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**VILLAGE BOARD MEETING AGENDA**  
**Tuesday, May 27, 2025 at 6:00 p.m.**  
**Caledonia Village Hall - 5043 Chester Lane**  
**Caledonia, WI 53402**

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes:** Village Board – May 13, 2024
5. **Public Comment** – Provides a two-minute opportunity for citizens to voice opinions to the Village Board. The Village Board cannot respond as this may conflict with open meeting requirements.
6. **Ordinances and Resolutions**
  - A. **Resolution 2025-043** – Authorizing the Village of Caledonia to Enter Into a Contract with Racine County Convention and Visitors Bureau (DBA Visit Racine County) for Tourism Promotion and Development Services (*CoW 5/13, 7-0*)
  - B. **Resolution 2025-044** – Approving the Explosives and Blasting Permit Renewal for the Existing Quarry at 1501 3 Mile Road (*CoW 5/13, 7-0*)
  - C. **Resolution 2025-045** – Approving a Building, Site, and Operation Plan to Construct a ±6,713 Square Foot Industrial Building on the Parcel Located North of 4005 Quick Drive; RA Domanik Investments LLC, Owner; Nathan Remitz, Applicant (*Plan 5/19, 4-0*)
  - D. **Resolution 2025-046** – Approving a Building, Site, and Operation Plan to Construct a ±960 Square-Foot Expansion of the Ground Equipment Area for the Operation of an Existing (*Plan 5/19, 4-0*) Telecommunications Tower Located at 6922 Nicholson Road, Village of Caledonia; Daniel Adams, Applicant, Village of Caledonia, Owner (*Plan 5/19, 4-0*)
  - E. **Resolution 2025-047** – Approving the Final Condominium Plat for StorageShopUSA Commercial Condominiums Located at 7930 E. Frontage Road (*Plan 5/19, 4-0*)
  - F. **Resolution 2025-048** – Approving a Temporary Use for a 30' X 60' Canopy Tent for Sales of Fireworks and a 8' X 40' Storage Container for Firework Storage from June 19 through July 6, 2024; Located at 5111 Douglas Avenue, Village of Caledonia; Dustin Hein, Applicant, Greentree Station LLC, Owner (*Plan 5/19, 4-0*)
7. **New Business**
  - A. Approval of A/P Checks
  - B. St. Rita's Festival License
8. **Adjournment**

**Village Board Meeting Minutes**  
**May 13, 2025**

**1 - Order**

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

**2 - Pledge of Allegiance**

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

**3 - Roll Call**

**PRESENT:** 7 – President Weatherston, Trustee McManus, Trustee Wishau, Trustee Stillman, Trustee Martin, Trustee Lambrecht, and Trustee Pierce

**EXCUSED:** 0

**STAFF:** Administrator Todd Willis, Village Attorney Tim Pruitt, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Police Chief Chris Botsch, Deputy Clerk Norgie Metzinger, and Clerk Jennifer Bass

**4 – Approval of Minutes**

**Motion by** Trustee Lambrecht to approve the minutes of the April 22, 2025 Village Board meeting as amended, seconded by Trustee Pierce. **The motion carried 7-0.**

**5 – Public Comment**

The following people appeared to speak before the Village Board:  
None

**6 – Ordinances and Resolutions**

**A. Ordinance 2025-07** – Adopting an Amendment to the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it Pertains to the Village of Caledonia under Section 13-2-1 of the Village’s Code of Ordinances by Creating Section 13-2-2(X) Adding an Amendment to the Village’s Comprehensive Plan and Affecting the Parcel Located at 4 Mile Road, Parcel Id No. 104-04-23-30-001-000, Village of Caledonia; Containing 17.8 Acres, More or Less; from Office Park to High Density Residential; Rita Lui and Carol Thelen, Owners (*Plan 4/28, 6-0*)

**Motion by** Trustee Pierce to approve the ordinance 2025-07, seconded by Trustee Martin.  
**Motion carried 7-0.**

**B. Ordinance 2025-08** – To Amend Zoning Districts of the Zoning Map Adopted under Section 16-2-3 of the Code of Ordinances of the Village of Caledonia Approving a Request to Rezone a ±17.8-Acre Parcel from R-4, Single Family Residential District and M-1, Light Manufacturing District to RM-1, Multi Family Residential District for the Parcel Located on the Southeast Corner of 4 Mile Road and North Green Bay Road, Parcel Id No. 104-04-23-30-001-000, Village of Caledonia, Racine County, WI., Rita Lui and Carol Thelen, Owners (*Plan 4/28, 6-0*)

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

- C. **Resolution 2025-035** – Approving Certified Survey Map #\_\_\_\_\_; – Parcel Id 104-04-23-30-001-000 Located in the NE ¼ of Section 30, T4N, R23E, Village of Caledonia, Racine County, WI (*Plan 4/28, 6-0*)

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

- D. **Resolution 2025-036** – Approving a Concept Plan for StorageShopUSA Commercial Condominiums, Approving the Net Density of 7.33 Units Per Acre, Approving Waivers to Ordinance Sec. 14-3-4(C)(4)(B)(II), 14-3-5(B), and Authorizing the Combination of the Preliminary and Final Plat Stage for Review at 7930 E. Frontage Road (*Plan 4/28, 6-0*)

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

- E. **Resolution 2025-037** – Authorizing the Village of Caledonia to Enter into a Professional Services Contract with Pinnacle Engineering Group for the South Hills Commerce Center – Golf and Frontage Road Improvements in Tax Incremental District No. 4

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

- F. **Resolution 2025-038** – Approving Application Submission for a COPS Hiring Grant for a School Resource Officer (SRO) Position and Explore Additional Funding Options (*CoW 4/22/2025*)

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

- G. **Resolution 2025-039** – Approving a Budget Amendment to Reallocate Previously Approved Capital Funds from a Tractor to a Swing Coupler and Grapple Bucket (*CoW 4/22/2025*)

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

- H. **Resolution 2025-040** – Authorizing the Village of Caledonia to Waive Fees Regarding the Racine County 911 Radio System Upgrade Project

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

- I. **Resolution 2025-041** – Authorizing the Village of Caledonia to Execute a Contract for a Ditch Cleaning Project with Raymond School District #14

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

## **7 – New Business**

### **A. Approval of A/P Checks**

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

### **B. Approval of US Bank Credit Card List**

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

## **8 – Closed Session**

- A. The Village Board will take up a motion to go into CLOSED SESSION**, pursuant to s. 19.85(1)(g), Wis. Stat., “Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved”, **specifically**: Claim filed by Michelle Harden.

**Motion by** Trustee Stillman to go into closed session, seconded by Trustee McManus Motion carried by the following roll call vote:

Ayes: 7 – Weatherston, Lambrecht, Martin, McManus, Wishau, Pierce, and Stillman  
Nays: 0

- B. The Village Board reserves the right to go back into OPEN SESSION**, and possibly take action on the items discussed during the closed session and to move to the remaining items on the agenda.

**Motion by** Trustee Pierce to go back into open session, seconded by Trustee Stillman.  
Motion carried 7-0.

- C. Resolution 2025-034 – Disallowing the Claim of Michelle Harden, Dated April 21, 2025 and Received by the Village on April 24, 2025, with an Alleged Incident Date of September 3, 2024**

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

## **9 – Adjournment**

President Weatherston adjourned the meeting at 6:30 p.m.

*Respectfully submitted:*  
*Jennifer Bass*  
*Village Clerk*



**RESOLUTION NO. 2025-043  
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO ENTER INTO A  
CONTRACT WITH RACINE COUNTY CONVENTION AND VISITORS BUREAU (DBA VISIT  
RACINE COUNTY) FOR TOURISM PROMOTION AND DEVELOPMENT SERVICES**

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

**WHEREAS**, the Village of Caledonia has contracted with Racine County Convention and Visitors Bureau, Inc. (DBA Visit Racine County) for tourism services for many years and Racine County Convention and Visitors Bureau, Inc. has served as Racine County's Visitors and Convention Bureau; and

**WHEREAS**, in 2023, the Village of Caledonia terminated their contractual relationship with Racine County Convention and Visitors Bureau, Inc. as the contract at the time was outdated and not reflective of the current relationship; and

**WHEREAS**, Racine County Convention and Visitors Bureau, Inc. was experiencing significant changes in structure and form, the Village of Caledonia decided to not form a new contract immediately upon termination of the old contract; and

**WHEREAS**, contracting with Racine County Convention and Visitors Bureau, Inc. will allow the Village of Caledonia to have representation on the Racine County Convention and Visitors Bureau, Inc. board that will participate in how the organization moves forward in providing tourism and marketing services to the County members in the future, and

**WHEREAS**, Racine County Convention and Visitors Bureau, Inc. has proposed a long-term contract that would allow the Village of Caledonia participation in the Racine County Convention and Visitors Bureau, Inc. board and the Village of Caledonia would like to contract with Real Racine for a term beginning in January 1, 2025 through January 1, 2028.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that a contract between the Village of Caledonia and the Racine County Convention and Visitors Bureau, Inc. for tourism services for January 1, 2025 through January 1, 2028 as set forth in Exhibit A which is attached hereto and incorporated herein, for 70% of room tax revenue is authorized and approved and the Village President and Village Clerk are authorized to execute said contract.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of May, 2025.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Jennifer Bass  
Village Clerk

# **AGREEMENT FOR TOURISM PROMOTION AND TOURISM DEVELOPMENT SERVICES**

**THIS AGREEMENT** is entered into by and between Racine County Convention and Visitors Bureau, Inc. (d/b/a Visit Racine County), a Wisconsin non-stock corporation ("Visit Racine County"), and the Village of Caledonia, a Wisconsin municipal corporation (the "Municipality"). This Agreement will be in effect starting January 1, 2025 through January 1, 2028.

## **R E C I T A L S:**

**A.** The Municipality has implemented a room tax under section 66.0615 of the Wisconsin statutes.

**B.** Section 66.0615 of the Wisconsin statutes requires a municipality collecting a room tax to forward at least 70% of the room tax collected by it to a tourism entity or a tourism commission to be spent on tourism promotion and tourism development (except where grandfathering allows the municipality to forward a lesser amount).

**C.** Visit Racine County is a non-profit convention and visitors bureau engaged in tourism promotion and tourism development within Racine County, Wisconsin with a mission to promote and advocate for the development of Racine County, Wisconsin as an attractive visitor destination to enhance the local economy.

**D.** The parties wish to enter into an agreement whereby the Municipality will forward 80% of the room tax collected by the Municipality to Visit Racine County to be used by Visit Racine County for tourism promotion and tourism development within the Municipality.

**NOW, THEREFORE**, in consideration of the mutual covenants herein, and for other good and valuable consideration, it is agreed as follows:

**1. Recitals.** The above recitals are incorporated herein by reference as though set forth in their entirety.

**2. Room Tax.** The Municipality will forward 80% of the room tax collected by it to Visit Racine County in the manner required by section 66.0615 of the Wisconsin statutes to be spent by Visit Racine County on tourism promotion and tourism development. The room tax required to be forwarded by the Municipality to Visit Racine County hereunder shall be remitted to Visit Racine County monthly. In the case of any change in the percentage of room tax collections the Municipality is required to forward to a tourism entity or commission under section 66.0615 of the Wisconsin statutes, whether due to a change in the law or a change in circumstances, then:

(a) in the event the percentage the Municipality is required to forward to a tourism entity or commission increases above the percentage stated in this section, the percentage described in this section shall be automatically increased to match the percentage of room tax collections the Municipality is required to forward to a tourism entity or commission under the then current version of the law as of the effective date of the change under the law, and

(b) in the event the percentage the Municipality is required to forward to a tourism entity or commission decreases below the percentage stated in this section, the percentage described in this section may be decreased, upon written notice by the Municipality to Visit Racine County, to the lower percentage required under the then current version of the law (or a greater amount acceptable to the Municipality) with such change taking effect as of the date three (3) months after notice is given. Notwithstanding the above, if the decrease in the amount to be forwarded is mandatory, then the decrease shall be effective as the effective date of the change under the law. The notice from the Municipality shall include an explanation as to the reason for the decrease.

**3. Visit Racine County Services.** In exchange for the Municipality forwarding room tax as required by section 2 above, Visit Racine County agrees to serve as the tourism entity for the Municipality under section 66.0615 of the Wisconsin statutes and to spend such room tax on tourism promotion and tourism development likely to result in paid overnight stays in the Municipality, including, without limitation, to:

(a) Undertake marketing projects, including advertising media buys, creation and distribution of printed or electronic promotional tourist materials, and efforts to recruit conventions, sporting events, or motorcoach groups to the greater Racine County area, including, to the Municipality.

(b) Provide transient informational services.

(c) Promote and market events and attractions within the Municipality through the Municipality's normal marketing and advertising channels.

(d) Generally promote and advocate for greater Racine County, including the Municipality, as an attractive destination for recreational, business, or educational purposes.

(e) Attract events to the greater Racine County area that are likely to generate tourism and paid overnight stays in the Municipality.

(f) Consult with the Municipality with respect to tangible development projects within the Municipality that are likely to generate tourism and paid overnight stays in the Municipality.

(g) Employ destination marketing, professional and support staff, and consultants with the expertise to accomplish the above tasks as well as any special projects set forth in section 4 below.

**4. Special Projects.** In addition to the activities listed in section 3 above, Visit Racine County will undertake the following specified projects/activities with respect to tourism promotion and tourism development within the Municipality:

- Caledonia Conservancy & Trails
- Caledonia Historical Village
- Douglas Avenue Corridor
- Attraction Improvement/Growth
- Parks and Recreation
- Franksville Commercial District
- Campgrounds and Local Events

**5. Reporting.** On or before April 1<sup>st</sup> of each year, Visit Racine County shall report the following information to the Municipality: (a) all expenditures of one thousand (\$1,000) Dollars or more by Visit Racine County with respect to tourism promotion and tourism development in the previous calendar year that Visit Racine County deemed reasonably likely to generate paid overnight stays in the Municipality; and (b) a list of each member of Visit Racine County's board of directors, and the name of the business entity the board member owns, operates, or is employed by, if any. On or before July 1<sup>st</sup> of each year, Visit Racine County will present an update to the Caledonia Village Board about: (a) the prior year's metrics related to tourism; and (b) the current year tourism metrics. It is agreed that Visit Racine County's board shall include at least one board member who is an owner or operator of a lodging facility that collects the room tax within the Municipality. The parties acknowledge and agree that tourism promotion and tourism development activities by Visit Racine County within the greater Racine County area shall constitute tourism promotion and tourism development in the Municipality to the extent such activities are reasonably likely to generate paid overnight stays within the Municipality.

**6. Term and Termination.** This Agreement shall become effective as of the date and year first above written, shall be reviewed annually by the Municipality and Visit Racine County, and continue in effect until terminated as follows:

- (a) Upon at least three (3) months' notice from either party to the other effective as of January 1, 2025 through January 1, 2028.
- (b) Upon mutual agreement of the parties;
- (c) Upon the Municipality ceasing to collect a room tax pursuant to section 66.0615 of the Wisconsin statutes or a successor statute.

**7. Independent Contractor Status.** Visit Racine County will be acting as

an independent contractor in providing services hereunder. Visit Racine County will have complete control over its own employees and the manner and means of performing its obligations hereunder, except that the performance of any services at the Municipality's facilities shall be subject to the rules, policies and procedures established therefor by the Municipality from time to time.

**8. Covenant / Indemnification.** Visit Racine County represents that it is a non-profit convention and visitors bureau engaged in tourism promotion and tourism development within Racine County, Wisconsin with a mission to promote and advocate for the development of Racine County, Wisconsin as an attractive visitor destination to enhance the local economy. Visit Racine County will use the room tax forwarded to it as provided in sections 3 and 4 above and will provide the reporting described in section 5 above. Visit Racine County makes no other representations, warranties, or covenants with respect to the Municipality's activities with respect to room tax, including, without limitation, as to whether such activities and the Municipality's performance of this Agreement comply with section 66.0615 of the Wisconsin statutes. The Municipality agrees to indemnify, defend and hold Visit Racine County harmless from and against any and all fault, liabilities, costs, expenses, claims, demands, or lawsuits incurred by, or brought against, Visit Racine County arising out of, related to, or connected with, allegations that the Municipality's performance under this Agreement or the Municipality's other room tax related activities are illegal or otherwise unlawful under section 66.0615 of the Wisconsin statutes. Nothing herein shall be construed to require any indemnification, hold harmless or defense of a claim by the Municipality that Visit Racine County breached this Agreement.

**9. Entire Agreement.** This Agreement supersedes all prior agreements, whether written or oral, between the parties with respect to its subject matter and constitutes a complete and exclusive statement of the terms of the agreement between the parties with respect to the subject matter of this Agreement.

**10. Modification.** This Agreement may only be amended, supplemented, or otherwise modified by a writing executed by both parties hereto.

**11. Successors.** This Agreement will apply to, be binding in all respects upon, and inure to the benefit of the heirs, executors, administrators, legal representatives, successors, and permitted assigns of the parties.

**12. Governing Law.** All matters relating to or arising out of this Agreement or the transaction contemplated herein and the rights of the parties will be governed by and construed and interpreted under the laws of the State of Wisconsin without regard to conflicts of laws principles that would require the application of any other law.

**13. Attorneys' Fees.** In the event any proceeding is brought in respect of this Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees and other costs incurred in such proceeding, in addition to any relief to which such party may be entitled.

**14. Notices.** All notices and other communications required or permitted by this Agreement shall be in writing and will be effective, and any applicable time period shall commence, when mailed to the following address by certified mail or by

a nationally recognized overnight courier service (costs prepaid) addressed to the following address:

**VISIT RACINE COUNTY:** Executive Director  
14015 Washington Avenue  
Sturtevant, Wisconsin 53177

**MUNICIPALITY:** Village of Caledonia  
Attn: Administrator  
5043 Chester Lane  
Racine, WI 53402

**15. Severability.** If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

**IN WITNESS WHEREOF**, the parties have executed and delivered this Agreement as of the date first written above.

This Agreement has been signed by the parties through their duly authorized representatives effective as of the \_\_\_\_ day of January, 2025.

**RACINE COUNTY CONVENTION  
AND BUREAU, INC.**

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Cari Greving,  
Executive Director

By: \_\_\_\_\_  
Tom Weatherston, President

WITNESS: \_\_\_\_\_  
Todd Willis, Administrator

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### RECITALS:

**A.** The Municipality has implemented a room tax under section 66.0615 of the Wisconsin statutes.

**B.** Section 66.0615 of the Wisconsin statutes requires a municipality collecting a room tax to forward at least 70% of the room tax collected by it to a tourism entity or a tourism commission to be spent on tourism promotion and tourism development (except where grandfathering allows the municipality to forward a lesser amount).

**C.** Visit Racine County is a non-profit convention and visitors bureau engaged in tourism promotion and tourism development within Racine County, Wisconsin with a mission to promote and advocate for the development of Racine County, Wisconsin as an attractive visitor destination ~~in order to~~ enhance the local economy.

**D.** The parties wish to enter into an agreement whereby the Municipality will forward 80% of the room tax collected by the Municipality to Visit Racine County to be used by Visit Racine County for tourism promotion and tourism development within the Municipality.

**NOW, THEREFORE**, in consideration ~~for of~~ the mutual covenants herein, and for other good and valuable consideration, it is agreed as follows:

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Formatted: Superscript

**6. Term and Termination.** This Agreement shall become effective as of the date and year first above written, shall be reviewed annually by the Municipality and Visit Racine County, and continue in effect until terminated as follows:

- (a) Upon at least three (3) months' notice from either party to the other effective as of January 1, 2025 through January 1, 2028<sup>7</sup>.
- (b) Upon mutual agreement of the parties;
- (c) Upon the Municipality ceasing to collect a room tax pursuant to section 66.0615 of the Wisconsin statutes or a successor statute.

**7. Independent Contractor Status.** Visit Racine County will be acting as

an independent contractor in providing services hereunder. Visit Racine County will have complete control over its own employees and the manner and means of performing its obligations hereunder, except that the performance of any services at the Municipality's facilities shall be subject to the rules, policies and procedures established therefor by the Municipality from time to time.

**8. Covenant / Indemnification.** Visit Racine County represents that it is a non-profit convention and visitors bureau engaged in tourism promotion and tourism development within Racine County, Wisconsin with a mission to promote and advocate for the development of Racine County, Wisconsin as an attractive visitor destination to enhance the local economy. Visit Racine County will use the room tax forwarded to it as provided in sections 3 and 4 above and will provide the reporting described in section 5 above. Visit Racine County makes no other representations, warranties, or covenants with respect to the Municipality's activities with respect to room tax, including, without limitation, as to whether such activities and the Municipality's performance of this Agreement comply with section 66.0615 of the Wisconsin statutes. The Municipality agrees to indemnify, defend and hold Visit Racine County harmless from and against any and all fault, liabilities, costs, expenses, claims, demands, or lawsuits incurred by, or brought against, Visit Racine County arising out of, related to, or connected with, allegations that the Municipality's performance under this Agreement or the Municipality's other room tax related activities are illegal or otherwise unlawful under section 66.0615 of the Wisconsin statutes. Nothing herein shall be construed to require any indemnification, hold harmless or defense of a claim by the Municipality that Visit Racine County breached this Agreement.

**9. Entire Agreement.** This Agreement supersedes all prior agreements, whether written or oral, between the parties with respect to its subject matter and constitutes a complete and exclusive statement of the terms of the agreement between the parties with respect to the subject matter of this Agreement.

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**11. Successors.** This Agreement will apply to, be binding in all respects upon, and inure to the benefit of the heirs, executors, administrators, legal representatives, successors, and permitted assigns of the parties.

**12. Governing Law.** All matters relating to or arising out of this Agreement or the transaction contemplated herein and the rights of the parties will be governed by and construed and interpreted under the laws of the State of Wisconsin without regard to conflicts of laws principles that would require the application of any other law.

**13. Attorneys' Fees.** In the event any proceeding is brought in respect of this Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees and other costs incurred in such proceeding, in addition to any relief to which such party may be entitled.

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a nationally recognized overnight courier service (costs prepaid) addressed to the following address:

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14015 Washington Avenue  
Sturtevant, Wisconsin 53177

**MUNICIPALITY:** Village of Caledonia  
Attn: Administrator  
5043 Chester Lane  
Racine, WI 53402

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**IN WITNESS WHEREOF**, the parties have executed and delivered this Agreement as of the date first written above.

This Agreement has been signed by the parties through their duly authorized representatives effective as of the \_\_\_\_ day of January, 2025.

**RACINE COUNTY CONVENTION  
AND BUREAU, INC.**

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Cari Greving,  
Executive Director

By: \_\_\_\_\_  
Tom Weatherston, President

WITNESS: \_\_\_\_\_  
Todd Willis, Administrator

**RESOLUTION NO. 2025-044  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING THE EXPLOSIVES AND BLASTING PERMIT RENEWAL  
FOR THE EXISTING QUARRY AT 1501 3 MILE ROAD**

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

**WHEREAS**, the Owner/Applicant, Payne & Dolan, Inc., has submitted the permit application (**Exhibit A**) for renewing the Explosives and Blasting Permit at 1301 3 Mile Road ("Property") per Title 7 Chapter 10 of the Village Code of Ordinances; and

**WHEREAS**, the Property has a Conditional Use Permit to operate and further develop the exiting limestone quarry including earthmoving, blasting, crushing, sorting and sizing, stockpiling, transportation and reclamation per Resolution No. 2024-065. This conditional use is renewed every 2 years in conjunction with the Blasting and Nonmetallic Mining Permit Renewal; and

**WHEREAS**, Village Staff have reviewed the application and supporting documentation and find it to be in line with the requirements of Title 7 Chapter 10 with the exception of multiple operators requiring their license to be updated during the permit period; and

**WHEREAS**, the Committee of the Whole recommended approval to the Village Board for the Permit Renewal at the May 13, 2025 meeting subject to the Village Engineer's Memo dated May 6, 2025 (**Exhibit B**); and

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the Explosives and Blasting Permit Renewal is hereby approved for the reasons and requirements set forth in **Exhibit A** and in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of May, 2025.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Jennifer Bass  
Village Clerk

# MEMORANDUM

Date: May 6, 2025

To: Committee of the Whole  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer



Re: **Payne & Dolan – Racine Quarry – Explosives and Blasting Permit 2025**

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## BACKGROUND INFORMATION

The Village of Caledonia issues and annual Explosives and Blasting Permit for the Payne and Dolan Racine Quarry. The information and the required permit fees for the Permit was submitted by Payne & Dolan on April 14, 2025. The information for the permit was reviewed by the Engineering Department and appears to be in order. There is one expired license as of the application date and two that will expire during the permit period that will need to be updated at those times. An updated Blaster List is required to be submitted for the Village Board Meeting by May 27<sup>th</sup> to correct the current expired license of one individual and if any modifications are made during the permit period, a new list shall be provided.

This Explosive and Blasting Permit is valid from July 1, 2025, to June 30, 2026. This Explosive and Blasting Permit is hereby recommended for approval at the May 13<sup>th</sup> Committee of the Whole meeting and the May 27<sup>th</sup> Village Board Meeting.

## RECOMMENDATION

**Move to recommend approval to the Village Board the Explosive and Blasting Permit for Payne & Dolan, Inc. – Racine Quarry subject to the following:**

- 1. An updated Licensed Blaster List for the Racine Quarry is submitted to the Village as licenses are renewed or staff are added so a current list is on file at the Village Hall.**

April 14<sup>th</sup>, 2025

Mr. Ryan Schmidt  
Village of Caledonia  
5043 Chester Lane  
Caledonia, WI 53402

**RE: Explosives Use Permit – Racine Quarry**

Dear Mr. Schmidt:

In accordance with the Village of Caledonia's Code of Ordinances, Title 7, Chapter 10, Explosives and Blasting, Payne+Dolan respectfully submits this application for renewal of the explosive use permit for our Racine Quarry located at 1501 Three Mile Road in the Village of Caledonia.

Concurrent with this application, Payne+Dolan will notify in writing all village residents or owners located within the scaled distance area in order that they may request a pre-blast survey as allowed by the above ordinance.

The following documents are enclosed and submitted in support of our application:

1. Permit fee of \$500.00
2. Blasting procedures and types of explosive
3. Legal description of explosives use area
4. Scale distance calculations
5. Licensed blasters to be employed at the quarry
6. Explosives Use Permit Map
7. Copy of letter sent to residents or owners regarding the pre-blast survey
8. List of residents or owners notified
9. Copy of Performance Bond in the amount of \$50,000.00
10. Aerial photograph, scaling 1 inch = 200 feet with a 50' x 50' grid showing the permitted use area and the surrounding area within 500 feet

Thank you for your time and effort in this request. We appreciate the opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at (262) 524-1258 or [cweninger@walbecgroup.com](mailto:cweninger@walbecgroup.com)

Sincerely,

**Payne+Dolan, Inc.**



Clint Weninger, P.G.  
Land Resources Manager



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## Explosives Use

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**Blasting Designs:** Generally, there are seven different blasting designs that could be used at the Payne & Dolan Racine Quarry. The specific blast design used varies with the blast location, rock formation and/or face height being blasted. All standard blast designs can be described as one of the seven following types:

Type 1: Production shot, 3-1/2" hole, no deck

Type 2: Production shot, 3-1/2" hole, single deck

Type 3: Production shot, 4" hole, no deck

Type 4: Production shot, 4" hole, single deck

Type 4: Production shot, 3" hole, no deck

Type 5: Production shot, 3" hole, single deck

Type 6: Production shot, 3" hole, double deck

Variations on these methods are occasionally used when development is taking place.

**Explosives Supplier:** Different manufacturers according to cost, efficiency, and availability may supply explosives used in the quarry. The emulsion based blasting agent is supplied by Quick Supply, and is the current standard blasting agent supplier in use at the Racine Quarry. Payne & Dolan, in following normal operating procedures, does intend to seek improvements in blast performance by the introduction of new and/or different explosive products as available. No dynamite products are used at the Racine Quarry.

**Blasting Systems:** An electronic blasting system is the form of blasting technique in use:  
Quick Supply: The Electronic System used enables blasting control through its precision timing and flexibility. Delay periods can vary between 0-15,000 milliseconds, with a 1 millisecond increment according to the attached Standard Blast Designs. The electronic blasting system allows us to be safe, environmentally sound, and neighbor friendly.

**Note:** See "Standard Blast Designs" for additional details on the seven standard blast designs.

## Racine Quarry

Racine County

Depending upon distance, decks can be added or removed to reduce pounds/delay. All Main Charges are Emulsion. Timing between Holes & Rows are done electronically, measuring between 1 & 500 ms.

## Hole Diameter (inches)

Hole Depth (feet)

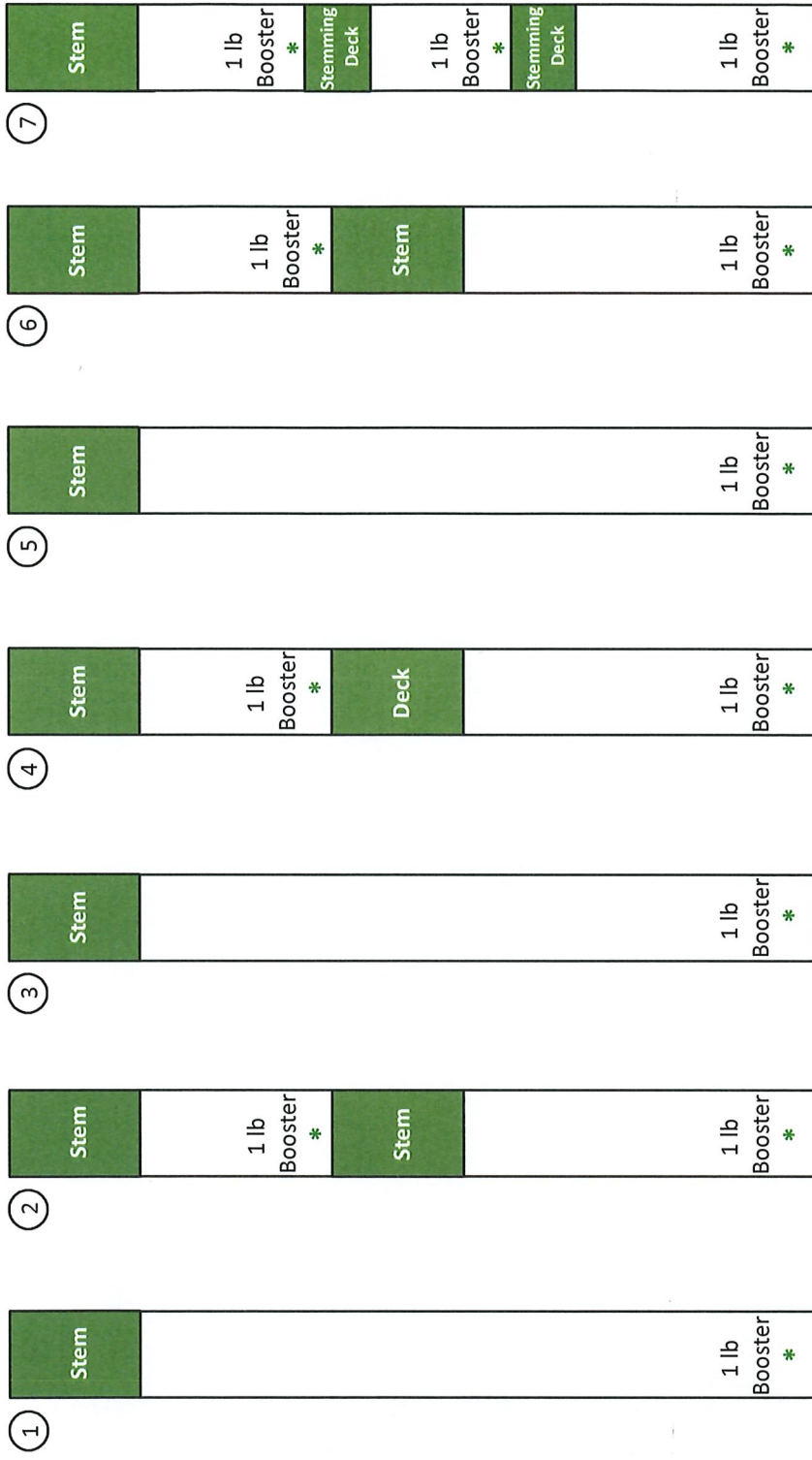
No. Decks

**Explosive Type:**

## Shot Layout

No. Rows

Max. LB/Delay:



3.5	25-40	4-6	0	1/2 Wet
3.5	20-60	4-6	1	1/2 Wet
4	20-60	4-6	0	1/2 Wet
4	20-60	4-6	1	1/2 Wet
3	25-40	4-6	0	1/2 Wet
3	20-60	4-6	1	1/2 Wet
3	25-85	4-6	2	1/2 Wet

### 1. Bottom Load Booster (lbs)

1 or 3/4

1 or 3/4

1 or 3/4

1 or 3/4

1 or 3/4

1 or 3/4

1 or 3/4

No. Holes

1111

70-100

70-100

70-100

70-100

70-100

70-100

70-100

180 @ 100C

180 @ 100C

180 @ 100C

180 @ 100

180 @ 100

180 @ 10C

180 @ 1000

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## Explosives Use Area

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### Property Description – East Quarry

That portion of the SE ¼ of Section 29 and SW ¼ of Section 28, T4N-R23E, Village of Caledonia, Racine County, Wisconsin described as follows:

Commencing at the section corner common to Sections 29, 28, 32 and 33 of said T4N-R23E; thence N 39°43'33" W 42.92 feet to the intersection of the North right-of-way line of Three Mile Road and West right-of-way line of Vacated Charles Street, said intersection is the point of beginning of this description; thence, along said North right-of-way line, S 89°59'14" W 1096.15 feet; thence, continuing along said North right-of-way line, N 00°00'46" E 17.01 feet; thence, continuing along said North right-of-way line, N 89°59'18" W 394.00 feet to the easterly right-of-way line of Douglas Avenue; thence, along said easterly right-of-way line, N 44°25'45" W 113.67 feet; thence, continuing along said easterly right-of-way line, N 06°00'00" W 390.35 feet; thence, continuing along said easterly right-of-way line, on the arc of a 956.71 foot radius curve, concave to the southwest, the chord of which bears N 12°39'26" W 221.82 feet; thence, continuing along said easterly right-of-way line, N 19°30'13" W 313.94 feet; thence, continuing along said easterly right-of-way line, N 18°10'08" W 393.39 feet; thence N 40°23'05" E 162.93 feet; thence N 71°49'52" E 8.18 feet; thence N 18°10'08" W 221.10 feet; thence S 71°49'52" W 147.18 feet to said easterly right-of-way line of Douglas Avenue; thence, along said easterly right-of-way line, N 18°10'08" W 200.52 feet; thence S 89°45'06" E 1561.64 feet; thence N 01°17'40" E 462.90 feet; thence S 89°45'06" E 376.77 feet; thence on the arc of a 748.00 foot radius curve, concave to the northeast, the chord of which bears S 50°49'46" E 703.26 feet; thence on the arc of a 272.00 foot radius curve, concave to the southwest, the chord of which bears S 38°48'34" E 350.11 feet; thence S 01°15'02" W 1393.61 feet; thence N 89°50'28" W 634.97 feet to said West right-of-way line of Vacated Charles Street; thence, along said Vacated right-of-way line, S 01°00'35" W 200.09 feet to the point of beginning.

**Property Description – West Quarry**

That portion of the SW ¼ and the SE ¼ of Section 29, T4N-R23E, Village of Caledonia, Racine County, Wisconsin described as follows:

Commencing at the ¼ section corner common to Sections 29 and 32 of said T4N-R23E; thence, along the North-South ¼ line of said Section 29, N 01°04'36" E 33.01 feet to the North right-of-way line of Three Mile Road and the point of beginning of this description; thence, along said North right-of-way line, S 89°57'20" W 1545.62 feet; thence N 00°44'40" E 407.00 feet; thence S 89°57'20" W 205.06 feet; thence N 00°44'40" E 1002.47 feet; thence S 89°54'57" E 472.03 feet; thence N 00°44'40" E 553.04 feet; thence S 89°54'57" E 910.70 feet, to the westerly right-of-way line of the Union Pacific Railroad; thence, along said westerly right-of-way line, S 19°48'26" E 1655.87 feet; thence, continuing along said westerly right-of-way line, on the arc of a 5729.58 foot radius curve, concave to the southwest, the chord of which bears S 17°42'05" E 421.06 feet, to said North right-of-way line of Three Mile Road; thence, along said North right-of-way line, N 89°59'14" W 346.68 feet to the point of beginning.



## Scale Distance Calculation

In accordance with Regulation 3 (D) (2) (d) (v), a scale distance factor of 100 has been used to determine the area of pre-blast notification. There is no change to the maximum charge used at the explosives use boundary from previous renewals.

Larger charges may be used inside the explosives use boundary, however, the charge per delay and scale distance notification radius relationship will not exceed that of the max charge listed at the perimeter of each pit. For example, a charge of 125 lbs/delay could be used at 330 ft inside of the East Pit Explosives Use Boundary and be equivalent to the max of 62 lbs/delay at the explosives use boundary. (See Map 1)

The distances from the explosives use boundary for pre-blast notification were calculated as follows:

$$\text{Notification Radius (ft)} = \text{Scale Distance} \times \sqrt{\text{Max Charge at Perimeter} \left( \frac{\text{lbs}}{\text{delay}} \right)}$$

### East Quarry Blasting

Max Charge at Explosives Use Boundary = 62 lbs/delay

$$\text{Notification Radius (ft)} = 100 \times \sqrt{62 \frac{\text{lbs}}{\text{delay}}}$$

Notification Radius = 788 ft

### West Quarry Blasting

Max Charge at Explosives Use Boundary = 82 lbs/delay

$$\text{Notification Radius (ft)} = 100 \times \sqrt{82 \frac{\text{lbs}}{\text{delay}}}$$

Notification Radius = 906 ft

## Licensed Blasters

<b>Quick Supply Company</b>	<b>WI License #</b>	<b>Class</b>	<b>Expiration Date</b>
Thomas James Burke	1066454	5	4/3/2028
John Henry Sites	1056449	5	8/27/2027
Terry Gene Johnson	247772	7	2/22/2026
Gregorick Randall Johnson	1338104	5	1/26/2028
Robert McCollum	1522050	5	3/3/2029
Nicholas Rohloff	1286615	6	8/8/2026
Cory Fuss	844729	5	5/21/2025
Elias D Amundson-Minot	1543971	5	4/21/2026
Dustin Boerst	1043548	5&6	3/13/2027
<b>Payne &amp; Dolan</b>	<b>WI License #</b>	<b>Class</b>	<b>Expiration Date</b>
Quentin Maxwell	1243501	5	4/4/2029

**Note:** Additional Wisconsin licensed, minimum Class 5, blasters may be added or removed during the year.



*An Equal Opportunity Employer*

N3 W23650 Badinger Road | Waukesha, WI 53188  
262.524.1700 | [walbecgroup.com](http://walbecgroup.com)

April 14<sup>th</sup>, 2025

**RE: Pre-Blast Survey – Notification Letter**

Dear Neighbor:

To comply with the blasting ordinance set forth by the Village of Caledonia, Chapter 10, Section 7-10-5(c)(4)(c), Payne+Dolan, Inc. is offering you a preblast survey of your home upon request. This service is offered annually as part of our Blasting Permit renewal process, however, the ordinance does limit property owners to one preblast survey every six years unless the dwelling or structure has been substantially modified or improved.

If you have not had a preblast survey completed within the last six years and would wish to request one, please contact the Village Public Works Director or Bryanna Bucholtz with Payne+Dolan at [bbucholtz@walbecgroup.com](mailto:bbucholtz@walbecgroup.com) or:

Payne+Dolan, Inc.  
c/o Bryanna Bucholtz  
N3W23650 Badinger Road  
PO Box 781  
Waukesha, WI 53187-0781

Notices should be received by June 1<sup>st</sup>, 2025 to insure that all requested surveys can be completed in a timely manner.

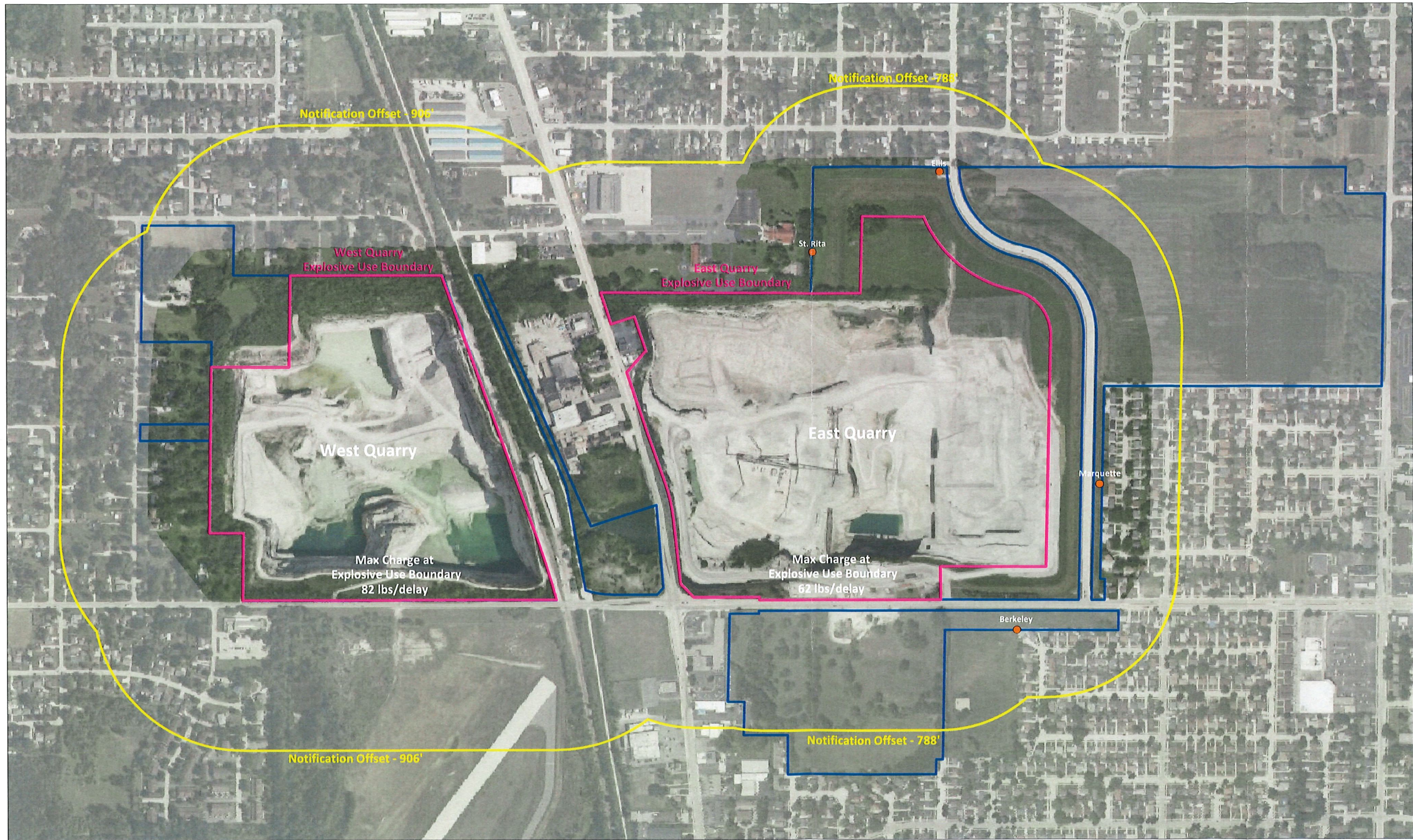
If you have any questions, please don't hesitate to contact me at (262) 524-1258 or [cweningen@walbecgroup.com](mailto:cweningen@walbecgroup.com).

Sincerely,

**Payne+Dolan, Inc.**

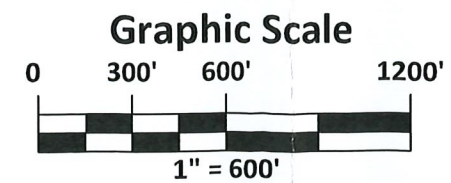
Clint Weninger, P.G.  
Land Resources Manager





# LEGEND

- Property Boundary
- Explosives Use Boundary
- Current Permanent Seismograph Location
- Notification Radius
- Production Blasting Boundary



## Explosives Use - Notification Radius

Aerial Imagery Obtained from Racine County GIS  
Aerial Date - Summer 2024

THIS PRINT IS THE PROPERTY OF PAYNE AND DOLAN, INC. AND THE CONTENTS CONTAINED HEREIN ARE CONSIDERED CONFIDENTIAL AND SHOULD NOT BE USED OUTSIDE OF THE COMPANY WITHOUT PERMISSION.



1

SHEET 1 OF 1

Date: 4/1/2025 Site #: 80360 Drawn By: BLB



**RESOLUTION NO. 2025-045  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A BUILDING, SITE, AND OPERATION PLAN TO  
CONSTRUCT A ±6,713 SQUARE FOOT INDUSTRIAL BUILDING ON THE PARCEL  
LOCATED NORTH OF 4005 QUICK DRIVE; RA DOMANIK INVESTMENTS LLC,  
OWNER; NATHAN REMITZ, APPLICANT**

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

**WHEREAS**, Nathan Remitz, Applicant, has requested to construct a ±6,713 square-foot industrial building on the parcel located north of 4005 Quick Drive; Parcel Id. No. 104-04-22-27-016-070, Village of Caledonia, Racine County, WI; and

**WHEREAS**, the Village Plan Commission has recommended approval of the building, site, and operation plan subject to the condition that the applicant modifies the eastern portion of the building to include additional masonry on the façade and adding shielding to the proposed exterior lighting, for the following reasons:

1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of manufacturing.

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

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of May, 2025.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Jennifer Bass  
Village Clerk

**RESOLUTION NO. 2025-046  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A BUILDING, SITE, AND OPERATION PLAN TO  
CONSTRUCT A ±960 SQUARE-FOOT EXPANSION OF THE GROUND EQUIPMENT AREA  
FOR THE OPERATION OF AN EXISTING TELECOMMUNICATIONS TOWER LOCATED  
AT 6922 NICHOLSON ROAD, VILLAGE OF CALEDONIA; VILLAGE OF CALEDONIA,  
OWNER; DANIEL ADAMS, APPLICANT**

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

**WHEREAS**, Daniel Adams, Applicant, has requested an approval of a site, building, and operations plan to construct a ±960 square-foot expansion area for the construction of telecommunications equipment for the operation of an existing cell tower located at 6922 Nicholson Road, Parcel ID No. 104-04-22-16-004-000, Village of Caledonia, Racine County, WI; and,

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

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

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

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of May, 2025.

**VILLAGE OF CALEDONIA**

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

Thomas Weatherston  
Village President

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

Jennifer Bass  
Village Clerk

**RESOLUTION NO. 2025-047  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING THE FINAL CONDOMINIUM PLAT FOR STORAGE SHOP USA  
COMMERCIAL CONDOMINIUMS LOCATED AT 7930 E. FRONTAGE ROAD**

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

**WHEREAS**, the Owner and Applicant, Greg Thomas of StorageShopUSA-Caledonia, LLC, has submitted a Final Plat for a Condominium Plat to the Village for consideration at 7930 E Frontage Road. The proposed Condominium Plat proposes 22 units made up of 11- 2 unit commercial buildings; and

**WHEREAS**, the Applicant has been approved for the rezone request from A-2 to B-3 Highway Business District via Ordinance 2024-10. The Applicant has also had a Site, Building, and Operation Plan approved via Resolution 2024-089 and Private On-site Improvement Plans and a Storm Water Management Plan for the Development have been approved on 4-16-2025 and 4-7-2025 respectively; and

**WHEREAS**, on May 13, 2025, the Village Board recommended conditional approval of the Concept Plan for a Commercial Condominium Plat, waivers to Sec.14-3-4(c)(4)(b)(ii) (40% Open Space) and Sec. 14-3-5(b) (conservation easement) of the Village's Code of Ordinances, and waiving the requirement of a separate preliminary and final plat review per Sec 14-3 and authorizing the combination of these two reviews via Resolution 2025-036; and

**WHEREAS**, after Staff review of the Final Condominium Plat for StorageShopUSA, the Village Engineer submitted a Memo for the Village Plan Commission. The Village Engineer's Memo dated May 13, 2025, attached hereto as **Exhibit A**, recommended conditional approval of the Final Plat subject to the 5 conditions listed therein; and

**WHEREAS**, the Village Plan Commission on May 19, 2025, recommended conditional approval of the Final Condo Plat for Homestead Acres Subdivision in accordance with the Village Engineers Memo (**Exhibit A**); and

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the Final Condominium Plat for StorageShopUSA-Caledonia, LLC is hereby approved for the reasons and requirements set forth in **Exhibit A**, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit A** and in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of **May**, 2025.

**VILLAGE OF CALEDONIA**

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

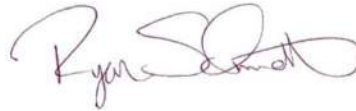
Attest: \_\_\_\_\_  
Jennifer Bass  
Village Clerk

# MEMORANDUM

Date: May 13, 2025

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer



Re: **Final Condominium Plat – Storage Shop USA – 7930 E. Frontage Road**  
Parcel ID 104-04-22-07-053-000  
Applicant & Owner – Greg Thomas – Storage Shop USA

## Recommended Motions:

- 1. That the Plan Commission recommends to the Village Board to approve the Final Condominium Plat subject to the 5 conditions listed in the Village Engineer's Memorandum.**

---

## BACKGROUND INFORMATION

Storage Shop USA has submitted a Final Condominium Plat to the Planning & Engineering Department for a 22 Unit commercial condominium. The property is located at 7930 E. Frontage Road and the project includes 11 duplex buildings with twenty-two (22) 1,250 square-foot condominium units used for commercial business spaces. To create individual Parcel ID's for the units and meet the intended business model for the development, a Condominium Plat is required.

The property has been approved for a Zoning District Amendment via Ordinance 2024-10 to rezone the property from A-2 to B-3 Highway Business District. The property has had a Site, Building, and Operation Plan approved via Resolution 2024-089 and Private On-site Improvement Plans and a Storm Water Management Plan for the Development have been approved on 4-16-2025 and 4-7-2025 respectively. The Concept Condo Plat was approved by Plan Commission on April 28<sup>th</sup> and by the Village Board on May 13<sup>th</sup>, 2025 via Resolution 2025-036 with a net density, waivers to open space and conservation easements, and a waiver allowing staff to combine the Preliminary and Final Condo Plat Review process per Title 14.

## ZONING

The property, as described above, has been rezoned to meet Village Standards and has also acquired the BSO approvals necessary to develop. Declaration documents have been submitted for the condominium. These are going to be reviewed and approved by the Village prior to the recording of the Final Plat.

## **ENGINEERING & UTILITY DISTRICT**

The property is located within the Urban Service Area but does not have Sewer or Water available at this time. The property will need to execute a Declaration of Restrictive Covenants document requiring that when municipal Sanitary Sewer and Water are available, that the property be connected and on-site improvements are updated to meet WDNR and Caledonia Utility District Standards. This document will need to be reviewed and approved by the Village Attorney and Public Services Director prior to recording.

A letter has been provided from the DOT dated July 3, 2014 provides evidence that Trans233 of the Wisconsin State Statutes does not enforce condominium plats. This information presented in the letter appears to still be in effect. In addition, an environmental site assessment package has been provided by the developer highlighting the condition of the property and lack of wetlands. The Plat has been resubmitted with updated information showing the necessary access restrictions, vision triangles, and updated legal descriptions as requested.

Final Owner's and Village of Caledonia Village Board Certificate locations shall be provided on the Final Plat for recording purposes. Any other signatures shall be included as required by Chapter 703 for the Final Plat. All signatures shall be acquired prior to the Village of Caledonia signature, which shall be last prior to recording with Racine County. Floor Plans may be required by Wis. Stat 703.11 (2)(d) and included on the Final Plat for recording.

## **Exhibit A**

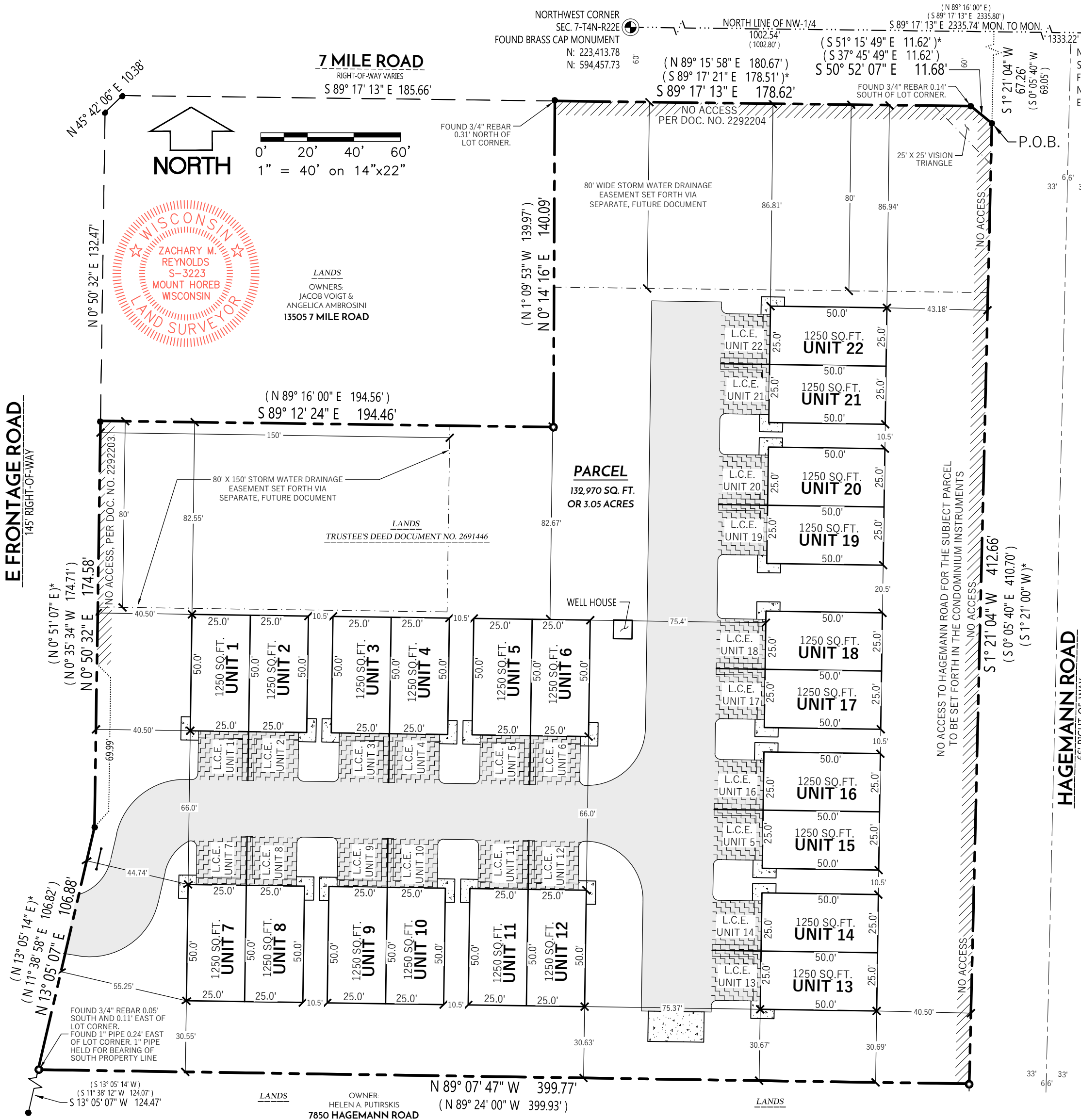
Conditions of approval for the proposed Final Condominium Plat:

1. Owner/Developer shall sign and execute the Declaration of Restrictive Covenants requiring the need to connect to Municipal Sewer and Water once available.
2. Owner/Developer to execute and record the Village approved revision of the declaration documents for the condominium in conjunction with the recording of the Final Plat.
3. Owner/Developer to execute the Storm Water Easement Agreements with the Village for the Storm Water Management Facilities on-site.
4. Certificate and Signature Page is included for the Owner, Village Board, and any others as required in addition to including floor plans per Chapter 703.
5. The Final Condominium Plat must conform to all Ordinances in Title 9, 14, and 18 of Municipal Code, Trans233, and Chapter 703 of Wis. Stats.









# STORAGESHOPUSA - CALEDONIA

## A CONDOMINIUM PLAT

A TRACT OF LAND AS DESCRIBED IN A TRUSTEE'S DEED, RECORDED ON DECEMBER 16, 2024 AS DOCUMENT NO. 2691446, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWN 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

### LEGAL DESCRIPTION, AS SURVEYED

PARCEL:  
UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89° 17' 13" EAST, 1002.54 FEET; THENCE, SOUTH 01° 21' 04" WEST, 67.26 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF HAGEMANN ROAD, AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, SOUTH 01° 21' 04" WEST, 412.66 FEET; THENCE, NORTH 89° 07' 47" WEST FOR A DISTANCE OF 399.77 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF EAST FRONTAGE ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY, NORTH 13° 05' 07" EAST, 106.88 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 00° 50' 32" EAST, 174.58 FEET; THENCE, SOUTH 89° 12' 24" EAST, 194.46 FEET; THENCE, NORTH 00° 14' 16" EAST, 140.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF 7 MILE ROAD; THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 89° 17' 13" EAST, 178.62 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 50° 52' 07" EAST, 11.68 FEET, BACK TO THE POINT OF BEGINNING. CONTAINS 132,970 SQUARE FEET OR 3.05 ACRES.

### NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC ON THE WEEK OF JUNE 3 AND OCTOBER 30, 2024.
- NORTH REFERENCE FOR THIS PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS-RACINE, GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T4N, R22E, BEARS S 89° 17' 13" E.
- BUILDING PLANS & DIMENSIONS ARE BASED UPON DRAWINGS PROVIDED BY THE OWNER AND DO NOT REPRESENT AS-BUILT CONDITIONS.
- ALL IMPROVEMENTS DEPICTED WITHIN THE CONDOMINIUM LIMITS ARE PROPOSED.
- UNLESS OTHERWISE NOTED, ALL AREAS OUTSIDE OF THE UNIT BOUNDARIES ARE COMMON ELEMENTS.
- ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS (LCE'S) SHALL BE GOVERNED BY THE TERMS & CONDITIONS OF THE DECLARATION.
- UNIT AREAS ARE APPROXIMATE AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FORTH IN THE DECLARATION.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS & AGREEMENTS, BOTH RECORDED AND UNRECORDED.

### SURVEYORS CERTIFICATE

I, ZACHARY M REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY AND PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES, EXISTING IMPROVEMENTS, AND THOSE TO BE CONSTRUCTED UPON THE PROPERTY FROM THE INFORMATION PROVIDED, AND THAT THIS SURVEY COMPLIES WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

FURTHERMORE, IN COMPLIANCE WITH CHAPTER 703.11 WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF "STORAGESHOPUSA - CALEDONIA" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

ZACHARY M REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

### LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 1" IRON PIPE, UNLESS SIZE NOTED
- FOUND 3/4" REBAR
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- EASEMENT/RESTRICTION LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED EDGE OF ASPHALT
- LIMITED COMMON ELEMENT
- NO HIGHWAY ACCESS
- RECORD DATA PER DEED DOCUMENT NO. 2691446
- RECORD DATA PER TPP NO. 1035-01-20

### OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_

20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AS

DOCUMENT NO. \_\_\_\_\_

IN VOLUME \_\_\_\_\_ OF CONDOMINIUM

PLATS ON PAGE(S) \_\_\_\_\_

KARIE L. POPE, REGISTER OF DEEDS

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO CHAPTER 703 WISCONSIN STATUTES AND IS HEREBY APPROVED FOR RECORDING.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RACINE COUNTY PLANNING AND DEVELOPMENT

WYSER  
ENGINEERING

SURVEYED BY: DZ/ML  
DRAWN BY: AJL  
APPROVED BY: ZMR

PREPARED BY:

WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:

STORAGESHOPUSA -  
CALEDONIA LLC  
6810 CROSS COUNTRY  
ROAD  
VERONA, WI 53593



**RESOLUTION NO. 2025-048  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A TEMPORARY USE FOR A 30' X 60' CANOPY TENT  
FOR SALES OF FIREWORKS AND A 8' X 40' STORAGE CONTAINER FOR  
FIREWORK STORAGE FROM JUNE 19 THROUGH JULY 6, 2024; LOCATED AT  
5111 DOUGLAS AVENUE, VILLAGE OF CALEDONIA; DUSTIN HEIN, APPLICANT,  
GREENTREE STATION LLC, OWNER**

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

**WHEREAS**, Dustin Hein, Applicant, requested to place a 30'x 60' temporary canopy tent for sales of fireworks and an 8'x 40' shipping container for firework storage from June 19 through July 6, 2025, at 5111 Douglas Avenue, Parcel I.D. No. 104-04-23-20-103-110.

**WHEREAS**, the Village Plan Commission has recommended approval of the request, subject to the conditions attached hereto as **Exhibit A**, for the following reasons and requirements:

1. The proposed temporary use is allowed by underlying zoning.
2. The proposed temporary use is absent of detriment to the uses in the zoning district.

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

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of May 2025.

**VILLAGE OF CALEDONIA**

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

Attest: \_\_\_\_\_  
Jennifer Bass  
Village Clerk

## **EXHIBIT A: Temporary Use Conditions of Approval 5111 Douglas Avenue**

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Plans.** The proposed 30' x 60' temporary canopy tent, 8'x40' shipping container, and parking area must be located and utilized in accordance with the plan and documents received by the Village Planning Department. All areas disturbed by the canopy tent and shipping container must be restored to their condition before the temporary use.
3. **Performance Standards.** The applicant must comply with the provisions of Sec. 16-10-5 Other Temporary and Accessory Use Restrictions, Village of Caledonia Code of Ordinances.
4. **Duration of Temporary Use.** This temporary fireworks sales activity may be conducted from June 19, 2025 through July 6, 2025. The tent, shipping container, and all associated fireworks must be removed from the subject site within 10 working days after July 6, 2025.
5. **Hours of Operation.** Firework sales are limited to 9am - 9pm, seven days a week.
6. **Compliance with Law.** The applicant must obtain all necessary approvals and licenses from the Village of Caledonia. The applicant must also obtain all necessary federal, state, and local permits, approvals, and licenses, and they must comply with all applicable codes and regulations.
7. **No on-site demonstrations of fireworks are permitted.** No on-site demonstrations of fireworks are permitted.
8. **Fire Department Approval.** The applicant must contact the Village of Caledonia Fire Department for review and approval prior to occupying the site with the proposed temporary use. The Caledonia Fire Chief is requiring that there are "No Smoking" signs posted in the tent and on the storage container, a fire extinguisher is hung in the tent and readily accessible to customers and attendants, the storage container remains locked at all times and unlocked only to move product in and out of storage for sale, and a tent/site inspection is conducted by the Caledonia Fire Department prior to the stand opening for business.
9. **Parking.** All parking for this operation must be on-site as illustrated on the submitted plan.
10. **Village of Caledonia Accepts No Liability.** The Village of Caledonia accepts no liability through the issuance of this temporary approval for this site, or any proposed operations or fireworks sales.
11. **Signage.** All signage will require a permit and must be in compliance with Sec. 16-11-6 Temporary Sign Regulations. No signs are allowed in the right-of-way.
12. **Access.** The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's implementation, operation, or maintenance.
13. **Amendments to Temporary Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

14. **Certificate of Insurance.** The applicant must provide a certificate of insurance indicating that the Village of Caledonia is named as an additional insured by specific endorsement.
15. **Agreement.** Your accepting of the temporary use approval and beginning the temporary use means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Pyro Paradise Fireworks, Jacob Zamora and their heirs, successors, and assigns are responsible for full compliance with the above conditions.

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
<b>ACH - DELTA DENTAL</b>							
General Fund	498	ACH - DELTA DENTAL	925270	5/12/2025 DELTA DENTAL CLAIM	05/12/2025	1,346.80	100-21534-000 Dental Deductions
General Fund	498	ACH - DELTA DENTAL	930265	06/01/2025 DELTA DENTAL VISI	06/01/2025	976.32	100-21536-000 Vision Deductions
General Fund	498	ACH - DELTA DENTAL	931885	05/19/2025 DELTA DENTAL CLAI	05/19/2025	1,324.80	100-21534-000 Dental Deductions
Total ACH - DELTA DENTAL:						3,647.92	
<b>ACH - NORTH AMERICAN BENEFITS COMPANY</b>							
General Fund	3919	ACH - NORTH AMERICAN BENE	050125	05/16/2025 - N. AMERICAN BEN	05/16/2025	936.24	100-21533-000 Aflac Deductions
Total ACH - NORTH AMERICAN BENEFITS COMPANY:						936.24	
<b>ACH - QUADIENT FINANCE USA INC</b>							
General Fund	3898	ACH - QUADIENT FINANCE USA	APRIL 2025	APRIL 2025; POSTAGE FOR VIL	05/02/2025	1,512.12	100-13-64040 Postage & Shipping
Total ACH - QUADIENT FINANCE USA INC:						1,512.12	
<b>ACH - US BANK EQUIPMENT FINANCE</b>							
General Fund	9252	ACH - US BANK EQUIPMENT FI	555259969	JUN-25; MONTHLY COPIER/PRI	06/01/2025	1,195.41	100-90-62300 Office Equipment Rental & Main
Total ACH - US BANK EQUIPMENT FINANCE:						1,195.41	
<b>ACH - WE ENERGIES</b>							
General Fund	380	ACH - WE ENERGIES	5472822147	BILLING PERIOD 4/4/2025 TO 5/	05/20/2025	3,648.95	100-30-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5472822147	BILLING PERIOD 4/4/2025 TO 5/	05/20/2025	4,638.57	100-35-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5472822147	BILLING PERIOD 4/4/2025 TO 5/	05/20/2025	560.29	100-41-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5472822147	BILLING PERIOD 4/4/2025 TO 5/	05/20/2025	4,064.80	100-43-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5472822147	BILLING PERIOD 4/4/2025 TO 5/	05/20/2025	688.97	100-70-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5472822147	BILLING PERIOD 4/4/2025 TO 5/	05/20/2025	1,319.63	100-90-64290 Street Lighting
Cemetery Fund	380	ACH - WE ENERGIES	5472822147	BILLING PERIOD 4/4/2025 TO 5/	05/20/2025	19.18	220-00-64140 Utilities
General Fund	380	ACH - WE ENERGIES	5474795535	STREET LIGHTING 04/15/2025/5	05/13/2025	11,818.08	100-90-64290 Street Lighting
Total ACH - WE ENERGIES:						26,758.47	
<b>ACH - WEX BANK / MOBIL (FD)</b>							
General Fund	9366	ACH - WEX BANK / MOBIL (FD)	104660984	APR-MAY 2025 CFD VEHICLES F	05/07/2025	422.78	100-35-63200 Fuel, Oil, Fluids
Total ACH - WEX BANK / MOBIL (FD):						422.78	
<b>AURORA HEALTH CARE</b>							
General Fund	155	AURORA HEALTH CARE	742859	APRIL 25; PRE-EMPLOYMENT S	05/09/2025	2,130.00	100-35-51100 Testing/Physicals
General Fund	155	AURORA HEALTH CARE	742859	APRIL 25; PRE-EMPLOYMENT S	05/09/2025	50.00	100-42-51100 Personnel Medical Exams

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total AURORA HEALTH CARE:						2,180.00	
<b>BEARDSLEY CONCRETE LLC</b>							
Capital Projects Fund	9345	BEARDSLEY CONCRETE LLC	481	CURB REPAIRS - WHITE MANO	05/13/2025	13,314.20	400-41-65080 Road Improvements
Total BEARDSLEY CONCRETE LLC:						13,314.20	
<b>BUILDING PERMIT REFUND VENDOR</b>							
General Fund	271	BUILDING PERMIT REFUND VE	3000235	REFUND LAND DIVISION DEVE	05/13/2025	2,580.00	100-23163-116 Michna Land Division
Total BUILDING PERMIT REFUND VENDOR:						2,580.00	
<b>BUY RIGHT, INC.</b>							
General Fund	273	BUY RIGHT, INC.	14873-165480	FILTER	05/12/2025	8.05	100-30-63300 Vehicle Repairs & Maintenance
General Fund	273	BUY RIGHT, INC.	465572	REFRIGERANT FOR MED 22	05/14/2025	29.79	100-35-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:						37.84	
<b>COMPLETE OFFICE OF WISCONSIN</b>							
General Fund	392	COMPLETE OFFICE OF WISCO	917694	PAPER TOWEL - POLICE DEPT.	05/07/2025	51.14	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	917695	PAPERTOWEL - VILLAGE	05/07/2025	51.14	100-43-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	922641	PACKAGING TAPE AND DESK T	05/16/2025	9.93	100-35-64030 Office Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	922641	HAND SOAP AND DISHWASHIN	05/16/2025	124.98	100-35-64100 Janitorial Supplies
General Fund	392	COMPLETE OFFICE OF WISCO	923092	BINDER CLIPS	05/15/2025	7.73	100-35-64030 Office Supplies
Total COMPLETE OFFICE OF WISCONSIN:						244.92	
<b>CONSERV FS INC.</b>							
General Fund	3962	CONSERV FS INC.	60072122	OIL; 2 @ 2.5 GALLONS	05/15/2025	66.25	100-41-63200 Fuel, Oil, Fluids
General Fund	3962	CONSERV FS INC.	777006153	4000 GALLONS UNLEADED GA	05/15/2025	11,328.00	100-41-63200 Fuel, Oil, Fluids
Total CONSERV FS INC.:						11,394.25	
<b>CRAIG D. CHILDS, PHD, SC</b>							
General Fund	414	CRAIG D. CHILDS, PHD, SC	4215	LT EVALS; RAGER, SCHUSTER,	05/19/2025	2,700.00	100-30-51100 Testing/Physicals
Total CRAIG D. CHILDS, PHD, SC:						2,700.00	
<b>D &amp; S TECHNOLOGIES LLC</b>							
General Fund	436	D & S TECHNOLOGIES LLC	483	2025-2026; ANNUAL TELEPHON	05/21/2025	4,400.00	100-90-64300 IT Maintenance & Subscriptions

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total D & S TECHNOLOGIES LLC:						4,400.00	
<b>EMS MANAGEMENT &amp; CONSULTANTS, INC.</b>							
General Fund	9299	EMS MANAGEMENT & CONSUL	EMS-015657	04/30/2025 TOTAL COLLECTION	04/30/2025	8,983.08	100-35-61000 Professional Services
Total EMS MANAGEMENT & CONSULTANTS, INC.:						8,983.08	
<b>ENNIS PAINT INC.</b>							
General Fund	601	ENNIS PAINT INC.	476763	ROAD PAINT	05/15/2025	29,702.48	100-41-64090 Road Maintenance Materials
Total ENNIS PAINT INC.:						29,702.48	
<b>FOTH INFRASTRUCTURE &amp; ENVIRO, LLC</b>							
TID #4 Fund	666	FOTH INFRASTRUCTURE & EN	96854	APR-25; TID 4 PHASE 4 - HINTZ	05/14/2025	6,782.88	414-00-61000 Professional Services
TID #4 Fund	666	FOTH INFRASTRUCTURE & EN	96883	APR-25; ADAMS RD WATER MAI	05/14/2025	26,478.40	414-00-61000 Professional Services
TID #4 Fund	666	FOTH INFRASTRUCTURE & EN	96886	APR-25; ADAMS RD ELEVATED	05/14/2026	9,180.49	414-00-61000 Professional Services
General Fund	666	FOTH INFRASTRUCTURE & EN	96889	APR-25; PRAIRIE PATHWAYS P	05/14/2025	25,168.00	100-23163-088 Prairie Pathways V
TID #4 Fund	666	FOTH INFRASTRUCTURE & EN	96894	APR-25; TID 4 CTH V BOOSTER	05/14/2025	4,314.60	414-00-61000 Professional Services
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						71,924.37	
<b>FRANKSVILLE AUTOMOTIVE LLC</b>							
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	17569	#206 OIL CHANGE	05/12/2025	59.74	100-30-63300 Vehicle Repairs & Maintenance
General Fund	679	FRANKSVILLE AUTOMOTIVE LL	17582	#200 TIRE REPAIR	05/13/2025	38.16	100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:						97.90	
<b>FULL CYCLE ENTERPRISES LLC</b>							
General Fund	3834	FULL CYCLE ENTERPRISES LL	PS-INV122429	TOP SOIL; 12 YDS	05/08/2025	342.00	100-41-64090 Road Maintenance Materials
Total FULL CYCLE ENTERPRISES LLC:						342.00	
<b>GALLS LLC</b>							
Donation Fund	693	GALLS LLC	031156506	SHOULDER STRAPS FOR HG	04/25/2025	404.28	250-30-64198 Police - Honor Guard Expenses
General Fund	693	GALLS LLC	031190935	OC SPRAY	04/29/2025	172.48	100-30-64070 Work Supplies
Total GALLS LLC:						576.76	
<b>GREEN TREE CLEANERS</b>							
Donation Fund	754	GREEN TREE CLEANERS	1329	SPICZENSKI UNIFORM CLEANI	05/01/2025	29.54	250-30-64198 Police - Honor Guard Expenses
Donation Fund	754	GREEN TREE CLEANERS	1330	MCDONALD UNIFORM CLEANE	05/01/2025	26.40	250-30-64198 Police - Honor Guard Expenses

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total GREEN TREE CLEANERS:						55.94	
<b>GUETZKE &amp; ASSOCIATES, INC.</b>							
General Fund	767	GUETZKE & ASSOCIATES, INC.	6438	ANNUAL ALARM INSPECTION, T	05/19/2025	484.90	100-43-62100 Contracted Services
Total GUETZKE & ASSOCIATES, INC.:						484.90	
<b>INTOXIMETERS</b>							
General Fund	850	INTOXIMETERS	787692	PBT SUPPLIES	05/19/2025	150.00	100-30-64070 Work Supplies
Total INTOXIMETERS:						150.00	
<b>KLEMA FEEDS INC.</b>							
General Fund	9329	KLEMA FEEDS INC.	10338	5/8/2025 100LBS OF FERTILIZE	05/08/2025	52.00	100-41-64090 Road Maintenance Materials
Total KLEMA FEEDS INC.:						52.00	
<b>KORTENDICK HARDWARE</b>							
General Fund	1096	KORTENDICK HARDWARE	171957	SAFETY SPRAY PAINT USED F	05/16/2025	6.99	100-35-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	171997	LAUNDRY SOAP	05/16/2025	17.99	100-35-64100 Janitorial Supplies
General Fund	1096	KORTENDICK HARDWARE	172000	PESTBLOCK SEALANT; GASSE	05/15/2025	24.27	100-70-64070 Work Supplies
General Fund	1096	KORTENDICK HARDWARE	172019	FEBREEZE, LYSOL, WEEDCLEA	05/16/2025	114.19	100-43-64100 Janitorial Supplies
General Fund	1096	KORTENDICK HARDWARE	172063	TRASH BAGS; LEVER FLUSH	05/19/2025	70.14	100-70-64070 Work Supplies
Total KORTENDICK HARDWARE:						233.58	
<b>KRIETE GROUP</b>							
Capital Projects Fund	1098	KRIETE GROUP	V103001486	VOLVO TANDEM-AXLE PATROL	05/21/2025	281,385.36	400-41-65040 Equipment-Vehicles
Capital Projects Fund	1098	KRIETE GROUP	V103001486	VOLVO TANDEM-AXLE PATROL	05/21/2025	2,000.00	400-41-65040 Equipment-Vehicles
Total KRIETE GROUP:						283,385.36	
<b>MAV HYDRAULICS</b>							
General Fund	9278	MAV HYDRAULICS	250176	TRUCK #32 HYD-RAM	05/14/2025	1,943.01	100-41-63300 Vehicle Repairs & Maintenance
Total MAV HYDRAULICS:						1,943.01	
<b>MENARDS RACINE</b>							
General Fund	1281	MENARDS RACINE	07048	GARAGE DOOR OPENER FOR	05/14/2025	261.87	100-35-64240 Building Repairs & Maintenance
General Fund	1281	MENARDS RACINE	6337 2025	BUTANE, TEFLON PASTE, GRE	05/13/2025	57.72	100-41-64070 Work Supplies







Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
<b>UNIFIRST CORPORATION</b>							
General Fund	2035	UNIFIRST CORPORATION	1470088358	MAY-25; COVERALLS & RAGS	05/14/2025	145.89	100-41-62100 Contracted Services
General Fund	2035	UNIFIRST CORPORATION	1470089446	MAY-25; COVERALLS & RAGS	05/21/2025	145.89	100-41-62100 Contracted Services
Total UNIFIRST CORPORATION:						291.78	
<b>VESTIS</b>							
General Fund	2320	VESTIS	6140590495	MAY-25; RUBBER/NYLON MATS	05/14/2025	346.47	100-43-62100 Contracted Services
Total VESTIS:						346.47	
<b>WAUKESHA COUNTY TECHNICAL COLLEGE</b>							
General Fund	2106	WAUKESHA COUNTY TECHNIC	S0857197	INTRO TO DRONES; D.WELLS	03/26/2025	125.00	100-30-51300 Education/Training/Conferences
General Fund	2106	WAUKESHA COUNTY TECHNIC	S0859855	ADDITIONAL CHARGE FOR PAR	04/11/2025	35.57	100-35-51300 Education/Training/Conferences
General Fund	2106	WAUKESHA COUNTY TECHNIC	S0859856	INSTRUCTOR DEVELOPMENT T	04/28/2025	860.00	100-30-51300 Education/Training/Conferences
General Fund	2106	WAUKESHA COUNTY TECHNIC	S0859856	RECORDS TRAINING COURSE;	04/28/2025	250.00	100-31-51300 Education/Training/Conferences
Total WAUKESHA COUNTY TECHNICAL COLLEGE:						1,270.57	
<b>WCPPA</b>							
General Fund	9126	WCPPA	2025-CONF 05	WCPPA CONFERENCE; BUER	05/02/2025	225.00	100-30-51300 Education/Training/Conferences
Total WCPPA:						225.00	
<b>WE ENERGIES - ESSENTIAL SERVICES</b>							
Capital Projects Fund	9371	WE ENERGIES - ESSENTIAL SE	WR5092030	NEW GAS METER - FD11	05/05/2025	5,680.87	400-35-65030 Equipment
Total WE ENERGIES - ESSENTIAL SERVICES:						5,680.87	
<b>WILLKOMM EXCAVATING &amp; GRADING, INC</b>							
Capital Projects Fund	9348	WILLKOMM EXCAVATING & GR	24-019-4	CRAWFORD PARK GRADING P	05/21/2025	82,539.35	400-70-66100 Park Improvements
Total WILLKOMM EXCAVATING & GRADING, INC:						82,539.35	
<b>WISCONSIN ELECTIONS COMMISSION</b>							
General Fund	9378	WISCONSIN ELECTIONS COMM	FY2025-16	2025 CONFERENCE REGISTRA	05/08/2025	95.00	100-11-51300 Education/Training/Conferences
Total WISCONSIN ELECTIONS COMMISSION:						95.00	
<b>WISCONSIN HUMANE SOCIETY</b>							
General Fund	2180	WISCONSIN HUMANE SOCIETY	3276	ANIMAL SHELTER CONTRACT -	05/01/2025	1,510.00	100-90-62500 Animal Control Contract

Fund	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	GL Account and Title
Total WISCONSIN HUMANE SOCIETY:						1,510.00	
Grand Totals:						628,278.66	

<b><u>PAYMENT TOTALS BY FUND</u></b>	
Capital Projects Fund	\$ 384,919.78
Cemetery Fund	\$ 19.18
Donations Fund	\$ 460.22
General Fund	\$ 196,123.11
TID #4 Fund	\$ 46,756.37
<b>TOTALS</b>	<b>\$ 628,278.66</b>

# MEMORANDUM

Date: May 27, 2025

To: Village Board

From: Jennifer Bass  
Village Clerk/Treasurer



Re: St. Rita's Festival License Approval

---

St. Rita's Parish has submitted an application for their annual festival, 4 Saints Family Festival, which will be held from June 13, 2025 through June 15, 2025. Along with the Festival License application, they have applied for a Temporary Class B beer and wine license, an Amplifying Device Permit, an Electrical Permit, and a Tent Permit.

All required documentation, including a security plan, list of vendors, site map, copy of contract with a licensed amusement company for carnival rides, Hold Harmless Agreement, and Certificate of Insurance have been submitted along with the Festival Application. The electrical and amplifying device permits have been approved by the Building Department and Police Department respectively, and an inspection has been scheduled with the Fire Department for their tent permit. The only document not submitted as of 5/21/2025 is the Appointment of Agent for the Temporary Class B license, but they are aware and have promised to turn that in as soon as possible.

The Clerk's office recommends approval of this license.



# FESTIVAL LICENSE

Submitted under Municipal Code Title 7, Chapter 12

## EVENT ORGANIZER INFORMATION

Organization/Group Name: St Rita Parish  
Business Address: 4339 Douglas Ave City: Caledonia Zip: 53402  
Applicant's Name: Rev Sojan Vathappallil Date of Birth: \_\_\_\_\_  
Applicant's Address: 4339 Douglas Ave City: Caledonia Zip: 53402  
Email Address: tclooney@stpaulracine.org Phone #: 262-886-0530

## EVENT INFORMATION:

Event Type: (Check all that apply) ☒ Festival/Carnival ☐ Parade/Run/Walk/Bike Ride/March

☐ Concert/Public Assembly ☐ Other \_\_\_\_\_

Event/Activity Name: 4 Saints Family Festival

Purpose: Fundraising

Location of Event 4339 Douglas Ave

Event Date(s): 6/13/25-6/15/25 Start/End time: 6/13 3-11; 6/14 12-11; 6/15 12-8

Set-up Date/Time: 6/10/25 8:00 am Clean-up Time: 6/16 8-5

Estimated Attendance: 8000 or Number of Parade Units: 0

## Required Documents:

- Proposed Security Plan
- List of Vendors
- Site Map including the following:
  - Proposed Parking and Access including disabled facilities
  - Proposed Temporary Construction (if applicable)
  - Proposed Utility and Sanitary Uses (if applicable)
  - Proposed Vending Sites for Alcohol Consumption (if applicable)

## Check as needed:

Yes No

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Certificate of Insurance   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Hold Harmless Agreement  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Beer/Wine Sales ( <u>requires special permit and license</u> )   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Portable Toilets (not provided by Village)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Tents ( <u>requires Fire inspection</u> )  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Street Closure (Requires permit;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Electricity Needed   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Security/Police Escort/Add'l Police Svcs ( <u>requires Police approval</u> )                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Concessions/Mobile/Food Prepared or Served ( <u>please see Racine County Health for the proper permits</u> ) |

Yes No

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Medical/Evacuation Plan ( <u>requires Fire/Police approval</u> )         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Fireworks ( <u>requires special permit</u> )                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Bon Fire ( <u>requires Fire approval and protection</u> )                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Carnival/Amusement Rides ( <u>requires state registration</u> )          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Amplification Equipment/Musical Bands ( <u>requires special permit</u> ) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Animals (Description _____ Quantity _____)                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Surety Bond  |

~Please See Reverse Side~



# FESTIVAL LICENSE

Submitted under Municipal Code Title 7, Chapter 12

## Hold Harmless Agreement

The person/group named on this application will be responsible for the conduct of the special event and for facility condition. We will not deny anyone the benefits of, or otherwise subject anyone to discrimination because of race, color, creed, national origin, handicap or religion.

The applicant for her/himself and for other persons, organizations, firms and corporations, if any listed in this application, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless the VILLAGE OF CALEDONIA, a Wisconsin Municipal corporation located in Racine County, and each and every of its elected and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally from and against any and all claims, causes of action, actions, liabilities, demands, losses, damages, and/ or expenses of whatsoever kind and nature including counsel and attorney fees, which I have or may, at any time incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, omissions, incidents, activities and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the VILLAGE OF CALEDONIA, and each and every of its elected and appointed officials, employees, and agents, regardless of when or where, occurring or arising from this event.

***The undersigned acknowledges receipt of the Special Events Guidelines. It is the applicant's responsibility to read and determine the sections that apply to their event and comply with Chapter 12 Of Title 7 Licensing And Regulation Of Festivals, Amusement Parks, And Carnivals Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin.***

Date 5/13/2025

Applicant's signature

## **SPECIAL EVENT APPLICATION FEES:**

☒ Larger Event (over 750 in attendance) **\$100\* (non-refundable application fee)**

*\*Application fee will double if applications are not submitted within the required review time established in the Special Event Application. The Village reserves the right to deny a Special Event application if the application is submitted less than forty-five (45) days prior the event..*

## **ADDITIONAL FEES/COSTS:**

Events requiring police services exceeding the availability of on-duty personnel may be billed the actual costs incurred.

Events requiring fire services exceeding the availability of on-duty personnel may be billed the actual costs incurred.

## **FOR OFFICE USE ONLY:**

Date Received: 5/14/25 Recommended Department Due Date: \_\_\_\_\_

Application Fee: 100 Total amount paid: \$120

Date Inspected By Police Department \_\_\_\_\_ Pass/Fail

Date Inspected By Fire Department \_\_\_\_\_ Pass/Fail

Date Inspected By Building Inspector and/or Public Services Director \_\_\_\_\_ Pass/Fail

Proof of Required State Inspections? Yes/No

est. 100  
emp B 10  
board 10

\$120.00 #9000072 5/14/25

# Certificate of Coverage

Date: 5/14/2025

**Certificate Holder**  
 Archdiocese of Milwaukee  
 3501 S. Lake Drive  
 PO Box 070912  
 Milwaukee, WI 53207-0912

**This Certificate is issued as a matter of information only and confers no rights upon the holder of this certificate. This certificate does not amend, extend or alter the coverage afforded below.**

**Covered Location**  
 ST RITA CHURCH  
 4339 DOUGLAS AVENUE  
 RACINE, WI 53402-0000

**Company Affording Coverage**  
 THE CATHOLIC MUTUAL RELIEF  
 SOCIETY OF AMERICA  
 10843 OLD MILL RD  
 OMAHA, NE 68154

## Coverages

This is to certify that the coverages listed below have been issued to the certificate holder named above for the certificate indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the coverage afforded described herein is subject to all the terms, exclusions and conditions of such coverage. Limits shown may have been reduced by paid claims.

	Type of Coverage	Certificate Number	Coverage Effective Date	Coverage Expiration Date	Limits	
	Property				Real & Personal Property	
	D. General Liability	8595	7/1/2024	7/1/2025	Each Occurrence	500,000
	<input checked="" type="checkbox"/> Occurrence				General Aggregate	1,000,000
	<input type="checkbox"/> Claims Made				Products-Comp/OP Agg	
					Personal & Adv Injury	
					Fire Damage (Any one fire)	
					Med Exp (Any one person)	
	Excess Liability	8595	7/1/2024	7/1/2025	Each Occurrence	500,000
					Annual Aggregate	
	Other				Each Occurrence	
					Claims Made	
					Annual Aggregate	
					Limit/Coverage	

**Description of Operations/Locations/Vehicles/Special Items** (the following language supersedes any other language in this endorsement or the Certificate in conflict with this language)  
 The Village of Caledonia, its agents, officers, and employees are named additional protected person for the 4 Saints Family Festival at St Rita Church from June 13-15, 2025. Coverage only extends during the dates and times of the festival, and only for claims arising out of their negligent acts. Liquor Liability is included in general liability coverage.

## Holder of Certificate

## Cancellation

Additional Protected Person(s)

Village of Caledonia, its agents, officers, and employees  
 5043 Chester Lane  
 Racine, WI 53402

Should any of the above described coverages be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the holder of certificate named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

Authorized Representative

*Paul A. Peterson*

0065011843

## ENDORSEMENT

(TO BE ATTACHED TO CERTIFICATE)

Effective Date of Endorsement 6/13/2025 Charge \_\_\_\_\_ Credit \_\_\_\_\_  
Cancellation Date of Endorsement 6/16/2025  
Certificate Holder Archdiocese of Milwaukee 3501 S. Lake Drive PO Box 070912 Milwaukee, WI 53207-0912  
Location ST RITA CHURCH 4339 DOUGLAS AVENUE RACINE, WI 53402-0000  
Certificate No. 8595 of The Catholic Mutual Relief Society of America is amended as follows:

### SECTION II - ADDITIONAL PROTECTED PERSON(S)

It is understood and agreed that Section II - Liability (only with respect to Coverage D - General Liability), is amended to include as an **Additional Protected Person(s)** the organization(s) shown in the schedule below.

#### Schedule - ADDITIONAL PROTECTED PERSON(S)

Village of Caledonia, its agents, officers, and employees  
5043 Chester Lane  
Racine, WI 53402

Remarks:

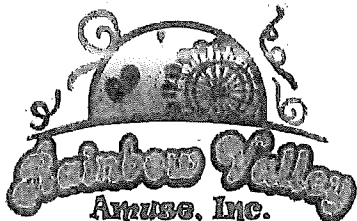
The Village of Caledonia, its agents, officers, and employees are named additional protected person for the 4 Saints Family Festival at St Rita Church from June 13-15, 2025. Coverage only extends during the dates and times of the festival, and only for claims arising out of their negligent acts. Liquor Liability is included in general liability coverage.

However, the following limitations apply to coverage:

1. The maximum limits of coverage provided by Catholic Mutual Relief Society of America to the **Additional Protected Person(s)** named in this endorsement shall not exceed the coverage dollar amount specifically required by contract or agreement and agreed to by the **Protected Person(s)**. In the absence of specific coverage limits within a referenced contract or agreement, the limits of liability afforded to the **Additional Protected Person(s)** must be listed on a separate Certificate of Coverage form attached to this endorsement. All limits of liability extended by this endorsement are inclusive of both Section II Coverage D and Section VII coverages (if applicable).
2. Unless specifically agreed to by contract or agreement, the coverage extended to the **Additional Protected Person(s)** by this endorsement is excess and non-contributory over any other available coverage or insurance.
3. This endorsement does not apply to any **Occurrence** outside the specific date(s) of a facility use agreement or terms of a lease.
4. This endorsement does not extend coverage to the **Additional Protected Person(s)** for **Occurrences** which cannot be attributed to primary acts or omissions of the **Protected Person(s)**.
5. Provided that a premises is utilized by the **Protected Person(s)** in a manner consistent with its intended purpose and in accordance with the applicable contract, agreement, or lease, this endorsement does not extend coverage to the **Additional Protected Person(s)** for premises defects or other **Occurrences** which could not be discovered by the **Protected Person(s)** with reasonable diligence.
6. The limited coverage afforded to the **Additional Protected Person(s)** by this endorsement only applies to the extent permissible by law and shall not apply to non-delegable duties unless specifically agreed to by contract or agreement.

This extension of coverage shall not enlarge the scope of coverage provided to the **Certificate Holder** under this Certificate nor increase the limit of liability thereunder. Unless otherwise agreed by contract or agreement, coverage extended under this endorsement to the **Additional Protected Person(s)** will not precede the effective date of this endorsement or extend beyond the cancellation date.





Ronald "Chip" Kedrowicz - President

Phone: 715-592-4526  
Cell : 715-340-3541

## CONTRACT

This Agreement is made this 22nd day of November by & between Rainbow Valley Amuse., Inc., a Wisconsin corporation with its principal office located at P.O. Box 16 Custer WI 54423 ("RVA") and St. Rita's Parish Festival of Racine WI ("Committee").

1. RVA and Committee hereby agree that RVA shall be the amusement company for the St. Rita's Parish Festival ("Event") located at 4339 Douglas Ave. Racine WI 53402 ("Grounds") for a period of 3 days and nights commencing June 14th and ending June 16th both dates inclusive.

2. Committee hereby grants RVA the exclusive rights to supply amusement rides and other riding devices, shows and concessions for the Event. RVA holds exclusive rights to Popcorn wagon. Sales consist of popcorn, cotton candy, snow cones, caramel apples, corn dogs, fresh squeezed lemonade and funnel cakes. RVA holds exclusive rights to ATM's on our midway.
3. Committee shall furnish RVA with 400 amp electrical service for living quarters, water and sanitation facilities, police protection, city licenses, suitable location of Grounds, and free gate admission tickets for all RVA employees where gate admissions are charged. Committee agrees to indemnify and hold harmless RVA for any defects relating to the condition of the Grounds
4. RVA agrees to pay the committee the sum of 20% of the gross receipts of all rides and shows, and a flat sum of \$25.00 from the sale of each concession stand. Gross receipts shall be defined as all receipts less the applicable state and county sales tax payable relating to such receipts, & 5% insurance deduction.

Remarks: Rides open Friday @ 4:00pm  
Unlimited Rides Saturday & Sunday Noon - 4:00pm. @ \$25.00 per person good for all ages  
Rides will close @ 10:30 pm Friday & Saturday, Sunday closing TBD per patronage.

5. In the event of sickness or death of any key person (i.e. officer, director or employee), RVA shall have a reasonable time to replace such person.
6. RVA shall not be responsible for any damages Committee should occur relating to the Event by reason of labor troubles, failure of power, riots, fire, adverse weather conditions or other casualties.
7. RVA agrees to furnish a certificate of liability insurance relating to its midway upon request of Committee.
8. This Agreement shall be binding upon and shall inure to the benefit of the parties to this Agreement and their respective successors and assignee.
9. No provision of this Agreement may be amended except by a written instrument signed by the parties to this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date above written.

COMMITTEE

RAINBOW VALLEY AMUSE. INC.

By: [Signature]

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

Address: 4339 Douglas Ave

Phone: 262-866-0530

Rainbow Valley Rides (Carnival Ride Vendor & Food)  
Home City Ice (Ice Supplier)  
CJW (Miller Adult Beverage Distributor)  
Beechwood (Budweiser Adult Beverage Distributor)  
Infusino's (Frozen Pizza Supplier)  
Piggly Wiggly (Buns, Bottled Water, Johnsonville Brats, & Various Food Items)  
General Rental (Tents, Tables, Chairs, & Stage)  
GFS (Hamburger Meat)  
Resturant Depot (All Meats)  
Sam's Club (Condiments & Miscellaneous Food Supplies)  
Performance Foods (Hotdogs)  
Cantanlo's (Potatoes & Peppers)  
Borzynski Farms (Corn)  
PepsiCo (Soda)  
Clean Audio LLC  
Waterford Resturant (Corn Roaster)  
Racine County Sherriff  
Caledonia Fire Dept (First Aid)  
Above Par (Golf Carts)  
Jackpot Portable (Port-A-Potties)  
Schnable (Raffle & Food/Beverage Tickets)  
Wisconsin Screen Process Inc (Advertising)  
American European (Chicken)

## **OFFICIAL SECURITY PLAN**

### **4 SAINTS FAMILY FESTIVAL – ST RITA PARISH**

We are using the Racine County Sheriff's Department for Security and Severe Weather coordinator.

Our contact – Bill Dale, 200 Edward St, Burlington 53105, William.dale@racinecounty.com

ENTRANCE

ST. RITA  
FESTIVAL  
SIGN

DUMPSTER  
30 YARD

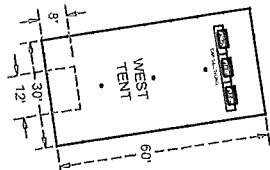
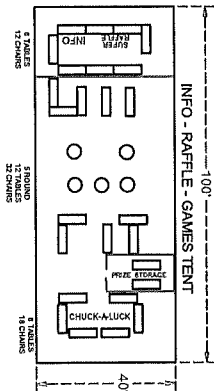
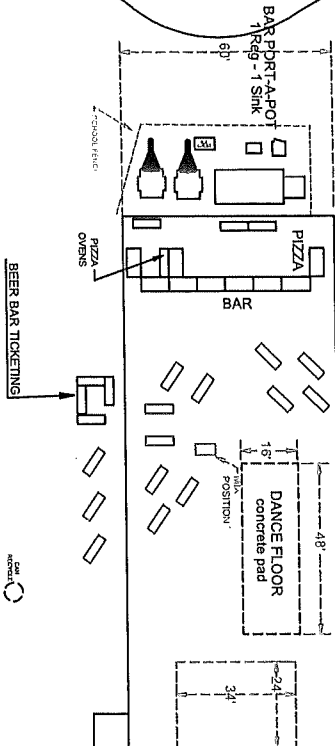
SOUTH PORT-A-POTS  
8 Reg - 2 Handicap - 3 SINKS

MAIN TENT  
13 TABLES  
175 CHAIRS

SHERIFF  
DISPLAY

STORAGE  
TRUCK  
18 TABLES  
95 CHAIRS

BILL'S  
1 TABLE  
2 CHAIRS INFO  
CFC  
1 TABLE  
2 CHAIRS INFO



BEER BAR TICKETING

POOL POSITION

St. Rita Terrace 3 BAR SECTIONS  
12 TABLES  
72 CHAIRS

BASKET RAFFLE  
13 TABLES  
5 CHAIRS

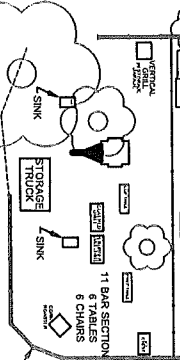
FREE  
KIDS  
GAMES

5 TABLES  
15 CHAIRS

PUBLIC SAFETY  
SHERIFF - FIRE

NORTH PORT-A-POTS  
7 Reg - 1 Handicap - 2 SINKS

SMALL  
TICKET  
BOOTH  
2 CHAIRS



St. Rita Parish Festival Grounds  
June 13-14-15, 2025

FIRE TRUCK - AMBULANCE

Rev 1 5-10-25  
C. Janzer



# VILLAGE OF CALEDONIA

Village Clerk/Treasurer

Jennifer Bass

5043 Chester Lane

Caledonia, WI 53402

Office: 262-835-4451

Direct: 262-835-6414

Email: [jbass@caledonia-wi.gov](mailto:jbass@caledonia-wi.gov)

Website: [caledonia-wi.gov](http://caledonia-wi.gov)

Clear Form

## APPLICATION FOR AMPLYING DEVICE PERMIT

Pursuant to Section 11-2-8 c (1)(2)(3), of the Code of Ordinances of the Village of Caledonia, Wisconsin, a permit for the purpose of using an outdoor amplifying device must be applied for and approved by the Caledonia Police Department. The Police Department shall have the authority to revoke this permit when it is believed such loudspeaker or amplifying device has become a nuisance because of the volume, the method in which it is being used, or the location in which it is being operated.

\* Indicates required information

SCAN HERE  
TO VIEW ORDINANCE



### Applicant Information: \*

First Name: <b>Sojan</b>	Last Name: <b>Vathappallil</b>
Phone Number (Best to contact): <b>262-886-0530</b>	Email Address: <b>tclowney@stpaulracine.org</b>

### Event Information\*

Event Address (Street Address, City, State, Zip Code): <b>4339 Douglas Ave</b>	Type of Event: <b>Festival</b>
Date of Event: <b>6/13/2025 - 6/15/2025</b>	Number of Attendees/Guests: <b>8000</b>
Type of Amplified Device (Choose one):  Live Band <input checked="" type="checkbox"/> DJ <input type="checkbox"/> Other <input type="checkbox"/>	Event Start Time: A.M. <input type="checkbox"/> P.M. <input type="checkbox"/> <b>Fri 3:00 pm</b> <b>Sat 12:00 pm</b> <b>Sun 12:00 pm</b> Event End Time: A.M. <input type="checkbox"/> P.M. <input type="checkbox"/> <b>Fri 11:00 pm</b> <b>Sat 11:00 pm</b> <b>Sun 5:00 pm</b>

I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with Ordinances of the Village of Caledonia and maintain the legal requirements as provided by the Caledonia Village Ordinance.

Applicant Signature*:	Date*: <b>05/13/2025</b>
-----------------------	--------------------------

**DEPARTMENTAL REVIEW & APPROVAL**

Request Reviewed By: Date: **5/15/25** Approval: Pass ☒ Fail ☐

Notes/Conditions:

paid 90000 72

Municipality

Form

AB-220

# Temporary Alcohol Beverage License

License(s) Requested	Fees	
<input checked="" type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees	\$
	Background Check	\$
	<b>Total Fees</b>	<b>\$</b>

<b>Part A: Organization Information</b>				
1. Organization Name St Rita Parish				
2. Organization Permanent Address 4339 Douglas Ave				
3. City Caledonia			4. State WI	5. Zip Code 53402
6. Mailing Address (if different from permanent address)				
7. FEIN 39-1017054		8. Date of Organization/Incorporation 08/29/26		9. State of Organization/Incorporation WI
10. Phone (262) 886-0530		11. Email tclowney@stpaulracine.org		
12. Organization type (check one)				
<input type="checkbox"/> Bona Fide Club <input checked="" type="checkbox"/> Church <input type="checkbox"/> Fair Association/Agricultural Society <input type="checkbox"/> Veteran's Organization <input type="checkbox"/> Lodge/Society <input type="checkbox"/> Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.				
13. Is this organization required to hold a Wisconsin Seller's permit? ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
14. Wisconsin Seller's Permit Number (if applicable)				

<b>Part B: Individual Information</b>			
List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.			
Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).			
Last Name	First Name	Title	Phone
Vathappallil	Sojan	Pastor	(262) 886-0530
Gierahn	Sharon	Secretary	(262) 886-1944
Collins	Dennis	Treasurer	(262) 498-0403
Beere	Caroline	Agent	202 930-3562

Continued →

**Part C: Event Information**


1. Name of Event (if applicable) 4 Saints Family Festival			
2. Dates of Operation 06/13/2025                      06/15/2025		3. Hours of Operation	
4. Premises Address 4339 Douglas Ave			
5. City Caledonia		6. State WI	7. Zip Code 53402
8. County Racine	9. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village of: Caledonia		10. Aldermanic District
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event	
13. Organizer Website st-ritas.org		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. 2 beer tents			

**Part D: Attestation**

Who must sign this application?

- one officer or director of the nonprofit organization

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Vathappallil		First Name Sojan	M.I.
Title Pastor	Email tvathappallil@stpaulracine.org	Phone (262) 886-0530	
Signature 		Date 05/13/25	

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	