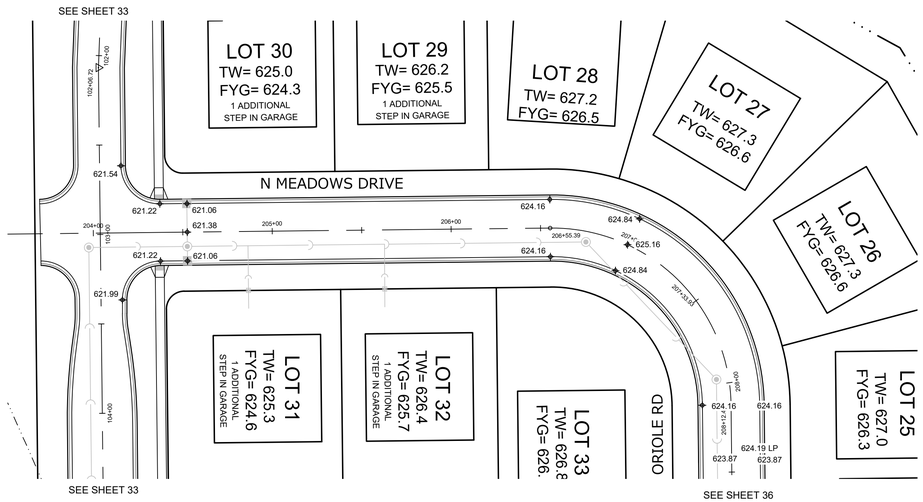

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
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TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

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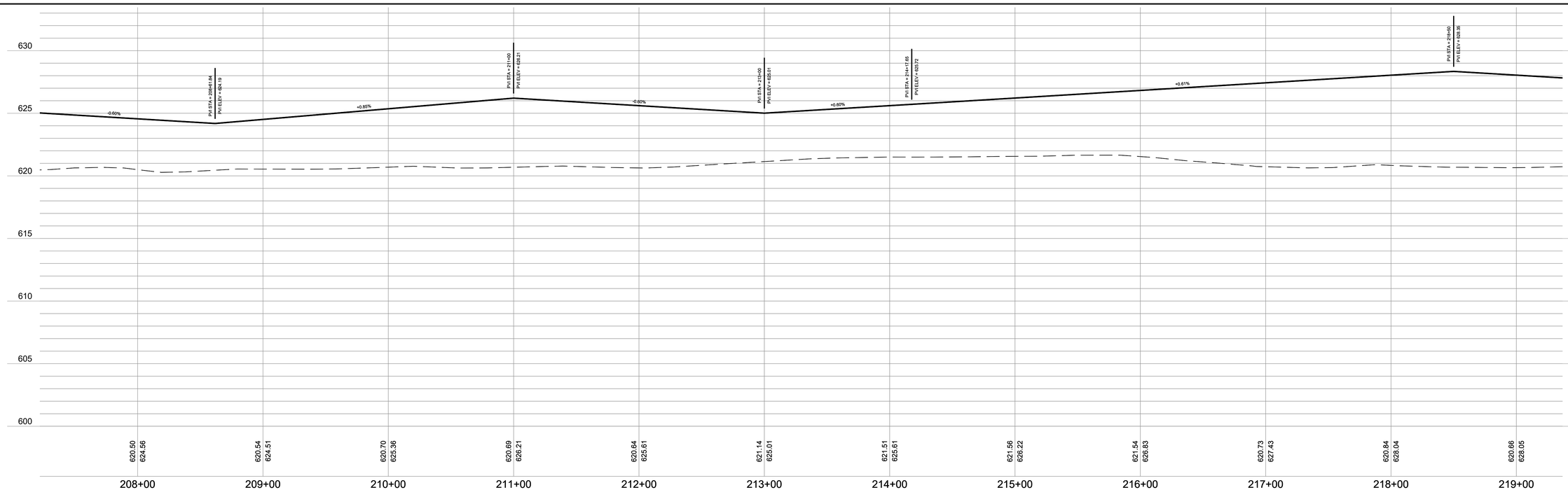

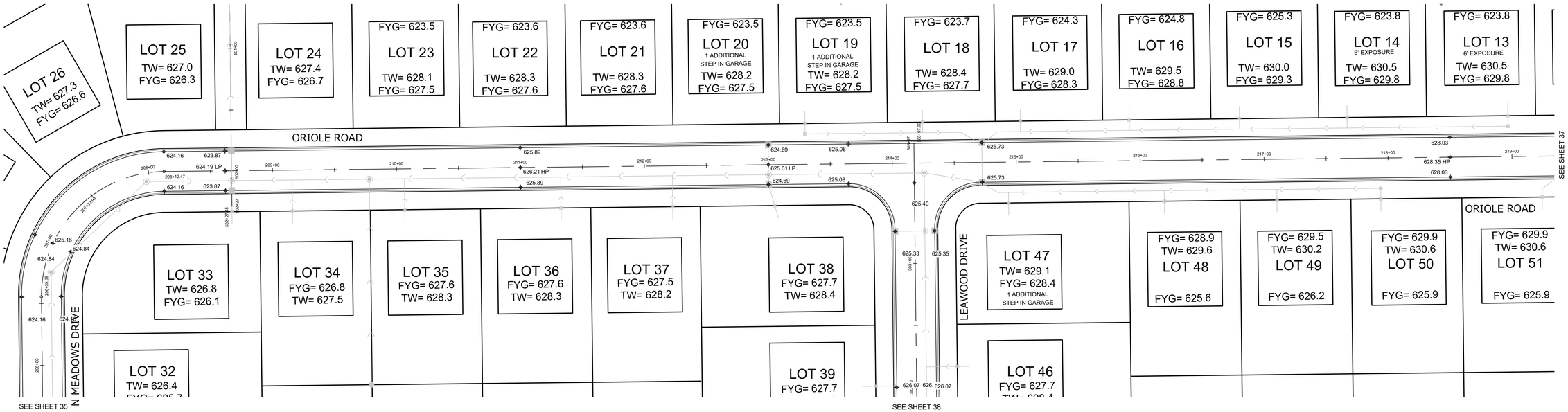

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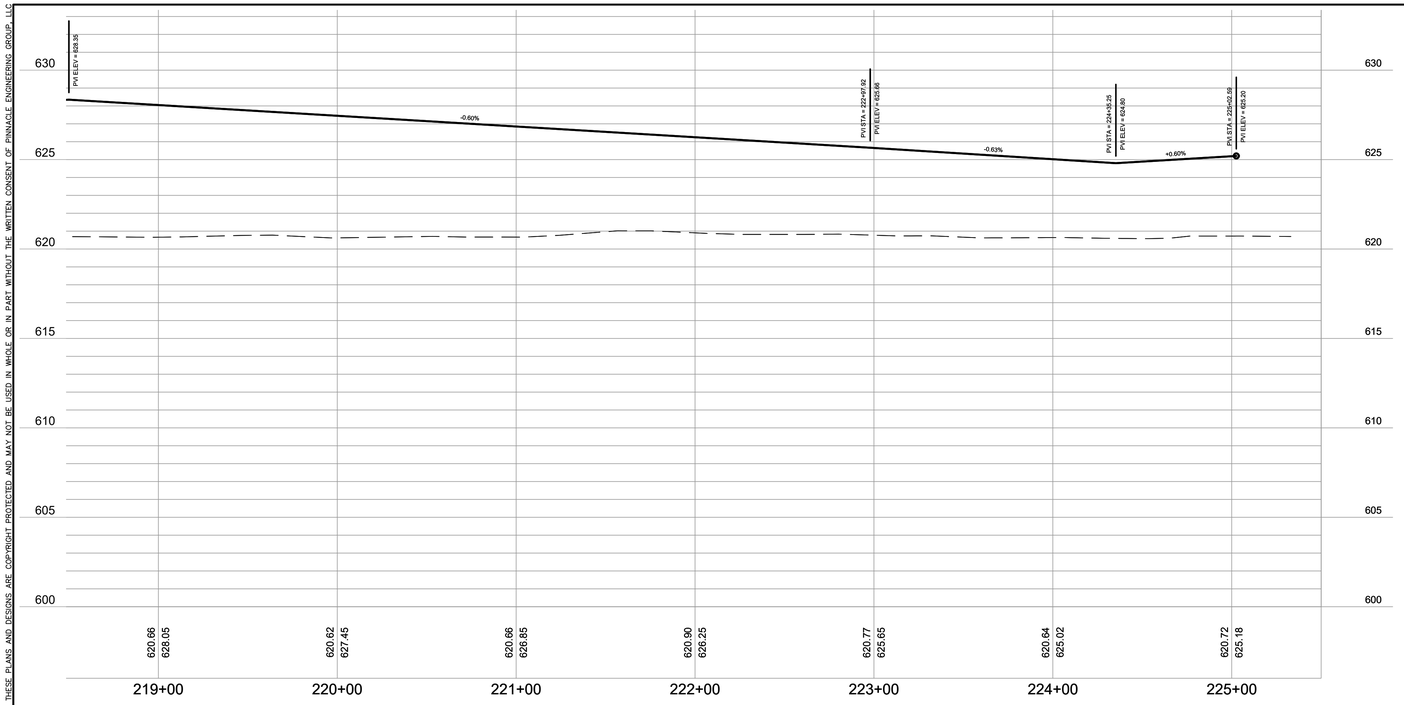
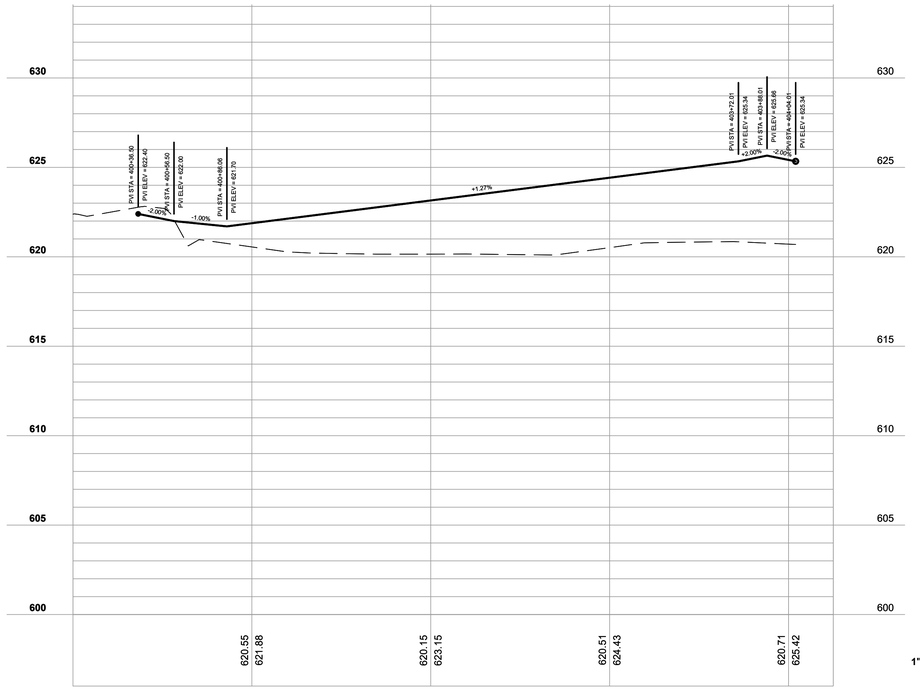
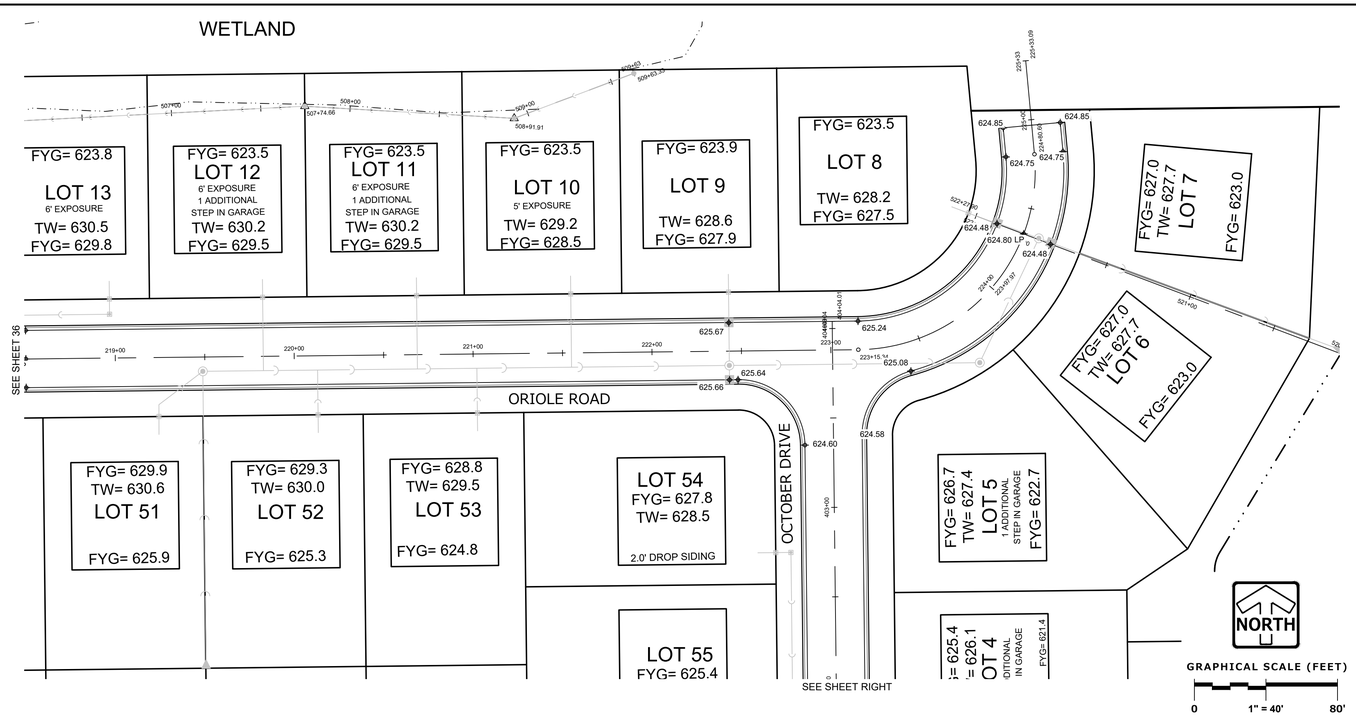
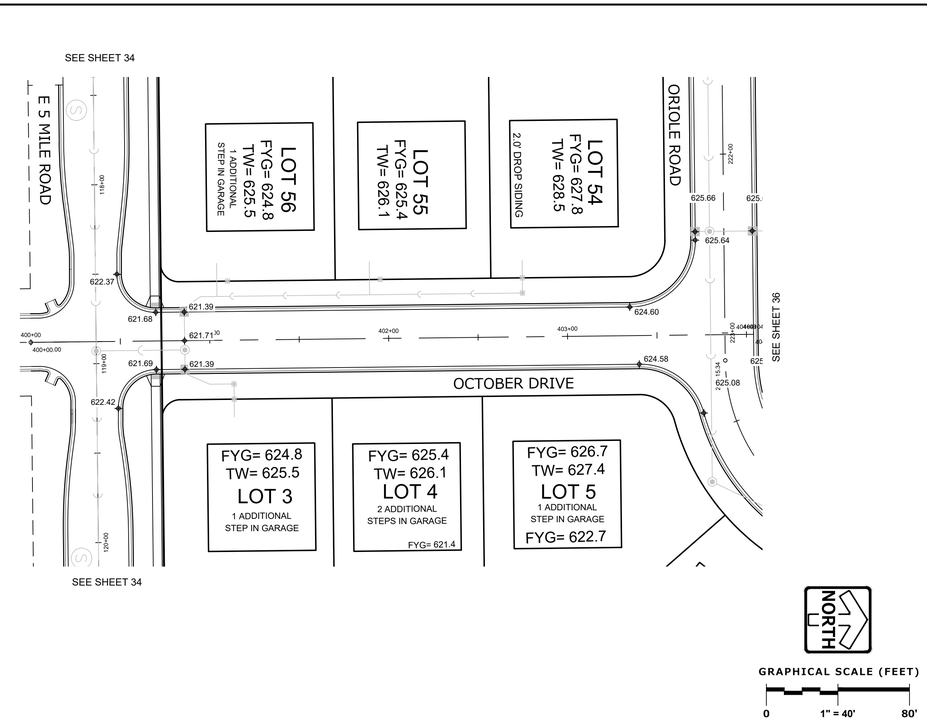




1" = 4'
0
0 1" = 40'





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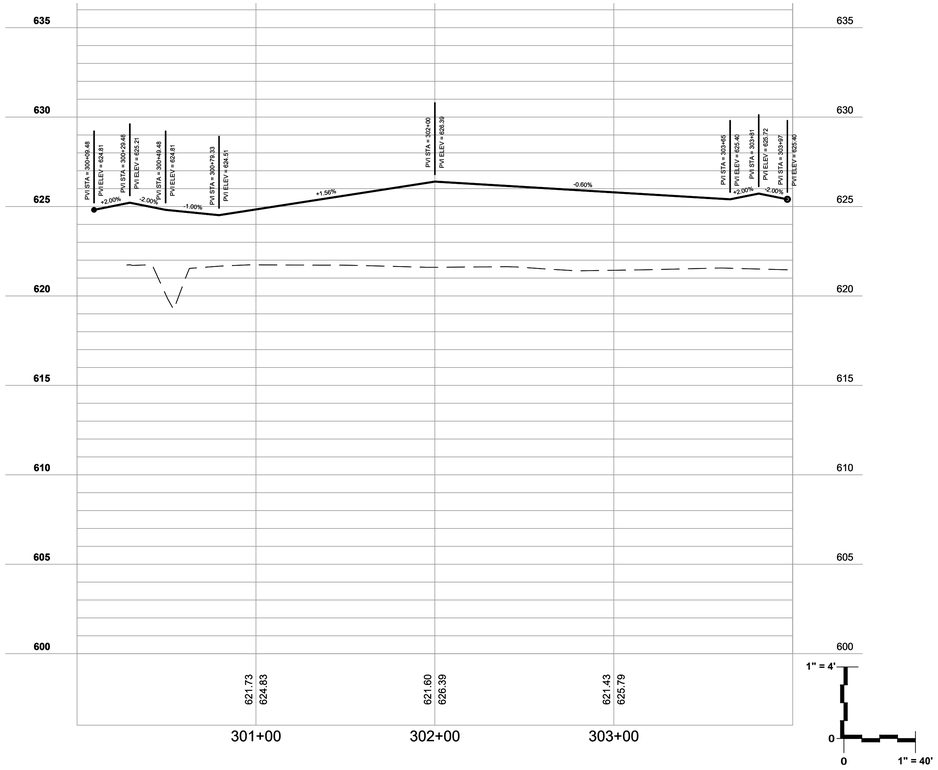

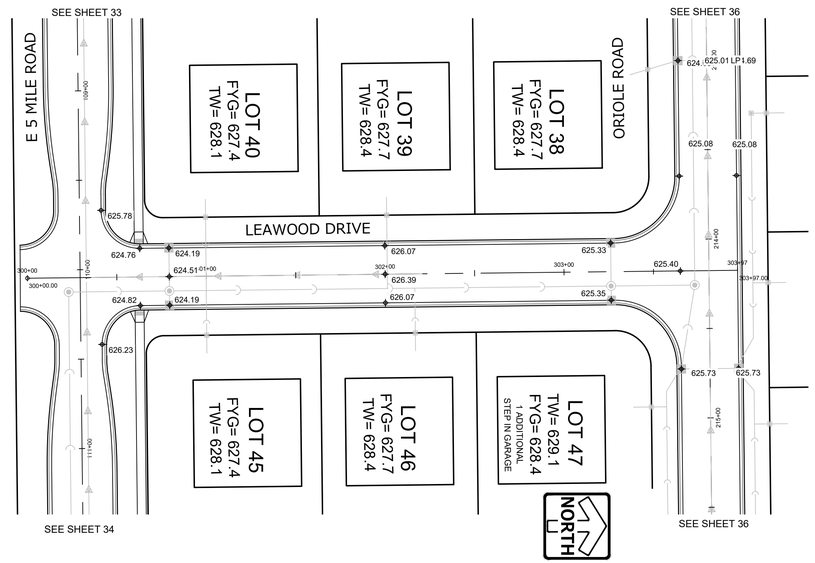

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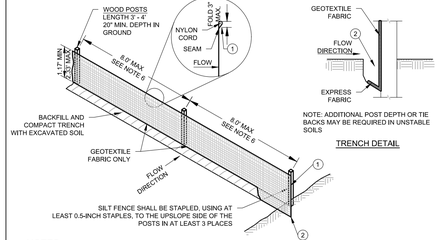


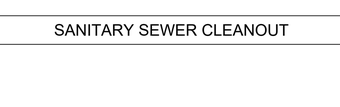
TRENCH DETAIL

NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 8-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

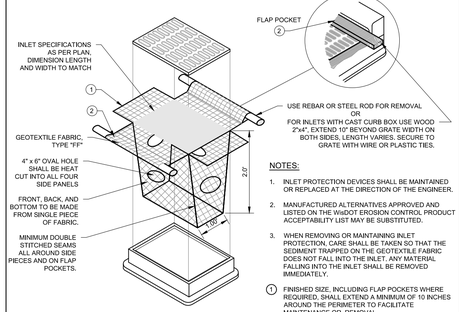
SILT FENCE

#105C 05/2021



STRAW WATTLE DITCH CHECK

#135 05/21/2018



NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

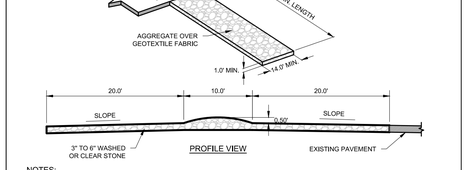
② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION

#105 04/2021

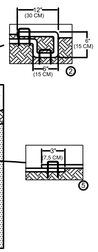


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE, CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

#105B 08/2015

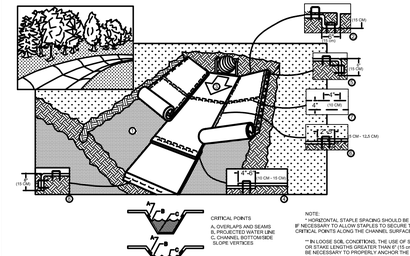


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION MATTING - SLOPE INSTALLATION

CEM-1-13-12

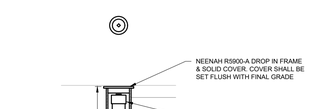


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKETS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. ROLL SIDE BLANKETS IN DIRECTION OF FLOW. OVERLAP EDGES BY 2"-5" (5 CM - 12.5 CM) WITH A 4"-6" (10 CM -15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) DIAGONALLY TO SECURE BLANKET EDGE.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"- 5" (5 CM -12.5 CM) (DEPENDING ON BLANKET TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: " IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION MATTING - CHANNEL INSTALLATION

CEM-2-13-12



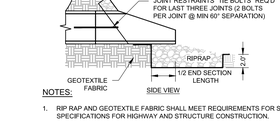
BERM CHANNEL

NOTES:

1. DIVERSION MAY REQUIRE AREAS OF BERM AND OTHER AREAS OF CHANNEL TO PROVIDE SUFFICIENT PERIMETER PROTECTION.
2. DIVERSION BERM VERSUS CHANNEL PRACTICES SHALL BE SELECTED SUCH TO PREVENT PONDING (E.G. - POSITIVE DRAINAGE SHALL BE MAINTAINED).
3. FOR DIVERSIONS THAT ARE TO SERVE LONGER THAN 30 DAYS, THE SIDE SLOPES INCLUDING THE RIDGE, AND THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS THEY CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING. FOR DIVERSIONS SERVING LESS THAN 30 DAYS, THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING .
4. DIVERSIONS SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITIES. AT ALL POINTS WHERE DIVERSION BERMS OR CHANNELS WILL BE CROSSED BY CONSTRUCTION EQUIPMENT, THE DIVERSION SHALL BE SHAPED APPROPRIATELY AND/OR TEMPORARY CULVERTS OF ADEQUATE CAPACITY MAYBE ADDED AT CROSSINGS.
5. AT MINIMUM, INSTALL ONE DITCH CHECK (SEE DETAIL) FOR EVERY 2 VERTICAL FEET OF DROP.
6. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE DIVERSION BERM.

DIVERSION BERM / CHANNEL

#105A 10/2013

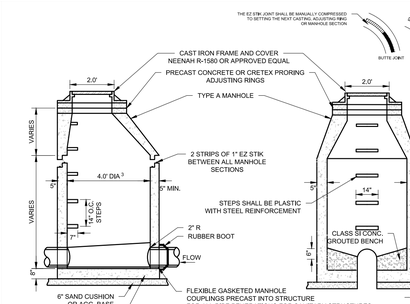


NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

#104 10/2013



NOTES:

1. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL ADAPTOR SEAL RING, ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
2. ALL BARREL JOINTS MUST HAVE EXTERIOR SEALS.
3. CHIMNEY SEALS SHALL BE INTERNAL/EXTERNAL SEALS.
4. STRUCTURE TO BE 4'-0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.

SANITARY MANHOLE

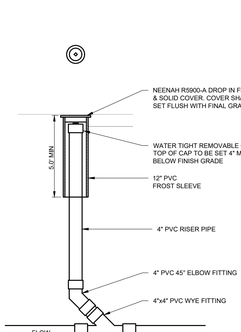
#400 10/2013

NOTES:

1. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL ADAPTOR SEAL RING, ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
2. ALL BARREL JOINTS MUST HAVE EXTERIOR SEALS.
3. CHIMNEY SEALS SHALL BE INTERNAL/EXTERNAL SEALS.
4. STRUCTURE TO BE 4'-0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.

DOGHOUSE MANHOLE

#404 10-25-12

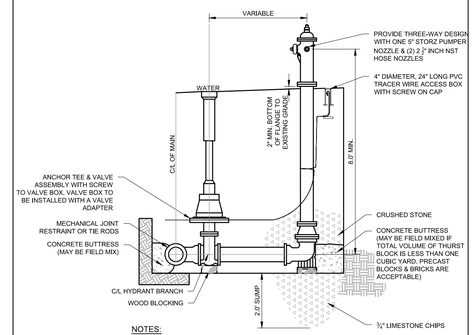


NOTES:

1. CLEANOUT PIPING AND FITTINGS SHALL MATCH SANITARY SEWER LATERAL MATERIAL.

SANITARY SEWER CLEANOUT

#406 10-15-12



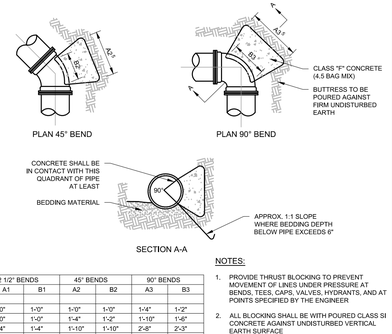
NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS, THE BOLTS & NUTS SHALL BE COR BLUE OR APPROVED EQUAL.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:

"STANDARD" WATEROUS PACER MODEL WB-67
MAIN VALVE OPENING: 5 ¼"
MINIMUM BARREL DIAMETER: 7"
NOZZLE CAPS WITH NUT THE SAME SIZE AS THE OPERATING NUT AND CHAIN

FIRE HYDRANT

#601 10-15-12



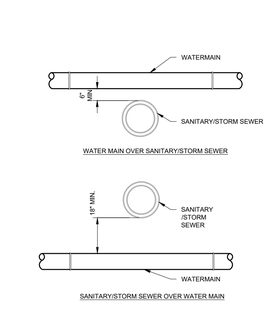
NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11½° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS

PIPE SIZE	22 1/2° BENDS A1	22 1/2° BENDS B1	45° BENDS A2	45° BENDS B2	90° BENDS A3	90° BENDS B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

THRUST BLOCK

#602 10-15-12

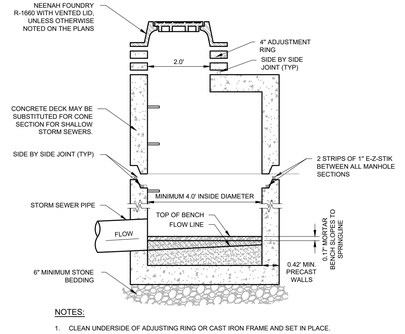


NOTES:

1. AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER, MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN SEPARATION

#401 10-15-12



NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

STORM SEWER MANHOLE

#301 04/2015

CONSTRUCTION DETAILS

DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
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20725 WATERTOWN ROAD, SUITE 100
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CHICAGO | MILWAUKEE | NATIONWIDE

THOMAS FARMS

CALEDONIA, WI

CONSTRUCTION DETAILS

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25	
2	PER VILLAGE COMMENTS	10/27/25	

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE N.T.S.

SHEET 39 41

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CONSTRUCTION DETAILS

www.pinnacle-engr.com

Z:\PROJECTS\2022\3002.00-WI\CAD\SHEETS\39 CONSTRUCTION DETAILS.DWG

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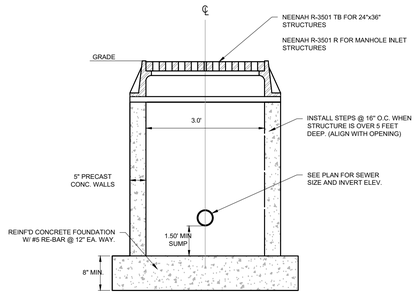
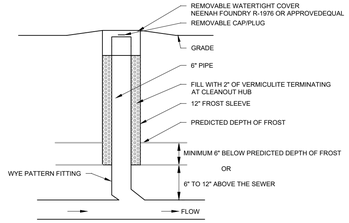


NOTES:

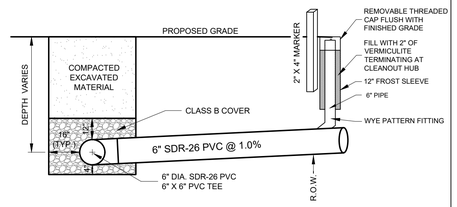
1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.

2' x 3' CATCH BASIN



TRACER WIRE TO BE COILED IN THE FROST SLEEVE WITH MINIMUM OF 2' COILED WIRE

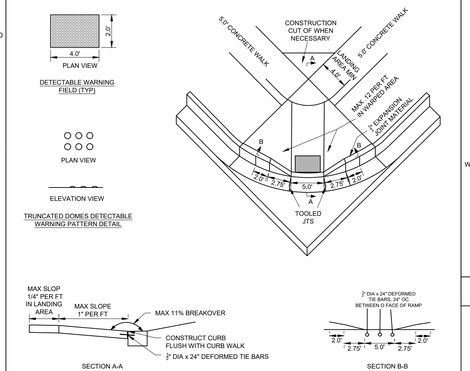
STORM CLEANOUT



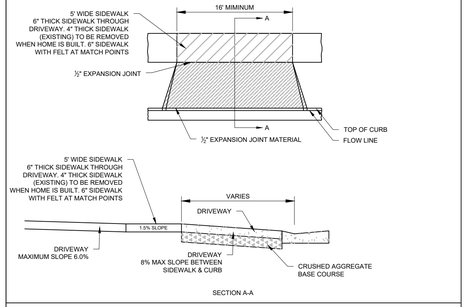
NOTES:

1. UNDERDRAIN LOCATION PER TYPICAL SECTION. LATERALS SHALL BE CONNECTED BY PRE-CAST TEE.
2. SUMP LINES SHALL HAVE TRACER WIRE TAPED TO TOP OF PIPE EVERY 10'.

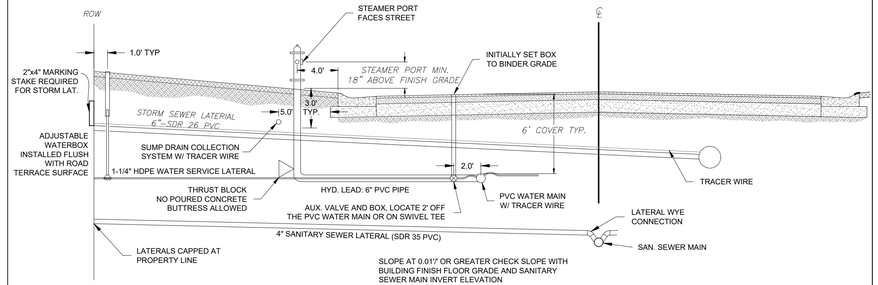
SUMP PUMP LATERAL



TYPICAL ACCESSIBLE RAMP- TYPE 1



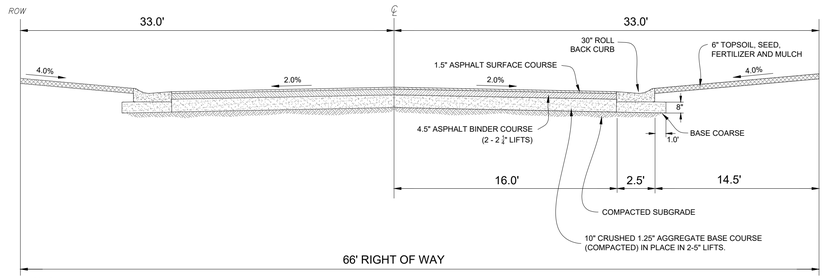
URBAN DRIVEWAY DETAIL



NOTE:

1. TRACER WIRE SHALL BE USED ON ALL WATERMAIN AND HYDRANT LEADS.
2. TRACER WIRE SHALL BE USED ON ALL STORM SUMP DRAIN LINES.

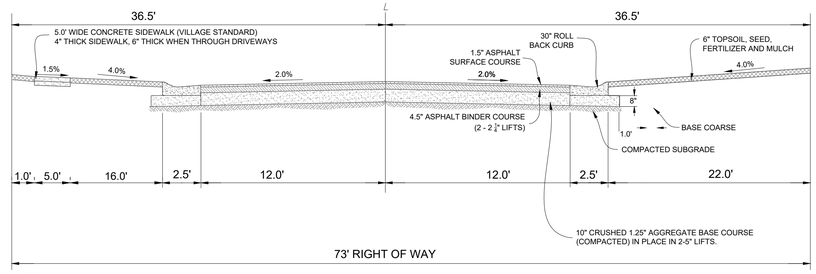
UTILITIES DETAIL



NOTES:

1. PAVEMENT SECTIONS TO BE CONFIRMED WITH GEOTECHNICAL ENGINEER OR APPROVED BY VILLAGE.

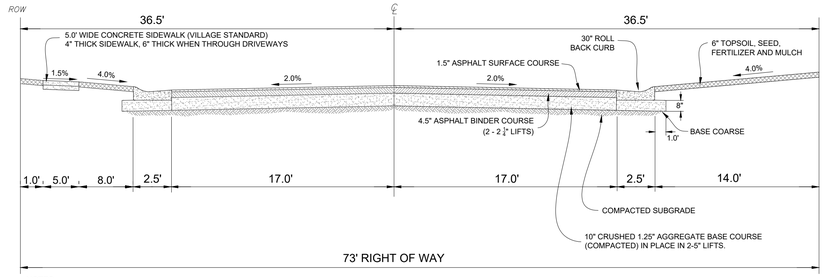
66' RIGHT OF WAY - N MEADOWS DRIVE, ORIOLE ROAD, LEAWOOD DRIVE, & OCTOBER DRIVE



NOTES:

1. PAVEMENT SECTIONS TO BE CONFIRMED WITH GEOTECHNICAL ENGINEER OR APPROVED BY VILLAGE.

73' RIGHT OF WAY - E 5 MILE ROAD @ BUMP OUT SECTIONS



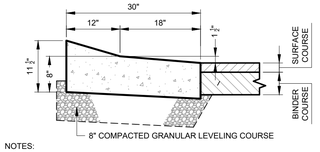
NOTES:

1. PAVEMENT SECTIONS TO BE CONFIRMED WITH GEOTECHNICAL ENGINEER OR APPROVED BY VILLAGE.

73' RIGHT OF WAY - E 5 MILE ROAD

EROSION CONTROL SPECIFICATIONS & REQUIREMENTS

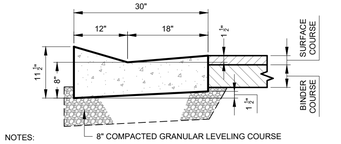
1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPDES PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF AND UNDERSTAND THE BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERNAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT, REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
3. POST WNDR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
4. KEEP COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
5. MODIFICATIONS TO THE APPROVED SWAPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPS. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
6. OWNER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
8. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
9. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS.
10. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBUING ACTIVITIES, INCLUDING CLEARING AND GRUBBING, USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
11. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
12. WHERE POSSIBLE, STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. NOTIFY OWNER & ENGINEER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATERING ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
14. PUMPS MAY BE USED AS BYPASS DEVICES IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
15. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061.
16. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
17. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1004. BIOINFILTRATION MAY BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION. DO NOT EXCAVATE FINAL 1' OR INSTALL STONE/ENGINEERED MEDIA UNTIL UPSTREAM AREA IS STABILIZED. WHEN THIS ACCOMPLISHED, REMOVE THE FINAL 1' PLUS ANY SOIL WHICH APPEARS TO BE IMPACTED BY SEDIMENT AND COMPLETE CONSTRUCTION OF BIOINFILTRATION AREA.
18. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
19. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
20. INSTALL AND MAINTAIN FILTER SOCK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
21. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
22. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
23. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
24. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
25. OWNER IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
26. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTE OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
27. COORDINATE WITH THE OWNER, ENGINEER AND DNR REPRESENTATIVE TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS OR COMPACTED EARTHEN BERMS)
28. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
29. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WISDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
30. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
31. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC) OR AS DIRECTED BY OWNER, MUNICIPALITY, OR DNR REPRESENTATIVE.
32. OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIED INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WNDR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM PUBLIC DATABASE.
33. MAINTAIN SOIL EROSION CONTROL DEVICE THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS ARE FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCE ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
34. NOTIFY THE OWNER IMMEDIATELY IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS.



NOTES:

1. TOOLED JOINTS SHALL BE PLACED EVERY 10'.
2. FELT EXPANSION JOINTS SHALL BE PLACED AT DISTANCE OF 300' & AT ALL PT'S & PC'S & 3 FT ON BOTH SIDES OF CATCH BASINS

30" REVERSE ROLL BACK CURB



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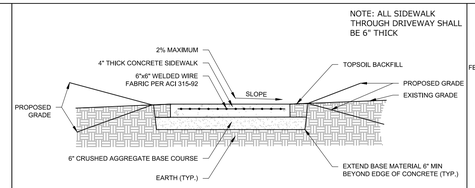
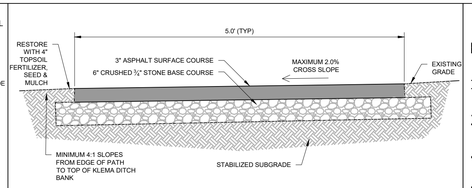


CONCRETE SIDEWALK



ASPHALT PATH

JOINT RESTRAINT LENGTHS

FITTING TYPE	6" PIPE	8" PIPE	12" PIPE
11.25° BEND	1'	2'	2'
22.50° BEND	2'	3'	4'
45° BEND	5'	6'	8'
DEAD END	30'	40'	56'

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

THOMAS FARMS

CALEDONIA, WI

CONSTRUCTION DETAILS

REVISIONS

1	PER VILLAGE COMMENTS	09/29/25
2	PER VILLAGE COMMENTS	10/27/25

PEG JOB No. 3002.00
PEG PM AEK
START DATE 08/27/25
SCALE N.T.S.

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CONSTRUCTION DOCUMENTS

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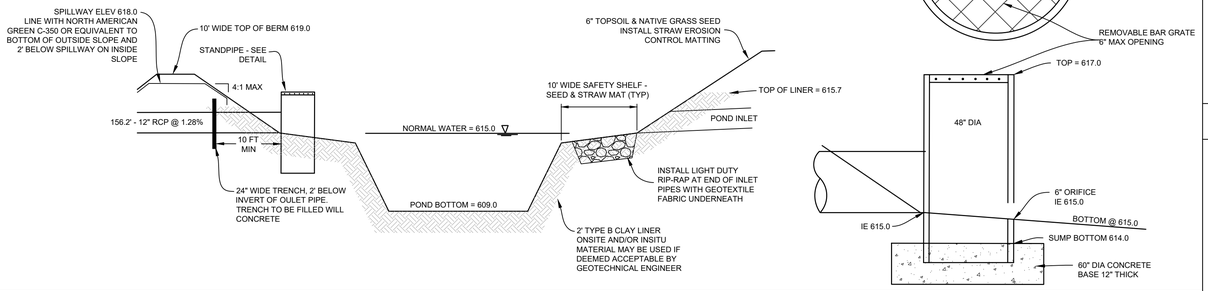
CONTRACTOR SHALL IMMEDIATELY FILL POND WITH WATER FROM A HYDRANT OR OTHER SOURCE TO THE NORMAL WATER LEVEL UPON COMPLETION OF THE PERMANENT POOL. CONTRACTOR SHALL AVOID SCOURING AND DAMAGING THE LINER. THE PERMANENT POOL AND LINER SHALL NOT BE LEFT EXPOSED TO BE FILLED VIA RAIN, WHICH CAN CAUSE POTENTIAL EROSION AND DAMAGE TO THE LINER.

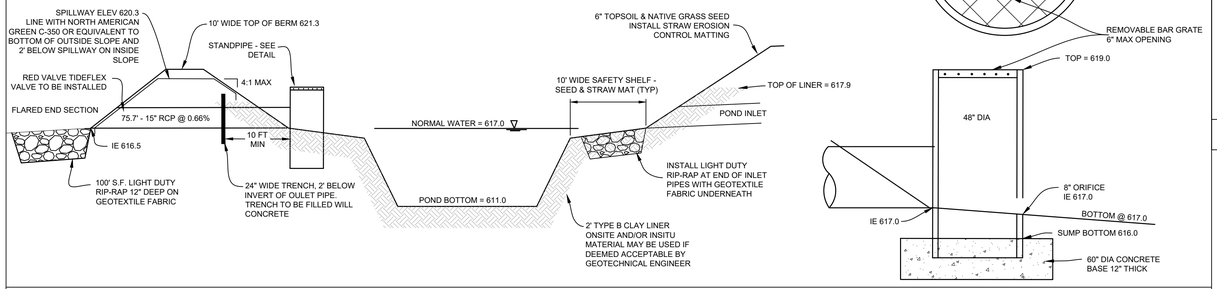
2-YR HIGH WATER = 615.6
10-YR HIGH WATER = 616.2
100-YR HIGH WATER = 617.2



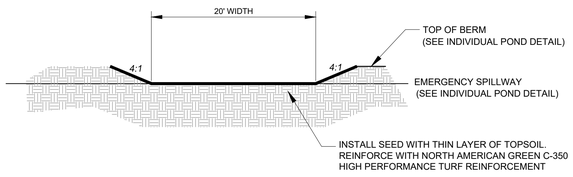
EAST POND DETAIL

CONTRACTOR SHALL IMMEDIATELY FILL POND WITH WATER FROM A HYDRANT OR OTHER SOURCE TO THE NORMAL WATER LEVEL UPON COMPLETION OF THE PERMANENT POOL. CONTRACTOR SHALL AVOID SCOURING AND DAMAGING THE LINER. THE PERMANENT POOL AND LINER SHALL NOT BE LEFT EXPOSED TO BE FILLED VIA RAIN, WHICH CAN CAUSE POTENTIAL EROSION AND DAMAGE TO THE LINER.

2-YR HIGH WATER = 617.9
10-YR HIGH WATER = 618.6
100-YR HIGH WATER = 619.8



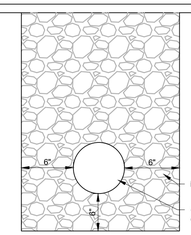
WEST POND DETAIL



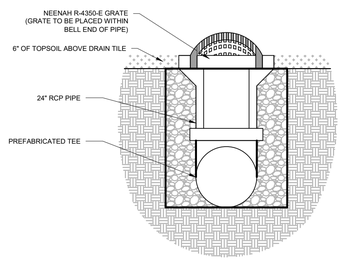
NOTES:

1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.
3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.

TYPICAL SPILLWAY DETAIL

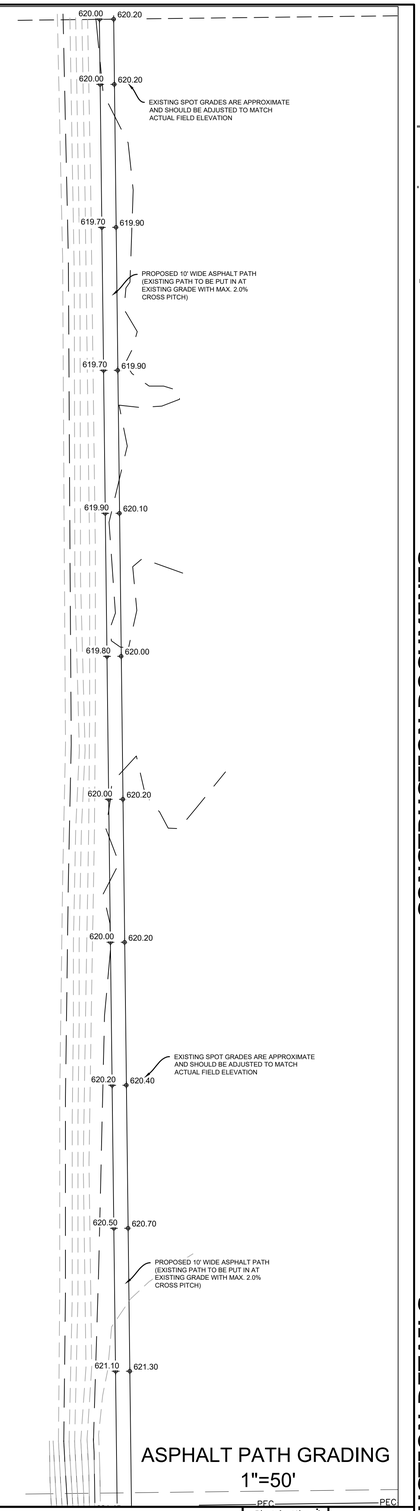


DRAIN TILE TRENCH SECTION



WISDOT NO. 1 GRADATION WASHED STONE SURROUNDED ON ALL SIDES WITH TYPE SAS FILTER FABRIC

AREA DRAIN



ASPHALT PATH GRADING
1"=50'

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REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN | DESIGN | DELIVER
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PEG JOB No. 3002.00
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START DATE 08/27/25
SCALE N.T.S.

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MEMORANDUM

DATE: **Wednesday, October 29, 2025**

TO: **Caledonia Utility District**

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

RE: **Storm Water Management Plan & Construction Plan – Franksville Storage – Conditional Approval**

BACKGROUND INFORMATION

Joshua A. Murray, P.E. of Nielsen, Madsen & Barber S.C. has prepared a Storm Water Management Plan and Mark D. Eberle P.E. of Nielsen, Madsen & Barber S.C. has prepared a Construction Plan for the construction of 4 storage buildings proposed on the Southwest corner of Quick Drive and Storage Drive.

The proposed improvements require a Storm Water Management Plan for the site. This site falls under Base Storm Water Regulations. Base Storm Water Regulations are that the 100 yr. post development peak runoff must be reduced to or below the 10 yr. predevelopment peak runoff and the 10 yr. post development peak runoff must be reduced to or below the 2 yr. predevelopment peak runoff. The site must also achieve 80% Total Suspended Solids removal.

The Storm Water Management Plan meets the Ordinance by meeting the required reductions in peak flow (2.77 cfs peak 100 vs 2.88 cfs peak 10 & 1.08 cfs peak 10 vs 1.20 cfs peak 2) and the required TSS removal (83.04% TSS vs 80% TSS).

The Storm Water Management Plan and Construction Plan have been reviewed by the Public Services Director and the Village Engineer. It is recommended that the Storm Water Management Plan and Construction Plan are conditionally approved at the November 5, 2025 Commission Meeting.

RECOMMENDATION

Move to conditionally approve the Storm Water Management Plan and Construction Plan for Franksville Storage (at the Southwest corner of Storage Drive and Quick Drive) subject to the following:

1) **A Final Review by the Village Engineer for the Construction Plans (10/29/2025 submittal).**
2) **Legal Description and Exhibit for the Property and Legal & Exhibit for a Storm Water Pond Easement are submitted.**
3) **The Owner executes a Storm Water Pond Easement Agreement that encompasses the Storm Water Pond prior to the issuance of a Building Permit.**

4) **The Owner posts a $10,000 financial guarantee to ensure that the Storm Water Pond is constructed, asbuilted, and certified by the Design Engineer. The Storm Water Pond shall be constructed in accordance with the approved plans.**
5) **The applicant obtains all necessary permits from the Village, County and State as necessary prior to performing the project.**

STORM WATER MANAGEMENT PLAN

FRANKSVILLE STORAGE

Village of Caledonia
Racine County, Wisconsin

October 17th, 2025

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

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Peak Discharge Management....1
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Method of Analysis....1
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POST-DEVELOPED CONDITIONS....2
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Soil Data and Infiltration....2
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Peak Discharge Management....2
Proposed Wet Retention Basin....3
CONCLUSION....3

Appendix A – Soil Map

Appendix B – WinSLAMM Water Quality Analysis

Appendix C – HydroCAD Routing Details

Appendix D – Drainage Exhibit Maps

PREPARED FOR

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PREPARED BY

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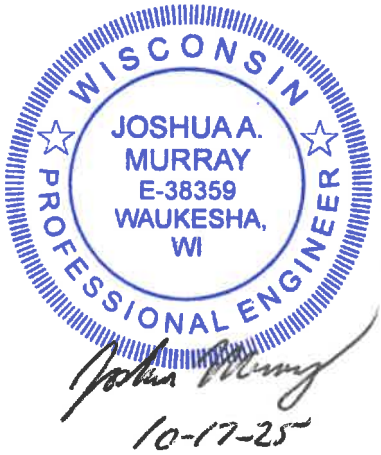


INTRODUCTION

Nielsen Madsen + Barber (NMB) was retained by Franksville Storage LLC to prepare a Storm Water Management Plan for the Franksville Storage project located southwest of the intersection of Storage Drive and Quick Drive in the Village of Caledonia. The project will consist of four proposed buildings, driveway, and a retention basin resulting in a total disturbance area of approximately 2.163 acres.

DESIGN CRITERIA

Total Suspended Solids Load Reduction

The Wisconsin Department of Natural Resources (WDNR) Chapter NR 151 of the State of Wisconsin Administrative Code and the Pleasant Prairie Stormwater Management Ordinance require an 80% reduction of the Total Suspended Solids (TSS) load for new development sites.

Peak Discharge Management

WDNR Chapter NR 151 requires that the peak discharge rate for the post-developed 1-year and 2-year, 24-hour rainfall events does not exceed the pre-developed peak discharge rates for the same recurrence interval events, respectively.

The site is part of the Hoods Creek watershed, but far smaller than the 15 acre minimum development size required to apply the stream protection standards. Therefore, the base level standards for discharge rates apply. The Village of Caledonia Stormwater Management Ordinance requires that the peak discharge rate for the post-developed 2-year and 10-year, 24-hour rainfall events do not exceed the pre-developed peak discharge rate for the 2-year, 24-hour rainfall event, and the post-developed 100-year, 24-hour rainfall event does not exceed the pre-developed peak discharge rate for the 10-year, 24 hour rainfall event.

The site is also part of a Stormwater Management Plan for a Regional Basin that assumed the location of this site would have a CN of 85. The post-developed stormwater runoff will have to be reduced to less than the runoff of the site assuming a CN of 85.

Infiltration

WDNR Chapter NR 151 requires that development sites with moderate imperviousness infiltrate at least 75% of the pre-development infiltration volume.

Method of Analysis

The storm water analysis was made using HydroCAD 10.20-5c which utilizes United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Technical Release No. 55 (TR-55) methodology. The NRCS MSE3 precipitation distribution was used along with the following NOAA Atlas 14, Volume 8, Version 2 precipitation depths:

Recurrence Interval (year)	Precipitation Depth (inches)
1	2.35
2	2.67
10	3.77
100	5.92

PRE-DEVELOPED CONDITIONS

The Pre-Developed drainage area was delineated to match the proposed disturbance limits for comparison purposes to the post-developed conditions. A Pre-Developed Conditions Map can be found in Appendix "D" of this report. The Pre-Developed drainage area is further described as follows:

Sub-basin **PRE-1 (2.163 acres, CN 71)** , comprises the entire parcel, and consists entirely of undeveloped grassland.

POST-DEVELOPED CONDITIONS

Post-developed conditions consist of buildings, driveways, lawn, and a proposed retention basin. The net increase in the impervious area will be approximately 1.150 acres. A Post-Developed Conditions Map can be found in Appendix "D" of this report.

The post-developed drainage area has been divided into two sub-basins as follows:

Sub-basin **DEV-1 (1.976 acres, CN 91)** , includes proposed buildings, driveways, lawn, and water surface and flows into the proposed retention basin.

Sub-basin **DEV-2 (0.187 acres, CN 75)** , includes limited driveway and lawn and flows directly offsite to the Quick Drive right-of-way.

DESIGN SUMMARY

Soil Data and Infiltration

Existing soils have been reviewed using the Web Soil Survey developed by the USDA NRCS. The Web Soil Survey indicates Elliott Silty Clay Loam and Markham Silt Loam throughout the site. A map of the existing soils on the site is included in Appendix "A".

Based on the Web Soil Survey report, both the pre-development and post-development CN's have been developed utilizing Hydrologic Soil Group (HSG) "C" soils.

Total Suspended Solids Load Reduction

A retention basin with a five-foot (5') deep permanent pool is proposed to treat runoff from the site (DEV-1). When these parameters were analyzed in WinSLAMM, the retention basin was found to provide a TSS reduction of 83.04% for the 2.163-acre drainage area (DEV-1 & DEV-2). The proposed treatment system, as designed, exceeds the NR 151 and Village of Caledonia's treatment goals of 80% TSS reduction. A copy of the WinSLAMM input data and the output summary can be found in Appendix "B" of this report.

Peak Discharge Management

The Village of Caledonia Stormwater Management Ordinance requires that the peak discharge rate for the post-developed 2-year and 10-year, 24-hour rainfall events do not exceed the pre-developed peak discharge rate for the 2-year, 24-hour rainfall event, and the post-developed 100-year, 24-hour rainfall event does not exceed the pre-developed peak discharge rate for the 10-year, 24 hour rainfall event. Additionally, the post-developed stormwater peak discharge must not exceed the runoff from pre-

developed conditions assuming a sitewide CN of 85. These requirements have been achieved through storage within the proposed wet retention basin:

	Pre-Developed Peak Discharge cfs	Regional Basin (CN 85) Peak Discharge cfs	Allowable Peak Discharge cfs	Post-Developed Peak Discharge cfs
Q_1	0.80	2.56	0.80	0.51
Q_2	1.20	3.19	1.20	0.61
Q_{10}	2.88	5.47	1.20	1.08
Q_{100}	6.87	10.09	2.88	2.77

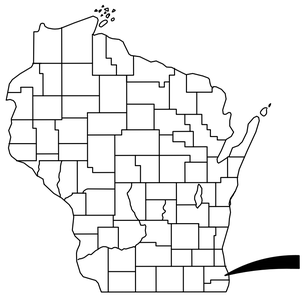
Detailed sub-basin and routing information can be found in Appendix "C" of this report.

Proposed Wet Retention Basin

Contributory Watershed:	1.976 Acres (DEV-1)
Design Surface Area:	11,317 SF (0.260 Acres)
Normal Water Level (NWL):	727.00
Maximum side slope grade:	4:1
Discharge/High Water Mark (100-year):	2.51 cfs @ 728.46
Discharge/High Water Mark (10-year):	1.00 cfs @ 727.94
Discharge/High Water Mark (2-year):	0.57 cfs @ 727.61
Discharge/High Water Mark (1-year):	0.48 cfs @ 727.51
Top of Berm:	729.50
Free Board provided:	1.04 Feet
Safety Shelf:	10' Wide (10:1 slope)
Multi-Stage Outlet Control Structure:	1 – 6" Orifice @ 727.00 2 – 6.5" Orifices @ 727.75 48" Standpipe @ 729.00 28 LF – 12" STM @ 10.75%, IE @ 727.00
Emergency Spillway:	10' grass-lined weir - 4:1 side slopes Crest Elevation at 728.50 100-yr HWM (plugged conditions): 2.39 cfs @ 728.70

CONCLUSION

After comparing the post-developed peak discharges to the allowable peak discharges, we conclude that the proposed retention basin exceeds the Village of Caledonia and WDNR NR 151 design standards. By utilizing the proposed retention basin, the water quality goals have been met reducing the TSS loading by 80%, on an average annual basis.



CONSTRUCTION PLANS

for

FRANKSVILLE STORAGE

SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS

for

FRANKSVILLE STORAGE, LLC

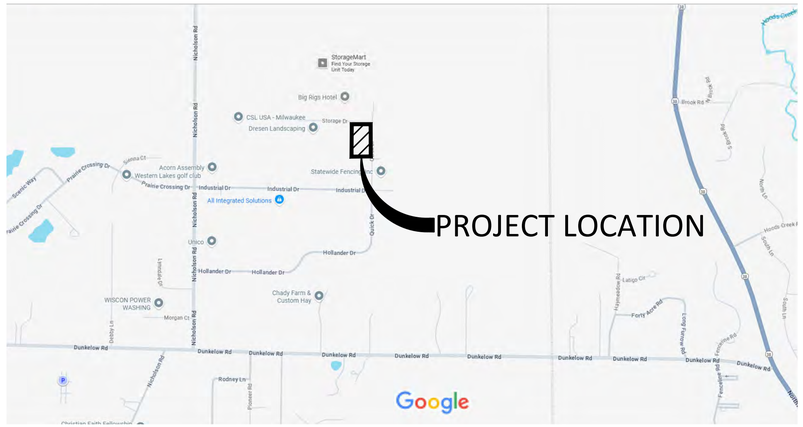
Village of Caledonia, Racine County, Wisconsin

LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING	SB 1	STORM MANHOLE		
TELEPHONE BOX	T	CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE	GV	STORM SEWER	STM	
GAS METER		SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	
ELECTRIC MANHOLE		CONTOURS	650	650
COMMUNICATION MANHOLE		FIRE PROTECTION		FP
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT	12" CMP	12" CMP
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE	X X	
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC	E	
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN	G	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	CM	
PAD MOUNT TRANSFORMER		SILT FENCE	//	
FOUND IRON PIPE		OVERHEAD ELECTRIC	OHE	
SET IRON PIPE		FORCE MAIN	\	

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	IE
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	C&G	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM



SHEET INDEX

PLAN SHEET	SHEET NO.
TITLE SHEET	C-1
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DIMENSIONED SITE PLAN	C-3
SITE GRADING & EROSION CONTROL PLAN	C-4
SITE UTILITY PLAN	C-5
TYPICAL SECTIONS & CONSTRUCTI	C-6 - C-7
LANDSCAPE PLAN	L-1 - L-2

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WISCONSIN MARK D. EBERLE E-34030 RACINE PROFESSIONAL ENGINEER 10-29-25

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UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

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

FRANKSVILLE STORAGE
SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS
FOR
FRANKSVILLE STORAGE, LLC
VILLAGE OF CALEDONIA, COUNTY OF RACINE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	IPL / SCB
DATE:	10-29-2025
CHECKED:	MDE
DATE:	10-29-2025

2025.0091.01

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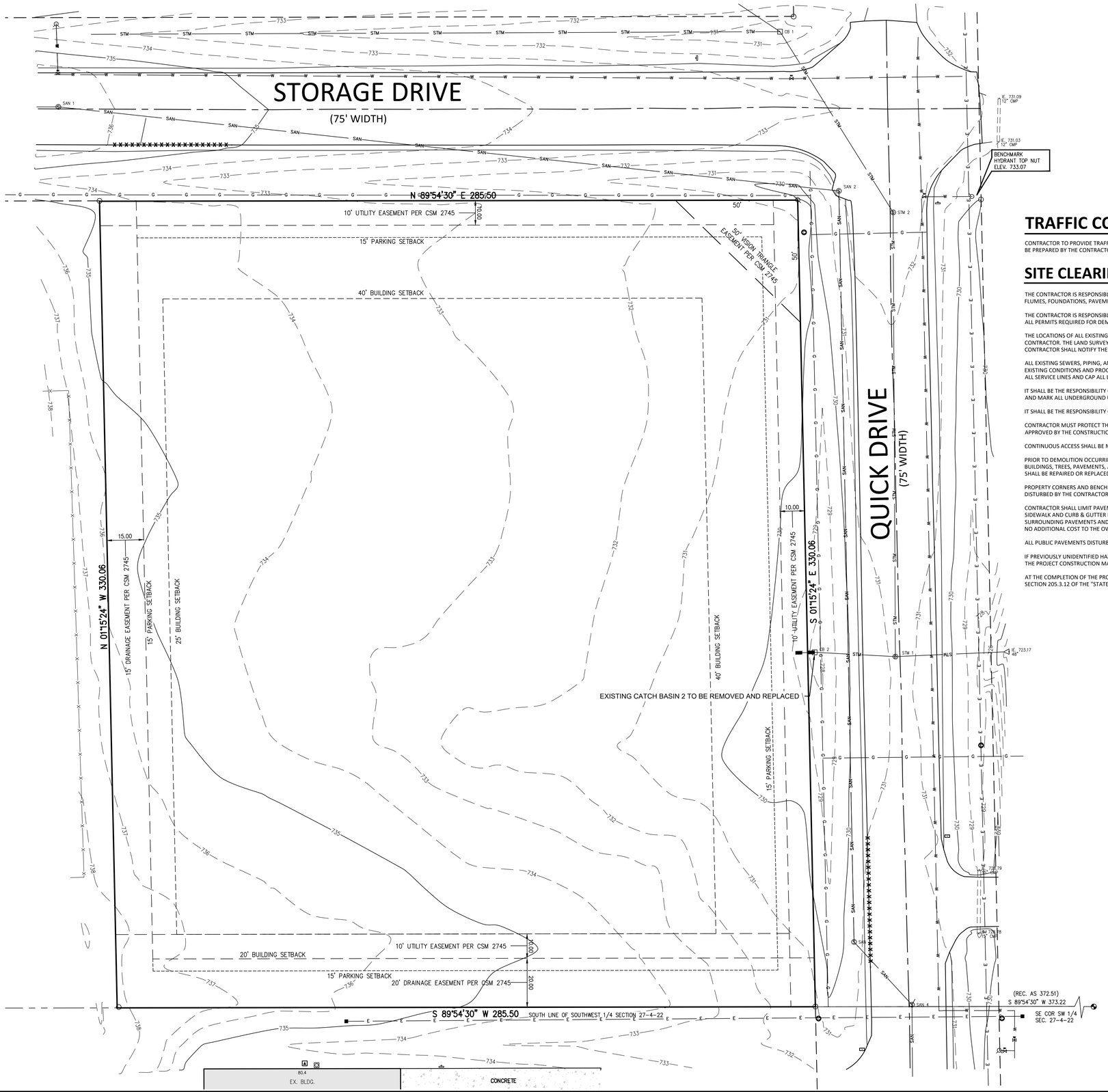
ISSUE FOR PERMIT (10-29-2025)

Wednesday, October 29, 2025 10:32:35 AM



TRAFFIC CONTROL

CONTRACTOR TO PROVIDE TRAFFIC CONTROL AS NECESSARY TO FACILITATE UTILITY WORK WITHIN QUICK DRIVE AND STORAGE DRIVE RIGHT-OF-WAYS. TRAFFIC CONTROL PLAN TO BE PREPARED BY THE CONTRACTOR AND APPROVED BY THE VILLAGE PRIOR TO CONSTRUCTION.

SITE CLEARING & DEMOLITION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED. EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS AS SHOWN ON THESE CONSTRUCTION PLANS OR AS NECESSARY TO COMPLETE THE WORK. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.

ALL PUBLIC PAVEMENTS DISTURBED DURING CONSTRUCTION SHALL BE SAW CUT (FULL DEPTH) AND REPLACED IN KIND PER "VILLAGE OF CALEDONIA SPECIFICATIONS".

IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

DEMOLITION NOTES

SAWCUT PAVEMENT (FULL DEPTH)

REMOVE STORM SEWER

EXISTING UTILITY DATA

STM 1
RIM 731.08
IE. 48" E 722.78
IE. 42" N 722.88
IE. 24" W 722.98

STM 2
RIM 732.51
IE. 42" S 724.61
IE. 42" NW 724.76

CB 1
RIM 730.43
IE. 42" SE 725.53
IE. 36" W 725.63
IE. 21" NW 725.83

CB 2
RIM 728.01
IE. 24" E 723.61
IE. 21" W 723.61

SAN 1
RIM 736.44
IE. 8" E/W 722.99

SAN 2
RIM 732.03
IE. 8" E/W 714.33
IE. 8" N/S 714.13
IE. 6" W 721.53

SAN 3
RIM 730.66
IE. 8" N/SE 713.06

SAN 4
RIM 731.55
IE. 8" NW/S 712.70
IE. 4" NE 722.85
(CAPPED)

NOTES

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

ALL ELEVATIONS REFER TO NAVD 1988 (12).

DIGGERS HOTLINE
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www.DiggersHotline.com

LEGEND

- STORM MANHOLE
- CATCH BASIN
- STORM SEWER
- SANITARY MANHOLE
- SANITARY SEWER
- GAS METER
- MAILBOX
- HYDRANT
- WATER VALVE
- WATER MAIN
- PAD MOUNT TRANSFORMER
- COMMUNICATION MANHOLE
- SIGN
- HVAC

Nielsen Madsen + Barber
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FRANKSVILLE STORAGE
EXISTING CONDITIONS &
SITE DEMOLITION PLAN
FOR
FRANKSVILLE STORAGE, LLC
VILLAGE OF CALEDONIA, COUNTY OF RACINE, WISCONSIN

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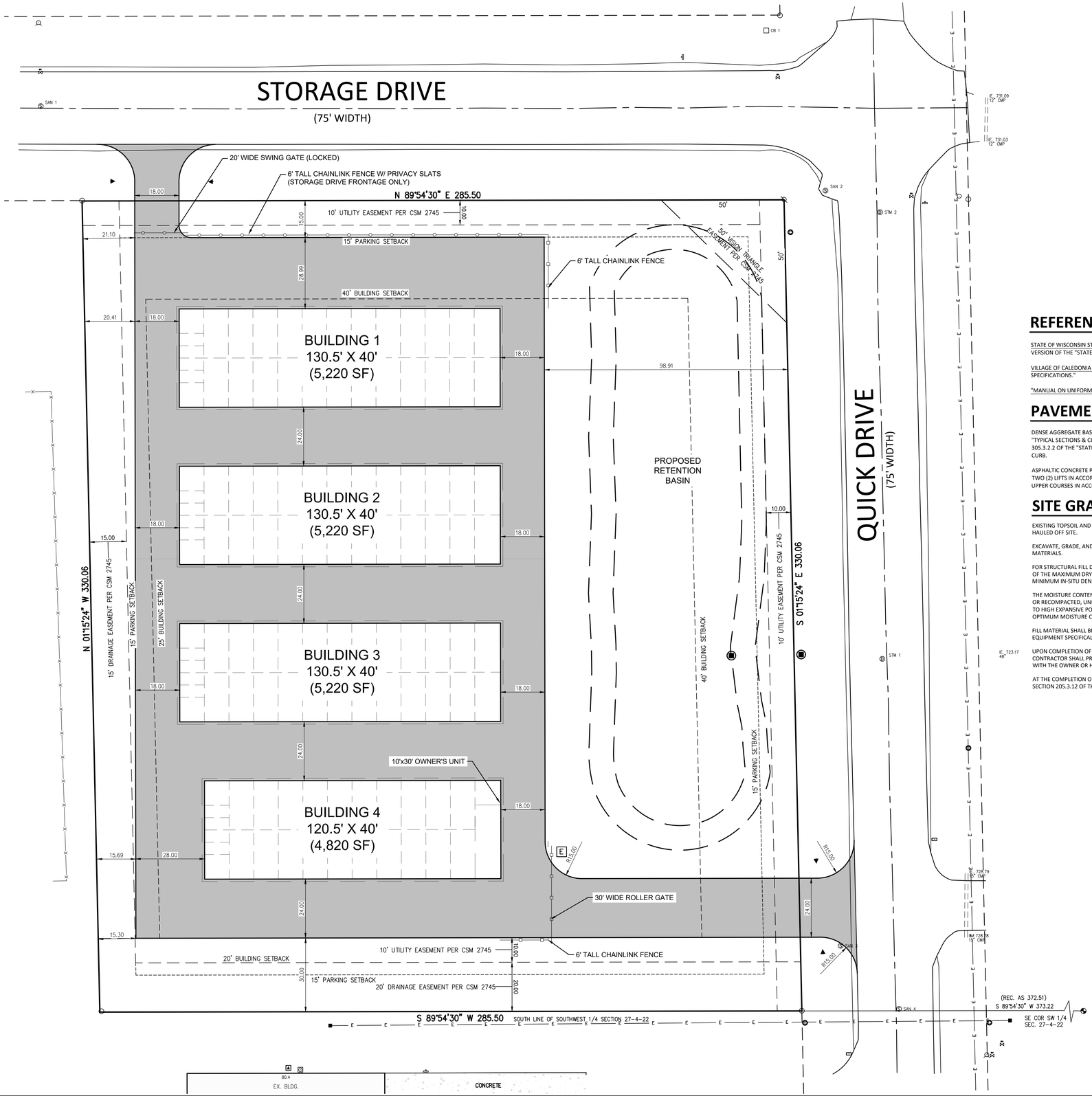

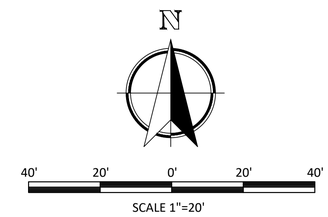

REFERENCES

STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2025 EDITION, HEREIN REFERRED TO AS "STATE SPECIFICATIONS." THE CURRENT VERSION OF THE "STATE SPECIFICATIONS" IS AVAILABLE ON THE WisDOT WEBSITE AT http://roadwaystandards.dot.wi.gov/standards/stndspec/index.htm

VILLAGE OF CALEDONIA ORDINANCE TITLE 18 - ROADS, PRIVATE DRIVEWAYS, ROAD OPENINGS, AND ROAD DRAINAGE, HEREIN REFERRED TO AS "VILLAGE OF CALEDONIA SPECIFICATIONS."

"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), 2023 EDITION WITH REVISIONS 1 AND 2 INCORPORATED.

PAVEMENT SPECIFICATIONS

DENSE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE "STATE SPECIFICATIONS". THE COMPLETED BASE SHALL BE IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SHALL BE CONSTRUCTED IN FOUR-INCH (4") LIFTS AND COMPACTED ACCORDING TO SUBSECTION 305.3.2.2 OF THE "STATE SPECIFICATIONS". DENSE AGGREGATE BASE COURSE SHALL EXTEND A MINIMUM OF TWELVE-INCHES (12") BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.

ASPHALTIC CONCRETE PAVEMENT SHALL BE WISDOT LT 58-28 S MEETING THE REQUIREMENTS OF SECTION 460 OF THE "STATE SPECIFICATIONS". PAVEMENT SHALL BE INSTALLED IN TWO (2) LIFTS IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET. A TACK COAT SHALL BE INSTALLED BETWEEN THE LOWER AND UPPER COURSES IN ACCORDANCE WITH SECTION 455.3.2 OF THE "STATE SPECIFICATIONS".

SITE GRADING & SUB-GRADE PREPARATION

EXISTING TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED PAVEMENT SECTIONS AND BUILDING PADS SHALL BE STRIPPED (REGARDLESS OF DEPTH) AND HAULED OFF SITE.

EXCAVATE, GRADE, AND SHAPE SUBGRADES TO THE LINES AND GRADES SHOWN ON THE PLANS. SEE TYPICAL SECTIONS AND CONSTRUCTION DETAILS FOR PAVEMENT THICKNESS AND MATERIALS.

FOR STRUCTURAL FILL DEPTHS LESS THAN 20 FEET, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION OF THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.

THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF THE OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY RECOMMENDED / APPROVED BY THE SOILS ENGINEER MONITORING THE PLACEMENT AND COMPACTION. COHESIVE SOILS WITH MODERATE TO HIGH EXPANSIVE POTENTIALS (PI>15) SHOULD, HOWEVER, BE PLACED, COMPACTED AND MAINTAINED PRIOR TO CONSTRUCTION AT A MOISTURE CONTENT OF 3±1 PERCENT ABOVE OPTIMUM MOISTURE CONTENT TO LIMIT FUTURE HEAVE.

FILL MATERIAL SHALL BE PLACED IN LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 9 INCHES. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION.

UPON COMPLETION OF THE SUBGRADE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL SUBGRADES TO RECEIVE DENSE AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED QUAD-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE OWNER OR HIS REPRESENTATIVES.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

DIGGERS HOTLINE
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PARKING SETBACKS

PARKING: 15' (ALL BOUNDARY LINES)

BUILDING SETBACKS

STREET YARD: 40'

REAR YARD: 25'

SIDE YARD: 20'

FLOOR TO SITE RATIO

SITE AREA: 94,235 S.F.
FLOOR SPACE AREA: 20,480 S.F.
RATIO: 4.601:1

PAVEMENT LEGEND

5 / C-6 — MEDIUM-DUTY (4") ASPHALT PAVEMENT

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1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

FRANKSVILLE STORAGE
DIMENSIONED SITE PLAN
FOR
FRANKSVILLE STORAGE, LLC
VILLAGE OF CALEDONIA, COUNTY OF RACINE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: IPL
DATE: 10-29-2025
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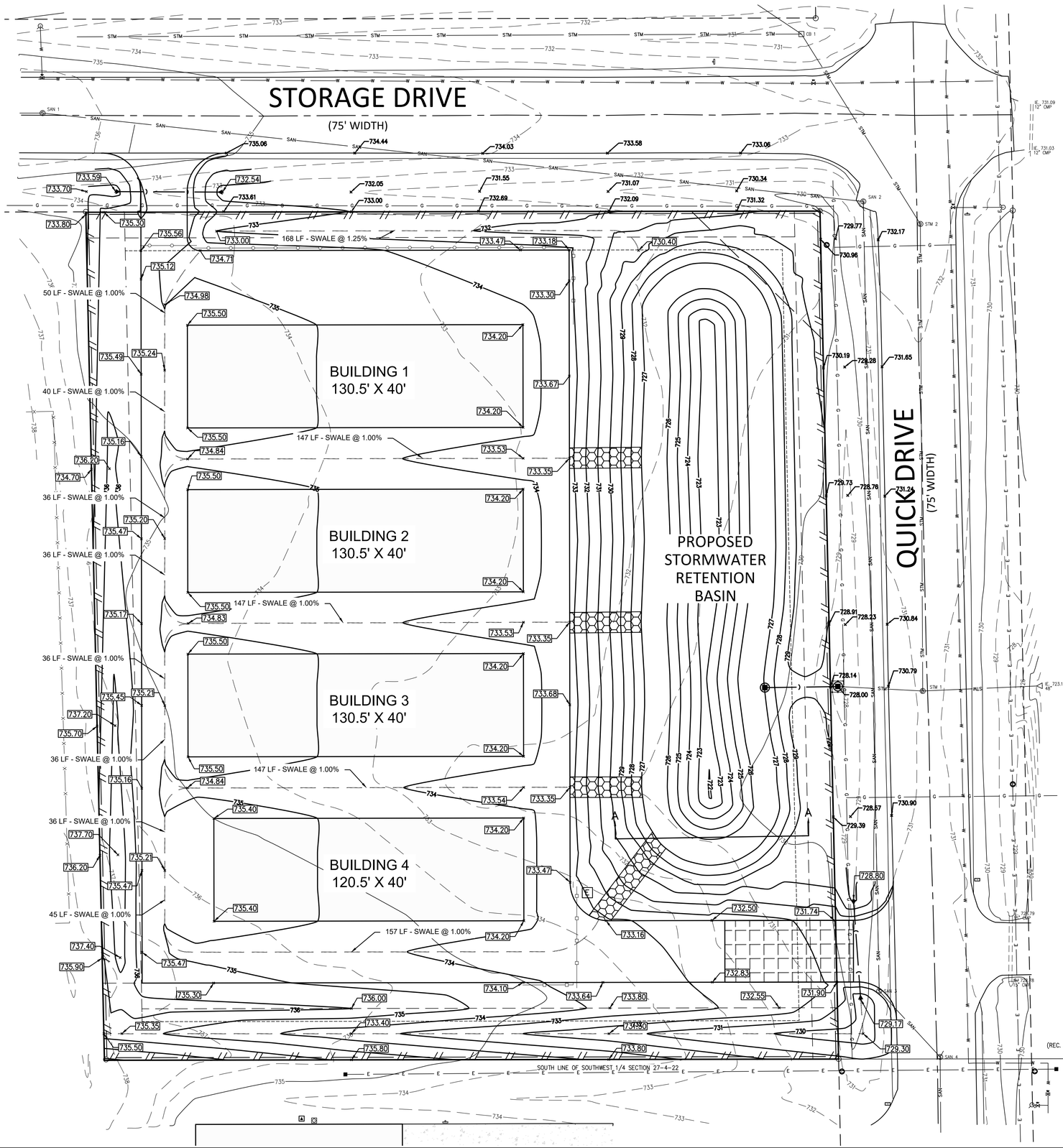

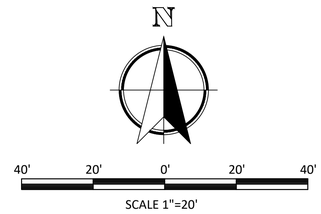

EROSION & SEDIMENT CONTROL NOTES

THE EROSION AND SEDIMENT CONTROL PROVISIONS DETAILED ON THE DRAWINGS AND SPECIFIED HEREIN ARE THE MINIMUM REQUIREMENTS FOR EROSION CONTROL.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE ANY REVISIONS, ADJUSTMENTS OR PROPOSED ALTERATIONS TO THE EROSION CONTROL PLAN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND REGULATORY OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BEST MANAGEMENT PRACTICES (BMP'S). ALL SIGNIFICANT DEVIATIONS FROM THE PLANS MUST BE SUBMITTED AND APPROVED BY THE VILLAGE OF CALEDONIA.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF ALL EROSION CONTROL DEVICES REQUIRED FOR THE PROJECT WHICH SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF CALEDONIA ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS. SEE VILLAGE OF CALEDONIA EROSION CONTROL PERMITS FOR ADDITIONAL DETAILS OR REQUIREMENTS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22.

INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:

A. AT LEAST WEEKLY.

B. WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.

THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:

A. THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.

B. A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES. EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY WDNR, THE VILLAGE OF CALEDONIA OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY DSPS, THE VILLAGE OF CALEDONIA OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE OR LOCAL INSPECTORS AND/OR THE ENGINEER OF RECORD, SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

ALL SEDIMENT AND EROSION CONTROL DEVICES, INCLUDING PERIMETER EROSION CONTROL MEASURES SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED.

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE INLET PROTECTION SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED EVERY 14 DAYS AND AFTER EACH RAINFALL EVENT. FABRIC TO BE REPLACED AS NEEDED TO MEET FIELD CONDITIONS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD).

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

B. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

C. ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE DISCHARGED INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 AND BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM OR DRAINAGE DITCH. PUMPED WATER CAN BE TREATED IN FILTER BAGS, STONE FILTERS OR SIMILAR DEVICES. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES, OTHER THAN SHOWN ON THE PLANS, MUST HAVE PRIOR APPROVAL BY THE VILLAGE OF CALEDONIA.

EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND VILLAGE OF CALEDONIA ORDINANCE.

EXCESS SOILS ARE TO BE HAULED OFF SITE OR ENCLOSED WITH AN APPROVED SEDIMENT CONTROL DEVICE WITHIN 24 HOURS.

SOIL PILES LEFT UNDISTURBED FOR 7 OR MORE DAYS WILL NEED TO BE STABILIZED BY AN APPROVED METHOD. ALL DISTURBED AREAS NOT COVERED BY PERMANENT STRUCTURES OR PAVEMENT SHALL BE FINISHED GRADED WITH 3"-6" TOPSOIL, SEEDED AND STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE. IF DISTURBANCE OCCURS AFTER NOVEMBER 15TH AND BEFORE MAY 15TH, TYPE A SOIL STABILIZER SHALL BE USED.

PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AT THE END OF EACH WORK DAY AND AS REQUESTED BY THE VILLAGE OF CALEDONIA.

EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

SITE GRADING & EROSION CONTROL LEGEND

- 692 — EXISTING CONTOURS
- —702— PROPOSED CONTOURS
- 804.85 EXISTING SPOT GRADES
- 804.85 PROPOSED FINISHED SPOT GRADES
- 1 C-6 — // — SILT FENCE
- 2 C-6 STONE TRACKING PAD
- 3 C-6 INLET PROTECTION
- 4 C-6 MEDIUM RIP RAP (8' X 15')
- PAVEMENT SWALE CENTERLINE
- DISTURBED AREA (94,574 S.F. = 2.17 AC)

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FRANKSVILLE STORAGE
GRADING & EROSION CONTROL PLAN
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FRANKSVILLE STORAGE, LLC
VILLAGE OF CALEDONIA, COUNTY OF RACINE, WISCONSIN

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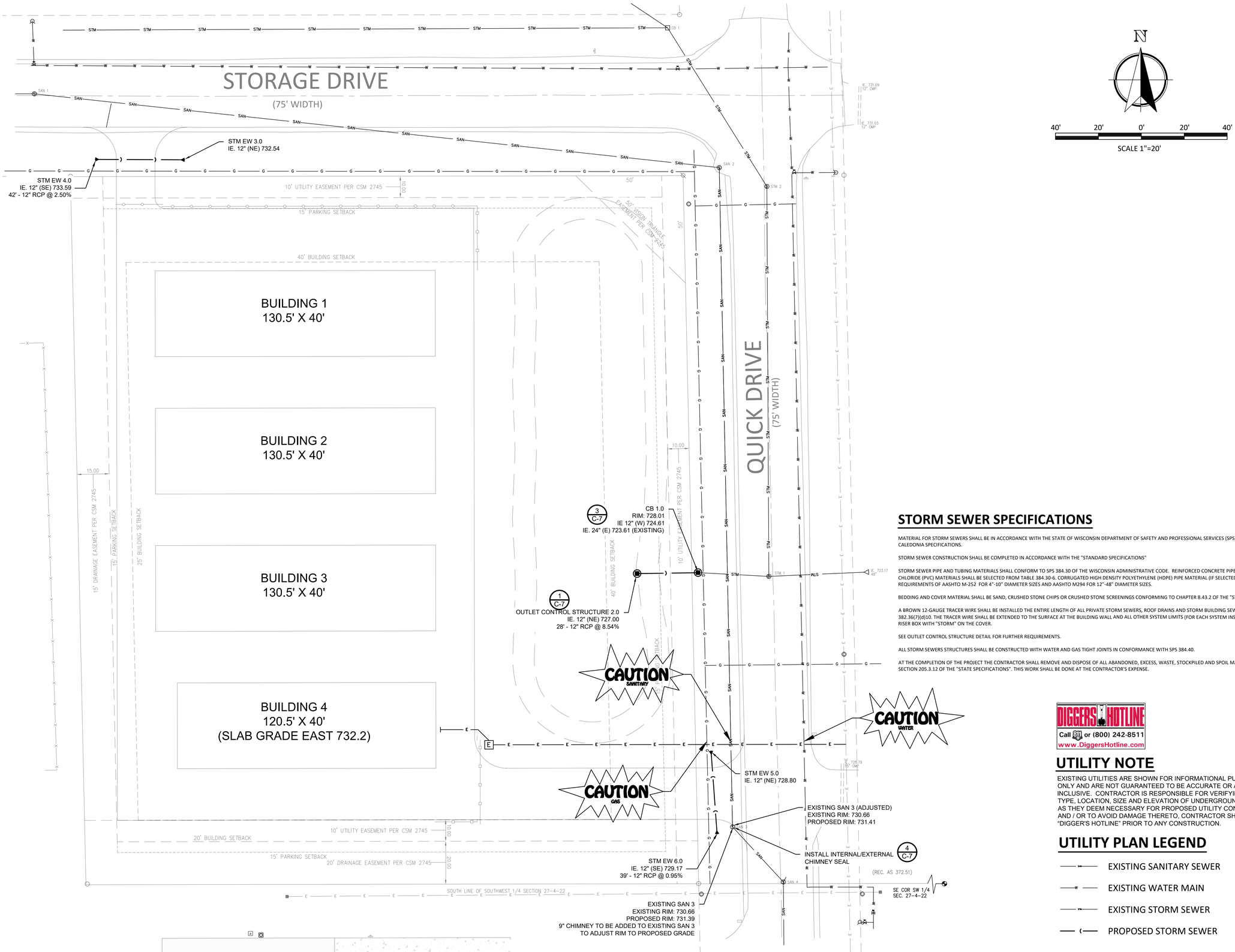


STORM SEWER SPECIFICATIONS

MATERIAL FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) AND THE VILLAGE OF CALEDONIA SPECIFICATIONS.

STORM SEWER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS"

STORM SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO SPS 384.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 384.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4"-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

A BROWN 12-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE STORM SEWERS, ROOF DRAINS AND STORM BUILDING SEWER LATERALS PER SPS 382.36(7)(d)10. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "STORM" ON THE COVER.

SEE OUTLET CONTROL STRUCTURE DETAIL FOR FURTHER REQUIREMENTS.

ALL STORM SEWERS STRUCTURES SHALL BE CONSTRUCTED WITH WATER AND GAS TIGHT JOINTS IN CONFORMANCE WITH SPS 384.40.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

UTILITY PLAN LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

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

FRANKSVILLE STORAGE
SITE UTILITY PLAN
FOR
FRANKSVILLE STORAGE, LLC
VILLAGE OF CALEDONIA, COUNTY OF RACINE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: IPL
DATE: 10-29-2025
CHECKED: MDE
DATE: 10-29-2025

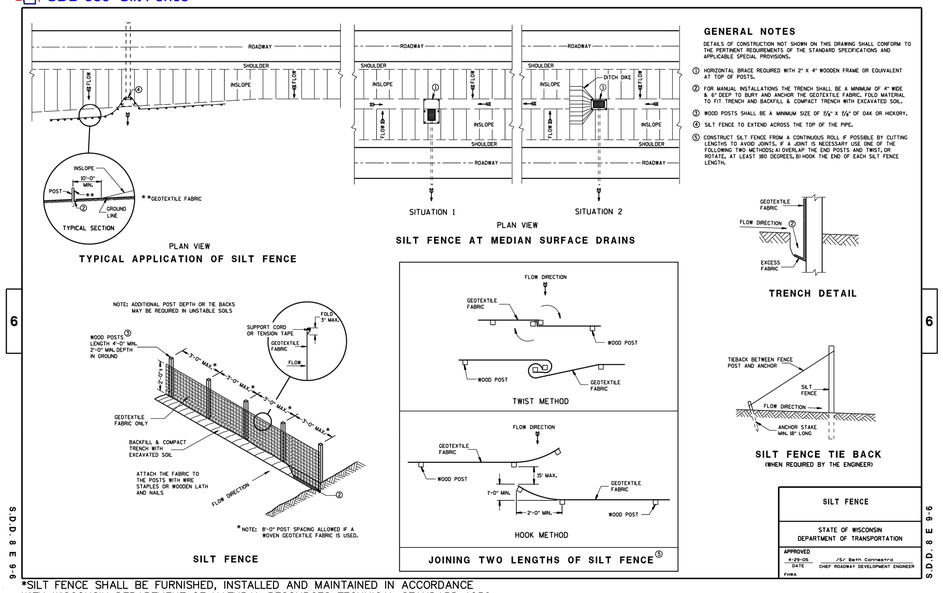
2025.0091.01

SHEET
C-5

ISSUE FOR PERMIT (10-29-2025)

Wednesday, October 29, 2025 10:32:55 AM

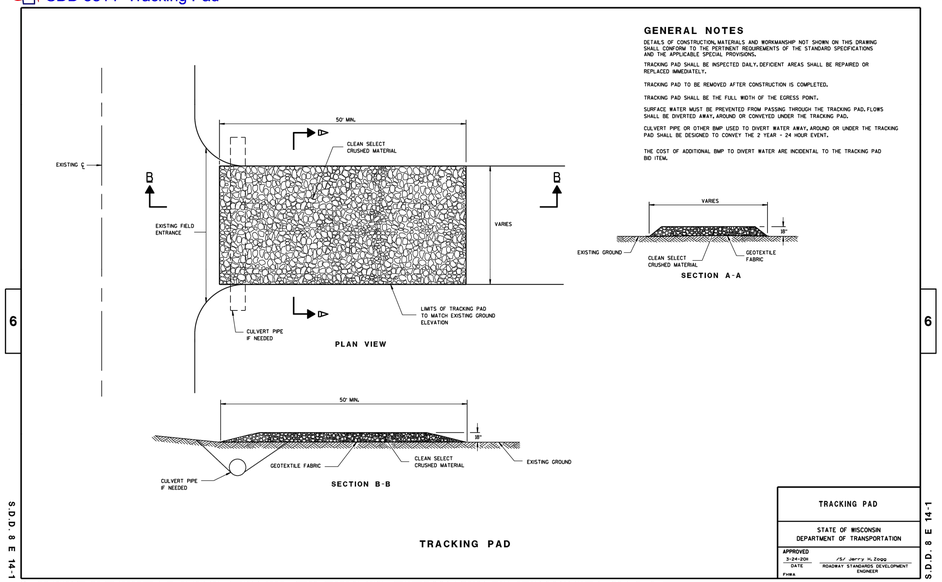
SDD 8e9 Silt Fence



*SILT FENCE SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1056.

1	SILT FENCE DETAIL	N.T.S.

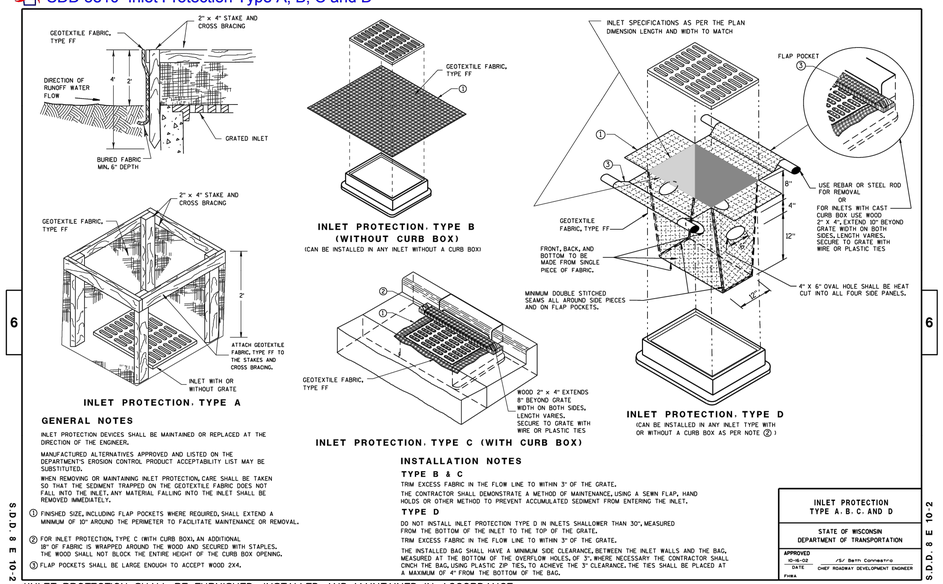
SDD 8e14 Tracking Pad



*TRACKING PAD SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1057 INCLUDING PAVEMENT CLEANING WHEN NECESSARY.

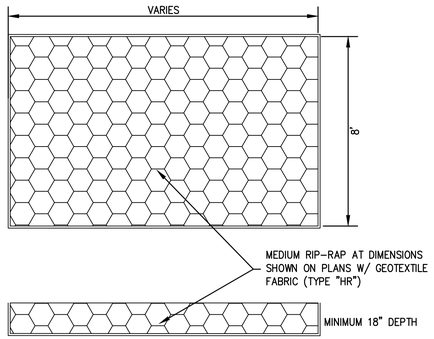
2	TRACKING PAD DETAIL	N.T.S.

SDD 8e10 Inlet Protection Type A, B, C and D



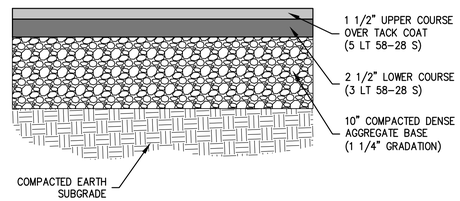
*INLET PROTECTION SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.

3	INLET PROTECTION DETAIL	N.T.S.



NOTES:
FINAL SIZE AND SHAPE OF RIP RAP TO MATCH DIMENSIONS SHOWN ON THE SHEET C-4

4	RIP RAP DETAIL	N.T.S.



5	MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION)	N.T.S.

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

FRANKSVILLE STORAGE
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
FRANKSVILLE STORAGE, LLC
VILLAGE OF CALEDONIA, COUNTY OF RACINE, WISCONSIN

NO.	REVISION	BY	DATE

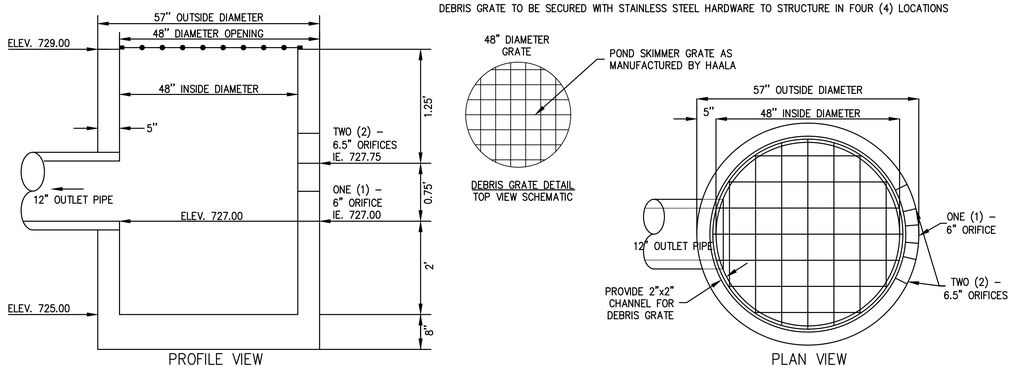
PROJ. MGR: MDE
DRAFTED: IPL
DATE: 10-29-2025
CHECKED: MDE
DATE: 10-29-2025

2025.0091.01

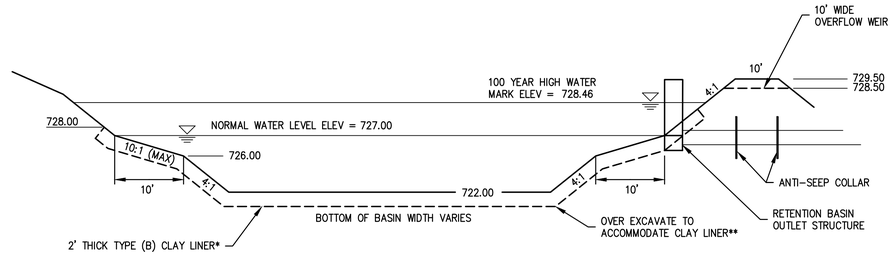
SHEET C-6

ISSUE FOR PERMIT (10-29-2025)

Wednesday, October 29, 2025 10:32:59 AM

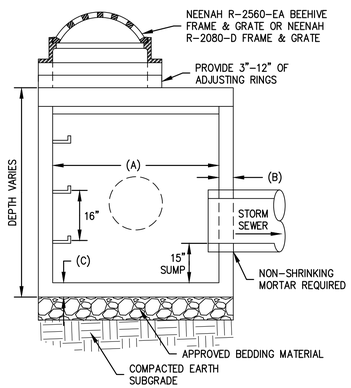


1	OUTLET CONTROL STRUCTURE DETAIL	N.T.S.



*LINER MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH "TECHNICAL STANDARD" 1001
**LINER MATERIAL SHALL BE INSTALLED 4" LOW WHEN ABOVE THE NORMAL WATER LEVEL TO ACCOMMODATE 4" OF TOPSOIL

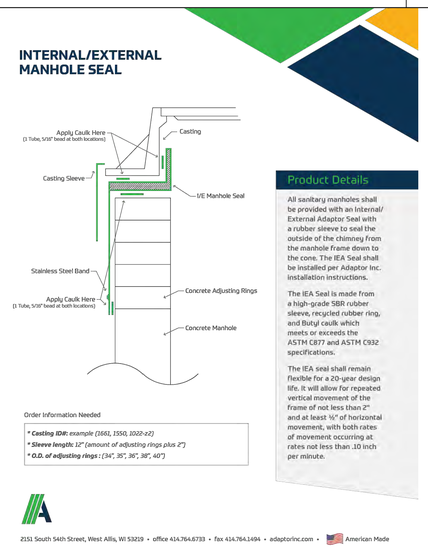
2	RETENTION BASIN CROSS SECTION (A-A) DETAIL	N.T.S.



STRUCTURE DIAMETER (A)*	MINIMUM WALL THICKNESS (B)**	MINIMUM BASE AND TOP THICKNESS (C)**
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8'≥	9"	8"

*STRUCTURE DIAMETER SHALL BE STANDARD 48" UNLESS OTHERWISE NOTED ON PLAN
**MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

3	STANDARD STORM SEWER CATCH BASIN DETAIL	N.T.S.



4	INTERNAL / EXTERNAL MANHOLE SEAL DETAIL	N.T.S.

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

FRANKSVILLE STORAGE
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
FRANKSVILLE STORAGE, LLC
VILLAGE OF CALEDONIA, COUNTY OF RACINE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: IPL
DATE: 10-29-2025
CHECKED: MDE
DATE: 10-29-2025

2025.0091.01

SHEET
C-7

ISSUE FOR PERMIT (10-29-2025)

Wednesday, October 29, 2025 10:33:05 AM

MEMORANDUM

DATE: **Monday, October 27, 2025**

TO: **Caledonia Utility District**

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

RE: **Drain Tile Reroute Plan – Payne & Dolan Racine Quarry – Conditional Approval**

BACKGROUND INFORMATION
Steven Kolar P.E. of Payne & Dolan, Inc has prepared the Racine Quarry Drainage Tile Reroute Plan for the relay of 845' of 18" Clay Tile. The 18" Clay Tile was installed in approximately the 1920's, drains a portion of land on the East side of Douglas Avenue (including St. Rita's property) and runs through the quarry expansion area to Charles Street. The current tile was intercepted with the Doulgas Avenue Storm Sewer Project at Charles Street.

The reroute plan calls for picking up the tile in an existing manhole to be replaced near the West property line of the Racine Quarry property. The rerouted tile will be run North along the West property line then run Northeast toward an existing manhole over the Douglas Avenue Storm Sewer near Parry Avenue.

The proposed Racine Quarry Drainage Tile Reroute Plan has been reviewed by the Public Services Director and is ready for Caledonia Utility District conditional approval. It is recommended that the Racine Quarry Drainage Tile Reroute Plan is conditionally approved at the October 5, 2025 Commission Meeting.

RECOMMENDATION

Move to conditionally approve the Racine Quarry Drainage Tile Reroute Plan for Payne & Dolan Inc. subject to the following:

1) **All conditions outlined in the October 23rd email from the Public Services Director are met.**
2) **The Design Engineer determines that the Racine Quarry Drainage Tile Reroute Plan approved by the Caledonia Utility District are technically adequate and are stamped by the Design Engineer.**
3) **Legal Description and Exhibit for the Storm Water Easement (over the tile) are provided by the Design Engineer/Surveyor, and the Storm Water Easement is executed.**
4) **Contractor submittals are provided, reviewed and approved prior to construction.**
5) **The Racine Quarry Drainage Tile Reroute is inspected by the Caledonia Utility District (or their designee) and all inspection costs are covered by Payne & Dolan.**

6) **Asbuilts are provided for the Drainage Tile Reroute.**
7) **The applicant obtains all necessary permits from the Village as necessary prior to performing the project.**

KREMER ESTATE HOME ACRES

STORM
RIM: 624.03
78" CONC W: 611.51
78" CONC E: 611.51

PARRY AVENUE

CUT INTO SIDE OF 78" CONCRETE PIPE FOR CONNECTION OF NEW 18" PVC. POUR CONCRETE COLLAR AGAINST EXISTING 78" PIPE AND AROUND NEW 18" PVC PIPE. USE A HYDRAULIC MORTAR INSIDE THE 78" PIPE TO SEAL THE NEW CONNECTION.
18" S 614.0

KREMER ESTATE HOME ACRES

EXISTING 78-INCH STORM SEWER

BULKHEAD EXISTING DRAIN TILE 2-FT FROM THE EXISTING 78" STORM SEWER. USE A CONCRETE MINIMUM OF 12" THICK, AT END OF DRAIN TILE.

Collar

Remove tile a minimum of 10' from storm sewer

EXISTING 84-INCH STORM SEWER

21' - 18" PVC @ 1.43%

PI: 8+44.46

20' STORM SEWER EASEMENT

40' LAKE MICHIGAN STORM UNITY DISTRICT EASEMENT–DOC 1575571

TEMPORARY MATERIAL LAYDOWN AREA ON EXISTING GROUND

BLDG

STORM
RIM: 623.90
78" CONC W: 610.49
78" CONC E: 610.49
36" CONC S: 610.49

PI: 7+99.04

STM MH 3
48" DIA
~~NEENAH R-1670-A~~
RIM 623.00
18" N 614.30
18" W 614.50

EXISTING FENCE AT BOTTOM OF BERM

CONSTRUCTION ENTRANCE TRACKING PAD

PARCEL NO. 104-04-23-28-071-000
PAYNE AND DOLAN INC
N3W23650 BADINGER ROAD
WAUKESHA, WI 53188

Change to R2561 beehive as well

125' - 18" PVC (SDR-35) @ 1.30%

INLET 2
48" DIA
NEENAH R-2561 BEEHIVE GRATE
RIM 621.83
18" S 616.32
18" E 616.12

PARCEL NO. 104-04-23-29-194-000
CHURCH ST RITA'S CONGREGATION
4330 DOUGLAS AVE
RACINE, WI 53402-0000

PARCEL NO. 104-04-23-29-193-000
PAYNE AND DOLAN INC
N3W23650 BADINGER ROAD
WAUKESHA, WI 53188

345' - 18" PVC (SDR-35) @ 0.64%

EXISTING FENCE AT BOTTOM OF BERM

CHARLES STREET
76'-FT ROW

INLET 1
48" DIA
NEENAH R-2561 BEEHIVE GRATE
RIM 623.47
18" N&S 618.53

CLEAR TREES AND BRUSH

354' - 18" PVC (SDR-35) @ 0.64%

REMOVE EXISTING DRAIN TILE IN MINING LIMITS. ABANDON DRAIN TILE IN PLACE UNDER EXISTING BERM AND FENCE.

STORM
RIM: 624.85
30" CONC N: 619.66
30" CONC S: 619.66

REMOVE STORM SEWER AND STRUCTURES IN MINING LIMITS

STORM SEWER WAS ABANDONED WITH CHARLES STREET RELOCATION. IT IS NOT CONNECTED TO THE STORM SEWER IN CHARLES STREET.

REMOVE EXISTING STORM SEWER AND STRUCTURES DURING MINING OPERATIONS

20' STORM SEWER EASEMENT

REPLACE EXISTING INLET MANHOLE
48" DIA
NEENAH R-2561 BEEHIVE GRATE
RIM 627.60
18" W 620.80 (EXISTING)
18" N 620.80

REMOVE EXISTING DRAINTILE AND STRUCTURES DURING MINING OPERATIONS

STM
RIM: 627.60
18" CONC E: 620.80
18" CONC W: 620.80

PARCEL NO. 104-04-23-29-198-010
PAYNE AND DOLAN INC
N3W23650 BADINGER ROAD
WAUKESHA, WI 53188

STM
RIM: 626.40
18" CONC E: 618.35
18" CONC W: 618.35

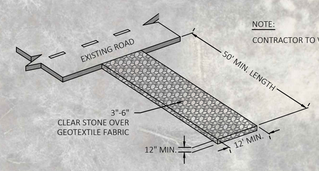
PARCEL NO. 104-04-23-28-074-000
PAYNE AND DOLAN INC
N3W23650 BADINGER ROAD
WAUKESHA, WI 53188

STORM
RIM: 624.83
30" CONC N: 620.88
30" CONC S: 620.88
STRUCTURE SLOTS OPENED FOR E, W
NO PIPES PRESENT

GENERAL NOTES

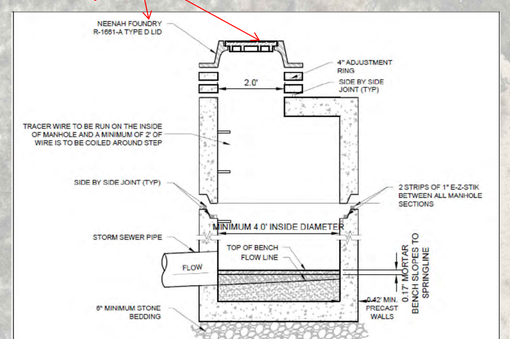
1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WisDOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER



CONSTRUCTION ENTRANCE
N.T.S.

Place text over the top for Neenah R-2561 beehive and show as necessary



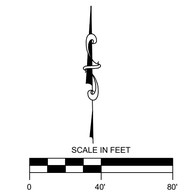
NOTES:
1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ☐ OF ROADWAY.

STORM SEWER MANHOLE

Will need to provide submittals for all materials to be used. Submittals shall be approved by the Village prior to construction.

Will need to obtain a Road Opening Permit from the Village of Caledonia before performing bulkheading at this location.

Will need to obtain a Land Disturbance Permit from the Village for the tile relay.



PROPOSED LEGEND

- MANHOLE
- INLET
- DRAINAGE ARROW
- INLET PROTECTION
- 700.00 — FINISHED GROUND ELEV
- 664 — PROPOSED CONTOUR
- GRADING LIMITS
- STM — STORM SEWER
- STORM SEWER EASEMENT

NOTES:

1. PIPE LENGTHS AND SLOPES AREA MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. PROVIDE TRACER WIRE ALONG PIPE PER SPS 382.30 (11) .
3. SPOIL MATERIALS TO BE PLACED IN THE QUARRY OPERATION AREA.
4. CONTRACTOR TO PROVIDE MATERIAL SUBMITTALS TO VILLAGE FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
5. CONTRACTOR TO OBTAIN ROAD OPENING PERMIT FROM VILLAGE PRIOR TO CONSTRUCTION.
6. EXISTING STORM SEWER/DRAINTILE IN THE OLD CHARLES STREET ROW WILL BE REMOVED DURING QUARRY OPERATIONS. EXISTING DRAINTILE NORTH OF THE EXISTING BERM AND FENCE TO BE ABANDONNED IN PLACE.
7. BULKHEAD EXISTING DRAINTILE 2-FT FROM THE EXISTING 78-INCH STORM SEWER BY PLUGGING THE EXISTING DRAINTILE WITH CONCRETE, BRICK OR MASONRY BLOCK, PER SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NO	REVISION DESCRIPTION	DATE
1	VILLAGE REVIEW COMMENTS	10/13/2025

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

PROJECT: RACINE QUARRY - RITA DRAINAGE
4439 DOUGLAS AVE
VILLAGE OF CALEDONIA, WI

CLIENT: PAYNE & DOLAN, INC
N3W23650 BADINGER ROAD
WAUKESHA, WI 53188

Seal

STEVEN KOLAR
E–35047
GREENVILLE, WIS.
PROFESSIONAL ENGINEER

SHEET TITLE: GRADING AND STORM SEWER PLAN

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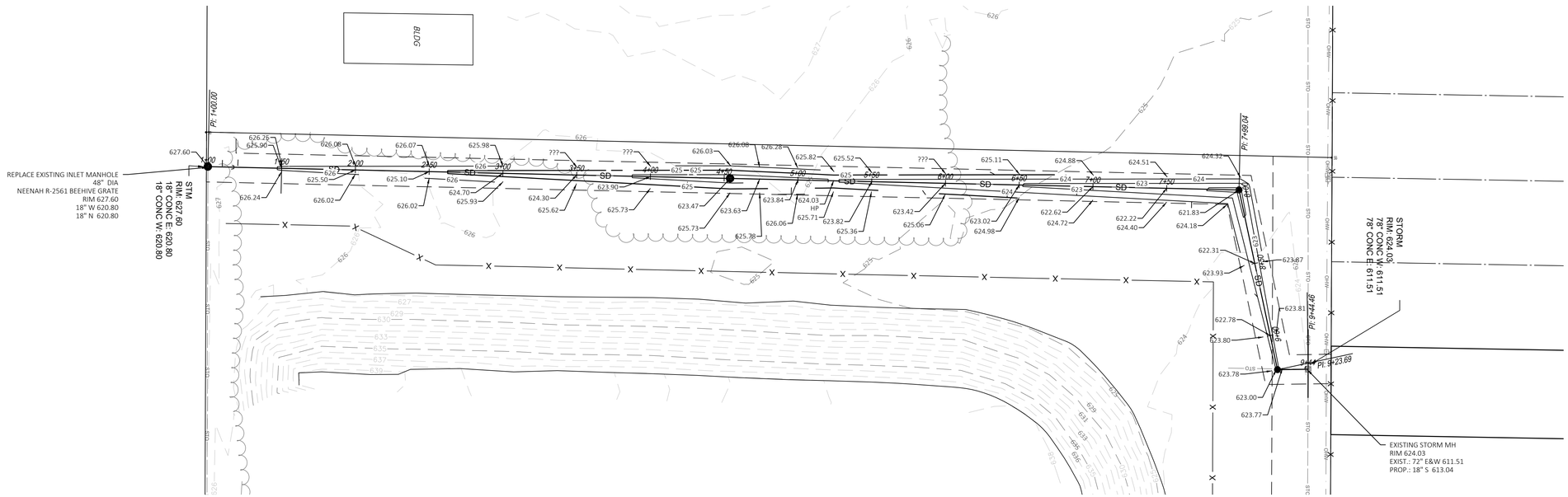
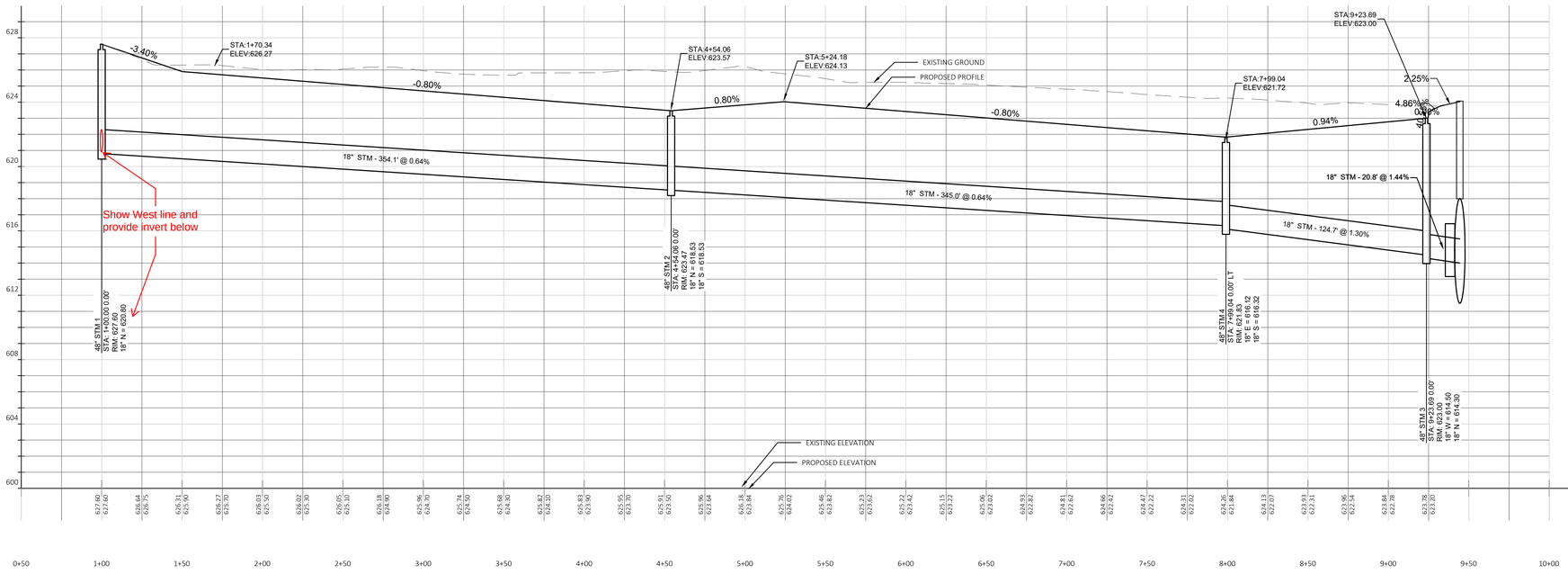
Drawing Scale: 1" = 40'
Drawn: 09/05/2025
Checked:
P&D Project No: 491012
Sheet No. C-1

Oct 13, 2025 – 11:24am
S:\Design & Construction Services\080–C30\Payne & Dolan, WI\Racine Quarry–Rita Drainage\030–SheetsPlan\Grading Plan.dwg





NOTES:
PIPE LENGTHS AND SLOPES AREA MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

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1	VILLAGE REVIEW COMMENTS	10/13/2025

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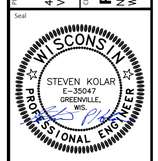
PROJECT
RACINE QUARRY - RITA DRAINAGE
4439 DOUGLAS AVE
VILLAGE OF CALEDONIA, WI

CLIENT
PAYNE & DOLAN, INC
N3W23650 BADINGER ROAD
WAUKESHA, WI 53188

Seal



SHEET TITLE
STORM SEWER PLAN & PROFILE

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Checked:	
P&D Project No:	491012
Sheet No.	C-2

Oct 13, 2025 – 11:23am
S:\Design & Construction Services\080-C3D\Payne & Dolan, WI\Racine Quarry-Rita Drainage\030-SheetsPlan\Grading Plan.dwg

MEMORANDUM

DATE: **Tuesday, October 28, 2025**

TO: **Caledonia Utility District**

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

RE: **Drainage Easement Modification – 7323 Lamberton Road**

BACKGROUND INFORMATION

Timothy Fitzsimmons owns the homes at 7323 Lamberton Road and 7331 Lamberton Road. Approximately when the homes were built, 1975 and 1976, drainage easements were obtained by the Village (Town at the time) to encompass a drainage way that was depicted on the master drainage plan. The drainage easements were 40' and 38' respectively on the lots. At that time there was approximately a 13.6-acre drainage area that went through the drainage way and the drainage easements. Since that time there have been several storm sewer projects completed in the area which have reduced the drainage area through the drainage easements.

The most recent storm sewer project, performed in 1996, installed storm sewer along Shady Lane (back to Arrowhead Street) and regraded the drainage way by raising the grade in the rear yard approximately 4 feet. Today, the only area that drains to the drainage way are portions of the surrounding 6 lots. Ultimately the need for the 40' and 38' drainage easements is no longer necessary.

Mr. Fitzsimmons previously (2021) had intentions to construct an addition to the detached garage at 7323 Lamberton Road. Based on the location of the garage and the drainage easement, he was not allowed to construct that addition. At that time, he was interested in modifying the drainage easement to get the appropriate setback. To do this a Reimbursement Agreement would need to be signed, and a deposit be made. An agreement was provided to the owner but never signed. Mr. Fitzsimmons would again like to modify the drainage easements on his properties.

The rear yard swale would need to be surveyed to determine the location of 4:1 slopes but ultimately this request appears reasonable. It would be recommended that the request be reviewed by the Utility District after a reimbursement agreement is executed.

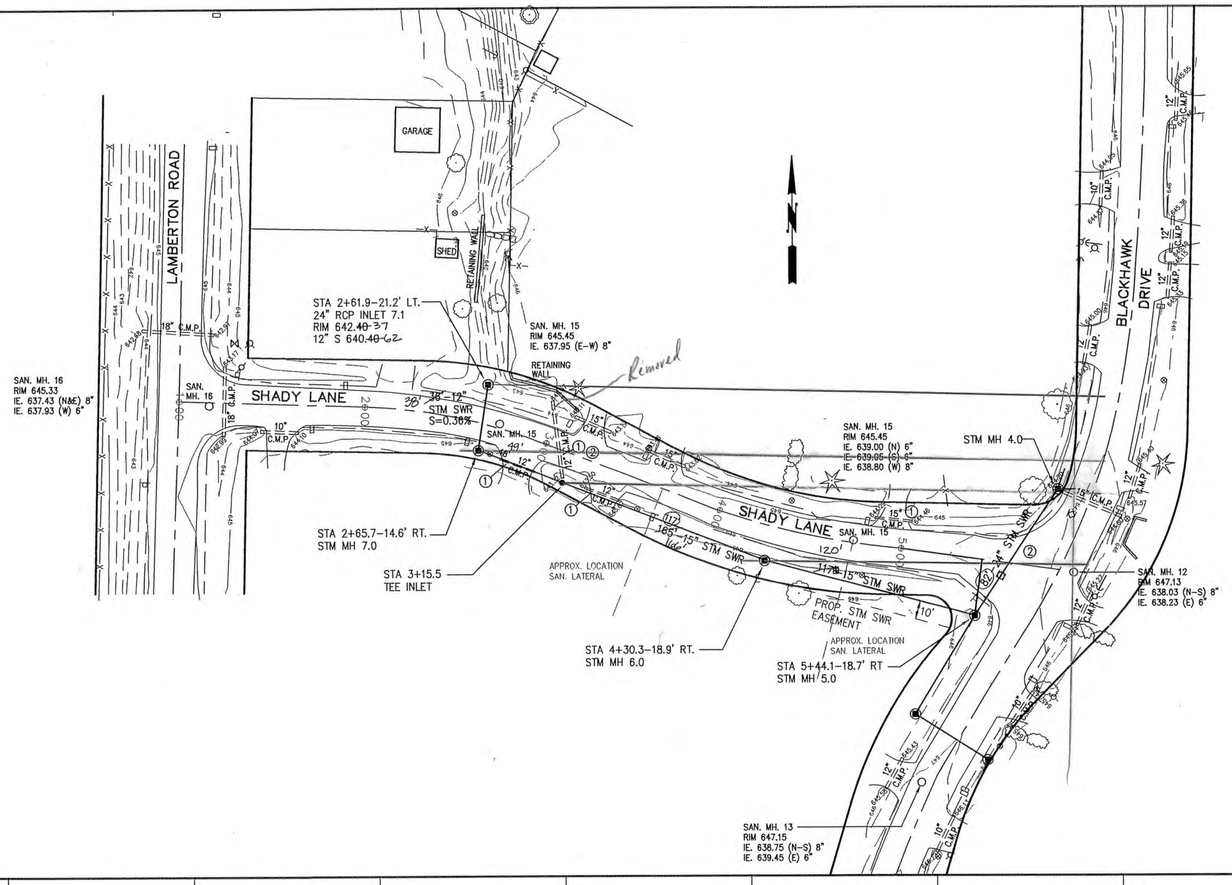
RECOMMENDATION

Move to review and modify the rear yard drainage easements for 7323 Lamberton Road and 7331 Lamberton Road upon execution of a Reimbursement Agreement by the Owner.

NM &B	Nielsen Madsen & Barber S.C. Consulting Civil Engineers and Land Surveyors 1339 Washington Ave. Racine, WI. 53403						STORM SEWER SHADY LANE Sheet 4 of 12 Sheets	Job No. 94.467
	Drawn By	Date	AutoCad		Revisions			
	BJN	7-11-95	94467P5.DWG		BJN	8-25-95		
	Field Work	Date	Design By	Date	NPS	11-21-95		
	DLK FTH	7-7-95			RJO	12-6-95		
					RJO	3-7-96		

AS-BUILT 12-18-96 RJO

PROJECT #2



① CULVERT REMOVAL REQUIRED

② STORM SEWER STREET CROSSING

SEE DETAILS AND SPECIFICATIONS FOR NOTES 1 AND 2

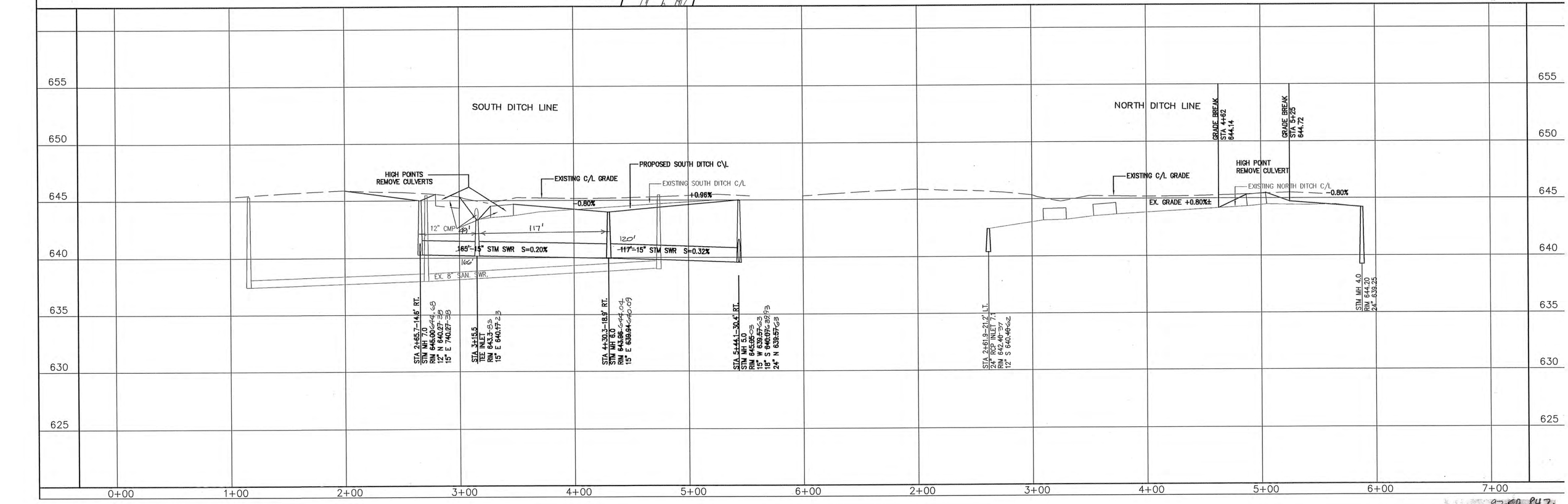
NOTE:

STORM SEWER RIMS TO BE ADJUSTED TO MEET FIELD CONDITIONS

STORM SEWER FRAME & GRATES TO BE R-2540

CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY LATERALS WITH ENGINEER BEFORE INSTALLING STORM SEWER

SCALES
HORIZ. 1"=40'
VERT. 1"=4'

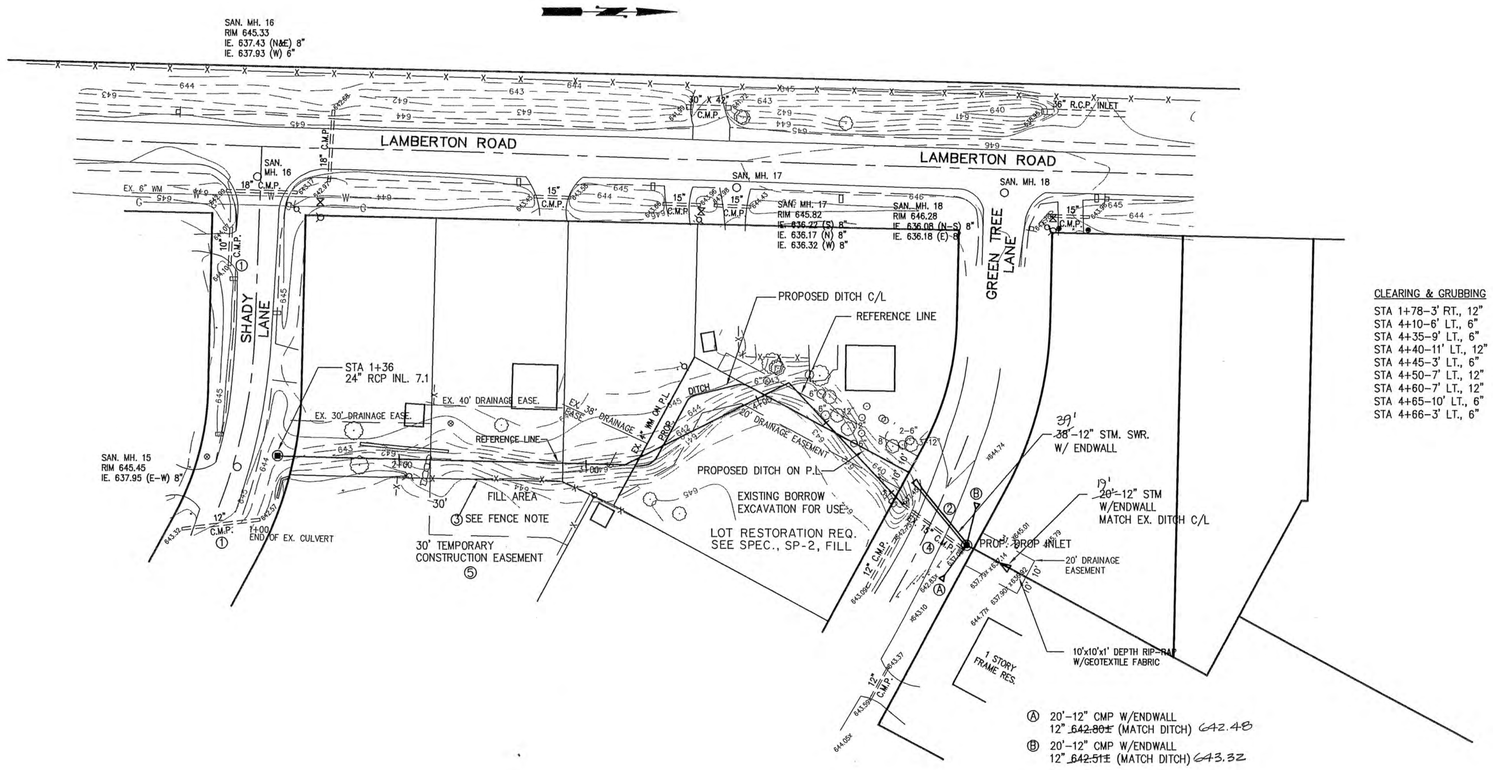


97-58-847
Vol-33 plans
Not Subdivision Plat

NM &B	Nielsen Madsen & Barber S.C. Consulting Civil Engineers and Land Surveyors 1339 Washington Ave. Racine, WI. 53403					DITCH FILLING & STORM SEWER DITCH BETWEEN SHADY LANE & GREEN TREE	
	Drawn By	Date	AutoCad		Revisions	Sheet 5 of 12 Sheets	Job No. 94.467
	BJN DLK	2-27-95	9446723.DWG		BJN 9-25-95		
	Field Work	Date	Design By	Date	NPS 11-20-95		
	DLK NPS	1-12-95			RJO 3-7-96		
					RJO 5-3-96		

AS-BUILT 12-23-96 RJO
5-19-97 MDE

PROJECT #2



Ⓐ 20'-12" CMP W/ENDWALL
12" ~~642.80±~~ (MATCH DITCH) 642.48

Ⓑ 20'-12" CMP W/ENDWALL
12" ~~642.51±~~ (MATCH DITCH) 643.32

CLEARING & GRUBBING

STA 1+78-3' RT., 12"
STA 4+10-6' LT., 6"
STA 4+35-9' LT., 6"
STA 4+40-11' LT., 12"
STA 4+45-3' LT., 6"
STA 4+50-7' LT., 12"
STA 4+60-7' LT., 12"
STA 4+65-10' LT., 6"
STA 4+66-3' LT., 6"

NOTE:

EROSION MAT REQUIRED STA 1+35-3+50 & 4+50-5+10

STORM SEWER FRAME & GRATE FOR INL. 7.1
R-2560-EA, BEEHIVE

① REMOVE EXISTING C.M.P. CULVERT

② STREET CROSSING

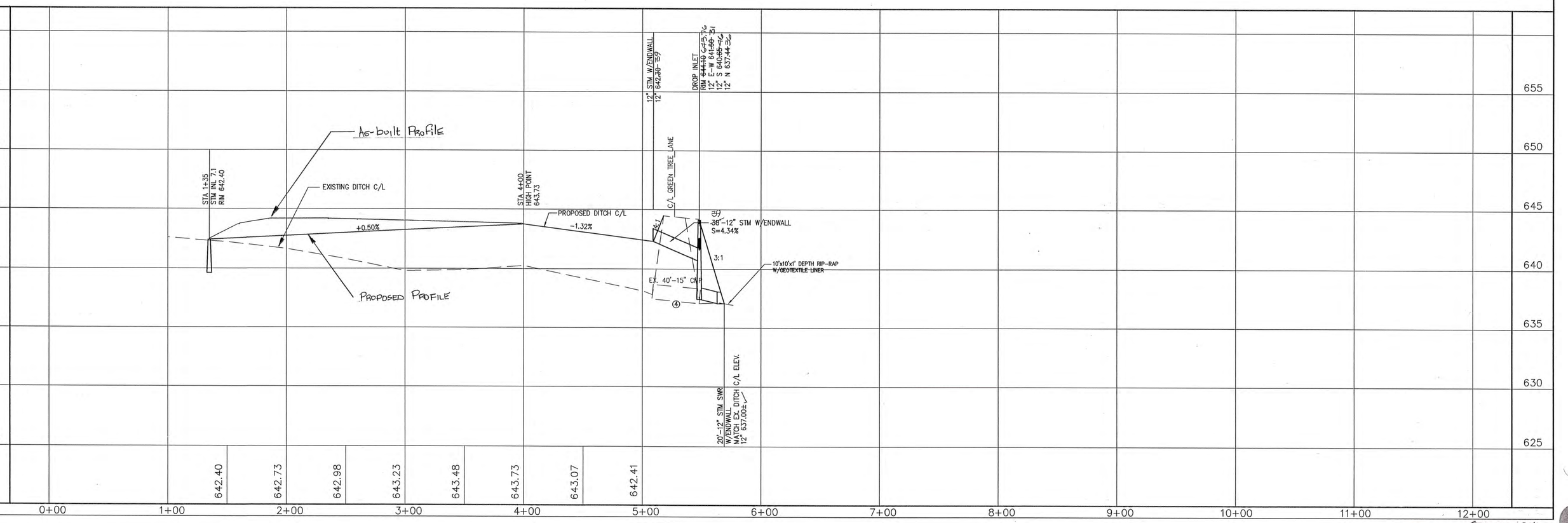
SEE DETAILS AND SPECIFICATIONS FOR NOTES 1 AND 2

③ EX. FENCE TO BE REMOVED & LOW AREA FILLED
STA 2+25-STA 2+75±
FENCE TO BE REPLACE IN KIND

④ EX. 40'-15" CMP TO BE SAWCUT TO INSTALL DROP MANHOLE (INCIDENTAL TO CONTRACT)*
CMP TO BE ABANDONED PER SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS
FILL W/CONCRETE*

⑤ TEMPORARY FENCE REQ. AROUND EX. POOL DURING CONSTRUCTION (INCIDENTAL TO CONTRACT)

SCALES
HORIZ. 1"=40'
VERT. 1"=4'



97-48-846
Void-SS-Plans with SUB drive Plans
97-5H-005

Orig in CRESTVIEW UNIT #5
P 23
58

8-10

SW1/4

EASEMENT

VOL 1280 PAGE 248

THIS INDENTURE, made this 27 day of June, 1975, between ROBERT M. CANTWELL, SUSAN M. CANTWELL, owners, and GUARANTEED SAVINGS AND LOAN, a Wisconsin corporation, Mortgagee, parties of the first part, and Town of Caledonia, a body corporate, existing under and by virtue of the laws of the State of Wisconsin, located in the County of Racine, party of the second part.

WITNESSETH, That the said parties of the first part for and in consideration of the sum of one dollar and other good and valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released and quit-claimed, and by these presents does give, grant, bargain, sell, remise, release and quit-claim unto the said party of the second part, and to its successors and assigns forever, an easement for drainage purposes, on the following described real estate situated in the County of Racine, State of Wisconsin, to-wit:

The Easterly 40 feet of Lot 3, Block 13 Crestview Unit No. 5 being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest fractional 1/4 of fractional Section 8, Township 4 North, Range 23 East.

Town of Caledonia, County of Racine, State of Wisconsin.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns FOREVER.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 27 day of June A.D., 1975.

Register's Office } ss. 962173
Racine County, Wis. }
Received for Record 4th day of September A.D., 1975 at 8:37 o'clock A M. and recorded in Volume 1280 of Records on page 248

Stanley F. Bialecki
Register of Deeds

2.00

Robert M. Cantwell (SEAL)
Robert M. Cantwell

Susan M. Cantwell (SEAL)
Susan M. Cantwell

GUARANTEED SAVINGS & LOAN

By _____ (SEAL)

Attest _____ (SEAL)

STATE OF WISCONSIN)
MILWAUKEE) ss
COUNTY OF ~~RACINE~~)

Personally came before me, this 27th day of June, A.D., 1975, the above named Robert M. Cantwell and Susan M. Cantwell, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Cindy Matiszczak
Notary Public, ~~Racine~~ County, Wis.
My Commission: 8-78

PIN 23-04-333-000

STATE OF WISCONSIN)
MILWAUKEE) ss
COUNTY OF ~~RACINE~~)

Personally came before me, this 27th day of June, 1975, the above named Guaranteed Savings & Loan by _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

This Instrument was Drafted by
ROBERT E. HANKEL

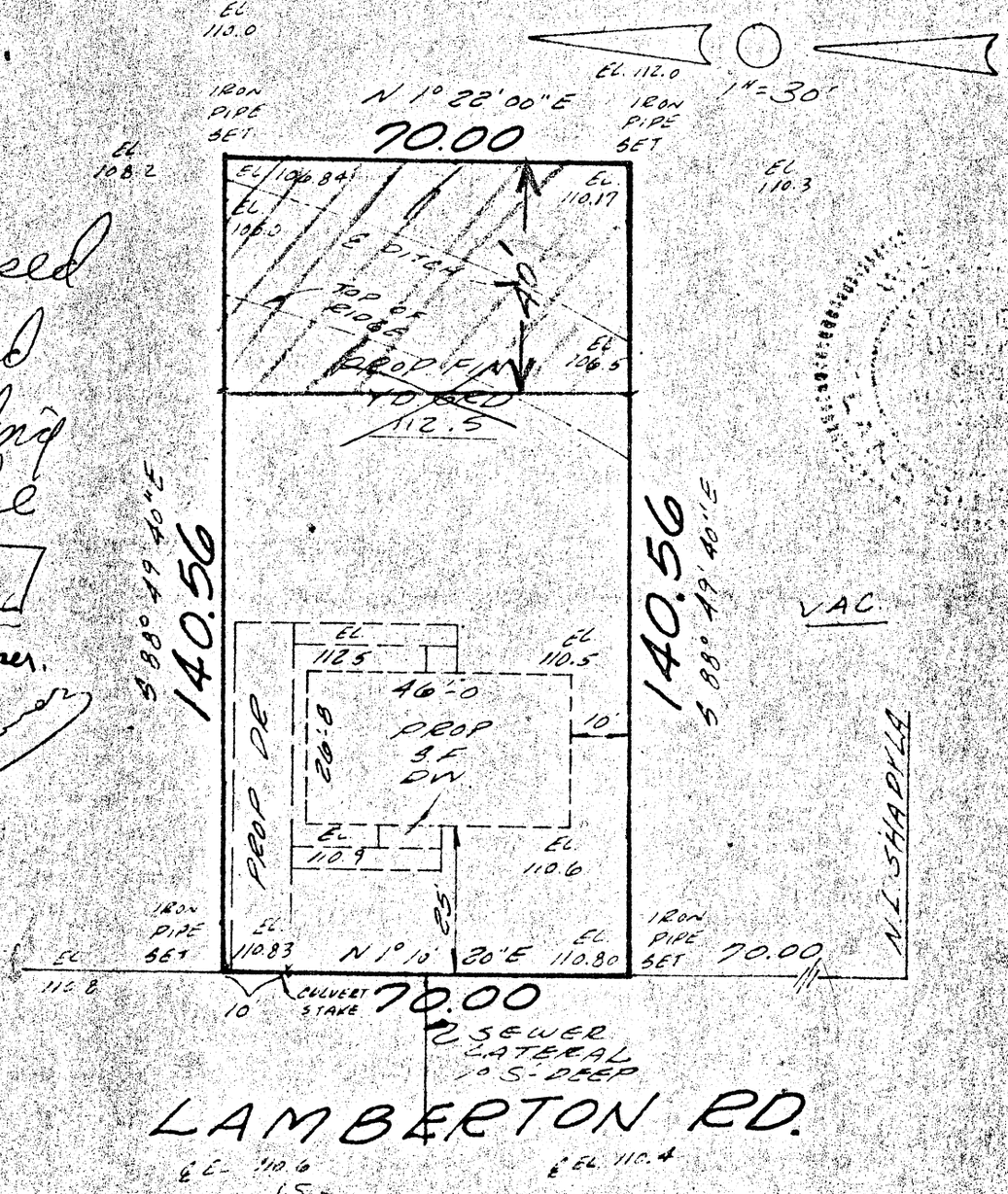
Cindy Matiszczak
Notary Public, ~~Racine~~ County, Wis.

LAMBERTON ROAD, CALEDONIA, WISCONSIN

LEGAL DESCRIPTION: LOT 3 IN BLOCK 13 IN CRESTVIEW UNIT NO. 5, BE
OF THE SW 1/4 AND NW 1/4 AND SW FRACTIONAL 1/4 OF FRACTIONAL S
T 4 N, R 23 E, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISC

SEPTEMBER 5, 1973
DRAW. REV. 10/16/73
STAKED 3/19/75
DRAW. REV. 3/31/75
RESTAKED 4/16/75

SURVEY NO. 47333



WE CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY; ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

SIGNED _____

STANLEY J. POTRYKUS
REGISTERED LAND SURVEYOR — S-500

METROPOLITAN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS
611 N. MAYFAIR RD. WAUWATOSA, WIS. 53226
453-9151

Orig CC Crestview Unit #5

8-9

R 23
5 8
SW/4

DRAINAGE EASEMENT

VOL 1316 PAGE 212

THIS INDENTURE, made this 7 day of May, 1976, by and between LARRY F. GAYHART and LINDA M. GAYHART, his wife, owners, and GUARANTEE SAVINGS AND LOAN, of Milwaukee, Wisconsin, lender, parties of the first part, and the TOWN OF CALEDONIA, Racine County, Wisconsin, and its successors, party of the second part.

W I T N E S S E T H :

That, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, the parties of the first part have this day bargained and sold, and by these presents do bargain, sell, convey, transfer and deliver unto the party of the second part a permanent easement and right of way, including the perpetual right to enter upon the real estate hereinafter described, at any time that it may seem fit, to construct, improve, alter, maintain and repair drainage channels, ditches and drains, waterways, and appurtenances thereto for the purpose of draining, conveying and transporting water over, across, through, and under such lands hereinafter described, together with the right of access to such lands with all necessary and proper men, equipment and materials and the right to remove such trees, bushes, undergrowth and other obstructions which may interfere with the location, construction, improvement, alteration, maintenance and repair of such drainage channels, ditches, drains, waterways and appurtenances.

The land affected by the grant of this easement and right of way is located in the Town of Caledonia, County of Racine and State of Wisconsin, and is more particularly described as follows:

✓ PIN 23-08-334-000

The East thirty-eight (38) feet of Lot 2 in Block 13 in Crestview Number 5 being a part of the Southeast 1/4 and Northwest 1/4 and Southwest fractional 1/4 of fractional Section 8. Township 4 North Range 23 East in the Town of Caledonia, Racine, Wisconsin.

TO HAVE AND TO HOLD said easement and right of way unto the party of the second part and unto its successors and assigns forever.

The parties of the first part hereby covenant with the party of the second part that the parties of the first part are lawfully seized and possessed of the real estate above described; that they have good and lawful right to convey it, or any part thereof; that it is free from all encumbrances, and that they will forever warrant and defend the title thereto against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have executed or have had this document executed by its duly authorized officers or agents this 7 day of May, 1976.

In Presence Of:

C. Etoye Radloff

Lorene Keller

Larry J. Gayhart
Larry J. Gayhart

Linda M. Gayhart
Linda M. Gayhart

GUARANTEE SAVINGS & LOAN

By: _____
Vice President

Attest: _____
Secretary

VOL 1316 PAGE 213

STATE OF WISCONSIN)
) ss
COUNTY OF RACINE)

VOL 1316 PAGE 214

Personally came before me, this 7th day of May, 1976, the above named Larry F. Gayhart and Linda N. Gayhart, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

C. Etoye Radloff
Notary Public, Racine County, Wis.
My commission 3/26/78

STATE OF WISCONSIN)
) ss
COUNTY OF RACINE)

Personally, came before me, this 7th day of May, 1976, _____ President, and _____ Secretary of the above named Bank, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Bank, and acknoledged that they executed the foregoing instrument as such officers of said Bank, by its authority.

Robert E. Eisenfeldt
Notary Public, Racine County, Wis.
My commission 3-25-79

This instrument was drafted by
Robert E. Hankel.

Register's Office)
Racine County, Wis.) ss.
Received for Record 12th day of
May A.D., 1976 at 8:40
o'clock A.M. and recorded in Volume 1316
of Records on page 212-214

976128

Stanley F. Bialecki
Register of Deeds

4.00

MEMORANDUM

DATE: **Tuesday, October 28, 2025**

TO: **Caledonia Utility District**

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

RE: **Authorization of Signatures – Drainage Easement Agreement – Edward J. Matichek Family Trust dated 4/25, 2006**

BACKGROUND INFORMATION

Southern Wisconsin Appraisal has been working on behalf of the Village to obtain the necessary Drainage Easements for the Turtle Creek Restoration Project. Appraisals have been received and distributed to the various owners.

The first Drainage Easement document has been returned, executed by the Owner. The Edward J. Matichek Family Trust, parcel 10, has returned the necessary easement for the project.

The appraisal for this Drainage Easement indicated that the Easement has a cost of $4,000.00. In the invoices for the meeting, there is a pay request for this amount.

In order to record the Drainage Easement, the Commission President and Secretary will need to execute the easement 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 Drainage Easement Agreement with the Edward J. Matichek Family Trust dated 4/25, 2006 for the Turtle Creek Restoration Project.

Document Number

Drainage Easement Agreement: Edward J. Matichek Family Trust dated 4/25, 2006

Name and Return Address
Mr. Anthony A. Bunkelman P.E.
Village of Caledonia
Engineering Department
5043 Chester Lane
Caledonia, Wisconsin 53402

104-04-23-17-650-060
Parcel Identification Number (PIN)

Owner/Grantor: EDWARD J. MATICHEK FAMILY TRUST DATED 4/25, 2006

Grantees: VILLAGE OF CALEDONIA, a quasi-municipal corporation,
and the VILLAGE OF CALEDONIA UTILITY DISTRICT, a utility district of the Village of Caledonia

Legal Description: See attached Exhibit B

DRAINAGE EASEMENT AGREEMENT:
EDWARD J. MATICHEK FAMILY TRUST DATED 4/25, 2006

This Drainage Easement Agreement ("Agreement") is made the _____day of _____, 2025, by and between the **EDWARD J. MATICHEK FAMILY TRUST DATED 4/25, 2006**, with Edward J Matichek being the Trustee of the said Trust, residing at 2506 5 ½ Mile Road Caledonia, Wisconsin 53402, 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 Letter Report attached hereto as Exhibit A, and hereby incorporated herein by reference. Said real property is referred to in this Agreement as the "Property".

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

C. As used in this Agreement, the term "Drainage Facilities" shall mean the Drainage Easement, drainage swales, drainage ditches, pipelines, laterals, culverts, storm sewers and any other structures or improvements that are constructed or installed upon the Drainage Easement from time to time by the Grantees, or its contractors, successors and assigns, for the conveyance of surface and storm water over, across, under and through the Property.

AGREEMENT

For Four Thousand Dollars ($4,000.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Owner, the parties agree as follows:

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

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

(a) Cut down and remove or trim all trees, bushes or other vegetation existing within the Drainage Easement, and to cut down and remove or trim all trees, bushes and other vegetation located outside of the Drainage Easement that interfere with installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Drainage Easement.

(b) Remove any structures or improvements located within the Drainage Easement to the extent necessary to carry out the installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Drainage Easement.

3. Certain Owner Requirements.

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

(b) The elevation of the existing ground surface within the Drainage Easement shall not be altered without the written consent of the Grantees.

4. Restoration of Surface. The Grantees shall reasonably restore the surface of the Property disturbed by the Grantees' (i) installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Drainage Easement. 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.

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

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

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

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

9. Recording. Upon the execution of this Agreement by both the Owner and the Grantees, the Grantees shall record this Agreement in the Office of the Racine County Register of Deeds.

10. Statutory Procedures. Pursuant to the provisions of Section 32.05(2a) of the Wisconsin Statutes:

(a) The Letter Report attached hereto as Exhibit A identifies all persons or entities (collectively, the "Recipients") that have an interest of record in the Owner's Property immediately prior to the execution of this Agreement; and

(b) The Owner warrants and represents to the Grantees that the Owner has no notice or

knowledge of any additional Recipients subsequent to the search date of the said Letter Report (Exhibit A); and

(c) The Grantees shall serve upon all of the Recipients, by Certified Mail, a copy of this Agreement, along with a letter advising each Recipient of the right, of that Recipient, to appeal the amount of compensation being paid to the Owner by the Grantees under this Agreement; and

(d) The said letter to each Recipient shall further advise the Recipient that they/it may, within Six (6) Months after the date of the recording of this Agreement, appeal from the amount of compensation so paid to the Owner, in the manner set forth in Subsections 32.05(9) to (12) and Chapters 808 and 809 of the Wisconsin Statutes, for appeals from an award under Subsection (7) of this Section 32.05 of Wisconsin Statutes. For the purposes of any such appeal, the amount paid to the Owner under this Agreement shall be treated as the date of taking and the date of evaluation.

11. Indemnification by Village. The Village shall, and hereby does, indemnify and hold harmless the Owner from and against all losses, damages, liabilities, demands, causes of action, judgements, and costs and expenses (including actual reasonable attorney fees and costs of litigation) arising, directly or indirectly, out of the use of, activities on, and/or entry onto the Drainage Easement described in this Agreement by the Grantees (and their officials, employees, consultants, contractors, and/or agents or representatives), except to the extent arising out of the negligent and/or intentional conduct of the Owner, and/or the Owner's contractors, consultants, guests, invitees, representatives, or agents.

12. Contingency: Village Board/Utility District Commission Approval. This Agreement is expressly contingent upon the Village Board for the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission, approving its terms and conditions.

13. Payment of Monies Due Owner. Within Thirty (30) Business Days (Mondays-Fridays) after (i) this Agreement is signed by all of the parties, and (ii) the above-referenced Grantees approve this Agreement, the Grantees shall pay to the Owner the monies due the Owner under this Agreement.

14. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Wisconsin. Venue for any legal action pertaining to and/or arising under this Agreement shall solely and exclusively be Racine County Circuit Court in Racine County, Wisconsin.

15. Entire Agreement. All negotiations, promises, discussions, understandings, and agreements hereto made or had between the parties are merged in this Agreement, and this Agreement alone fully and completely expresses the final agreements of the parties.

16. Amendments. This Agreement shall not be modified or amended except in a written document signed by the Grantees and the Owner, and then approved by the Village Board of the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission.

SIGNATURE PAGE TO FOLLOW

OWNER:

BY: Edward J Matichek

EDWARD J. MATICHEK, TRUSTEE OF
EDWARD J. MATICHEK FAMILY TRUST DATED 4/25, 2006

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this 21st day of October 2025, the above named **EDWARD J. MATICHEK AS TRUSTEE OF EDWARD J. MATICHEK FAMILY TRUST DATED 4/25, 2006**, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of said Owner.

STACEY CALVO NOTARY PUBLIC STATE OF WISCONSIN

Stacey Calvo
Notary Public, State of Wisconsin

Stacey Calvo

My Commission expires: 12-13-2028

VILLAGE OF CALEDONIA:

BY: _____
THOMAS R. WEATHERSTON, PRESIDENT

ATTEST: _____
JENNIFER BASS, CLERK

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2025, the above named **THOMAS R. WEATHERSTON, PRESIDENT** and **JENNIFER BASS, CLERK**, of the Village of Caledonia, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of the Village of Caledonia.

_____
Notary Public, State of Wisconsin

_____

My Commission expires: _____

VILLAGE OF CALEDONIA UTILITY DISTRICT:

BY: _____
HOWARD STACEY, PRESIDENT

BY: _____
KATHLEEN TRENTADUE, SECRETARY

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2025, the above named **HOWARD STACEY, PRESIDENT** and **KATHLEEN TRENTADUE, SECRETARY**, of the Village of Caledonia Utility District, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of the Village of Caledonia Utility District.

_____
Notary Public, State of Wisconsin

_____

My Commission expires: _____

This document drafted by:
Anthony A. Bunkelman P.E.
Public Services Director
Village of Caledonia

EXHIBIT A

LETTER REPORT

TITLE REPORT PREPARED FOR: Village of Caledonia

TAX KEY NO.: 104-04-23-17-650-060

TITLE CO. REFERENCE NO.: 74829

LEGAL DESCRIPTION:

Lot 12, Caledonia's Assessors Plat No. 1, part of the Northwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 4 North, Range 23 East. Said land being in the Village of Caledonia, Racine County, Wisconsin.

OWNER:

Edward J. Matichek, Trustee of the Edward J. Matichek Family Trust dated 4/25, 2006

PROPERTY ADDRESS:

2506 5 1/2 Mile Road, Racine, WI 53402

OPEN MORTGAGES:

None

UNSATISFIED LIENS, JUDGMENTS, WARRANTS:

None

REAL ESTATE TAXES:

Taxes for the year 2024 in the amount of $4,202.15, have been paid in full.

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

This report is prepared and submitted as of September 9, 2025 at 08:00 AM

Landmark Title of Racine, Inc.
Eric D. Peterson
Eric D. Peterson
Authorized Signature or Signatory

2506 5 1/2 Mile Road
Racine, WI 53402

LANDMARK TITLE
OF RACINE, INC.

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

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

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

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

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

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

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

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

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

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

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

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

Landmark Title of Racine, Inc. Privacy Policy

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

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

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

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

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

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

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

Racine County

Owner (s):
MATICHEK FAMILY TRUST EDWARD J

Location:
Sect. 17, T4N,R23E

Mailing Address:
MATICHEK FAMILY TRUST EDWARD J
2506 5 1/2 MILE RD
RACINE, WI 53402-0000
Request Mailing Address Change

School District:
4620 - UNIFIED SCHOOL DISTRICT

Tax Parcel ID Number: Tax District: Status:
104-04-23-17-650-060 104-VILLAGE OF CALEDONIA Active

Alternate Tax Parcel Number:Government Owned:Acres:
1.8600

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
CALEDONIA'S ASSESSORS PLAT NO. 1 LOT 12 FROM 042317056001 IN 86 **TOTAL ACRES 1.86**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
2506 5 1/2 MILE RD RACINE, WI 53402

Taxes

1 Lottery credit claimed effective 1/1/2014

Tax History

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2024		$4,202.15	$4,202.15	$0.00	$0.00	$0.00	$0.00
2023		$4,310.30	$4,310.30	$0.00	$0.00	$0.00	$0.00
2022		$3,825.00	$3,825.00	$0.00	$0.00	$0.00	$0.00
2021		$3,685.02	$3,685.02	$0.00	$0.00	$0.00	$0.00
2020		$3,626.24	$3,626.24	$0.00	$0.00	$0.00	$0.00
2019		$3,374.92	$3,374.92	$0.00	$0.00	$0.00	$0.00
2018		$3,317.25	$3,317.25	$0.00	$0.00	$0.00	$0.00
2017		$3,316.56	$3,316.56	$0.00	$0.00	$0.00	$0.00
2016		$3,262.68	$3,262.68	$0.00	$0.00	$0.00	$0.00
2015		$3,374.19	$3,374.19	$0.00	$0.00	$0.00	$0.00
2014		$3,236.55	$3,236.55	$0.00	$0.00	$0.00	$0.00
2013		$3,344.95	$3,344.95	$0.00	$0.00	$0.00	$0.00
2012		$3,488.63	$3,488.63	$0.00	$0.00	$0.00	$0.00
Total							$0.00

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

Interest and penalty on delinquent taxes are calculated to **September 30, 2025.**

Assessments

Tax Year: 2024
Click here for detailed assessment data. (square footage, year built, building type, etc)

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	1.687	$62,600	$213,900	$276,500
Total:		1.687	$62,600	$213,900	$276,500

Estimated Fair Market Value:
$281,100

Average Assessment Ratio:
0.983585966

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.
** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Special Assessments

Assessment	Value	Action
16 - GARBAGE COLLECTION	$124.00	
24 - STORM WATER UTILITY FEE	$65.25	
25 - RECYCLING	$70.00	

Attachments

Districts

Other Districts

Type	Code	District
Special District	4CO	CAL UTILITY WATER
Special District	4LM	LAKE MICHIGAN STORM (INACTIVE)

VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
REAL ESTATE

MATICHEK FAMILY TRUST EDWARD J

Parcel Number: 104 042317650060
Bill Number: 781488

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

781488/104 042317650060
MATICHEK FAMILY TRUST EDWAR
2506 5 1/2 MILE RD
RACINE WI 53402

Location of Property/Legal Description
2506 5 1/2 MILE RD
Sec. 17, T4N, R23E
CALEDONIA'S ASSESSORS PLAT NO. 1 LOT 12 FROM 042317056001 IN 86 **TOTAL ACRES** 1.86
1.860 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE
62,600	213,900	276,500	0.983585966	0.01531338 (Does NOT reflect credits)

ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	☐ A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit
63,600	217,500	281,100		439.74

TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST	2024 EST. STATE AIDS ALLOCATED TAX DIST	2023 NET TAX	2024 NET TAX	% TAX CHANGE
RACINE COUNTY	1,063,188	1,059,516	810.43	787.00	-2.9%
VILLAGE OF CALEDONIA	2,566,300	2,622,659	1,559.66	1,564.78	0.3%
UNIFIED SCHOOL DISTRICT	48,597,647	53,668,806	1,840.54	1,693.63	-8.0%
GATEWAY TEC VTAE	2,192,529	2,224,473	162.39	157.81	-2.8%
CAL UTILITY SEWER	0	0	32.44	30.92	-4.7%
CAL UTILITY WATER	0	0	0.00	0.00	
TOTAL	**54,419,664**	**59,575,454**	**4,405.46**	**4,234.14**	**-3.9%**
FIRST DOLLAR CREDIT			**-73.99**	**-69.02**	**-6.7%**
LOTTERY AND GAMING CREDIT			**-275.42**	**-222.22**	**-19.3%**
NET PROPERTY TAX			**4,056.05**	**3,942.90**	**-2.8%**

NET PROPERTY TAX	3942.90
GARBAGE COLLECTION	124.00
STORM WATER UTILITY FEE	65.25
RECYCLING	70.00

TOTAL DUE: $4,202.15
FOR FULL PAYMENT PAY BY:
JANUARY 31, 2025

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

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	4,527,008	343.25	2051

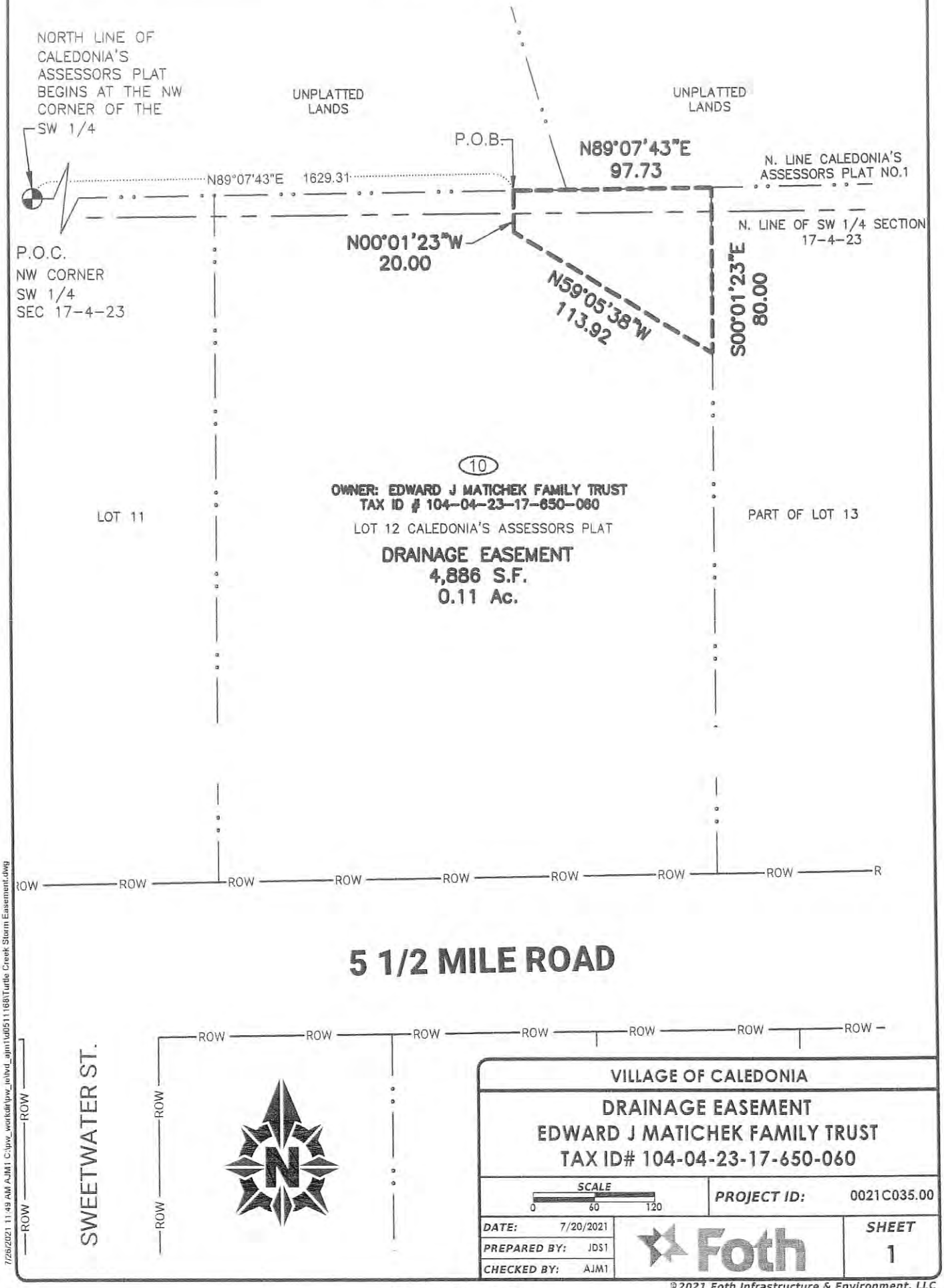
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: $2,119.59
BY JANUARY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402
PIN# 104 042317650060
MATICHEK FAMILY TRUST EDWARD J
BILL NUMBER: 781488
INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: $2,082.56
BY JULY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274
PIN# 104 042317650060
MATICHEK FAMILY TRUST EDWARD J
BILL NUMBER: 781488
INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: $4,202.15
BY JANUARY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402
PIN# 104 042317650060
MATICHEK FAMILY TRUST EDWARD J
BILL NUMBER: 781488
INCLUDE THIS STUB WITH YOUR PAYMENT

EXHIBIT B



VILLAGE OF CALEDONIA	
DRAINAGE EASEMENT EDWARD J MATICHEK FAMILY TRUST TAX ID# 104-04-23-17-650-060	
SCALE 0 60 120	PROJECT ID: 0021C035.00
DATE: 7/20/2021 PREPARED BY: JDS1 CHECKED BY: AJM1	Foth
	SHEET 1

7/26/2021 11:49 AM AJM1 C:\pw_workdir\pw_ie\hd_ajm1\d0511168\Turtle Creek Storm Easement.dwg

©2021 Foth Infrastructure & Environment, LLC

Edward J Matichek Family Trust: Tax ID 104-04-23-17-650-060

Drainage Easement

Land being a part of Lot 12 of Caledonia's Assessors Plat No.1, being part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 1629.31 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 97.73 feet; thence South 00°01'23" East 80.00 feet; thence North 59°05'38" West 113.92 feet; thence North 00°01'23" West 20.00 feet to the point of beginning of lands being described.

Containing 4,886 Square feet (0.11 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)

MEMORANDUM

DATE: **Wednesday, October 29, 2025**

TO: **Caledonia Utility District**

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

RE: **Authorization of Signatures – Drainage Easement Agreement – Driftwood Living Trust dated July 17, 2015**

BACKGROUND INFORMATION
Southern Wisconsin Appraisal has been working on behalf of the Village to obtain the necessary Drainage Easements for the Turtle Creek Restoration Project. Appraisals have been received and distributed to the various owners.

The second Drainage Easement document has been returned, executed by the Owner. The Driftwood Living Trust, parcel 16, has returned the necessary easement for the project.

The appraisal for this Drainage Easement indicated that the Easement has a cost of $6,100.00. There was an administrative change processed/proposed for an additional $800.00 for relocating bricks and stacked firewood. The Owner signed the Easement and dropped it off at the Village Hall. At this time, it is recommended to move forward with $6,100 as that is what the easement document states. Owner will also need to return a W-9 prior to receiving a check. Check will be in a future check run.

In order to record the Drainage Easement, the Commission President and Secretary will need to execute the easement 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 Drainage Easement Agreement with the Driftwood Living Trust dated July 17, 2015 for the Turtle Creek Restoration Project.

Document Number

Drainage Easement Agreement:
Driftwood Living Trust
Dated July 17, 2015

Name and Return Address
Mr. Anthony A. Bunkelman P.E.
Village of Caledonia
Engineering Department
5043 Chester Lane
Caledonia, Wisconsin 53402

104-04-23-17-650-068
Parcel Identification Number (PIN)

DRAINAGE EASEMENT AGREEMENT:
DRIFTWOOD LIVING TRUST DATED JULY 17, 2015

This Drainage Easement Agreement ("Agreement") is made the _____day of _____, 2025, by and between the **DRIFTWOOD LIVING TRUST DATED JULY 17,2015**, with Francis Vern Bailey, being the Successor Trustee of the said Trust, residing at 2420 5 ½ Mile Road Caledonia, Wisconsin 53402, 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 Letter Report attached hereto as Exhibit A, and hereby incorporated herein by reference. Said real property is referred to in this Agreement as the "Property".

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

C. As used in this Agreement, the term "Drainage Facilities" shall mean the Drainage Easement, drainage swales, drainage ditches, pipelines, laterals, culverts, storm sewers and any other structures or improvements that are constructed or installed upon the Drainage Easement from time to time by the Grantees, or its contractors, successors and assigns, for the conveyance of surface and storm water over, across, under and through the Property.

AGREEMENT

For Six Thousand One Hundred Dollars ($6,100.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Owner, the parties agree as follows:

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

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

(a) Cut down and remove or trim all trees, bushes or other vegetation existing within the Drainage Easement, and to cut down and remove or trim all trees, bushes and other vegetation located outside of the Drainage Easement that interfere with installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or

replacement of the Drainage Facilities within the Drainage Easement.

(b) Remove any structures or improvements located within the Drainage Easement to the extent necessary to carry out the installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Drainage Easement.

3. Certain Owner Requirements.

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

(b) The elevation of the existing ground surface within the Drainage Easement shall not be altered without the written consent of the Grantees.

4. Restoration of Surface. The Grantees shall reasonably restore the surface of the Property disturbed by the Grantees' (i) installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Drainage Easement. 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.

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

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

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

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

9. Recording. Upon the execution of this Agreement by both the Owner and the Grantees, the Grantees shall record this Agreement in the Office of the Racine County Register of Deeds.

10. Statutory Procedures. Pursuant to the provisions of Section 32.05(2a) of the Wisconsin Statutes:

(a) The Letter Report attached hereto as Exhibit A identifies all persons or entities (collectively, the "Recipients") that have an interest of record in the Owner's Property immediately prior to the execution of this Agreement; and

(b) The Owner warrants and represents to the Grantees that the Owner has no notice or knowledge of any additional Recipients subsequent to the search date of the said Letter Report (Exhibit A); and

(c) The Grantees shall serve upon all of the Recipients, by Certified Mail, a copy of this Agreement, along with a letter advising each Recipient of the right, of that Recipient, to appeal the amount of compensation being paid to the Owner by the Grantees under this Agreement; and

(d) The said letter to each Recipient shall further advise the Recipient that they/it may, within Six (6) Months after the date of the recording of this Agreement, appeal from the amount of compensation so paid to the Owner, in the manner set forth in Subsections 32.05(9) to (12) and Chapters 808 and 809 of the Wisconsin Statutes, for appeals from an award under Subsection (7) of this Section 32.05 of Wisconsin Statutes. For the purposes of any such appeal, the amount paid to the Owner under this Agreement shall be treated as the date of taking and the date of evaluation.

11. Indemnification by Village. The Village shall, and hereby does, indemnify and hold harmless the Owner from and against all losses, damages, liabilities, demands, causes of action, judgements, and costs and expenses (including actual reasonable attorney fees and costs of litigation) arising, directly or indirectly, out of the use of, activities on, and/or entry onto the Drainage Easement described in this Agreement by the Grantees (and their officials, employees, consultants, contractors, and/or agents or representatives), except to the extent arising out of the negligent and/or intentional conduct of the Owner, and/or the Owner's contractors, consultants, guests, invitees, representatives, or agents.

12. Contingency: Village Board/Utility District Commission Approval. This Agreement is expressly contingent upon the Village Board for the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission, approving its terms and conditions.

13. Payment of Monies Due Owner. Within Thirty (30) Business Days (Mondays-Fridays) after (i) this Agreement is signed by all of the parties, and (ii) the above-referenced Grantees approve this Agreement, the Grantees shall pay to the Owner the monies due the Owner under this Agreement.

14. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Wisconsin. Venue for any legal action pertaining to and/or arising under this Agreement shall solely and exclusively be Racine County Circuit Court in Racine County, Wisconsin.

15. Entire Agreement. All negotiations, promises, discussions, understandings, and agreements hereto made or had between the parties are merged in this Agreement, and this Agreement alone fully and completely expresses the final agreements of the parties.

16. Amendments. This Agreement shall not be modified or amended except in a written document signed by the Grantees and the Owner, and then approved by the Village Board of the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission.

SIGNATURE PAGE TO FOLLOW

OWNER:

BY: _____

FRANCIS VERN BAILEY, SUCCESSOR TRUSTEE OF
the **DRIFTWOOD LIVING TRUST DATED JULY 17, 2015**

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this 17 day of October 2025, the above named **FRANCIS VERN BAILEY, SUCCESSOR TRUSTEE OF** the **DRIFTWOOD LIVING TRUST DATED JULY 17, 2015**, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of said Owner.

JENNIFER K. BASS NOTARY PUBLIC STATE OF WISCONSIN

_____
Notary Public, State of Wisconsin

Jennifer K. Bass
My Commission expires: 9/23/2029

VILLAGE OF CALEDONIA:

BY: _____

THOMAS R. WEATHERSTON, PRESIDENT

ATTEST: _____

JENNIFER BASS, CLERK

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2025, the above named **THOMAS R. WEATHERSTON, PRESIDENT** and **JENNIFER BASS, CLERK**, of the Village of Caledonia, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of the Village of Caledonia.

_____
Notary Public, State of Wisconsin

_____
My Commission expires: _____

VILLAGE OF CALEDONIA UTILITY DISTRICT:

BY: _____

HOWARD STACEY, PRESIDENT

BY: _____

KATHLEEN TRENTADUE, SECRETARY

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2025, the above named **HOWARD STACEY, PRESIDENT** and **KATHLEEN TRENTADUE, SECRETARY**, of the Village of Caledonia Utility District, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of the Village of Caledonia Utility District.

_____
Notary Public, State of Wisconsin

_____
My Commission expires: _____

This document drafted by:
Anthony A. Bunkelman P.E.
Public Services Director
Village of Caledonia

EXHIBIT A

LETTER REPORT

TITLE REPORT PREPARED FOR: Village of Caledonia

TAX KEY NO.: 104-04-23-17-650-068

TITLE CO. REFERENCE NO.: 74835

LEGAL DESCRIPTION:

Part of Lot 13, Caledonia's Assessors Plat No. 1, according to the recorded plat thereof, described as follows: Begin at the Northeast corner of said Lot 13: run thence South 00° 43' 42" East 329.96 feet to the Southeast corner of said Lot 13; thence South 89° 07' 59" West 328.76 feet on South line of said Lot 13; thence North 00° 01' 09" West 330.00 feet to the North line of said Lot 13; thence North 89° 07' 59" East 324.68 feet to the point of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

OWNER:

Francis Vern Bailey and Teresa Bernice Bailey, as Co-Trustees or the Successor Trustee under Driftwood Living Trust Dated July 17, 2015

PROPERTY ADDRESS:

2420 5 1/2 Mile Road, Racine, WI 53402

OPEN MORTGAGES:

Mortgage from Francis Vern Bailey and Teresa Bernice Bailey, as Co-Trustees or the Successor Trustee under Driftwood Living Trust Dated July 17, 2015 to Educators Credit Union in the amount of $249,999.00 dated June 4, 2020 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on June 11, 2020 as Document No. 2554200.

Mortgage from Francis Vern Bailey as Co-Trustees or the Successor Trustee under Driftwood Living Trust Dated July 17, 2015 to Summit Credit Union in the amount of $100,000.00 dated October 6, 2023 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on October 12, 2023 as Document No. 2664167.

UNSATISFIED LIENS, JUDGMENTS, WARRANTS:

None

REAL ESTATE TAXES:

Taxes for the year 2024 in the amount of $7,090.26, have been paid in full.

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

This report is prepared and submitted as of September 9, 2025 at 08:00 AM

Landmark Title of Racine, Inc.

Eric D. Peterson
Authorized Signature or Signatory

2420 5 1/2 Mile Road
Racine, WI 53402

LANDMARK TITLE
OF RACINE, INC.

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

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

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

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

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

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

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

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

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

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

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

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

Landmark Title of Racine, Inc. Privacy Policy

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

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

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

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

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

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

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

Rev 06/30/2016

Racine County

Owner (s):
DRIFTWOOD LIVING TRUST DATED JULY 17, 2015

Location:
Sect. 17, T4N,R23E

Mailing Address:
DRIFTWOOD LIVING TRUST DATED JULY 17, 2015
2420 5 1/2 MILE ROAD
RACINE, WI 53402
Request Mailing Address Change

School District:
4620 - UNIFIED SCHOOL DISTRICT

Tax Parcel ID Number: Tax District: Status:
104-04-23-17-650-068 **104-VILLAGE OF CALEDONIA** **Active**

Alternate Tax Parcel Number:Government Owned:Acres:
2.4800

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
CALEDONIA'S ASSESSORS PLAT NO. 1 PT LOT 13 DAF BEG AT NE COR LOT 13 TH S329 W328 N330 E324 TO POB FROM PT 004042317650065 IN 90 FOR 91 ROLL **TOTAL ACRES 2.48**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
2420 5 1/2 MILE RD RACINE, WI 53402

Taxes

1 Lottery credit claimed effective 1/1/2014

Tax History

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2024		$7,090.26	$7,090.26	$0.00	$0.00	$0.00	$0.00
2023		$7,201.27	$7,201.27	$0.00	$0.00	$0.00	$0.00
2022		$6,323.12	$6,323.12	$0.00	$0.00	$0.00	$0.00
2021		$6,126.59	$6,126.59	$0.00	$0.00	$0.00	$0.00
2020		$6,221.44	$6,221.44	$0.00	$0.00	$0.00	$0.00
2019		$5,809.39	$5,809.39	$0.00	$0.00	$0.00	$0.00
2018		$5,619.83	$5,619.83	$0.00	$0.00	$0.00	$0.00
2017		$5,582.31	$5,582.31	$0.00	$0.00	$0.00	$0.00
2016		$5,496.64	$5,496.64	$0.00	$0.00	$0.00	$0.00
2015		$5,876.95	$5,876.95	$0.00	$0.00	$0.00	$0.00
2014		$5,633.98	$5,633.98	$0.00	$0.00	$0.00	$0.00
2013		$5,877.10	$5,877.10	$0.00	$0.00	$0.00	$0.00
2012		$6,116.74	$6,116.74	$0.00	$0.00	$0.00	$0.00
Total							$0.00

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

Interest and penalty on delinquent taxes are calculated to **September 30, 2025.**

Assessments

Tax Year: 2024
Click here for detailed assessment data. (square footage, year built, building type, etc)

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	2.492	$85,900	$379,200	$465,100
Total:		2.492	$85,900	$379,200	$465,100

Estimated Fair Market Value:
$472,800

Average Assessment Ratio:
0.983585966

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.
** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Special Assessments

Assessment	Value	Action
16 - GARBAGE COLLECTION	$124.00	
24 - STORM WATER UTILITY FEE	$65.25	
25 - RECYCLING	$70.00	

Attachments

Districts

Other Districts

Type	Code	District
Special District	4CO	CAL UTILITY WATER
Special District	4LM	LAKE MICHIGAN STORM (INACTIVE)

Type	Code	District
Special District	4CP	CAL UTILITY SEWER

Documents

Notes

Parcel History

Permits

Sales History

Survey History

VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
REAL ESTATE

DRIFTWOOD LIVING TRUST DATED JULY 17, 2015

Parcel Number: 104 042317650068
Bill Number: 781491

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

781491/104 042317650068
DRIFTWOOD LIVING TRUST DATE
2420 5 1/2 MILE ROAD
RACINE WI 53402

Location of Property/Legal Description
2420 5 1/2 MILE RD
Sec. 17, T4N, R23E
CALEDONIA'S ASSESSORS PLAT NO. 1 PT LOT 13 DAF BEG AT NE COR LOT 13 TH S329 W328 N330 E324 TO POB FROM PT 004042317650065 IN 90 FOR 91 ROLL **TOTAL ACRES** 2.48

2.480 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE
85,900	379,200	465,100	0.983585966	0.01531338 (Does NOT reflect credits)

ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	☐ A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit
87,300	385,500	472,800		739.68

TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
RACINE COUNTY	1,063,188	1,059,516	1,342.26	1,323.81	-1.4%
VILLAGE OF CALEDONIA	2,566,300	2,622,659	2,583.15	2,632.11	1.9%
UNIFIED SCHOOL DISTRICT	48,597,647	53,668,806	3,048.34	2,848.86	-6.5%
GATEWAY TEC VTAE	2,192,529	2,224,473	268.95	265.45	-1.3%
CAL UTILITY SEWER	0	0	53.73	52.02	-3.2%
CAL UTILITY WATER	0	0	0.00	0.00	
TOTAL	**54,419,664**	**59,575,454**	**7,296.43**	**7,122.25**	**-2.4%**
FIRST DOLLAR CREDIT			**-73.99**	**-69.02**	**-6.7%**
LOTTERY AND GAMING CREDIT			**-275.42**	**-222.22**	**-19.3%**
NET PROPERTY TAX			**6,947.02**	**6,831.01**	**-1.7%**

NET PROPERTY TAX	6831.01
GARBAGE COLLECTION	124.00
STORM WATER UTILITY FEE	65.25
RECYCLING	70.00

TOTAL DUE: $7,090.26
FOR FULL PAYMENT PAY BY:
JANUARY 31, 2025

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

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	4,527,008	577.39	2051

PAY 1ST INSTALLMENT OF: $3,563.65
BY JANUARY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402

PIN# 104 042317650068
DRIFTWOOD LIVING TRUST DATED JULY 17, 2015
BILL NUMBER: 781491

INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: $3,526.61
BY JULY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274

PIN# 104 042317650068
DRIFTWOOD LIVING TRUST DATED JULY 17, 2015
BILL NUMBER: 781491

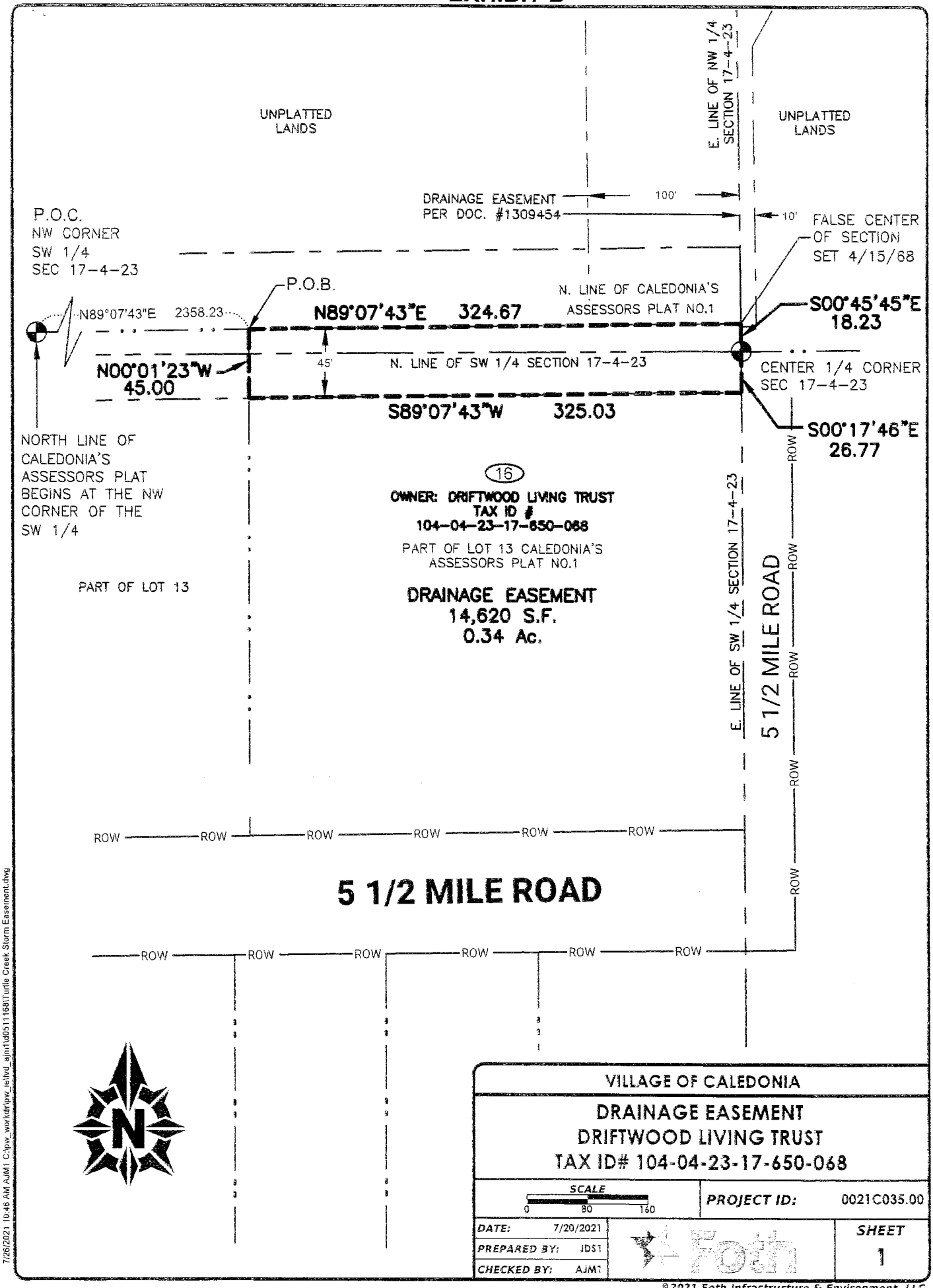
INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: $7,090.26
BY JANUARY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402

PIN# 104 042317650068
DRIFTWOOD LIVING TRUST DATED JULY 17, 20
BILL NUMBER: 781491

INCLUDE THIS STUB WITH YOUR PAYMENT

EXHIBIT B



VILLAGE OF CALEDONIA

DRAINAGE EASEMENT
DRIFTWOOD LIVING TRUST
TAX ID# 104-04-23-17-650-068

SCALE 0 80 160	PROJECT ID: 0021C035.00
DATE: 7/20/2021	SHEET 1
PREPARED BY: JDS1	
CHECKED BY: AJM1	

7/26/2021 10:46 AM AJM1 C:\pw_workdir\pw_ie1fvd_ajm1\d0511168\Turtle Creek Storm Easement.dwg

©2021 Foth Infrastructure & Environment, LLC

DRIFTWOOD LIVING TRUST: Tax ID 104-04-23-17-650-068

Drainage Easement

Land being a part of Lot 13 of Caledonia's Assessors Plat No.1, being part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 2358.23 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 324.67 feet to a point on the East line of the Northwest 1/4 of said section; thence South 00°45'45" East along said East line 18.23 feet to the Center 1/4 corner of said section; thence South 00°17'46" East along the East line of the Southwest 1/4 of said Section a distance of 26.77 feet, thence South 89°07'43" West along a line that is 45.00 feet South of and parallel to the North line of Caledonia's Assessors Plat No. 1 a distance of 325.03 feet; thence North 00°01'23" West 45.00 feet to the point of beginning of lands being described.

Containing 14,620 Square feet (0.34 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)

MEMORANDUM

DATE: **Thursday, October 30, 2025**

TO: **Caledonia Utility District**

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

RE: **Authorization of Signatures – Drainage Easement Agreement – Marcia K. Hayek Revocable Trust**

BACKGROUND INFORMATION
Southern Wisconsin Appraisal has been working on behalf of the Village to obtain the necessary Drainage Easements for the Turtle Creek Restoration Project. Appraisals have been received and distributed to the various owners.

The third Drainage Easement document has been returned, executed by the Owner. The Marcia K Hayek Revocable Trust, parcel 12, has returned the necessary easement for the project.

The appraisal for this Drainage Easement indicated that the Easement has a cost of $5,500.00. In the invoices for the meeting, there is a pay request for this amount.

In order to record the Drainage Easement, the Commission President and Secretary will need to execute the easement 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 Drainage Easement Agreement with the Marcia K. Hayek Revocable Trust for the Turtle Creek Restoration Project.

Document Number

Drainage Easement Agreement:
Marcia K. Hayek Revocable Trust

Name and Return Address
Mr. Anthony A. Bunkelman P.E.
Village of Caledonia
Engineering Department
5043 Chester Lane
Caledonia, Wisconsin 53402

104-04-23-17-650-265
Parcel Identification Number (PIN)

Owner/Grantor: MARCIA K. HAYEK REVOCABLE TRUST

Grantees: VILLAGE OF CALEDONIA, a quasi-municipal corporation,
and the VILLAGE OF CALEDONIA UTILITY DISTRICT, a utility district of the Village of Caledonia

Legal Description: See attached Exhibit B

DRAINAGE EASEMENT AGREEMENT:
MARCIA K. HAYEK REVOCABLE TRUST

This Drainage Easement Agreement ("Agreement") is made the 23 day of October, 2025, by and between the **MARCIA K. HAYEK REVOCABLE TRUST**, with Marcia K. Hayek being the Trustee of the said Trust, residing at 4114 Felicia Run Kansasville, Wisconsin 53139, 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 Letter Report attached hereto as Exhibit A, and hereby incorporated herein by reference. Said real property is referred to in this Agreement as the "Property".

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

C. As used in this Agreement, the term "Drainage Facilities" shall mean the Drainage Easement, drainage swales, drainage ditches, pipelines, laterals, culverts, storm sewers and any other structures or improvements that are constructed or installed upon the Drainage Easement from time to time by the Grantees, or its contractors, successors and assigns, for the conveyance of surface and storm water over, across, under and through the Property.

AGREEMENT

For Five Thousand Five Hundred Dollars ($5,500.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Owner, the parties agree as follows:

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

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

(a) Cut down and remove or trim all trees, bushes or other vegetation existing within the Drainage Easement, and to cut down and remove or trim all trees, bushes and other vegetation located outside of the Drainage Easement that interfere with installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Drainage Easement.

(b) Remove any structures or improvements located within the Drainage Easement to the extent necessary to carry out the installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Drainage Easement.

3. Certain Owner Requirements.

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

(b) The elevation of the existing ground surface within the Drainage Easement shall not be altered without the written consent of the Grantees.

4. Restoration of Surface. The Grantees shall reasonably restore the surface of the Property disturbed by the Grantees' (i) installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Drainage Easement. 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.

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

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

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

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

9. Recording. Upon the execution of this Agreement by both the Owner and the Grantees, the Grantees shall record this Agreement in the Office of the Racine County Register of Deeds.

10. Statutory Procedures. Pursuant to the provisions of Section 32.05(2a) of the Wisconsin Statutes:

(a) The Letter Report attached hereto as Exhibit A identifies all persons or entities (collectively, the "Recipients") that have an interest of record in the Owner's Property immediately prior to the execution of this Agreement; and

(b) The Owner warrants and represents to the Grantees that the Owner has no notice or

knowledge of any additional Recipients subsequent to the search date of the said Letter Report (Exhibit A); and

(c) The Grantees shall serve upon all of the Recipients, by Certified Mail, a copy of this Agreement, along with a letter advising each Recipient of the right, of that Recipient, to appeal the amount of compensation being paid to the Owner by the Grantees under this Agreement; and

(d) The said letter to each Recipient shall further advise the Recipient that they/it may, within Six (6) Months after the date of the recording of this Agreement, appeal from the amount of compensation so paid to the Owner, in the manner set forth in Subsections 32.05(9) to (12) and Chapters 808 and 809 of the Wisconsin Statutes, for appeals from an award under Subsection (7) of this Section 32.05 of Wisconsin Statutes. For the purposes of any such appeal, the amount paid to the Owner under this Agreement shall be treated as the date of taking and the date of evaluation.

11. Indemnification by Village. The Village shall, and hereby does, indemnify and hold harmless the Owner from and against all losses, damages, liabilities, demands, causes of action, judgements, and costs and expenses (including actual reasonable attorney fees and costs of litigation) arising, directly or indirectly, out of the use of, activities on, and/or entry onto the Drainage Easement described in this Agreement by the Grantees (and their officials, employees, consultants, contractors, and/or agents or representatives), except to the extent arising out of the negligent and/or intentional conduct of the Owner, and/or the Owner's contractors, consultants, guests, invitees, representatives, or agents.

12. Contingency: Village Board/Utility District Commission Approval. This Agreement is expressly contingent upon the Village Board for the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission, approving its terms and conditions.

13. Payment of Monies Due Owner. Within Thirty (30) Business Days (Mondays-Fridays) after (i) this Agreement is signed by all of the parties, and (ii) the above-referenced Grantees approve this Agreement, the Grantees shall pay to the Owner the monies due the Owner under this Agreement.

14. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Wisconsin. Venue for any legal action pertaining to and/or arising under this Agreement shall solely and exclusively be Racine County Circuit Court in Racine County, Wisconsin.

15. Entire Agreement. All negotiations, promises, discussions, understandings, and agreements hereto made or had between the parties are merged in this Agreement, and this Agreement alone fully and completely expresses the final agreements of the parties.

16. Amendments. This Agreement shall not be modified or amended except in a written document signed by the Grantees and the Owner, and then approved by the Village Board of the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission.

SIGNATURE PAGE TO FOLLOW

OWNER:

BY: Marcia K. Hayek, Trustee
MARCIA K. HAYEK, TRUSTEE OF
MARCIA K. HAYEK REVOCABLE TRUST

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this 23RD day of OCTOBER 2025, the above named **MARCIA K. HAYEK as TRUSTEE of MARCIA K. HAYEK REVOCABLE TRUST**, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of said Owner.

Debra L. Flynn
Notary Public, State of Wisconsin

DEBRA L. FLYNN
NOTARY PUBLIC
STATE OF WISCONSIN

My Commission expires: 11/24/2028

VILLAGE OF CALEDONIA:

BY: _____
THOMAS R. WEATHERSTON, PRESIDENT

ATTEST: _____
JENNIFER BASS, CLERK

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2025, the above named **THOMAS R. WEATHERSTON, PRESIDENT** and **JENNIFER BASS, CLERK**, of the Village of Caledonia, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of the Village of Caledonia.

_____
Notary Public, State of Wisconsin

_____

My Commission expires: _____

VILLAGE OF CALEDONIA UTILITY DISTRICT:

BY: _____
HOWARD STACEY, PRESIDENT

BY: _____
KATHLEEN TRENTADUE, SECRETARY

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this _____ day of _____ 2025, the above named **HOWARD STACEY, PRESIDENT** and **KATHLEEN TRENTADUE, SECRETARY**, of the Village of Caledonia Utility District, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of the Village of Caledonia Utility District.

_____
Notary Public, State of Wisconsin

_____

My Commission expires: _____

This document drafted by:
Anthony A. Bunkelman P.E.
Public Services Director
Village of Caledonia

EXHIBIT A

LETTER REPORT

TITLE REPORT PREPARED FOR: Village of Caledonia

TAX KEY NO.: 104-04-23-17-650-265

TITLE CO. REFERENCE NO.: 74831

LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map No. 3193, recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 17, 2016 in Volume 10 of Certified Survey Maps, on Page 467, as Document No. 2430427, part of Lot 13, Caledonia Assessors Plat No. 1 and being part of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

OWNER:

Marcia K. Hayek Revocable Trust

PROPERTY ADDRESS:

5 1/2 Mile Road, Racine, WI 53402

OPEN MORTGAGES:

None

UNSATISFIED LIENS, JUDGMENTS, WARRANTS;

None

REAL ESTATE TAXES:

Taxes for the year 2024 in the amount of $834.04, have been paid in full.

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

This report is prepared and submitted as of September 9, 2025 at 08:00 AM

Landmark Title of Racine, Inc.
Eric D. Peterson
Eric D. Peterson
Authorized Signature or Signatory

5 1/2 Mile Road
Racine, WI 53402

LANDMARK TITLE
OF RACINE, INC.

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

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

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

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

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

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

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

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

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

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

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

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

Landmark Title of Racine, Inc. Privacy Policy

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

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

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

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

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

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

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

Rev. 06/30/2016

Racine County

Owner (s):
MARCIA K HAYEK REVOCABLE TRUST

Location:
Sect. 17, T4N,R23E

Mailing Address:
MARCIA K HAYEK REVOCABLE TRUST
4114 FELICIA RUN
KANSASVILLE, WI 53139
Request Mailing Address Change

School District:
4620 - UNIFIED SCHOOL DISTRICT

Tax Parcel ID Number: **104-04-23-17-650-265**
Tax District: **104-VILLAGE OF CALEDONIA**
Status: **Active**

Alternate Tax Parcel Number:
Government Owned:
Acres: **0.7570**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
PT NW1/4 & SW1/4
CSM 3193 V10 PG467
LOT 2
FROM 104042317650065 IN 2016 FOR 2017 ROLL **TOTAL ACRES 0.757**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
5 1/2 MILE RD RACINE, WI 53402

Taxes

0 Lottery credits claimed

Tax History

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2024		$834.04	$834.04	$0.00	$0.00	$0.00	$0.00
2023		$893.46	$893.46	$0.00	$0.00	$0.00	$0.00
2022		$851.10	$851.10	$0.00	$0.00	$0.00	$0.00
2021		$942.30	$942.30	$0.00	$0.00	$0.00	$0.00
2020		$984.57	$984.57	$0.00	$0.00	$0.00	$0.00
2019		$924.61	$924.61	$0.00	$0.00	$0.00	$0.00
2018		$1,032.10	$1,032.10	$0.00	$0.00	$0.00	$0.00
2017		$1,015.86	$1,015.86	$0.00	$0.00	$0.00	$0.00
Total							$0.00

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

Interest and penalty on delinquent taxes are calculated to **September 30, 2025.**

Assessments

Tax Year: 2024
Click here for detailed assessment data. (square footage, year built, building type, etc)

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	0.754	$53,400	$0	$53,400
Total:		0.754	$53,400	$0	$53,400

Estimated Fair Market Value:
$54,300

Average Assessment Ratio:
0.983585966

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.
** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Special Assessments

Assessment	Value	Action
24 - STORM WATER UTILITY FEE	$16.31	

Attachments

Districts

Other Districts

Type	Code	District
Special District	4CO	CAL UTILITY WATER
Special District	4LM	LAKE MICHIGAN STORM (INACTIVE)
Special District	4CP	CAL UTILITY SEWER

Documents

Notes

Parcel History

Permits

Sales History

Survey History

VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
REAL ESTATE

MARCIA K HAYEK REVOCABLE TRUST

Parcel Number: 104 042317650265
Bill Number: 786214

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

786214/104 042317650265
MARCIA K HAYEK REVOCABLE TR
4114 FELICIA RUN
KANSASVILLE WI 53139

Location of Property/Legal Description
5 1/2 MILE RD
Sec. 17, T4N, R23E
PT NW1/4 & SW1/4CSM 3193 V10 PG467LOT 2FROM 104042317650065 IN 2016 FOR 2017 ROLL **TOTAL ACRES** 0.757

0.757 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE
53,400	0	53,400	0.983585966	0.01531338 (Does NOT reflect credits)

ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE
54,300	0	54,300

☐ A star in this box means unpaid prior year taxes.

School taxes also reduced by school levy tax credit: 84.93

TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
RACINE COUNTY	1,063,188	1,059,516	161.36	151.99	-5.8%
VILLAGE OF CALEDONIA	2,566,300	2,622,659	310.54	302.20	-2.7%
UNIFIED SCHOOL DISTRICT	48,597,647	53,668,806	366.46	327.09	-10.7%
GATEWAY TEC VTAE	2,192,529	2,224,473	32.33	30.48	-5.7%
CAL UTILITY SEWER	0	0	6.46	5.97	-7.6%
CAL UTILITY WATER	0	0	0.00	0.00	
TOTAL	**54,419,664**	**59,575,454**	**877.15**	**817.73**	**-6.8%**
FIRST DOLLAR CREDIT			**0.00**	**0.00**	**0.0%**
LOTTERY AND GAMING CREDIT			**0.00**	**0.00**	**0.0%**
NET PROPERTY TAX			**877.15**	**817.73**	**-6.8%**

NET PROPERTY TAX	817.73
STORM WATER UTILITY FEE	16.31

TOTAL DUE: $834.04
FOR FULL PAYMENT PAY BY:
JANUARY 31, 2025

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

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

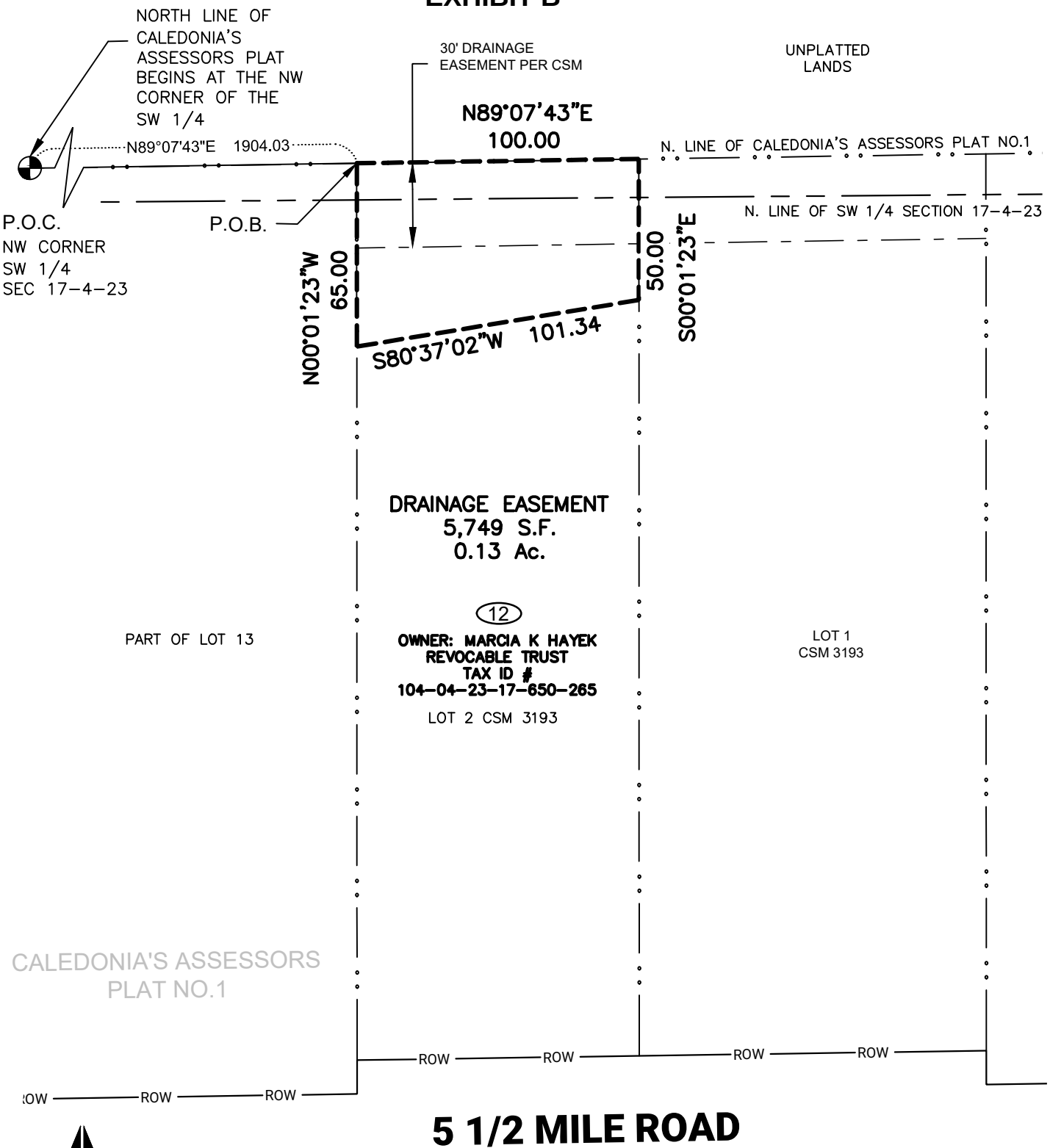
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	4,527,008	66.29	2051

PAY 1ST INSTALLMENT OF: $425.18
BY JANUARY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402
PIN# 104 042317650265
MARCIA K HAYEK REVOCABLE TRUST
BILL NUMBER: 786214
INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: $408.86
BY JULY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274
PIN# 104 042317650265
MARCIA K HAYEK REVOCABLE TRUST
BILL NUMBER: 786214
INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: $834.04
BY JANUARY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
5043 CHESTER LN
CALEDONIA WI 53402
PIN# 104 042317650265
MARCIA K HAYEK REVOCABLE TRUST
BILL NUMBER: 786214
INCLUDE THIS STUB WITH YOUR PAYMENT

EXHIBIT B



VILLAGE OF CALEDONIA	
DRAINAGE EASEMENT MARCIA K HAYEK REVOCABLE TRUST TAX ID# 104-04-23-17-650-265	
SCALE 0 50 100	PROJECT ID: 0021C035.00
DATE: 7/20/2021 PREPARED BY: JDS1 CHECKED BY: AJM1	Foth
	SHEET 1

7/26/2021 11:52 AM AJM1 C:\pw_workdir\pw_ie\fvd_ajm1\d0511168\Turtle Creek Storm Easement.dwg

©2021 Foth Infrastructure & Environment, LLC

MARCIA K HAYEK REVOCABLE TRUST: Tax ID 104-04-23-17-650-265

Drainage Easement

Part of Lot 2 of Certified Survey Map No. 3193, being a part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 17, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section; Thence North 89°07'43" East along the North line of Caledonia's Assessors Plat No.1 a distance of 1904.03 feet to the point of beginning of lands being described.

Thence continuing North 89°07'43" East along said North line 100.00 feet to the West line of Lot 1 of said Certified Survey Map; thence South 00°01'23" East along said West line 50.00 feet; thence South 80°37'02" West 101.34 feet to the West line of Lot 2 of said Certified Survey Map; thence North 00°01'23" West along said West line 65.00 feet to the point of beginning of lands being described.

Containing 5,749 Square feet (0.13 Ac.) of land more or less.

Date: 7/20/2021

Andrew Miazga (S-2826)

SEC. 9-4-14 POINT OF SALE CERTIFICATION AND MAINTENANCE AND REPAIR OF SANITARY SEWER LATERALS

(a) INTENT – The Village Board and the Caledonia Utility District Commission find that the discharge of water from roof, surface, groundwater, sump pump, footing tile, swimming pool, or other natural precipitation into the municipal sanitary sewer system has the potential to cause property damage and overload the sanitary sewer system. The Village Board and the Caledonia Utility District Commission therefore find it essential for the maintenance of health, minimization of property damage, and maintaining the life and capacity of the sanitary sewer system that the provisions of this Section be strictly enforced.

(b) APPLICABILITY – The provisions of this Section shall apply to all real estate which is connected to the Caledonia Utility District sanitary sewer system. It is the intent of this Section to identify and eliminate inflow and infiltration resulting from cracked and leaking pipes, foundation drain connections, roof drain connections, and sump pump connections.

(c) DEFINITIONS

a. Building Sewer & Drain Inspection Certification (BSDI) – An Underground Construction Technology established by NASSCO designed to assist plumbers, sewer & drain contractors, and inspectors in the proper inspection and assessment of private property building sewer and drains.
b. Caledonia Sewer Utility District – A Utility District established by the Village of Caledonia under the laws of the State of Wisconsin.
c. Clean Water – means storm water, natural precipitation, melting snow, groundwater, roof drainage, ground surface and subsurface drainage, downspout, yard drain, sump pump, foundation drain, pond, swimming pool, cistern overflow, or any other water that is not required to be treated by state or federal law.
d. Cleanout – A pipe fitting and associated piping connected to a sewer pipeline that provides access to the line for purposes of flushing, rodding, cleaning, and other maintenance and diagnostic purposes. Cleanouts are required at the Right of Way line / Property line, at regular intervals along long laterals, and above joints where laterals branch. Cleanouts at the Right of Way line / Property line shall be constructed according to Caledonia Utility District Standard Specifications.
e. Defects – means cracks, broken pipe, crushed pipe, open or broken cleanout cap or riser, open or offset joints, root intrusion, or other imperfection in a sanitary sewer pipe which can allow entry of ground

water into the sanitary sewer system. Defects shall also include direct connections as defined below.

f. Direct Connections – means connections of roof drains, foundation drains, surface drains, sump pump drains, or similar conduits to the Building Drain which may allow entry of rain, surface drainage, or groundwater into the sanitary sewer system.
g. Infiltration & Inflow – The groundwater and rainwater that enters a sanitary sewer system intended for wastewater flows. "Infiltration" is water that enters the sanitary sewer system through openings in the joints or walls of pipes and manholes. "Inflow" is water that enters the sanitary sewer system directly, such as through uncapped lateral cleanouts, openings in manhole covers, and connections from area drains, catch basins, foundation drains, roof drains, sump pumps, and other sources of non-sewage water.
h. Lateral Assessment Certification Program (LACP) – An Underground Construction Technology established by NASSCO creating standards for the inspection of sanitary sewer laterals.
i. Lining – Insertion of new material within an existing pipe to form a leak proof inner shell, including reattachment of branching pipes or otherwise sealing their connection to the liner, also the material so inserted.
j. Non-Sanitary Sewer Connection – Prohibited conduits that directly or indirectly convey storm water, surface water, roof runoff, intercepted groundwater or subsurface drainage into the sanitary sewer system, including but not limited to downspouts, yard drains, foundation drains, sump pumps or other sources of rainwater, surface runoff, or groundwater.
k. Pipe Bursting – Replacement of a pipe by causing the pipe to be broken and expanded outward within the ground, and a new pipe inserted within the expanded pipe, including the reattachment of branch and terminal connections in a finished, leak-proof fashion.
l. Point of Sale Certification – means a document issued by the Public Services Director after a Point-of-Sale Sanitary Sewer Lateral Inspection has occurred, been reviewed, and is determined to be in compliance with the applicable requirements of this Section at the time of inspection.
m. Point of Sale Sanitary Sewer Lateral Inspection – means a Pipeline Condition Assessment of the sanitary sewer lateral from a clean out within the home to the public or private sanitary sewer main. This inspection consists of televising and reporting of the sanitary sewer lateral to NASSCO LACP or NASSCO BSDI Standards.

n. Private Sanitary Sewer Main – means a privately owned sanitary sewer serving two or more buildings and not directly controlled by a public authority.
o. Public Sanitary Sewer Main – means a sanitary sewer owned and controlled by a public authority.
p. Public Services Director – The Public Services Director of the Village of Caledonia, or his/her designated agent.
q. Qualified Person – An inspector that is certified in NASSCO LACP or NASSCO BSDI Standards and has been pre-approved by the Village.
r. Repair – Correction of isolated defects in the sanitary sewer lateral, also the corrections themselves.
s. Replacement – Substitution of new material for the complete length of the sanitary sewer lateral, includes either removal of the existing sanitary sewer lateral, pipe bursting, or lining of the existing pipe.
t. Sanitary Sewer Lateral – means the part of the lowest horizontal piping of a drainage system which receives the discharge of waste and other drainage pipes inside the walls of a building and conveys it to the Private Sanitary Sewer Main or Public Sanitary Sewer Main, beginning 5 feet (1.5 meters) outside the inner face of the building wall. A Sanitary Sewer Lateral is comprised of 2 sections
    i. Private Sanitary Sewer Lateral – means the portion of the Sanitary Sewer Lateral which is located on Private Property, beginning 5 feet (1.5 meters) outside of the inner face of the building wall to the Right of Way.
    ii. Public Sanitary Sewer Lateral - means the portion of the Sanitary Sewer Lateral which is located within the Right of Way, beginning at the Right of Way line to the Public Sanitary Sewer Main.
u. Sanitary Sewer Lateral Preventative and Corrective Maintenance – means those activities required to preserve or restore functional operation and the free-flowing condition of the Sanitary Sewer Lateral. These activities include, but are not limited to, inspection, root and blockage removal, and cleaning.
v. Sanitary Sewer Lateral Structural Maintenance – means those construction, pipe repair, pipe lining, and pipe replacement activities required to correct defects and preserve the structural integrity and watertight condition of the Sanitary Sewer Lateral.
w. Sanitary Sewer System – means the system consisting of the Public Sanitary Sewer Main, Private Sanitary Sewer Main, and Sanitary Sewer Lateral.

x. Sewage – Discarded contaminated water, or a combination of water and other fluids carrying wastes from plumbing fixtures in residences or business, institutional or industrial facilities.

(d) PROHIBITION OF DISCHARGE INTO THE SANITARY SEWER SYSTEM

a. No person shall discharge or cause to be discharged into the Sanitary Sewer System, or infiltrate into the Sanitary Sewer System, any Clear Water because of a sump pump, defective plumbing, a defective sanitary sewer lateral or by any other means.
b. All Private Sanitary Sewer Main and Sanitary Sewer Laterals serving property, from the building to the Public Sanitary Sewer Main, shall be in a safe and functional condition and shall be free from Defects, including sags, partially collapsed sections, longitudinal or transverse cracking, offsite joints, or tree root intrusion.

(e) POINT OF SALE SANITARY SEWER LATERAL INSPECTION

a. No Property which is connected to the Public Sanitary Sewer shall be sold unless the Seller or Buyer has provided a Point-of-Sale Sanitary Sewer Lateral Inspection to the Public Services Director and the Public Services Director has issued a Point-of-Sale Certification.
b. The Point-of-Sale Sanitary Sewer Lateral Inspection shall be completed by a Qualified Person. A Qualified Person shall be certified in NASSCO LACP or NASSCO BSDI and be pre-approved by the Village.
c. The cost of the Point-of-Sale Sanitary Sewer Lateral Inspection shall be paid by the Seller or Buyer.
d. Any defects or deficiencies that are discovered during the Point-of-Sale Inspection shall be corrected prior to the issuance of a Point-of-Sale Certification.
e. A Point-of-Sale Certification issued under this Ordinance shall be effective for 3 years.
f. For new home construction constructed in the last 3 years, the Public Services Director may, at his or her discretion, approve the Point-of-Sale Certification without requiring a Point-of-Sale Sanitary Sewer Lateral Inspection. A walk-through Inspection will be required.
g. Any property owner who fails to obtain a Point-of-Sale Certification shall be subject to a civil penalty as determined Resolution of the Village Board.

(f) SANITARY SEWER IMPROVEMENT PROJECTS PERFORMED BY THE CALEDONIA SEWER UTILITY DISTRICT

a. Sanitary Sewer Improvement Projects may be initiated by the Caledonia Sewer Utility District from time to time. These projects consist of rehabilitation or replacement of the Public Sanitary Sewer Main and the Public Sanitary Sewer Lateral. During these Improvement Projects the Caledonia Sewer Utility District will inspect or investigate the condition of the Private Sanitary Sewer Lateral or Private Sanitary Sewer Main.

b. Where the inspection or investigation reveals defects in the Private Sanitary Sewer Lateral or Private Sanitary Sewer Main, the property owner shall be required to correct the defects or pay a penalty in accordance with this Ordinance. The Public Services Director shall inform the property owner in writing of the type and location of the defect and the time in which the correction of the defect is required. If the property owner of the Private Sanitary Sewer Lateral or Private Sanitary Sewer Main elects to dispute the opinion of the Public Services Director, the property owner may perform a Point-of-Sale Sanitary Sewer Lateral Inspection at their own expense and provide it to the Public Services Director. Disputes on corrective measures to be completed shall be appealed to the Caledonia Utility District Commission whose decision shall be a recommendation to the Village Board. The Village Board decision shall be final. The order of the Village Board will be the basis of the final repair or replacement.

    i. Any person intending to perform repair or replacement work on a Private Sanitary Sewer Lateral or Private Sanitary Sewer Main may do so only after obtaining all necessary permits. The Village may elect to waive permit fees from time to time on specifically approved Sanitary Sewer Improvement Projects.

    ii. The property owner shall notify the Public Services Director that the permitted corrections have been corrected and shall request an inspection by the Village Residential Plumbing Inspector or the Village Commercial Plumbing Inspector. The Village retains the right to require additional information from the property owner and to inspect the correction to assure that it has been done in accordance with all applicable rules and codes. If the correction is found to be adequate, the Public Services Director shall issue a Point-of-Sale Certification.

c. Any property owner who fails to correct defects in the Private Sanitary Sewer Lateral after receiving written Notice from the Public Services Director shall be subject to a civil penalty as determined Resolution of the Village Board.

(g) SANITARY SEWER BACKUPS AND REQUESTS FOR TELEVISING

a. Periodically the Caledonia Sewer Utility responds to sanitary sewer backups. When these backups occur the property owner will be required to hire a plumber or utility contractor to clear the blockage. Once the blockage is cleared the Caledonia Sewer Utility can inspect the cleared Sanitary Sewer Lateral. If the inspection or investigation reveals defects in the Private Sanitary Sewer Lateral or Private Sanitary Sewer Main, Section 9-4-14(f)b shall be followed.

Sanitary Sewer Lateral Approximate Cost

5210 Charles Street	26	$ 10,880.00	$ 418.46	Slurry
24 Jim Lin Lane	49	$ 12,609.50	$ 257.34	
1419 Autumn Drive	38	$ 10,943.00	$ 287.97	Slurry
220 Northwood Drive	33	$ 8,298.50	$ 251.47	
1906 Johnson Avenue	12	$ 4,972.52	$ 414.38	
			$ 325.92	

$250 per foot

25' setback	$ 6,250.00
35' setback	$ 8,750.00
50' setback	$ 12,500.00

$325 per foot

25' setback	$ 8,125.00
35' setback	$ 11,375.00
50' setback	$ 16,250.00