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**VILLAGE BOARD MEETING AGENDA**  
**Tuesday, August 12, 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 – July 22, 2025
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. **Presentations**
  - A. Visit Racine County - Cari Greving
7. **Ordinances and Resolutions**
  - A. **Resolution 2025-059** – Authorizing the Village of Caledonia to Enter Into an Agreement for Mutual Aid Between the Village of Caledonia, the Village of Sturtevant, the Village of Mount Pleasant, and their Respective Police Departments
  - B. **Resolution 2025-060** – Accepting Improvements in The Prairie Pathways Subdivision – Phase V
  - C. **Resolution 2025-061** – Authorizing the Village of Caledonia Utility District to Enter Into an Agreement for Engineering Consulting Services with Strand Associates, Inc.
  - D. **Resolution 2025-062** – Authorizing the Village of Caledonia to Execute a Storm Water Pond Easement Agreement with StorageShopUSA-Caledonia LLC
  - E. **Resolution 2025-063** – Authorizing the Village of Caledonia to Enter Into a Pre-Development Agreement with Dewberry Engineers, Inc. for a Proposed Transition Light Industrial Development
8. **New Business**
  - A. Approval of A/P Checks
  - B. "Class A" Liquor license Application – Caledonia Petroleum LLC
9. **Adjournment**

**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:** 6 – President Weatherston, Trustee McManus, Trustee Stillman, Trustee Martin, Trustee Pierce, and Trustee Lambrecht

**EXCUSED:** 1 – Trustee Wishau

**STAFF:** Village Administrator Todd Willis, Village Attorney Elaine Ekes, Village Attorney Tim Pruitt, Special Counsel Allen Markowitz, Finance Director Wayne Krueger, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Police Chief Christopher Botsch, Deputy Clerk Norgie Metzinger, and Village Clerk Jennifer Bass

**4 – Approval of Minutes**

**Motion by** Trustee Pierce to approve the minutes of the July 8, 2025 Village Board meeting as amended, seconded by Trustee Martin. **The motion carried 6-0.**

**5 – Public Comment**

The following people appeared to speak before the Village Board:

1. Angelo Trentadue, 718 Kentwood Dr – Comments on development of the previous Olympia Brown School.

**6 – Closed Session**

A. **The Village Board will take up a motion to go into CLOSED SESSION,**

- 1) pursuant to s. 19.85(1)(e), Wis. Stat., “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session”, and 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:** CCM-Caledonia, LLC and Cardinal Capital Management, Inc. Development Agreement and CCM-Caledonia and Cardinal Capital Management, Inc. Loan Agreement.
- 2) pursuant to s. 19.85(1)(e), Wis. Stat., “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session”,

**specifically:** a Pre-development Agreement with Dewberry Engineers Inc. for a transition light industrial development located in the Village.

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

**Ayes: 6 – Weatherston, Martin, McManus, Stillman, Pierce, and Lambrecht**

**Nays: 0 –**

**Excused: 1 – Wishau**

- A. **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 McManus to go back into open session, seconded by Trustee Pierce.  
**Motion carried 6-0.**

**Motion by** Trustee Martin to authorize the Village Administrator to negotiate a development agreement as discussed during closed session, seconded by Trustee Stillman. **Motion carried 6-0.**

## **7 – Presentations**

- A. RCEDC Update

## **8 – New Business**

- A. Approval of A/P Checks

**Motion by** Trustee Lambrecht to approve the A/P checks, seconded by Trustee McManus. **Motion carried 6-0.**

- B. Approval of US Bank Credit Card List

**Motion by** Trustee Lambrecht to approve the US Bank Credit Card List, seconded by Trustee McManus. **Motion carried 6-0.**

## **9 – Adjournment**

President Weatherston adjourned the meeting at 7:30 p.m.

*Respectfully submitted:*

*Jennifer Bass*

*Village Clerk*

**RESOLUTION NO. 2025-059  
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO ENTER  
INTO AN AGREEMENT FOR MUTUAL AID BETWEEN THE VILLAGE OF  
CALEDONIA, THE VILLAGE OF STURTEVANT, THE VILLAGE OF MOUNT  
PLEASANT, AND THEIR RESPECTIVE POLICE DEPARTMENTS**

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

**WHEREAS**, Wis. Stats. §66.0301 and §66.0313 sets forth procedures whereby municipalities may provide for intergovernmental cooperation for purposes of furthering the public interests of each community; and,

**WHEREAS**, the Sturtevant Police Department, Mount Pleasant Police Department and Caledonia Police Department are Wisconsin law enforcement agencies located in adjacent municipalities; and,

**WHEREAS**, each Village's police departments are charged with the duty of enforcing the law and protecting their citizens from illegal activity; and,

**WHEREAS**, the police departments recognize that the jurisdiction and authority of each is limited and that such limitations are detrimental in combating crime within the agencies' jurisdiction; and,

**WHEREAS**, the police departments recognize that the problem can be most effectively combated by the pooling of their resources in the joint exercise of their respective authority; and,

**WHEREAS**, the police departments believe that this agreement will provide citizens with the most effective law enforcement protection against those who engage in actions detrimental to public safety; and,

**WHEREAS**, in the absence of this agreement, the efforts of the Sturtevant Police Department, Mount Pleasant Police Department and the Caledonia Police Department to combat crime within the respective Jurisdictions, are occasionally hampered by jurisdictional limitations inherent in the separate sovereignty of the Village of Sturtevant, Village of Mount Pleasant and Village of Caledonia; and,

**WHEREAS**, the Villages desire to enter into the Agreement attached hereto as **Exhibit A** to further the public interests and objectives of all three Villages and to provide for cooperation that is beneficial to citizens in both communities;

**NOW, THEREFORE, BE IT HEREBY RESOLVED THAT** the President, Clerk and Chief of Police are authorized and directed to execute the attached Agreement between the Villages of Caledonia, Mount Pleasant and Sturtevant and their respective police departments.



**BE IT FURTHER RESOLVED THAT** all Village officials, officers, and employees are authorized and directed to take such steps as are lawful and necessary in furtherance of the agreement.

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

**VILLAGE OF CALEDONIA**

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

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

770272.001(651) (7-31-25)

## **An Agreement for Mutual Aid Police Services**

### Agreement

This Agreement made and entered into by the VILLAGE OF STURTEVANT, a municipal corporation, VILLAGE OF STURTEVANT POLICE DEPARTMENT, ("Sturtevant Police Department"), VILLAGE OF MOUNT PLEASANT, a municipal corporation, VILLAGE OF MOUNT PLEASANT POLICE DEPARTMENT, ("Mount Pleasant Police Department"), VILLAGE OF CALEDONIA, a municipal corporation, and VILLAGE OF CALEDONIA POLICE DEPARTMENT, ("Caledonia Police Department") (the "Agreement").

### RECITALS

**WHEREAS**, the undersigned public law enforcement agencies are charged with the duty of enforcing the law and protecting their citizens from illegal activity; and,

**WHEREAS**, the undersigned public law enforcement agencies recognize that the jurisdiction and authority of each is limited and that such limitations are detrimental in combating crime within the agencies' jurisdiction; and,

**WHEREAS**, the undersigned public law enforcement agencies recognize that the problem can be most effectively combated by the pooling of their resources in the joint exercise of their respective authority; and,

**WHEREAS**, the undersigned public law enforcement agencies believe that this Agreement will provide citizens with the most effective law enforcement protection against those who engage in actions detrimental to public safety; and,

**WHEREAS**, the Sturtevant Police Department, Mount Pleasant Police Department and Caledonia Police Department are Wisconsin law enforcement agencies located in adjacent municipalities; and,

**WHEREAS**, in the absence of this Agreement, the efforts of the Sturtevant Police Department, Mount Pleasant Police Department and the Caledonia Police Department to combat crime within the respective jurisdictions, are occasionally hampered by jurisdictional limitations inherent in the separate sovereignty of the Village of Sturtevant, Village of Mount Pleasant and Village of Caledonia.

**NOW THEREFORE**, the Villages of Sturtevant, Mount Pleasant and Caledonia and their Police Department's hereby agree as follows:

#### 1. Definitions:

- a. Member Agency or Member: law enforcement agency and officers subject to this A.
- b. Requesting Agency: Law enforcement agency subject to this Agreement requesting mutual aid.
- c. Responding Agency: Law enforcement agency subject to this Agreement that provides officers, employees, or assistance to a mutual aid request by a Requesting Agency.
- d. Responding Officer: law enforcement officer, employee, volunteer, or individual subject to this Agreement that is responding to a mutual aid request by a Member Agency.

2. Authority: The parties enter into this Agreement in accordance with the authority vested in them by Section 66.0301 and 66.0313 of the Wisconsin Statutes. The following statutory rights and responsibilities shall apply, except as modified in this Agreement.
  - a. Wisconsin Statutes, Sec. 895.35: Expenses in Actions against Municipal and Other Officers.
  - b. Wisconsin Statutes, Sec. 895.46: State and Political Subdivisions thereof to pay Judgments taken against Officers.
3. Purpose: The purpose of the Agreement is to establish the jurisdictional authority and operational guidelines for the participating Member Agencies.
4. Arrest Powers: Subject to the notification requirements set forth below in section (4), arrest powers are as follows: The law enforcement officers of the Sturtevant, Mount Pleasant, and Caledonia Police Department shall act with all of the arrest and other police authority of a law enforcement officer of each Police Department while within the Villages of Sturtevant, Mount Pleasant and Caledonia. This grant of authority allows law enforcement from a Member Agency to this A that is within a member adjoining municipal territory a Member Agency to enforce the laws of the State of Wisconsin, violations of regulations for the municipal territory the officer is presently within pursuant to this Agreement, or violations of the home municipal regulations provided that violation originated in the officer's home municipality.

In addition, the participating agencies may;

- a. Provide emergency assistance
- b. Conduct follow-up investigations and make arrests
- c. Conduct training and joint training exercises
- d. Make prisoner transports
- e. Serve as members of and support specialized multi-jurisdictional teams
- f. Conduct other official business

It is understood that persons arrested by a Member Agency while within the jurisdiction of the other shall be turned over to the home agency as soon as possible following the arrest. This Agreement does not authorize covert or overt investigations outside of a law enforcement officers' home jurisdiction, unless such investigations are conducted with the mutual consent of both parties to this Agreement. This Agreement does not interfere with the arrest authority vested to law enforcement officers in fresh pursuit within the meaning of Section 175.40(2) of the Wisconsin Statutes or the arrest authority on highway boundary areas within the meaning of Section 175.40(4) of the Wisconsin Statutes.

5. Notification: Each Agency shall notify the other before either agency does any of the following within the borders of the other agency's jurisdiction;
  - a. Conducts follow-up investigations
  - b. Makes arrests
  - c. Conducts training

Unless exigent circumstances exist, no Member Agency shall make an arrest within the borders of another Member Agency's jurisdiction unless the home agency has been notified and has authorized such arrest. Notification procedures shall be established by the parties to this Agreement for the purposes of paragraphs six and eleven of the Agreement.

6. Term: This Agreement shall remain in force until one of the participating agencies requests that it be terminated. Notice of termination shall be given in accordance with paragraph 12 below. This Agreement supersedes the agreement between the Village of Sturtevant, the Village of Mount Pleasant and the Village of Caledonia dated June of 2015. Section 9 of this Agreement shall survive termination or expiration of this Agreement for all mutual aid provided by Member Agencies from the date of acceptance of this Agreement. For the avoidance of doubt, the survival of Section 9 is intended to address the potential for claims after this Agreement is terminated but is not intended to extend any applicable statute of limitations on claims that may apply.
7. Benefits: The parties hereto waive the provisions of section 66.0513(2) Wis. Statutes, as to Requests for Assistance under this Agreement. Law enforcement officers of each Member Agency acting under this Agreement shall continue to be covered by their Village employer for purposes of compensation, Workers' Compensation, unemployment Compensation, benefits under Chapter 40 of the Wisconsin Statutes and other employee benefits, and civil liability, and shall be considered while so acting to be in the ordinary course of their employment.
8. Immunities: Any law enforcement officer that is employed by the Sturtevant, Mount Pleasant or Caledonia Police Department, and acting under this Agreement in the Villages of Sturtevant, Mount Pleasant or Caledonia shall be subject to such immunities from liability or limitations on liability to the same extent as if the officer were an officer of the police department where official duties are occurring.
9. Indemnification and Hold Harmless:
  - a. The Requesting Agency agrees to protect, defend, indemnify, and hold harmless the Responding Officers and/or Responding Agency, its officials, officers, employees, agents, authorized representatives, and volunteers, from and against any and all claims, demands, damages, costs, and liabilities of any kind including but not limited to attorney's fees and litigations costs, directly or indirectly arising from Responding Agency's aid or assistance stemming from this Agreement. The Requesting Agency shall not be required to defend and indemnify the Responding Agency for any willful or wanton misconduct of the Responding Agency, officers, employees, agents, authorized representatives, or volunteers, or if it is determined that a Responding Officer was acting outside the scope of their employment pursuant to Wis. Stat. § 895.46(1)(a). The purpose of creating this duty to defend and indemnify is to simplify the defense of claims by eliminating conflicts among defendants and to permit liability claims against multiple defendants from a single occurrence to be defended by a single attorney.
  - b. The Requesting Agency, and its insurers, shall under no circumstances be required to pay on behalf of itself or any other parties in excess of limits of liability established in Wis. Stat. § 893.80(3) in indemnity, contribution or otherwise, nor any other defenses or

limitations allowed by law including those under Wis. Stats. §§895.52 and 345.05, or any other statutory provision.

c. Exclusions to Indemnification and Hold Harmless:

- i. Equipment Damage: Each Member Agency shall be responsible for damages or loss to its own equipment. Each Member Agency waives the right to sue any other Member Agency for any damages to or loss of its equipment, even if the damages or losses were caused wholly or partially by the negligence of other Member Agency or its officers, employees, or volunteers.
- ii. Worker's Compensation: Each Member Agency shall be responsible for injuries or death of its own personnel. Each Member Agency will maintain workers compensation insurance covering its personnel while they provide assistance pursuant to this Agreement. Each Member Agency waives the right to sue another Member Agency for any workers compensation claim or benefits paid to its own personnel while they are providing assistance pursuant to this Agreement. Each Member Agency also waives the right to sue another Member Agency for any workers' compensation benefits paid to its own employee or volunteer or dependents, even if the injuries were caused wholly or partially by the negligence of another Member Agency's officer, employee, or volunteer.

10. Operational Procedures: The following operational procedures shall be used in connection with the activities pursuant to this Agreement:

- a. Supervision: When responding to requests for assistance the responding officers shall be under the operational control of the requesting agency's supervisor or in the absence of a supervisor, the most senior full-time officer on duty in the requesting agency's jurisdiction.
- b. Reports: Incident and/or supplement reports shall be required whenever:
  - Emergency assistance is provided
  - An arrest is made
  - Accidents occur (motor vehicle, personal injury and/or property damage)
  - Use of force techniques or applications are used
  - The officer is requested to provide an incident or supplemental report by the subject agency.
- c. Staffing Requirements: All officers that may be assigned tasks pursuant to this Agreement shall be sworn law enforcement officers of their respective law enforcement agencies. All officers acting pursuant to this Agreement shall adhere to all laws of the State of Wisconsin and the United States of America. All officers shall comply with their respective agency policies/procedures.
- d. Communications: Pursuant to the provisions of this Agreement, radio communications shall be established between the participating agencies. Whenever possible, communications should be established on frequencies that are accessible to the participating officers. These frequencies may include but are not limited to:

- MCS 9 (Channel 9) frequency
- MCS 10 (Channel 10) frequency
- WISPERN

11. Misconduct/Disciplinary Procedures: In the event that a Member Agency receives a complaint alleging that a law enforcement officer from Sturtevant, Mount Pleasant or Caledonia Police Department acting under authority of this Agreement engages in misconduct, the following procedure shall be used:
  - a. The agency that receives or initiates a complaint shall immediately notify the officer's employing agency of the allegations of the complaint.
  - b. If the complaint alleges conduct of a criminal nature, a criminal investigation may be requested by the agency having territorial jurisdiction. The parties may agree to have an outside agency conduct the investigation.
  - c. If the complaint alleges that the law enforcement officer committed a violation of policy or procedure, the officer's employing agency shall conduct an investigation.
  
12. Termination and Modification of Agreement: Any Member Agency may terminate or modify this Agreement by giving the other parties 30 days written notice of that party's intent to terminate or modify the Agreement. The notice shall state the effective date of termination or modification and shall be mailed to the other party at least 30 days prior to the date of termination. No modification shall be effective unless the modification is made in writing and signed by all parties, with the same formality as this Agreement.
  
13. Request for Assistance: The following shall be the procedure for requesting emergency assistance and large-scale operations:
  - a. Requesting Emergency Assistance: Requests for emergency assistance are required to be authorized by a Member Agency supervisor, pursuant to the policies/procedures of the Requesting Agency. Such requests shall be routed through the Racine County Communications Center for immediate processing and approval pursuant to the policies/procedures of the agency.
  - b. Large Scale Operations: Whenever time permits, requests for mutual assistance for a large-scale incident, operation or event shall be made in writing. These requests should be forwarded to the Chief of the Providing Agency.
  
14. Insurance Coverage: Upon execution of this Agreement, the parties shall exchange evidence of their insurance coverage against claims of liability brought by third parties against one or a combination of the parties. The respective amounts of coverage shall be the same or similar and each party must agree to the insurance coverage of the other. Each party will name the other as an additional insured by specific endorsement and all policies of insurance will be kept in full force and effect so long as this Agreement is in effect.

**(SIGNATURES ON FOLLOWING PAGES)**

This Agreement shall be effective as of the last date of execution by the persons below.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

**VILLAGE OF MOUNT PLEASANT**

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

David DeGroot

**Village President**

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

Jill Firkus

**Village Clerk**

**VILLAGE OF MOUNT PLEASANT POLICE DEPARTMENT**

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

Robert Botsch

**Chief of Police**

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

**VILLAGE OF CALEDONIA**

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

Thomas Weatherston

**Village President**

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

Jennifer Bass

**Village Clerk**

**VILLAGE OF CALEDONIA POLICE DEPARTMENT**

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

Christopher M. Botsch

**Chief of Police**



Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

**VILLAGE OF STURTEVANT**

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

Stuart Ten Cate

**Village President**

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

Cheryl Zamecnik

**Village Clerk**

**VILLAGE OF STURTEVANT POLICE DEPARTMENT**

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

\_\_\_\_\_

**Chief of Police**

**RESOLUTION NO. 2025-060  
VILLAGE OF CALEDONIA**

**A RESOLUTION ACCEPTING IMPROVEMENTS  
IN THE PRAIRIE PATHWAYS SUBDIVISION – PHASE V**

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

**RECITALS**

1. The Village and the Newport Group, LTD entered into a Development Agreement pertaining to the 30 lot development of Phase V of Prairie Pathways Subdivision (the “Development”) with respect to the land described therein and certain public improvements, including the roadway (curb and binder), storm water utilities, and Subdivision System which includes the sanitary sewer and watermain systems.

2. The work for the Project has been completed and has been inspected for compliance with the approved plans and specifications and is recommended by the Village’s Public Services Director that the work for the improvements for the subdivision be accepted by the Village Board subject to the following conditions:

a. Village Board Acceptance and Approval.

**NOW, THEREFORE, BE IT RESOLVED**, that the certain public improvements, including the Roadway (curb and binder), Storm Water Utilities and the Subdivision System (sewer and watermain systems) are hereby accepted by the Village Board subject to the conditions recommended by the Village's Public Services Director as set forth above.

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

**VILLAGE OF CALEDONIA**

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

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

**RESOLUTION NO. 2025-061  
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA UTILITY DISTRICT TO  
ENTER INTO AN AGREEMENT FOR ENGINEERING CONSULTING SERVICES WITH  
STRAND ASSOCIATES, INC.**

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

**WHEREAS**, the Village of Caledonia is required to perform the Illicit Discharge Detection and Elimination Program conform with the Village of Caledonia's Municipal Separate Storm Sewer System (MS4) Permit issued by the Wisconsin Department of Natural Resources.

**WHEREAS**, the Village of Caledonia previously adopted Resolutions 2016-101, 2019-29, and 2022-74 approving a 3-year Engineering Consulting Services contract with Strand & Associates Inc. to perform the Illicit Discharge Detection and Elimination Program Project.

**WHEREAS**, the Wisconsin Department of Natural Resources is getting ready to reissue the MS4 Permit with changes to the Illicit Discharge Detection and Elimination Program. The MS4 Permit does not appear to be ready to be issued prior to the 2025 testing season and the 2025 testing will still need to be performed.

**WHEREAS**, the Caledonia Utility District and Strand & Associates Inc. would like to extend the contract an additional year to continue to perform the 2025 Illicit Discharge Detection and Elimination Program Project in the not to exceed amount of \$26,000.

**WHEREAS**, this Agreement for Engineering Consulting Services will provide for updated field testing (as a result of the 2023 Audit), and a review of all outfalls for reclassification for the upcoming MS4 Permit.

**WHEREAS**, the Caledonia Utility District moved to approve Professional Engineering Services Contract with Strand & Associates for Illicit Discharge Detection & Elimination for 2025 with the not to exceed amount of \$26,000 and authorized the President and Secretary of the Caledonia Utility District to execute Contract at their August 6, 2025 meeting.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Professional Engineering Consulting Services Contract attached hereto as **Exhibit A** is hereby approved and the President and Clerk are authorized and directed to execute the Contract on behalf of the Village.

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

**VILLAGE OF CALEDONIA**

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

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

Agreement For Engineering Consulting Services Between  
Village of Caledonia Utility District and Village of Caledonia, Wisconsin  
and Strand Associates, Inc.

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, between the Village of Caledonia Utility District, a utility district created by the Village of Caledonia, Wisconsin pursuant to Wisconsin Statutes §66.0827, and the Village of Caledonia, Wisconsin, a municipal body of 5043 Chester Lane, Racine, Wisconsin 53402 (the Village of Caledonia Utility District and the Village of Caledonia, Wisconsin, are collectively hereinafter referred to as the "Owner") and Strand Associates, Inc.® (hereinafter referred to as the "Consultant") with offices located at 126 North Jefferson Street, Suite 350, Milwaukee, Wisconsin 53202 for services in connection with the 2025 Illicit Discharge Detection and Elimination Program Project (hereinafter referred to as the "Project").

WHEREAS, the Owner desires to engage the Consultant to provide professional engineering consulting services in connection with the Project; and

WHEREAS, the Consultant desires to render the services as described herein and has the experience, staff and resources to perform those services;

NOW, THEREFORE, the Owner and the Consultant in consideration of their mutual covenants, and intending to be legally bound hereby, herein agree as follows:

1.      Employment of Consultant.    The Consultant shall perform all necessary and required professional engineering services as set forth herein, and the Owner shall pay the Consultant for the performance of such services.

2.      Scope of Services.    The scope of services (hereinafter "Services") shall consist of professional engineering services as set forth on Exhibit "A" attached hereto and incorporated herein, and in subsequent written addenda that may be made a part of this Agreement by mutual agreement of the parties.

3.      Professional and Ethical Standards.    The Consultant shall perform services on behalf of the Owner on a professional and ethical basis, in full compliance with all applicable governmental and professional laws and regulations, and in accordance with the standard of professional practice and care ordinarily exercised by other engineers in the same field, under similar circumstances, and at the same time, performing the services of the type and scope set forth in this Agreement. The Consultant shall avoid any activity that could give the appearance of impropriety.

4.      Period of Service.    A schedule of the Services for the Project is set forth on Exhibit "A". The Consultant shall have an affirmative duty to keep the Owner fully advised of any delays or difficulties that would adversely impact the Project schedule. The Consultant shall complete the Services in accordance with the schedule set forth on Exhibit "A" (unless otherwise extended by the Owner). The Consultant shall provide the Owner with a written up-date on costs incurred on a monthly basis.

5.      Compensation.    As full consideration for the performance of the Services set forth on Exhibit "A", the Owner shall pay to the Consultant compensation in accordance with the fees, charges and payment provisions on Exhibit "B" attached hereto and incorporated herein (hereinafter

the "Agreement Cost"), subject to adjustment only for the causes identified in this Agreement. The Consultant agrees that the total cost for the performance and completion of the Services hereunder shall not exceed the amount of \$26,000.00 (hereinafter the "not to exceed amount") without prior written authorization of the Owner.

(a) In the event Consultant believes it is entitled to an increase in the not to exceed amount for the Project, the Consultant shall not continue performance hereunder or otherwise incur cost in excess of the not to exceed amount for the Project, unless and until the Owner has notified Consultant in writing that the not to exceed amount has been increased and specifying a revised not to exceed amount. Consultant shall not be entitled to an increase in the not to exceed amount, nor an extension of time for the Services to be performed hereunder, if such Services are reasonably foreseeable within the scope of the Services set forth on Exhibit "A".

(b) The Consultant shall submit monthly progress invoices to the office of the Village Engineer of the Village of Caledonia, at 5043 Chester Lane, Racine, Wisconsin 53402, for the Services performed and the charges incurred during the preceding period in performing this Agreement. The Consultant shall reference each invoice with the identification of the Project, the not to exceed amount and the amount invoiced to date. The Consultant shall keep accurate records showing all charges and expenses incurred by Consultant for the services performed for the Owner. The Consultant, upon request, shall furnish copies of time sheets, expense reports with receipts, invoices and other documentation necessary to substantiate each invoice to the Owner's reasonable satisfaction.

(c) The invoices shall also include a brief description of the Services performed, a brief progress report describing the Services performed during the invoice period and a summary of actual hours worked by the Consultant's employees, engaged directly on the Project, by classification and rate, allocated, in a manner acceptable to the Owner, separately for each element of the Services. Direct non-salary expenses, such as subcontracts and other direct costs and expenses shall be itemized separately and allocated, in a manner acceptable to the Owner, for each element of the Services. Within thirty (30) days after receipt of an acceptable invoice, the Owner shall pay all undisputed amounts plus or minus any adjustments that are mutually agreed upon by the parties hereto. Nonpayment of any undisputed amounts within 45 days after receipt of an acceptable invoice may, at Consultant's option, result in the suspension of the Services, and thereafter Consultant will resume the Services upon payment in full of all undisputed amounts and shall have no liability to Owner as a result of such a suspension.

(d) If any items in any invoices submitted by Consultant are disputed by the Owner for any reason, including, but not limited to, the lack of supporting documentation, Consultant's services are defective or fail to conform to the standards set forth in this Agreement, or the Owner is entitled to a setoff against Consultant, the Owner may temporarily delete the disputed item and pay the remaining amount of the invoice. Within thirty (30) days after receipt of an invoice containing a disputed item, the Owner shall notify Consultant of the dispute and request clarification or remedial action. If any dispute is settled in Consultant's favor, Consultant shall include the settled amount on a subsequent regularly scheduled invoice or on a special invoice for the disputed item only.

(e) The Agreement Cost includes all federal, state and local taxes of any type. Consultant shall be solely responsible for the payment of all such taxes (whenever implemented and/or assessed) to the proper agencies in a timely fashion and agrees to indemnify and hold harmless the Owner from any loss, cost, claim, damage or expense arising therefrom (including reasonable attorneys' fees). Consultant agrees to accept final payment specified in this Agreement as full compensation for performing the Services.

6. Consultant represents that it possesses the skills, experience, expertise, qualifications and knowledge, and has adequate staff and supervision, to provide, within the period of time specified, all engineering, technical and administrative services to perform the Services. The Owner is relying upon the skills, experience, expertise, qualifications and knowledge of Consultant in performing the Services. Consultant shall be responsible for the professional quality, technical accuracy and coordination of the Services and all documents, drawings, reports, plans, data, estimates, summaries, calculations, specifications, studies, software, tapes, models, notes, memoranda, information and material assembled, accumulated or prepared by Consultant or furnished to Consultant by Consultant's subcontractors, or furnished by or on behalf of the Consultant to the Owner, in connection with this Agreement (all documents, drawings, reports, plans, data, estimates, summaries, calculations, specifications, studies, software, tapes, models, notes, memoranda, information and material assembled, accumulated or prepared by Consultant or furnished to Consultant by Consultant's subcontractors, or furnished by or on behalf of the Consultant to the Owner, in connection with this Agreement are hereinafter referred to as the "Materials"). The Consultant shall not be responsible for Materials provided to Consultant by Owner and Consultant may rely upon such materials. Consultant shall correct or revise any errors or deficiencies in the Materials.

7. The Owner may at any time change the Services by making additions to, or directing the omission of, parts of the Services and Consultant shall promptly perform such changed Services, provided however, that if any change should, in the opinion of Consultant necessitate an increase in the not to exceed amount and/or the completion schedule, Consultant shall promptly notify the Owner in writing within five (5) days of receipt of such change and Consultant shall not proceed with such changed Services until an agreement on the cost and/or completion schedule increase, if any, has been established in writing and the Owner issues written approval of an increase in the not to exceed amount and/or completion schedule. If Consultant performs any Services without receiving a written approval of an increase in the not to exceed amount and/or completion schedule from the Owner, it shall be conclusively presumed that no cost or completion schedule increase is necessary and any additional costs beyond the not to exceed amount incurred by the Consultant without said express written approval of the Owner shall be borne by the Consultant and the completion schedule shall not be modified.

8. Consultant represents to the Owner that it is registered and fully qualified and licensed to perform engineering and consulting services in the Village of Caledonia, Wisconsin, and perform this Agreement; that its services shall conform to the other documents provided hereunder and shall comply with the requirements, specifications, terms and conditions of this Agreement; that Consultant's Services shall be free from negligence; and shall conform to the standard of care applicable to the Consultant. In the event that Consultant's Services do not conform to the above representations, Consultant shall be responsible for the cost of the revision or replacement of the errors and omissions in the Services at the Owner's discretion including, without limitation, any Materials. This remedy shall be in addition to, and not in substitution or limitation of any other remedies available to the Owner at law or in equity or pursuant to this Agreement. The Owner may require the right to review resumes of personnel assigned to the Services showing technical qualifications and experience. The Owner may also review and approve or reject any Materials. Notwithstanding such approvals or acceptance of any personnel or the Materials, Consultant shall be fully liable and responsible for the Services performed and the Materials.

9. Consultant shall provide, maintain and pay for all insurance coverages and minimum limits as provided in Exhibit "C" attached hereto and incorporated herein. To the fullest extent permitted by law, Consultant, for itself, its employees, agents and subcontractors shall indemnify and hold harmless the Village of Caledonia Utility District and the Village of Caledonia, Wisconsin, and their officials, employees, agents and contractors from and against any and all claims, suits, damages, losses and all other liabilities whatsoever, including related expenses and reasonable attorneys' fees, for or on account of injuries to or death of any person, and/or loss of or damage to any property to the extent resulting from the negligent performance of the Services by, or intentional acts of, the Consultant, and/or its employees, agents and subcontractors, or as a result of the breach of any of the requirements, specifications, terms or conditions of this Agreement by Consultant and/or its employees, agents and subcontractors.

10. To the extent of payments received from the Owner, Consultant for itself and for its subcontractors, waives and releases any and all rights of liens for payment for the Services performed or Materials provided by Consultant. If any claim or lien arising from the Services performed or Materials provided by Consultant or its subcontractors is filed against the Owner or if evidence exists indicating probable filing thereof, then the Owner may at its option (and without any liability toward Consultant) withhold further payment and/or avail itself of such other remedies as it may have in law or equity.

11. All Materials shall be the property of the Owner. All reproducible plans and drawings to be prepared by Consultant shall be submitted in paper and PDF forms in a manner acceptable to the Village Engineer of the Village of Caledonia. Consultant agrees not to assert any rights to such Materials and not to establish any claim under design, patent or copyright laws. It is agreed that all copyrightable Materials produced by Consultant in performing this Agreement have been specifically commissioned by the Owner and shall be considered a "services for hire" and that all copyright therein shall vest in the Owner. At the request of the Owner, Consultant agrees to provide the Owner with written minutes of meetings with the Owner. Provided, however, that Consultant retains title and interest in all of its standard details, plans, specifications, methodologies, tools, and engineering computation documents, whether in written or electronic form, which have been incorporated into the Materials and instruments of service, but which were developed by the Consultant independent of this Agreement. Any reuse without the specific written verification or adaptation by the Consultant will be at Owner's sole risk and without liability or legal exposure to Consultant from all claims, damages, losses and expenses, arising out of or resulting therefrom.

12. If Consultant shall be adjudged to be bankrupt, or shall make a general assignment for the benefit of its creditors, or if a receiver shall be appointed on account of its insolvency, or if it shall default in the performance of any requirement, specification, term, condition or undertaking to be performed by it under this Agreement, including the payment of any sum due hereunder, and if it fails to correct any such default within ten (10) days following notice thereof from the Owner, the Owner may, without prejudice to any other right or remedy, terminate this Agreement for default. Consultant shall be liable for all costs incurred by the Owner as a result of Consultant being terminated herein.

13. The Owner may at any time terminate the Services for its convenience by giving written notice of termination to Consultant at least five (5) business days prior to the termination date. If the Services are so terminated, the Owner shall pay to Consultant a sum equal to Consultant's actual engineering services performed to the date Consultant receives the notice of termination but not previously paid for by the Owner.



14. Upon any termination, Consultant shall (i) promptly discontinue all Services affected (unless a termination notice from the Owner directs otherwise), and (ii) deliver or otherwise make available to the Owner all Materials as may have been accumulated by Consultant in performing this Agreement, whether completed or in process. The Owner may take over the Services and prosecute the same to completion by agreement with another party or otherwise.

15. The Owner shall have the right to audit and inspect all books, records and accounts of Consultant insofar as they are pertinent to the Agreement at all reasonable times during the course of the Services and for a period of two (2) years after acceptance thereof. The Owner shall give Consultant a minimum of one (1) week notice before conducting an audit.

16. Consultant may not assign or subcontract any portion of the Services without the prior written approval of the Owner. Nothing contained in this Agreement shall create any contractual relationship between the Owner and any subcontractor of Consultant, but Consultant shall be fully responsible to the Owner for all negligent acts or omissions of its subcontractors, their agents and employees in the same manner as Consultant is responsible for the negligent acts or omissions of all persons directly employed by Consultant. The parties agree that there are no third party beneficiaries to this Agreement.

17. The Agreement is to be governed by the statutes, laws, ordinances codes, rules, regulations, standards, orders and other governmental requirements of any kind of the United States, State of Wisconsin, Racine County, Wisconsin, Village of Caledonia, Wisconsin, Caledonia Utility District Commission and the Village of Caledonia Utility District. In the event that any provision or provisions of the Agreement shall be void, unlawful or unenforceable, such provision or provisions, or part(s) thereof, shall be deemed stricken from the Agreement, but the Agreement shall not otherwise be affected and the remaining provisions, or part(s) thereof, shall continue in full force and effect and shall be valid and binding on the parties. Consultant represents and warrants that it will comply with all applicable federal, state and local statutes, laws, ordinances, codes, rules, regulations, standards, orders and other governmental requirements of any kind in the performance of its Services.

18. Consultant shall be an independent contractor in performing its services hereunder. Any failure by the Owner at any time, or from time to time, to require the strict adherence to and performance of the terms of this Agreement shall not constitute a waiver of such terms and shall in no way impair the Owner's right to enforce such terms at any other time. It is expressly agreed between the parties that the Consultant shall have no right or authority at any time to make any contract or binding promise of any nature on behalf of the Owner, whether oral or written, without the express consent of the Owner.

19. The parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change or modification is made in writing, dated and expressly refers to this Agreement. The execution of the change shall be authorized and signed in the same manner as this Agreement. This Agreement, including the exhibits attached hereto constitutes the entire Agreement between the Owner and the Consultant and supersedes all prior written or oral negotiations, representations, agreements or understandings.



IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Village of Caledonia Utility District, a political subdivision  
of the Village of Caledonia, Wisconsin,

By \_\_\_\_\_  
Howard Stacey  
President

By \_\_\_\_\_  
Kathleen Trentadue  
Secretary

Village of Caledonia, Wisconsin, a municipal body

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

By \_\_\_\_\_  
Jennifer Bass  
Village Clerk

Strand Associates, Inc.®

By \_\_\_\_\_  
Joseph M. Bunker  
Corporate Secretary

## **Exhibit “A”**

### **2025 Illicit Discharge Detection and Elimination (“Project”)**

#### **Project Location and Description**

The Project location is the Caledonia Utility District (“District”) in the Village of Caledonia, Wisconsin. The Project is for professional engineering services including the screening of storm sewer outfalls and sampling of suspected illicit discharges in accordance with Owner’s Wisconsin Pollutant Discharge Elimination System (WPDES) Permit.

#### **Scope of Services to Be Performed On the Project (“Services”)**

The following is a general summary of the Services to be performed on the Project by Consultant:

1. Provide an updated storm sewer system map showing the location of priority outfalls accounting for changes since 2016 to the Owner-provided storm sewer system map. Review of priority outfalls will be completed using the WDNR’s 2012 IDDE Guidance Document. Owner shall provide updated geographic information system (GIS) layers for storm sewers, storm structures, watersheds, and land use in areas with changes since 2016. The updated number and type of priority outfalls will be used for future years’ services and will not be used for the 2025 IDDE Services.
2. Provide illicit discharge detection screening at up to 20 priority-major outfalls and up to nine priority-minor outfall locations. Screening services will be in accordance with WDNR guidelines; use an ArcGIS Survey123 tool; and include a narrative description of color, odor, turbidity, oil sheen, surface scum, and flow rate. Provide photographs, official screening evaluation forms, and a summary list of priority outfalls screened for each location. At up to four locations where ponded water is found at a screened outfall, review up to two upstream structures at each outfall for existence of flowing water and document findings. Owner shall provide access to the areas where Consultant is required to perform testing and screening.
3. Provide dry weather discharge sampling services at up to 18 priority outfall locations with flow present at the outfall (or flow present at upstream structure where ponded water is found at outfall) during dry weather conditions. Sample parameters include pH, total chlorine, total copper, total phenol, ammonia, and detergents. Sampling will be in accordance with Owner’s Municipal Separate Storm Sewer System permit. Analyze collected samples in the field at time of collection. Summarize test results in a table. Report results of samples exceeding WDNR action levels to Owner.
4. Provide one eight-hour day of site review within 24 hours of detection seeking to locate the source of the suspected illicit discharge for outfalls with test results that exceed WDNR action levels. Notify Owner of a known or suspected illicit discharge. Owner shall assist consultant in the site review. Owner shall notify the WDNR of a known or suspected illicit discharge. Owner shall provide additional site review not able to be completed by Consultant within the eight hours of allotted time. Provide a narrative and GIS map documenting the Consultant’s site review.
5. Attend a virtual meeting with Owner to discuss the results of the screening and sampling and draft letter. Revise draft letter based on Owner’s comments, as appropriate.
6. Provide a letter to Owner with attachments in portable document format summarizing the results of the screening and sampling in draft and final format.

**Schedule for Completion of the Services:**

Services will commence upon execution of this Agreement, which is anticipated during the week of August 11, 2025, by Owner and Consultant and shall be completed on or before December 31, 2025.

**The Services Do Not Include:**

Archaeological or botanical investigations, design services, flood studies, geotechnical engineering, land easement surveys and procurement, permit and plan review fees (all permit and plan review fees payable to regulatory agencies shall be paid by Owner), preparation for and/or appearance in litigation on behalf of Owner, and services related to buried wastes and contamination.

Consultant is not responsible for the quality or accuracy of data nor for the methods used in the acquisition or development of any such data where such data is provided by or through Owner or others to Consultant and where Consultant's Services are to be based upon such data. Such data includes, but is not limited to, soil borings, groundwater data, geotechnical testing, reports, calculations, designs, drawings, specifications, record drawings, and topographical surveys.

## Exhibit “B”

### Not to Exceed Amount:

The Services described on Exhibit “A” shall be provided on an hourly basis plus expenses in accordance with the Professional Fees Rate Schedule set forth below and the Consultant agrees that the total cost for the performance and completion of the Services shall not exceed the total sum of \$26,000.

### Professional Fees Rate Schedule

|  | Hourly Billing Rates* |
|--|-----------------------|
| Principal Engineer                           | \$334 to \$379        |
| Senior Project Manager                       | \$238 to \$346        |
| Project Managers                             | \$130 to \$248        |
| Project Engineers and Scientists             | \$ 91 to \$188        |
| Engineering Technicians and<br>Draftspersons | \$ 61 to \$203        |
| Administrative                               | \$124 Average         |

\* Updated annually on July 1

Hourly billing rates may be adjusted on July 1, 2026, in accordance with Consultant’s normal annual hourly billing rates adjustments.

### REIMBURSABLE EXPENSES

Expenses incurred for travel, meals, printing, postage, computer, electronic communication, and long distance telephone calls will be billed at actual cost plus ten percent.

### **Exhibit "C"**

#### **Required Insurance Coverages For Agreement For Engineering Consulting Services**

LIABILITY AND INSURANCE - The Consultant shall provide and maintain from insurance companies acceptable to the Owner, insurance to protect the Consultant, employees of the Consultant, Subcontractors of the Consultant, the Village of Caledonia and the Village of Caledonia Utility District and their authorized agents, against hazards and risks of loss. The Consultant shall also include the Village of Caledonia and the Village of Caledonia Utility District as additional insureds in liability policies required by this Agreement with the exception of Worker's Compensation and Professional Liability. The Consultant shall not commence Services under this Agreement until it has obtained all insurance required hereunder and has filed certification thereof with the Owner, nor shall the Consultant allow a Subcontractor to commence Services until all similar insurance required hereunder has been so obtained by the Subcontractor and certification thereof is filed with the Owner. The insurance certification shall be in a form that is satisfactory to Owner and shall be signed and dated by an authorized representative of the insurance carrier(s).

- (A) Worker's Compensation Insurance - The Consultant shall maintain during the life of this Agreement the statutory coverage as required by Chapter 102 of the Statutes of the State of Wisconsin, as revised, and all acts amendatory thereof and supplementary thereto, and for all employees of the Consultant. All Subcontractors and suppliers of material shall furnish to the Consultant evidence of similar insurance for all of their respective employees unless such employees are covered by the protection afforded by the Consultant.
- (B) Comprehensive General Liability and Property Damage Insurance - The Consultant shall maintain during the life of this Agreement Comprehensive General Liability and Property Damage insurance coverage to protect Consultant, employees of the Consultant, Subcontractors of the Consultant, the public, the Village of Caledonia and the Village of Caledonia Utility District and their authorized agents against all claims for injuries or death to persons or damage to property arising from any negligent act or omission of the Consultant or its agents, employees or Subcontractors. In addition, this coverage shall insure the contractual liability assumed by the Consultant under this Agreement. The scope of this coverage shall include commercial general liability, premises and operations, independent contractors, products and completed operations (which shall be maintained for a minimum period of 2 years after final payment), broad form property damage, contractual liability coverage, explosion and collapse hazard and underground hazard, all subject to the following limits:

Bodily Injury and Property Damage: \$2,000,000 per occurrence  
\$3,000,000 aggregate

- (C) Comprehensive Automotive Liability and Property Damage Insurance - The Consultant shall maintain during the life of this Agreement Comprehensive Automotive Liability and Property Damage insurance coverage, including uninsured and underinsured motorists coverage, to protect Consultant, employees of the Consultant, Subcontractors of the Consultant, the public, the Village of Caledonia and the Village of Caledonia Utility District and their authorized agents against all claims for injuries or death to persons or damage to property arising from the use of motor vehicles, used on or off public roads, whether they are owned, hired, or non-owned vehicles, all subject to the following limits:

Bodily Injury and Property Damage: \$2,000,000 per occurrence  
\$3,000,000 aggregate

- (D) Professional Liability - The Consultant shall maintain during the life of this Agreement and for six (6) years thereafter Professional liability insurance coverage for liability arising from the negligent performance of professional services by Consultant, on a claims made basis, subject to the limit of \$2,000,000 for each claim.

The Consultant shall file with the Owner a certification of insurance containing an endorsement to the effect that cancellation or material change of such policies shall not be effective unless thirty (30) days written notice is given to the Owner prior to such cancellation or material change.

NOTE: The required limits of liabilities may be obtained with primary liability policies or in combination with an umbrella excess liability policy. The insurance of the Consultant and all Subcontractors shall be primary and non contributory. Any insurance maintained by the additional insureds named above shall be excess and non contributory to the insurance of the Consultant and all Subcontractors.

**RESOLUTION NO. 2025-062  
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA  
TO EXECUTE A STORM WATER POND EASEMENT AGREEMENT  
WITH STORAGESHOPUSA-CALEDONIA LLC**

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

**WHEREAS**, the Caledonia Utility District has conditionally approved a Storm Water Management Plan and a Private Construction Plan for the construction of 11 storage buildings (22 units) as part of the StorageShopUSA development located at 7930 East Frontage Road in the Village of Caledonia.

**WHEREAS**, the Owner, StorageShopUSA-Caledonia LLC will be/is constructing 2 storm water ponds according to the Plans & Specifications.

**WHEREAS**, the Ordinance requires that Storm Water Pond Easements are obtained over the Storm Water Management Facilities.

**WHEREAS**, the Village has prepared said Storm Water Pond Easement Agreement.

**WHEREAS**, the Owner, StorageShopUSA-Caledonia LLC has executed said Storm Water Drainage Easement Agreement.

**WHEREAS**, the Caledonia Utility District has authorized the President & Secretary of the Caledonia Utility District to execute the Storm Water Pond Easement Agreement at their August 6, 2025 meeting.

**WHEREAS**, the President and Clerk of the Village need to execute the Storm Water Pond Easement Agreement in order to allow it to be recorded.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that the Storm Water Pond Easement Agreement as set forth in Exhibit A, which is attached hereto and incorporated herein by reference, is approved and that the Village President and Village Clerk are authorized to execute said Storm Water Pond Easement Agreement.

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

**VILLAGE OF CALEDONIA**

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

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

Document Number

**Storm Water Pond Easement  
Agreement:  
STORAGESHOPUSA-CALEDONIA LLC**

Name and Return Address

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

104-04-22-07-053-101  
104-04-22-07-053-102  
104-04-22-07-053-103  
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104-04-22-07-053-105  
104-04-22-07-053-106  
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104-04-22-07-053-121  
104-04-22-07-053-122

Parcel Identification Number (PIN)



**STORM WATER POND EASEMENT AGREEMENT:**  
**STORAGESHOPUSA-CALEDONIA LLC**

This Storm Water Pond Easement Agreement ("Agreement") is made the 9<sup>th</sup> day of July, 2025, by and between **StorageShopUSA-Caledonia LLC**, a Wisconsin limited liability company with offices located at 1260 N 46<sup>th</sup> Street Milwaukee, WI 53208, referred to in this Agreement as "Owner", and the **VILLAGE OF CALEDONIA**, Racine County, Wisconsin, and the **VILLAGE OF CALEDONIA UTILITY DISTRICT**, a utility district of the Village of Caledonia, Racine County, Wisconsin. The Village of Caledonia and Village of Caledonia Utility District are collectively referred to in this Agreement as the "Grantees".

**RECITALS**

A. The Owner is the fee simple holder of certain real property in the Village of Caledonia, Racine County, State of Wisconsin, described and depicted in the StorageShopUSA – Caledonia, A Condominium Plat, of record in the Office of the Register of Deeds for Racine County, Wisconsin as Document No. 2704479 and Volume 3 Page 821 & 822. Said real property is referred to in this Agreement as the "Property". A copy of the StorageShopUSA -Caledonia, A Condominium Plat is attached hereto as **EXHIBIT A**.

B. As a part of the approval by the Grantees of the development of the Property, the Grantees have required the Owner to construct, at the Owner's own cost and expense, a Storm Water Management Plan for the Property as described and prepared by Wyser Engineering, dated and Professional Engineer Stamped April 7, 2025 and Private Improvement Plan for the Property, prepared by Wyser Engineering, dated and Professional Engineer Stamped April 16, 2025 as may be approved and/or amended from time to time by the Grantees, attached hereto **EXHIBIT B** and incorporated herein (the "Plan"). The Plan includes, in part, the construction of Two (2) Storm Water Retention Ponds (collectively, the "Ponds", in singular tense, the "Ponds") described therein and herein. The Grantees have further required as part of said approval that the Owner enter into this Agreement with the Grantees, setting forth the Owner's responsibility to maintain the Plan and provide the Grantees with access to the easement areas described below.

C. The Grantees have requested that the Owner grant a permanent easement (referred to in this Agreement as the "Storm Water Pond Easement"), as may be necessary for the Grantees to exercise their rights under this Agreement, over that portion of the Property shown and described in attached **EXHIBIT C**, as "Storm Water Pond A Easement Area"; and "Storm Water Pond B Easement Area", hereinafter collectively referred to in this Agreement as the "Storm Water Pond Easement Areas".

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

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

## AGREEMENT

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

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

2. Failure to Construct, Clean, Maintain, Alter, Repair and Replace Retention Pond and Drainage Facilities. The Grantees shall have the right, but not the responsibility, to enter upon the Property in order to perform construction, cleaning, maintenance, alterations, repairs and replacements of the Drainage Facilities if the Owner fails to do so after receiving a written request from the Grantees. The Owner shall be given at least ten (10) business days after the date of said written request to perform whatever construction, cleaning, maintenance, alterations, repairs and replacements are deemed reasonable and necessary by the Grantees as stated in said notice. Provided, however, that in the event the Grantees determine that emergency action should be performed, then the Grantees may enter upon the Property immediately and perform said emergency action. The Owner shall reimburse Grantees for all costs incurred by the Grantees in performing said construction, cleaning, maintenance, alterations, repairs, replacements and emergency action, including, without limitation, any construction, engineering, legal and administrative costs with respect to the same, upon receiving an invoice for said costs. If Owner fails to pay said costs, then said costs may be assessed upon the Property by the Grantees as a special charge as provided in Wisconsin Statutes Sections 66.0627 and 66.0703, and Owner consents to said assessments and waives notice and hearing with respect to the levying of said assessments in accordance with Wisconsin Statutes Section 66.0703 and/or 66.0627.

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

4. Indemnification. Owner shall, and hereby does, indemnify and hold harmless the Grantees, and their successors and assigns, employees, officials, commissioners, contractors, consultants, and agents from and against any claims, actions, judgments, damages, costs, and expenses (including, but not limited to, reasonable actual attorney fees) and/or liability of any nature whatsoever, that may arise, directly or indirectly, as a result of (i) the existence, construction, use, operation, cleaning, maintaining, alteration, repair, and/or replacement of the Drainage Facilities and/or the Storm Water Pond Easement Areas, and/or (ii) any property

damage and/or bodily injury (including death) that may arise or occur as a result of the foregoing and/or at such locations.

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

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

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

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

8. Further Owner Requirements.

- (a) No fences, structures or improvements will be erected, and no trees, bushes or other vegetation will be planted, within the Storm Water Pond Easement Areas without the written consent of the Grantees; and
- (b) The elevation of the existing ground surface within the Storm Water Pond Easement Areas will not be altered without the written consent of the Grantees.
- (c) Owner shall perform the other drainage work in the manner described in

attached **EXHIBIT B**.

- (d) Owner shall comply with (i) the provisions and requirements of the Storm Water Management Plan for the Property, prepared by Wyser Engineering, dated and Professional Engineer Stamped April 7, 2025 and the Private Improvement Plan for the Property, prepared by Wyser Engineering, dated and Professional Engineer Stamped April 16, 2025 as may be approved and/or amended from time to time by the Grantees.

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

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

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

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

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

SIGNATURE PAGES TO FOLLOW

OWNER: STORAGESHOPUSA-CALEDONIA LLC

BY: Evan Salentine  
**Evan David Salentine**

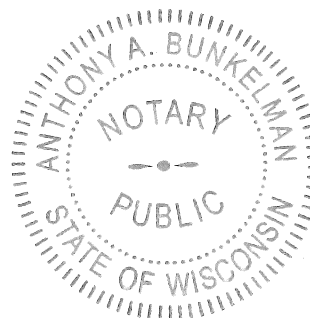
STATE OF WISCONSIN     )  
                                  ) SS  
COUNTY OF RACINE     )

Personally came before me this 9<sup>th</sup> day of July 2025, the above-named **Evan David Salentine**, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of said Owner.

Anthony A. Bunkelman  
Notary Public, State of Wisconsin

Anthony A. Bunkelman

My Commission expires: 7-26-2027



VILLAGE OF CALEDONIA

BY: \_\_\_\_\_  
**Thomas Weatherston, President**

ATTEST: \_\_\_\_\_  
**Jennifer Bass, Clerk**

STATE OF WISCONSIN     )  
                                  ) SS  
COUNTY OF RACINE     )

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

\_\_\_\_\_  
Notary Public, Racine County, WI

My Commission expires: \_\_\_\_\_

VILLAGE OF CALEDONIA UTILITY DISTRICT

BY: \_\_\_\_\_  
Howard Stacey, President

ATTEST: \_\_\_\_\_  
Kathleen Trentadue, Secretary

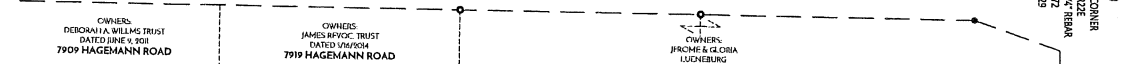
STATE OF WISCONSIN     )  
  ) SS  
COUNTY OF RACINE     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 2025, the above-named, **Howard Stacey, President** and **Kathleen Trentadue, Secretary**, of the Village of Caledonia Utility District, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of the Village of Caledonia Utility District.

\_\_\_\_\_  
Notary Public, State of Wisconsin

\_\_\_\_\_  
My Commission expires: \_\_\_\_\_

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



**PARCEL:**  
UNDIVIDED AND BEING A PART OF THE NORTHWEST 1/4 OF T

## NOTES

1. FIELD WORK PERFORMED BY WISE ENGINEERING, LLC ON THE WEEK OF JUNE 3 AND OCTOBER 30, 2024.

2. NORTH REFERENCE FOR THIS PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONSIN-RACINE GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T4N, R22E, BEARS S 89° 17' 13" E.

3. BUILDING PLANS & DIMENSIONS ARE BASED UPON DRAWINGS PROVIDED BY THE OWNER AND DO NOT REPRESENT AS-BUILT CONDITIONS.
4. ALL IMPROVEMENTS ARE DETECTED WITHIN THE CONDOMINIUM LIMITS AS PROPOSED.
5. UNLESS OTHERWISE NOTED, ALL AREAS OUTSIDE OF THE JUNIT ARE CONSIDERED COMMON ELEMENTS.
6. ALL AREAS DETECTED ON THE CONDOMINIUM PLAN AS LIMITED COMMON ELEMENTS ARE NOT TO BE COVERED BY THE TITLING & CONVEYANCE OF THE DECLARATION.
7. JUNIT AREAS ARE APPROXIMATE AND DO NOT SUPERSEDE JUNIT DIMENSIONS AS SET FORTH IN THE DECLARATION.

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 10000, DO HEREBY CERTIFY THAT I HAVE SUBMITTED THE ABOVE

EARTH HEMISPHERE COMPLAINTS WITH CHARTER 131 UNBORN  
 SUSTAINABLE PROBABLY AND THIS SURVEY AND PLAT IS CORRECT  
 SUSTAINABLE PROBABLY AND 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 EXTENDED BOUNDARY LINES  
 AND THE LOCATION OF THE PROPERTY DESCRIBED IN THE  
 PROPERTY MAP, THE INFORMATION PROVIDED, AND THAT THIS SURVEY  
 COMPLETS WITHIN THE WISCONSIN ADAMS HATVAT CODE

ADVANTAGE IN REAL ESTATE,  
WISCONSIN PROFESSIONAL LAND SURVEYORS

2000  
ZACHARY M REYNOLDS, S-3223

DATE 6/20/02

SHEET 1 OF 2

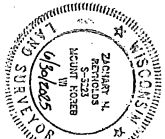
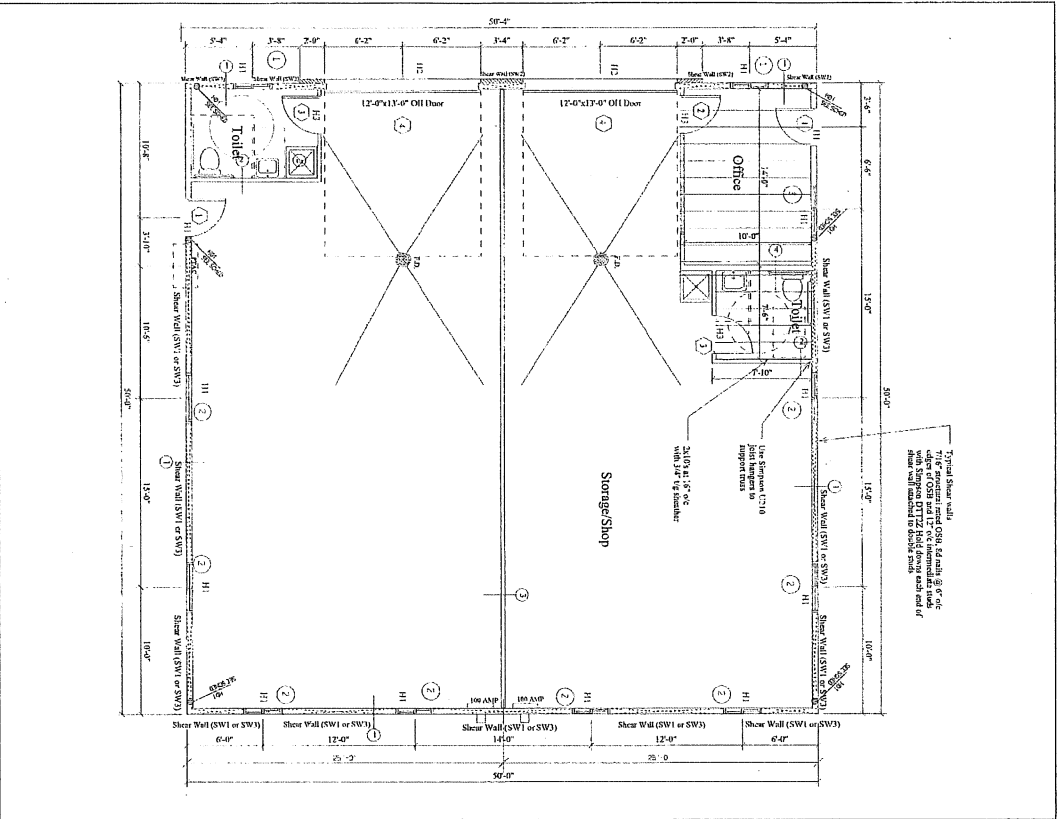


EXHIBIT A  
PAGE 1 of 2

FLOOR PLAN FROM ARCHITECTURAL SHEET A1.0 - NOT TO SCALE



STORAGESHOPUSA - CALEDONIA  
A CONDOMINIUM PLAT

A TRACT OF LAND AS DESCRIBED IN A TRUSTEE'S DEED, RECORDED ON DECEMBER 16, 2024 AS DOCUMENT NO. 2891446, 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.

OWNER'S CERTIFICATE

STORAGESHOPUSA-CALEDONIA LLC, AS OWNERS, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, IMPROVED, AND DESIGNATED AS REPRESENTED ON THE PLAT.

WITNESS THE HAND AND SEAL OF SAID AUTHORIZED MEMBER THIS 1<sup>ST</sup> DAY OF JULY, 2025

IN THE PRESENCE OF:

STORAGESHOPUSA-CALEDONIA LLC

BY: EVAN SALENTE, AUTHORIZED MEMBER

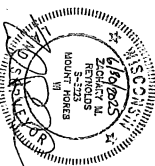
STATE OF WISCONSIN  
DAKE COUNTY, WI

PERSONALLY CAME BEFORE ME THIS 1<sup>ST</sup> DAY OF JULY, 2025

THE ABOVE NAMED AUTHORIZED MEMBER, EVAN SALENTE, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES 06/05/2028



VILLAGE OF CALEDONIA VILLAGE BOARD CERTIFICATE

RESOLVED THAT THE CONDOMINIUM PLAT, STORAGESHOPUSA - CALEDONIA, LOCATED IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE VILLAGE OF CALEDONIA BOARD RESOLUTION, DATED May 27, 2025.

TOWN OF CALEDONIA  
VILLAGE OF CALEDONIA

7/2/2025  
DATE

| FROM (ALL OF): |                      |
|----------------|----------------------|
| TO:            | 104-04-22-07-083-100 |
| UNIT RANGES:   |                      |
| 1              | 104-04-22-07-083-101 |
| 2              | 104-04-22-07-083-102 |
| 3              | 104-04-22-07-083-103 |
| 4              | 104-04-22-07-083-104 |
| 5              | 104-04-22-07-083-105 |
| 6              | 104-04-22-07-083-106 |
| 7              | 104-04-22-07-083-107 |
| 8              | 104-04-22-07-083-108 |
| 9              | 104-04-22-07-083-109 |
| 10             | 104-04-22-07-083-110 |
| 11             | 104-04-22-07-083-111 |
| 12             | 104-04-22-07-083-112 |
| 13             | 104-04-22-07-083-113 |
| 14             | 104-04-22-07-083-114 |
| 15             | 104-04-22-07-083-115 |
| 16             | 104-04-22-07-083-116 |
| 17             | 104-04-22-07-083-117 |
| 18             | 104-04-22-07-083-118 |
| 19             | 104-04-22-07-083-119 |
| 20             | 104-04-22-07-083-120 |
| 21             | 104-04-22-07-083-121 |
| 22             | 104-04-22-07-083-122 |



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| DRAWING INDEX |                                |
|---------------|--------------------------------|
| SHEET NO.     | TITLE                          |
| C001          | TITLE SHEET                    |
| V001          | EXISTING CONDITIONS MAP        |
| C101          | SITE PLAN                      |
| C110          | FIRE APPARATUS PLAN            |
| C200          | GRADING & EROSION CONTROL PLAN |
| C201          | DETAILED GRADING PLAN          |
| C300          | UTILITY PLAN                   |
| C400          | DETAILS                        |
| C401          | DETAILS                        |
| I001          | LANDSCAPE PLAN                 |

**IH 94 / USH 41**

**E FRONTAGE ROAD**

**HAGEMANN ROAD**

**7 MILE ROAD**

**PROPOSED PRIVATE DEVELOPMENT AREA**

**north**

**DESIGN CONTACT**  
WYSER ENGINEERING  
ADAM WATKINS, PE  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
608-437-1980  
adam.watkins@wyserengineering.com

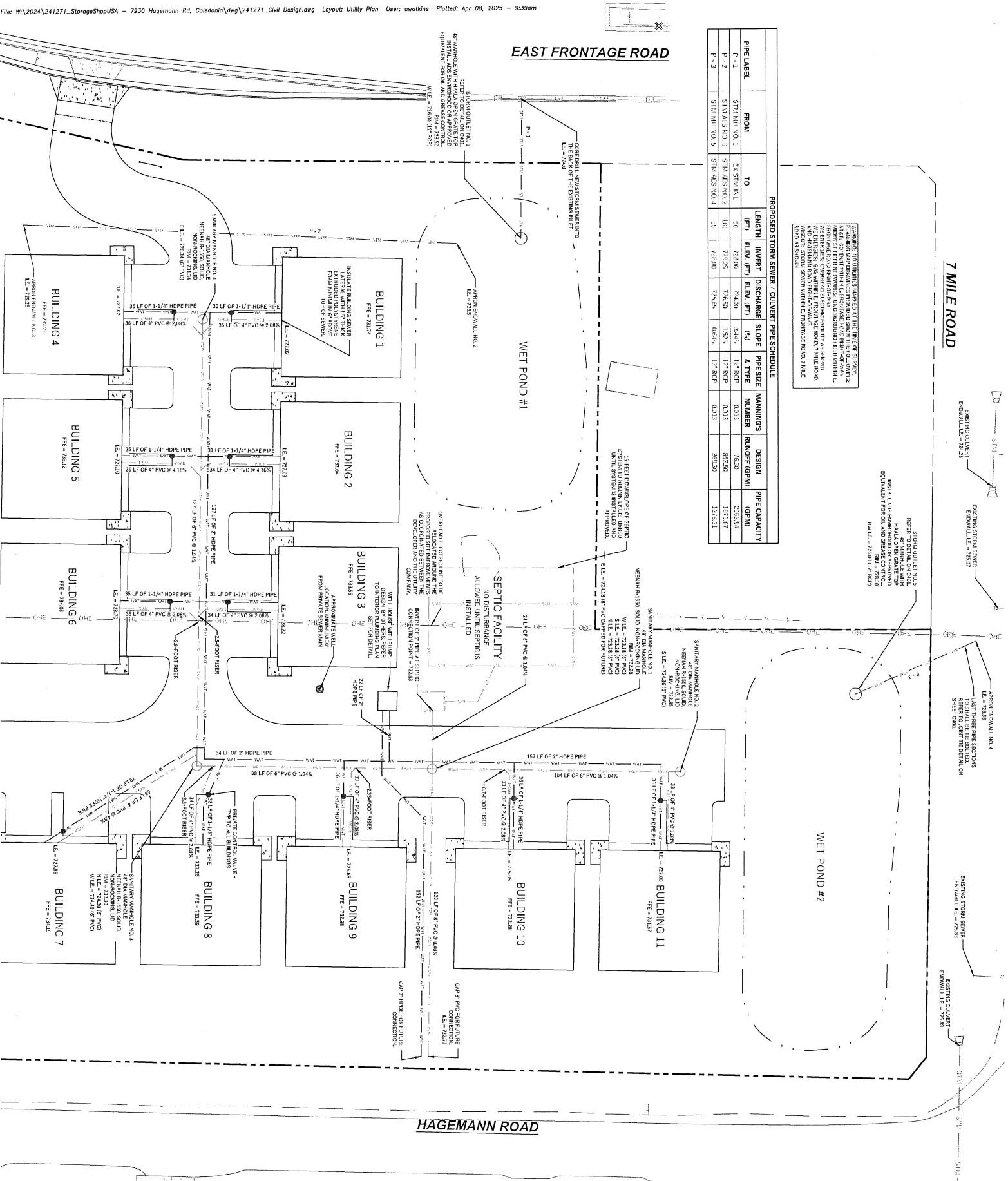
**VILLAGE OF CALEDONIA**  
TODD WILLIS, VILLAGE ADMINISTRATOR  
5043 CHESTER LANE  
CALEDONIA, WI 53402  
twillis@caledonia-wi.gov  
262-835-4451

ANTHONY BUNKELMAN P.E., PUBLIC SERVICES DIRECTOR  
5043 CHESTER LANE  
CALEDONIA, WI 53402  
abunkelman@caledonia-wi.gov  
262-835-6416



|                                  |  |
|----------------------------------|--|
| No.      Date:      Description: |  |
| Revisions:                       | STORAGE SHOP USA - CALEDONIA<br><br>CALEDONIA, RACINE COUNTY, WI |
| Sheet Title:<br>TITLE SHEET      | Sheet Number: C001   |





| PROPOSED STORM SEWER CULVERT PIPE SCHEDULE |               |               |             |                   |                      |           |
|--|---------------|---------------|-------------|-------------------|----------------------|-----------|
| PIPE LABEL                                 | FROM          | TO            | LENGTH (FT) | INVERT ELEV. (FT) | DISCHARGE ELEV. (FT) | SLOPE (%) |
| P-1  | STATION NO. 1 | EXISTING      | 50          | 725.00            | 724.00               | 2.00%     |
| P-2  | STATION NO. 3 | STATION NO. 2 | 161         | 723.25            | 723.50               | 1.55%     |
| P-3  | STATION NO. 5 | STATION NO. 4 | 50          | 723.00            | 723.50               | 1.00%     |

NOTES:  
1. ALL STORM SEWER LINES SHALL BE INSTALLED AT THE PROPOSED DEPTH AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM STANDARD SPECIFICATIONS FOR STORM SEWER LINES, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE TOWN OF CALEDONIA, WISCONSIN.  
2. ALL STORM SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM STANDARD SPECIFICATIONS FOR STORM SEWER LINES, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE TOWN OF CALEDONIA, WISCONSIN.  
3. ALL STORM SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM STANDARD SPECIFICATIONS FOR STORM SEWER LINES, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE TOWN OF CALEDONIA, WISCONSIN.

7 MILE ROAD



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STORM OUTLET



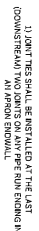
NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS II TYPE C BY PPM/ALTAI OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

WET POND #1  
OVERFLOW WEIR  
NTS



NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS II, TYPE C BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

WET POND #2  
OVERFLOW WEIR  
NTS



| STRUCTURE   | W    | L    | DEPTH | TYPE         |
|-------------|------|------|-------|--------------|
| STM AE NO.3 | 5.7" | 4.0" | 1.7"  | LIGHT RIBRAP |
| STM AE NO.5 | 5.7" | 4.0" | 1.5"  | LIGHT RIBRAP |

PART OF 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.



- \_\_\_\_\_ RIGHT-OF-WAY LINE  
 - - - - - PLATTED LOT LINE  
 — • — • — NEW EASEMENT  
 — - - - - CENTERLINE  
 — — — — SECTION/QUARTER LINE

1. 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.

| LINE TABLE |                 |          |
|------------|-----------------|----------|
| LINE #     | BEARING         | DISTANCE |
| L-1        | S 50° 52' 07" E | 11.68'   |



PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
[www.wyserengineering.com](http://www.wyserengineering.com)

PREPARED FOR:  
STORAGESHOPUSA-CALEDONIA  
6810 CROSS COUNTRY ROAD  
VERONA, WI 53593

SURVEYED BY: ---  
DRAWN BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 241271  
SHEET NO: 1 of 1

Legal Description

**STORM WATER POND A EASEMENT AREA**

Part of Northwest Quarter of the Northwest Quarter of Section 7, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, more particularly described as follows:

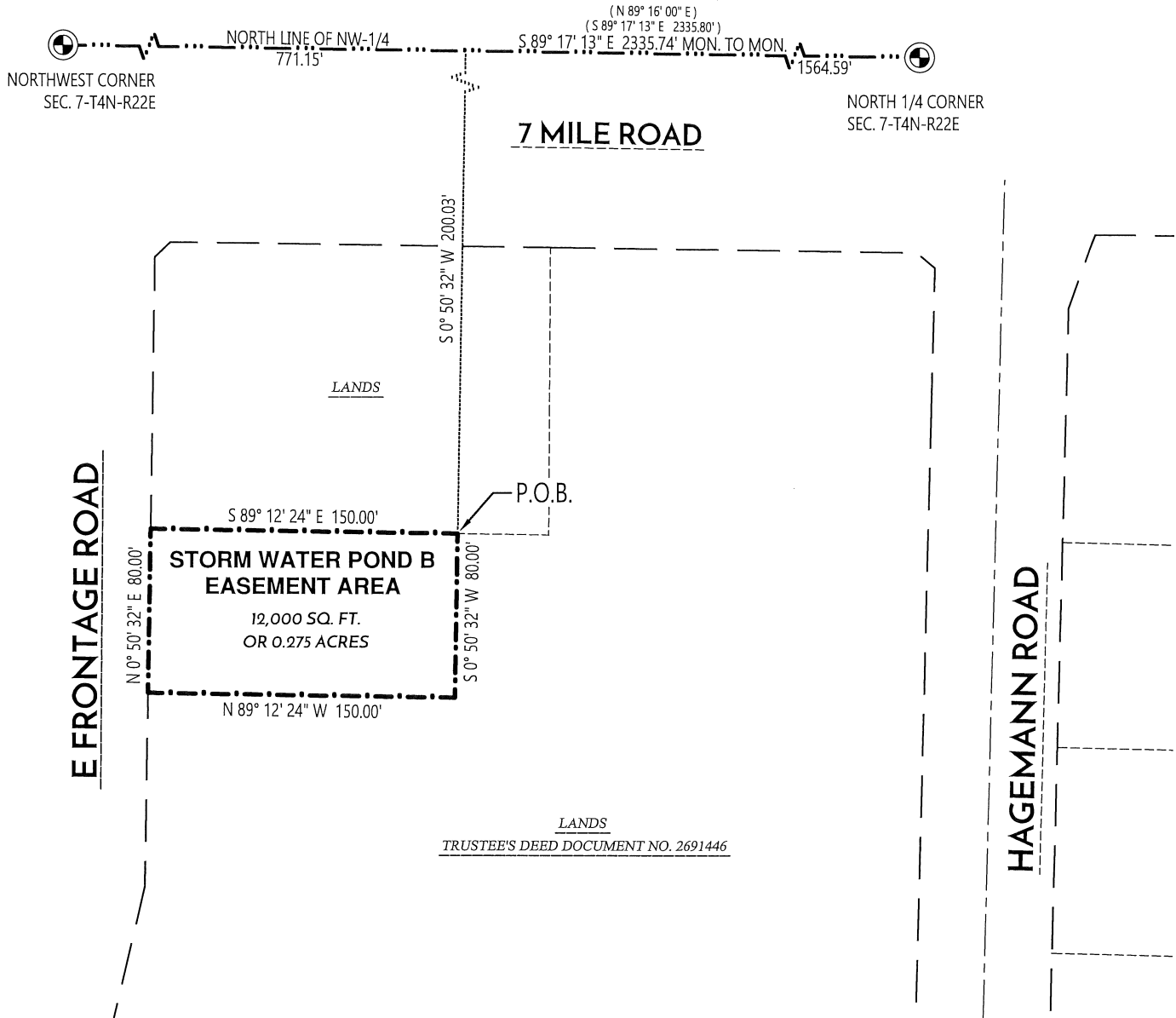
Commencing at the Northwest Corner of aforesaid Section 7; thence, along the North line of the Northwest Quarter of said Section 7, South 89 degrees 17 minutes 13 seconds East, 813.50 feet; thence, South 00 degrees 14 minutes 16 seconds West, 60.00 feet to a point on the South right-of-way of 7 Mile Road, also being the Point of Beginning;

Thence, along said South right-of-way, South 89 degrees 17 minutes 13 seconds East, 178.62 feet; thence, continuing along said right-of-way, South 50 degrees 52 minutes 07 seconds East, 11.68 feet to a point on the West right-of-way of Hagemann Road; thence, along said West right-of-way, South 01 degree 21 minutes 04 seconds West, 72.75 feet; thence, North 89 degrees 17 minutes 13 seconds West, 186.30 feet; thence, North 00 degrees 14 minutes 16 seconds East, 80.00 feet back to the Point of Beginning.

Said easement area covers 14,932 Square Feet or 0.343 Acres, more or less.

## STORM WATER POND B EASEMENT AREA

PART OF 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.



### LEGEND

- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- · - · - NEW EASEMENT
- CENTERLINE
- · - · - SECTION/QUARTER LINE

### EASEMENT NOTES:

1. 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.



0' 40' 80'

Legal Description

**STORM WATER POND B EASEMENT AREA**

Part of Northwest Quarter of the Northwest Quarter of Section 7, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of aforesaid Section 7; thence, along the North line of the Northwest Quarter of said Section 7, South 89 degrees 17 minutes 13 seconds East, 771.15 feet; thence, South 00 degrees 50 minutes 32 seconds West, 200.03 feet to the Point of Beginning;

Thence, continuing South 00 degrees 50 minutes 32 seconds West, 80.00 feet; thence, North 89 degrees 12 minutes 24 seconds West, 150.00 feet to a point on the easterly right-of-way of East Frontage Road; thence, along said East right-of-way, North 00 degrees 50 minutes 32 seconds East, 80.00 feet; thence, South 89 degrees 12 minutes 24 seconds East, 150.00 feet back to the Point of Beginning.

Said easement area covers 12,000 Square Feet or 0.275 Acres, more or less.



**RESOLUTION NO. 2025-063  
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO ENTER INTO  
A PRE-DEVELOPMENT AGREEMENT WITH DEWBERRY ENGINEERS, INC. FOR  
A PROPOSED TRANSITION LIGHT INDUSTRIAL DEVELOPMENT**

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

**WHEREAS**, Dewberry Engineers, Inc. (“Dewberry”) has proposed a transition light industrial development, rezoning and comprehensive plan amendment for consideration by the Village (the “Development”);

**WHEREAS**, the Village of Caledonia is willing to consider the request and submissions for the Development if Dewberry pays for the costs the Village incurs to do so; and

**WHEREAS**, given the size and scope of the Development, Village staff increased the responsibilities for financial cost recovery, increased the deposit and modified the scope of the standard pre-development agreement which requires additional review and approval by the Village Board.

**NOW, THEREFORE, BE IT RESOLVED THAT** the pre-development agreement in the form attached hereto as **Exhibit A** (the “Pre-Development Agreement”) is approved, and the Village President and Village Clerk are authorized to execute such agreement after approval.

**BE IT FURTHER RESOLVED**, that the Village Administrator is authorized to approve additional amendments to this Pre-Development Agreement that provide for additional amounts of pre-development cost recovery and the Village staff are authorized to take such actions as are provided for under the agreement.

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

**VILLAGE OF CALEDONIA**

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

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

**PRE-DEVELOPMENT AGREEMENT WITH DEWBERRY ENGINEERS INC. FOR A  
TRANSITION LIGHT INDUSTRIAL DEVELOPMENT LOCATED IN THE VILLAGE OF  
CALEDONIA, WI**

THIS AGREEMENT is entered into as of the latest date set forth below (the “Effective Date”) by and between the **VILLAGE OF CALEDONIA**, a municipal corporation located in Racine County, Wisconsin (“the Village”) and Dewberry Engineers Inc., a New York corporation (“Developer”), regarding a proposed development in the Village of Caledonia (the “Agreement”). The Village and Developer may be referred to individually as a “Party” and together as the “Parties” in this Agreement.

**RECITALS**

1. Developer has proposed to develop property in the Village containing the proposed Development as described below. Developer, through its agents and authorized third parties, has submitted development applications and concepts for consideration by the Village for a proposed transition light industrial development in the Village (the “Development”) and has requested Village approval of this Development in accordance with applicable State laws and Village Ordinances.

2. Because the Developer has submitted the applications and concepts for the Development, the Village agrees to process, study and consider any applications, conceptual, preliminary and final plans associated with the Development, and to review, revise and/or draft any agreements, deed restrictions, easements or other documents associated with the Development if the same can be done without unreasonable expense to the Village’s taxpayers under the terms and conditions set forth in this Agreement (the “Work”).

**NOW, THEREFORE**, in consideration of the following covenants, the Parties agree as follows:

**PART A**

**REIMBURSEMENT OF ENGINEERING, PLANNING, FINANCIAL CONSULTANTS, LEGAL  
AND ADMINISTRATIVE COSTS**

1. Developer, agrees to be liable for and shall pay to and reimburse the Village for any and all costs for engineering, inspection, planning, financial consultants, legal, and administrative fees and expenses reasonably incurred by the Village with respect to the “Work” (each referred to herein as a “Cost” or collectively as the “Costs”), including, but not limited to, the following:

a. processing, reviewing, revising, and acting on any applications, submittals, conceptual, preliminary or final Development plans, including but not limited to, consultation reasonably required to address issues and problems encountered during the application and review process for the Development;

b. processing, reviewing, revising, drafting and acting on any agreements including an ordinance required development agreement, easements, deed restrictions or other documents associated with the proposed Development; and

c. The reimbursement of costs shall be retroactive to capture costs incurred by the Village between July 29, 2024 and June 30, 2025 totaling \$24,248.70 and such documentation has already been provided to Developer (“Back Costs”).

Such costs shall include the costs of the Village’s own engineers and inspectors (if any), and outside services for attorneys, planners, financial consultants, agents, ecologists, sub-contractors, consulting engineers, other unspecified consultants, and the Village’s own employees. The cost for Village employees’ time shall be based upon the classification of the employee and the rates established by the Village Board, from time-to-time, for each such classification. Such costs shall also include, but not be limited to, those for attendance at telephone conferences and meetings, whether virtual or in-person. The cost for outside services shall be the direct cost incurred by the Village.

2. Developer understands that the planning, legal, engineering, and/or other consultants retained by the Village are acting exclusively on behalf of the Village and not the Developer. Developer understands that invoices from Village legal counsel and other consultants may be confidential and subject to attorney client work product privilege and may only be available in redacted form.

## **PART B**

### **GUARANTEE OF PAYMENT**

1. Developer shall pay the Village all Back Costs at the time of execution of this Agreement.

2. The Developer shall deposit with the Village Treasurer the sum of Twenty-Five Thousand and no/100 Dollars (\$25,000.00) (the “Deposit”). This Deposit is in addition to the payment of the Back Costs. The Village shall hold such Deposit and apply such Deposit toward payment of the Costs in accordance with this Agreement.

3. The Village shall invoice Developer no more than monthly for Costs in accordance with this Agreement. With the first invoice under this Agreement, the Village shall include “Costs” incurred back to February 11, 2025 to ensure there is no gap in the Developer’s responsibility for Costs under this Agreement. Developer shall review such invoices and reimburse Costs not covered by the Deposit to the Village within sixty (60) days. Developer shall promptly raise any questions regarding invoices received from the Village. If the Village does not timely receive payment on invoices, the Village may pause additional work or review as to the Development under consideration and the Village may reject any pending application and plans for non-payment of the above Costs, in each case if Developer has failed to pay the same within such sixty (60) day period

4. If the Developer disputes a charged Cost, Developer shall raise such dispute to the Village but Developer shall still pay such Costs when due and the Village agrees to, in good faith, review and work with the Developer to resolve the dispute.

5. All Costs under this Agreement shall be paid prior to issuance of any permits for the Development.

6. The Village shall reasonably endeavor to keep costs to a minimum. In furtherance of that endeavor, when the Village has billed Seventy-Five Thousand 00/100 Dollars (\$75,000) in Costs to the Developer, the Village will prepare an estimate of additional anticipated Costs (the "Good Faith Estimate") and the parties will meet and confer to review the Good Faith Estimate and its scope within thirty (30) days of receipt by the Developer. Notwithstanding the foregoing, under no circumstances shall the Developer be responsible for any Costs in excess of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) unless and until the parties mutually agree to a written amendment to this Agreement expressly authorizing such additional Costs. Developer understands that changes in scope, design, and configuration of the Development plans, will cause the Village to incur additional review and processing costs, but no such additional costs shall be reimbursable absent such a written amendment. Developer further understands that if the Parties are unable to come to terms on a written amendment, the Village may pause additional work or review as to the Development under consideration until such a time as a written amendment is agreed to and executed by the Parties.

7. For the avoidance of doubt, this Agreement is meant to address preconstruction activities in the planning and design of the Development, the design of the extension of utilities, and negotiating ordinance required development Agreement for the Development. Such development agreement shall then address the continued reimbursement of reasonable and customary Village expenses during the review and inspection services (including but not limited to any work involving the construction, installation, inspection and approval of all infrastructure and improvements required by the Village) during the construction of the Development required to serve the Development, including any construction in the public right-of-way that may be necessitated by the Development, and any changes in scope or redesign of the Development. It is anticipated that costs for such additional services will exceed the Good Faith Estimate provided herein.

## **PART C**

### **TERMINATION**

1. Within sixty (60) days after occupancy permit issuance or written notice of abandonment of the application or conceptual plan by Developer prior to final approval (including abandonment or denial due to rejection by any reviewing agency), the Village shall furnish Developer with final statements of all Costs remaining unpaid by Developer under this Agreement and Developer shall pay such final statement of all Costs within sixty (60) days. The Parties shall have no further obligation to one another under this Agreement following payment of such final statement. It is the intent of the Parties that obligations for the Village Costs related to any work involving the study, design, construction, installation, inspection and approval of all infrastructure and improvements necessary for the Development, including, but not limited to, consultation reasonably required to address problems encountered during the course of the design and construction of the Development and infrastructure and improvements related thereto, will be reimbursed by the future property owner and will be addressed under an ordinance required development agreement between the future property owner and Village and said development agreement is intended to be entered into and executed prior to the termination of this Agreement.

2. Notwithstanding anything to the contrary herein, Developer may terminate this Agreement at any time upon written notice to the Village. Upon such termination, Developer shall have no further obligation under this Agreement except to pay for Costs incurred by the Village up to the date of termination, as evidenced by a final statement to be provided by the Village within sixty (60) days of such

notice. The Village shall promptly return any unapplied funds from the Deposit, less any outstanding Costs, within sixty (60) days of termination.

3. Any interest earned on said Deposit shall remain the property of the Village to partially offset administrative expenses associated with planning and development. Any unapplied funds from the Deposit shall be returned to the Developer within Sixty (60) days of termination of this Agreement.

#### **PART D**

Developer may assign its obligations and rights under this Agreement to an entity that is intended to be a replacement developer, the property owner and/or end user for the Development without the consent of the Village so long as Developer provides a copy of an Assignment and Assumption Agreement to the Village and any then-outstanding invoices for Costs are paid. A copy of such assignment documents shall be provided by Developer to the Village and shall be appended to this Agreement.

#### **PART E**

### **GOVERNING LAW AND VENUE**

This Agreement shall be construed under the laws of the State of Wisconsin and venue shall be in Racine County, Wisconsin

#### **PART F**

### **COUNTERPARTS; ELECTRONIC SIGNATURES**

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument. Any signature delivered by a party by electronic transmission (including via DocuSign, AdobeSign or an email transmission of a .pdf image) shall be deemed to be an original signature hereto and shall be as effective as delivery of a manually executed counterpart hereof.

#### **PART G**

### **NOTICES**

The Parties shall deem all written notices required or permitted by this Agreement to have been given upon delivery to an officer or designated representative of the person entitled to such notice if hand delivered; upon receipt if sent by a nationally recognized overnight commercial carrier that will certify as to the date and time of delivery, airbill prepaid; or upon transmission if by email; provided, however, that if such email is sent after 5:00 p.m. local time, then such email shall be deemed received on the next business day. The Parties shall address each such communication or notice as follows, unless and until any of such parties notifies the other of a change of address.

If to the Village: Village of Caledonia  
5043 Chester Lane  
Caledonia, WI 53403  
Attention: Village Clerk  
Email: [TWillis@caledonia-wi.gov](mailto:TWillis@caledonia-wi.gov), [jbass@caledonia-wi.gov](mailto:jbass@caledonia-wi.gov),  
[wkrueger@caledonia-wi.gov](mailto:wkrueger@caledonia-wi.gov)

With a Copy to: Elaine Sutton Ekes, Esq.  
Pruitt, Ekes & Geary, S.C.  
Main Place  
245 Main Street, Suite 404  
Racine, WI 53403  
Email: [esekes@peglawfirm.com](mailto:esekes@peglawfirm.com)

If to the Developer: Rich Brittingham, RLA  
Vice President, Business Unit Manager  
1503 Edwards Ferry Road, Suite 200  
Leesburg, VA 20176-6692  
Email: [RBrittingham@Dewberry.com](mailto:RBrittingham@Dewberry.com)

With a Copy to: Rodney W. Carter  
Husch Blackwell LLP  
511 North Broadway, Suite 1100  
Milwaukee, Wisconsin 53202  
Email: [rodney.carter@huschblackwell.com](mailto:rodney.carter@huschblackwell.com)

[Signature Pages are found on the next pages]

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the \_\_\_\_\_ day  
of \_\_\_\_\_, 2025.

**DEWBERRY ENGINEERING INC.**

a New York corporation

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

Name:

Title:

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the \_\_\_\_\_ day  
of \_\_\_\_\_, 2025.

**VILLAGE OF CALEDONIA:**

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

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



| 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         | 952443         | 08/01/2025 VISION INSURANCE   | 08/01/2025   | 1,051.68       | 100-21536-000 Vision Deductions             |
| General Fund                                 | 498    | ACH - DELTA DENTAL         | 954077         | 07/21/2025 DELTA DENTAL CLAI  | 07/21/2025   | 1,146.00       | 100-21534-000 Dental Deductions             |
| General Fund                                 | 498    | ACH - DELTA DENTAL         | 955350         | 07/28/2025 DELTA DENTAL CLAI  | 07/28/2025   | 2,353.50       | 100-21534-000 Dental Deductions             |
| Total ACH - DELTA DENTAL:                    |        |                            |                |                               |              | 4,551.18       |   |
| <b>ACH - NORTH AMERICAN BENEFITS COMPANY</b> |        |                            |                |                               |              |                |   |
| General Fund                                 | 3919   | ACH - NORTH AMERICAN BENE  | 070125         | 07/23/2025 - N. AMERICAN BEN  | 07/23/2025   | 826.76         | 100-21533-000 Aflac Deductions              |
| Total ACH - NORTH AMERICAN BENEFITS COMPANY: |        |                            |                |                               |              | 826.76         |   |
| <b>ACH - QUADIENT FINANCE USA INC</b>        |        |                            |                |                               |              |                |   |
| General Fund                                 | 3898   | ACH - QUADIENT FINANCE USA | JULY 2025      | POSTAGE FOR VILLAGE - JULY    | 08/11/2025   | 1,500.00       | 100-13-64040 Postage & Shipping             |
| Total ACH - QUADIENT FINANCE USA INC:        |        |                            |                |                               |              | 1,500.00       |   |
| <b>ACH - SUPERFLEET</b>                      |        |                            |                |                               |              |                |   |
| General Fund                                 | 1730   | ACH - SUPERFLEET           | EJ9940718202   | JUNE - JULY '25 FUEL FOR CFD  | 07/24/2025   | 1,038.23       | 100-35-63200 Fuel, Oil, Fluids              |
| Total ACH - SUPERFLEET:                      |        |                            |                |                               |              | 1,038.23       |   |
| <b>ACH - US BANK EQUIPMENT FINANCE</b>       |        |                            |                |                               |              |                |   |
| General Fund                                 | 9252   | ACH - US BANK EQUIPMENT FI | 559626841      | AUG-25; PRINTER / COPIER LE   | 08/01/2025   | 1,195.41       | 100-90-62300 Office Equipment Rental & Main |
| Total ACH - US BANK EQUIPMENT FINANCE:       |        |                            |                |                               |              | 1,195.41       |   |
| <b>ACH - WASTE MANAGEMENT</b>                |        |                            |                |                               |              |                |   |
| Sewer Utility Fund                           | 2101   | ACH - WASTE MANAGEMENT     | 0941679-2811-  | DELIVERY 20 YD SPECIAL WAS    | 06/17/2025   | 402.53         | 501-00-64250 Equipment Repairs & Maintenanc |
| Total ACH - WASTE MANAGEMENT:                |        |                            |                |                               |              | 402.53         |   |
| <b>ACH - WCA GROUP HEALTH TRUST</b>          |        |                            |                |                               |              |                |   |
| General Fund                                 | 9142   | ACH - WCA GROUP HEALTH TR  | 080125         | 8/1/2025 WCA HEALTH INSURA    | 07/28/2025   | 258,873.66     | 100-21535-000 Health Insurance Deductions   |
| Total ACH - WCA GROUP HEALTH TRUST:          |        |                            |                |                               |              | 258,873.66     |   |
| <b>ACH - WE ENERGIES</b>                     |        |                            |                |                               |              |                |   |
| Water Utility Fund                           | 380    | ACH - WE ENERGIES          | 5538777244     | GAS & ELECTRIC 05/28/2025-06  | 07/11/2025   | 810.06         | 500-00-64140 Utilities                      |
| Sewer Utility Fund                           | 380    | ACH - WE ENERGIES          | 5538777244     | GAS & ELECTRIC 05/28/2025-06  | 07/11/2025   | 10,955.68      | 501-00-64140 Utilities                      |
| Storm Water Utility Fund                     | 380    | ACH - WE ENERGIES          | 5538777244     | GAS & ELECTRIC 05/28/2025-06  | 07/11/2025   | 231.98         | 502-00-64140 Utilities                      |
| General Fund                                 | 380    | ACH - WE ENERGIES          | 5548436894     | BILLING PERIOD 06/6/2025 TO 7 | 07/16/2025   | 3,536.57       | 100-30-64140 Utilities                      |
| General Fund                                 | 380    | ACH - WE ENERGIES          | 5548436894     | BILLING PERIOD 06/6/2025 TO 7 | 07/16/2025   | 4,868.38       | 100-35-64140 Utilities                      |

| Fund  | Vendor | Vendor Name                 | Invoice Number | Description                   | Invoice Date | Invoice Amount | GL Account and Title                        |
|---|--------|-----------------------------|----------------|-------------------------------|--------------|----------------|---|
| General Fund                                    | 380    | ACH - WE ENERGIES           | 5548436894     | BILLING PERIOD 06/6/2025 TO 7 | 07/16/2025   | 250.40         | 100-41-64140 Utilities                      |
| General Fund                                    | 380    | ACH - WE ENERGIES           | 5548436894     | BILLING PERIOD 06/6/2025 TO 7 | 07/16/2025   | 3,020.18       | 100-43-64140 Utilities                      |
| General Fund                                    | 380    | ACH - WE ENERGIES           | 5548436894     | BILLING PERIOD 06/6/2025 TO 7 | 07/16/2025   | 658.89         | 100-70-64140 Utilities                      |
| General Fund                                    | 380    | ACH - WE ENERGIES           | 5548436894     | BILLING PERIOD 06/6/2025 TO 7 | 07/16/2025   | 1,316.98       | 100-90-64290 Street Lighting                |
| Cemetery Fund                                   | 380    | ACH - WE ENERGIES           | 5548436894     | BILLING PERIOD 06/6/2025 TO 7 | 07/16/2025   | 20.03          | 220-00-64140 Utilities                      |
| General Fund                                    | 380    | ACH - WE ENERGIES           | 5551586744     | BILLING PERIOD 6/14-25-7/15/2 | 07/25/2025   | 11,779.01      | 100-90-64290 Street Lighting                |
| Total ACH - WE ENERGIES:                        |        |                             |                |                               |              | 37,448.16      |   |
| <b>ACH - WEX BANK / MOBIL (FD)</b>              |        |                             |                |                               |              |                |   |
| General Fund                                    | 9366   | ACH - WEX BANK / MOBIL (FD) | 106585339      | JUL-AUG '25 FUEL FOR CFD VE   | 08/11/2025   | 467.81         | 100-35-63200 Fuel, Oil, Fluids              |
| Total ACH - WEX BANK / MOBIL (FD):              |        |                             |                |                               |              | 467.81         |   |
| <b>ACH -JOHNSON CONTROLS SECURITY SOLUTIONS</b> |        |                             |                |                               |              |                |   |
| Water Utility Fund                              | 969    | ACH -JOHNSON CONTROLS SE    | 41462005       | INVOICE FOR INSPECTION STO    | 07/07/2025   | 19.00          | 500-00-64150 Communication Services         |
| Sewer Utility Fund                              | 969    | ACH -JOHNSON CONTROLS SE    | 41462005       | INVOICE FOR INSPECTION STO    | 07/07/2025   | 19.00          | 501-00-64150 Communication Services         |
| Total ACH -JOHNSON CONTROLS SECURITY SOLUTIONS: |        |                             |                |                               |              | 38.00          |   |
| <b>AERO COMPRESSED GASES</b>                    |        |                             |                |                               |              |                |   |
| General Fund                                    | 29     | AERO COMPRESSED GASES       | 502244         | OXYGEN FOR MEDICAL USE        | 08/11/2025   | 66.50          | 100-35-64280 Medical Supplies               |
| Total AERO COMPRESSED GASES:                    |        |                             |                |                               |              | 66.50          |   |
| <b>AMPLIFY GRAPHICS &amp; BRANDING</b>          |        |                             |                |                               |              |                |   |
| General Fund                                    | 2127   | AMPLIFY GRAPHICS & BRANDI   | 190229         | JUN-25; PLOTTER SERVICE CO    | 07/09/2025   | 271.09         | 100-43-62100 Contracted Services            |
| Total AMPLIFY GRAPHICS & BRANDING:              |        |                             |                |                               |              | 271.09         |   |
| <b>APEX KEY &amp; LOCK</b>                      |        |                             |                |                               |              |                |   |
| Water Utility Fund                              | 118    | APEX KEY & LOCK             | INV-22496      | MISC HARDWARE                 | 04/23/2025   | 309.77         | 500-00-64240 Building Repairs & Maintenance |
| Sewer Utility Fund                              | 118    | APEX KEY & LOCK             | INV-22496      | MISC HARDWARE                 | 04/23/2025   | 309.76         | 501-00-64240 Building Repairs & Maintenance |
| Water Utility Fund                              | 118    | APEX KEY & LOCK             | INV-23648      | KEYS & LOCKS                  | 07/11/2025   | 554.05         | 500-00-64240 Building Repairs & Maintenance |
| Sewer Utility Fund                              | 118    | APEX KEY & LOCK             | INV-23648      | KEYS & LOCKS                  | 07/11/2025   | 554.05         | 501-00-64240 Building Repairs & Maintenance |
| Total APEX KEY & LOCK:                          |        |                             |                |                               |              | 1,727.63       |   |
| <b>ASCENSION WI EMP SOLUTIONS</b>               |        |                             |                |                               |              |                |   |
| General Fund                                    | 9226   | ASCENSION WI EMP SOLUTION   | 425179         | 07/31/2025 HIGHWAY DEPT. DR   | 07/31/2025   | 213.00         | 100-41-51100 Testing/Physicals              |
| Total ASCENSION WI EMP SOLUTIONS:               |        |                             |                |                               |              | 213.00         |   |



| Fund  | Vendor | Vendor Name              | Invoice Number | Description                   | Invoice Date | Invoice Amount | GL Account and Title                         |
|---|--------|--------------------------|----------------|-------------------------------|--------------|----------------|--|
| <b>BUY RIGHT, INC.</b>                      |        |                          |                |                               |              |                |  |
| Water Utility Fund                          | 273    | BUY RIGHT, INC.          | 14873-470830   | CONV OIL                      | 07/10/2025   | 17.85          | 500-00-63300 Vehicle Repairs & Maintenance   |
| Sewer Utility Fund                          | 273    | BUY RIGHT, INC.          | 14873-470830   | CONV OIL                      | 07/10/2025   | 17.85          | 501-00-63300 Vehicle Repairs & Maintenance   |
| General Fund                                | 273    | BUY RIGHT, INC.          | 14873-471662   | WIPER BLADES                  | 07/19/2025   | 21.78          | 100-30-63300 Vehicle Repairs & Maintenance   |
| General Fund                                | 273    | BUY RIGHT, INC.          | 471450         | MARKER LIGHT FOR TRAILER;     | 07/17/2025   | 15.91          | 100-70-63300 Vehicle Maintenance             |
| General Fund                                | 273    | BUY RIGHT, INC.          | 471552         | TRAILER ADAPTER               | 07/18/2025   | 14.39          | 100-70-63300 Vehicle Maintenance             |
| General Fund                                | 273    | BUY RIGHT, INC.          | 472405         | BRAKE PARTS FOR MED 32        | 07/31/2025   | 75.55          | 100-35-63300 Vehicle Repairs & Maintenance   |
| General Fund                                | 273    | BUY RIGHT, INC.          | 473079         | AIR FILTER FOR MED 32         | 08/11/2025   | 52.16          | 100-35-63300 Vehicle Repairs & Maintenance   |
| General Fund                                | 273    | BUY RIGHT, INC.          | 473424         | PART FOR ENGINE 32            | 08/11/2025   | 4.69           | 100-35-63300 Vehicle Repairs & Maintenance   |
| General Fund                                | 273    | BUY RIGHT, INC.          | 473686         | BATTERY FOR BATTALION 12      | 08/11/2025   | 171.74         | 100-35-63300 Vehicle Repairs & Maintenance   |
| Total BUY RIGHT, INC.:                      |        |                          |                |                               |              | 391.92         |  |
| <b>CATHODIC PROTECTION MANAGEMENT, INC.</b> |        |                          |                |                               |              |                |  |
| Sewer Utility Fund                          | 297    | CATHODIC PROTECTION MANA | 10871          | MATERIALS AND INSTALLATION    | 07/25/2025   | 29,500.00      | 501-00-64250 Equipment Repairs & Maintenance |
| Total CATHODIC PROTECTION MANAGEMENT, INC.: |        |                          |                |                               |              | 29,500.00      |  |
| <b>CLIFTON LARSON ALLEN LLP</b>             |        |                          |                |                               |              |                |  |
| General Fund                                | 378    | CLIFTON LARSON ALLEN LLP | 1251438036     | JUL-25; PROGRESS BILLING 20   | 07/15/2025   | 20,475.00      | 100-90-61300 Audit Services                  |
| Total CLIFTON LARSON ALLEN LLP:             |        |                          |                |                               |              | 20,475.00      |  |
| <b>CLL SERVICES INC</b>                     |        |                          |                |                               |              |                |  |
| General Fund                                | 9085   | CLL SERVICES INC         | 1020           | 5/15/2025 TO 7/25/2025 ADMINI | 07/28/2025   | 484.82         | 100-90-62900 Private Property Maintenance    |
| General Fund                                | 9085   | CLL SERVICES INC         | 1019           | WEED REMOVAL; MOWING 51-1     | 07/28/2025   | 280.00         | 100-90-62900 Private Property Maintenance    |
| General Fund                                | 9085   | CLL SERVICES INC         | 1019           | WEED REMOVAL; MOWING 51-1     | 07/28/2025   | 200.00         | 100-90-62900 Private Property Maintenance    |
| Total CLL SERVICES INC:                     |        |                          |                |                               |              | 964.82         |  |
| <b>COMPLETE OFFICE OF WISCONSIN</b>         |        |                          |                |                               |              |                |  |
| General Fund                                | 392    | COMPLETE OFFICE OF WISCO | 954476         | PAPERTOWEL - POLICE DEPT.     | 07/15/2025   | 51.71          | 100-43-64100 Janitorial Supplies             |
| General Fund                                | 392    | COMPLETE OFFICE OF WISCO | 954476         | PAPERTOWEL - VILLAGE          | 07/15/2025   | 51.71          | 100-43-64100 Janitorial Supplies             |
| General Fund                                | 392    | COMPLETE OFFICE OF WISCO | 962121         | FLASH DRIVE, SHEET LIFTERS    | 07/31/2025   | 19.71          | 100-35-64030 Office Supplies                 |
| General Fund                                | 392    | COMPLETE OFFICE OF WISCO | 962130         | LEGAL PAD PAPER               | 07/31/2025   | 10.71          | 100-35-64030 Office Supplies                 |
| General Fund                                | 392    | COMPLETE OFFICE OF WISCO | 963359         | TOILET PAPER                  | 07/31/2025   | 21.89          | 100-35-64100 Janitorial Supplies             |
| General Fund                                | 392    | COMPLETE OFFICE OF WISCO | 964328         | TOILET PAPER                  | 08/11/2025   | 81.85          | 100-35-64100 Janitorial Supplies             |
| General Fund                                | 392    | COMPLETE OFFICE OF WISCO | 966810         | CARTRIDGE TAPE FOR LABEL      | 08/11/2025   | 35.12          | 100-35-64030 Office Supplies                 |
| Total COMPLETE OFFICE OF WISCONSIN:         |        |                          |                |                               |              | 272.70         |  |
| <b>CONVERGINT TECHNOLOGIES, LLC</b>         |        |                          |                |                               |              |                |  |
| General Fund                                | 9347   | CONVERGINT TECHNOLOGIES, | IN00363910     | DETENTION AREA; CAMERA IN     | 07/16/2025   | 1,815.00       | 100-30-64240 Building Repairs & Maintenance  |

| Fund                                       | Vendor | Vendor Name              | Invoice Number | Description                 | Invoice Date | Invoice Amount | GL Account and Title                       |
|--|--------|--------------------------|----------------|-----------------------------|--------------|----------------|--|
| Total CONVERGINT TECHNOLOGIES, LLC:        |        |                          |                |                             |              | 1,815.00       |  |
| <b>CORE &amp; MAIN LP</b>                  |        |                          |                |                             |              |                |  |
| Water Utility Fund                         | 405    | CORE & MAIN LP           | X396748        | DDP HYDT, HYD EXT, REP CLP, | 07/23/2025   | 12,866.41      | 500-00-64270 Infrastructure Maintenance    |
| Total CORE & MAIN LP:                      |        |                          |                |                             |              | 12,866.41      |  |
| <b>CRAIG D. CHILDS, PHD, SC</b>            |        |                          |                |                             |              |                |  |
| General Fund                               | 414    | CRAIG D. CHILDS, PHD, SC | 4278           | NEW HIRE EVALUATIONS FOR    | 07/23/2025   | 1,050.00       | 100-35-51100 Testing/Physicals             |
| General Fund                               | 414    | CRAIG D. CHILDS, PHD, SC | 4279           | NEW HIRE EVALUATION FOR W   | 07/23/2025   | 525.00         | 100-35-51100 Testing/Physicals             |
| Total CRAIG D. CHILDS, PHD, SC:            |        |                          |                |                             |              | 1,575.00       |  |
| <b>D &amp; S TECHNOLOGIES LLC</b>          |        |                          |                |                             |              |                |  |
| General Fund                               | 436    | D & S TECHNOLOGIES LLC   | 522            | AVAYA 9608 IP PHONE WITHSU  | 07/21/2025   | 250.00         | 100-43-64150 Communication Services        |
| General Fund                               | 436    | D & S TECHNOLOGIES LLC   | 522            | FIRE STATION 11; TELEPHONE  | 07/21/2025   | 1,040.50       | 100-35-64150 Communication Services        |
| Total D & S TECHNOLOGIES LLC:              |        |                          |                |                             |              | 1,290.50       |  |
| <b>DORNER INC.</b>                         |        |                          |                |                             |              |                |  |
| TID #4 Fund                                | 2413   | DORNER INC.              | 21C031.01 PA   | TID 4 PHASE 4 SANITARY SEW  | 07/30/2025   | 10,000.00      | 414-00-65040 Infrastructure Improvement    |
| Total DORNER INC.:                         |        |                          |                |                             |              | 10,000.00      |  |
| <b>DP WIGLEY COMPANY</b>                   |        |                          |                |                             |              |                |  |
| General Fund                               | 9233   | DP WIGLEY COMPANY        | 242761         | WATER SOFTENER SALT FOR S   | 08/11/2025   | 43.45          | 100-35-64100 Janitorial Supplies           |
| Total DP WIGLEY COMPANY:                   |        |                          |                |                             |              | 43.45          |  |
| <b>EVIDENCE RELEASE PD</b>                 |        |                          |                |                             |              |                |  |
| General Fund                               | 8994   | EVIDENCE RELEASE PD      | 23-19742       | EVIDENCE RELEASE-CASE 23-   | 08/11/2025   | 337.00         | 100-23166-000 Evidence Account             |
| Total EVIDENCE RELEASE PD:                 |        |                          |                |                             |              | 337.00         |  |
| <b>FAULKES BROTHERS CONSTRUCTION, INC.</b> |        |                          |                |                             |              |                |  |
| General Fund                               | 640    | FAULKES BROTHERS CONSTRU | 426454         | QUICKPITCH RED INFIELD MIX  | 07/03/2025   | 1,801.81       | 100-70-64070 Work Supplies                 |
| Total FAULKES BROTHERS CONSTRUCTION, INC.: |        |                          |                |                             |              | 1,801.81       |  |
| <b>FIRE SERVICE INC.</b>                   |        |                          |                |                             |              |                |  |
| General Fund                               | 3900   | FIRE SERVICE INC.        | WI21446        | TIE ROD ENDS FOR E-11       | 08/11/2025   | 623.84         | 100-35-63300 Vehicle Repairs & Maintenance |

| Fund   | Vendor | Vendor Name                 | Invoice Number | Description                 | Invoice Date | Invoice Amount | GL Account and Title                        |
|--|--------|-----------------------------|----------------|-----------------------------|--------------|----------------|---|
| Total FIRE SERVICE INC.:                     |        |                             |                |                             |              | 623.84         |   |
| <b>FIRST SUPPLY LLC - OAK CREEK</b>          |        |                             |                |                             |              |                |   |
| Sewer Utility Fund                           | 2429   | FIRST SUPPLY LLC - OAK CREE | 3772614-00     | SAN TEE PVC, HXH ELL PVC, & | 07/07/2025   | 315.48         | 501-00-64270 Infrastructure Maintenance     |
| Total FIRST SUPPLY LLC - OAK CREEK:          |        |                             |                |                             |              | 315.48         |   |
| <b>FOTH INFRASTRUCTURE &amp; ENVIRO, LLC</b> |        |                             |                |                             |              |                |   |
| General Fund                                 | 666    | FOTH INFRASTRUCTURE & EN    | 98226          | HOMESTEAD                   | 07/22/2025   | 22,940.40      | 100-23163-008 Homestead Acres Deposit       |
| Sewer Utility Fund                           | 666    | FOTH INFRASTRUCTURE & EN    | 98227          | TID 5 CENTRAL LIFT STATION  | 07/22/2025   | 45,057.03      | 501-18737-000 CIP-Central Attenuation Basin |
| TID #4 Fund                                  | 666    | FOTH INFRASTRUCTURE & EN    | 98229          | TID 4 PHASE 4 HINTZ         | 07/22/2025   | 3,097.50       | 414-00-61000 Professional Services          |
| TID #4 Fund                                  | 666    | FOTH INFRASTRUCTURE & EN    | 98230          | ADAMS RD ELEVATED STORAG    | 07/22/2025   | 14,712.40      | 414-00-61000 Professional Services          |
| TID #4 Fund                                  | 666    | FOTH INFRASTRUCTURE & EN    | 98231          | ADAMS RD WATER MAIN EXTE    | 07/22/2025   | 4,507.60       | 414-00-61000 Professional Services          |
| General Fund                                 | 666    | FOTH INFRASTRUCTURE & EN    | 98232          | PRAIRIE PATHWAYS PHASE 5    | 07/22/2025   | 11,383.55      | 100-23163-088 Prairie Pathways V            |
| Water Utility Fund                           | 666    | FOTH INFRASTRUCTURE & EN    | 98233          | SUNDANCE HEIGHTS WATER M    | 07/22/2025   | 3,418.00       | 500-00-64270 Infrastructure Maintenance     |
| Water Utility Fund                           | 666    | FOTH INFRASTRUCTURE & EN    | 98234          | CHESTER LANE UTILITY SERVI  | 07/22/2025   | 673.50         | 500-00-61340 Engineering Design Charges     |
| Sewer Utility Fund                           | 666    | FOTH INFRASTRUCTURE & EN    | 98234          | CHESTER LANE UTILITY SERVI  | 07/22/2025   | 673.50         | 501-00-61340 Engineering Design Charges     |
| General Fund                                 | 666    | FOTH INFRASTRUCTURE & EN    | 98235          | GIFFORD SCHOOL SANITARY L   | 07/22/2025   | 504.50         | 100-23163-021 Gifford - Racine Unified      |
| Water Utility Fund                           | 666    | FOTH INFRASTRUCTURE & EN    | 98236          | CALEDONIA GENERAL ENGINE    | 07/22/2025   | 320.00         | 500-00-61340 Engineering Design Charges     |
| Sewer Utility Fund                           | 666    | FOTH INFRASTRUCTURE & EN    | 98236          | CALEDONIA GENERAL ENGINE    | 07/22/2025   | 320.00         | 501-00-61340 Engineering Design Charges     |
| Sewer Utility Fund                           | 666    | FOTH INFRASTRUCTURE & EN    | 98237          | CMOM 2025                   | 07/22/2025   | 7,650.00       | 501-00-61340 Engineering Design Charges     |
| Total FOTH INFRASTRUCTURE & ENVIRO, LLC:     |        |                             |                |                             |              | 115,257.98     |   |
| <b>FRANKSVILLE AUTOMOTIVE LLC</b>            |        |                             |                |                             |              |                |   |
| General Fund                                 | 679    | FRANKSVILLE AUTOMOTIVE LL   | 17838          | #209 OIL CHANGE             | 07/22/2025   | 59.74          | 100-30-63300 Vehicle Repairs & Maintenance  |
| General Fund                                 | 679    | FRANKSVILLE AUTOMOTIVE LL   | 17917          | #217 OIL CHANGE             | 08/08/2025   | 59.74          | 100-30-63300 Vehicle Repairs & Maintenance  |
| Total FRANKSVILLE AUTOMOTIVE LLC:            |        |                             |                |                             |              | 119.48         |   |
| <b>G &amp; F EXCAVATING</b>                  |        |                             |                |                             |              |                |   |
| Storm Water Utility Fund                     | 687    | G & F EXCAVATING            | 36409          | REPAIR STORM SEWER PIPE     | 06/18/2025   | 2,762.75       | 502-00-64270 Infrastructure Maintenance     |
| Sewer Utility Fund                           | 687    | G & F EXCAVATING            | 36411          | SAW CUT ROAD & FILL SINK H  | 06/19/2025   | 466.75         | 501-00-64270 Infrastructure Maintenance     |
| Water Utility Fund                           | 687    | G & F EXCAVATING            | 36429          | MOVE FIRE HYDRANT FOR INS   | 07/08/2025   | 1,762.50       | 500-00-64270 Infrastructure Maintenance     |
| Water Utility Fund                           | 687    | G & F EXCAVATING            | 36438          | REPAIR WATER MAIN BREAK @   | 07/21/2025   | 8,669.50       | 500-00-64270 Infrastructure Maintenance     |
| Water Utility Fund                           | 687    | G & F EXCAVATING            | 36439          | REMOVE DAMAGED FIRE HYD     | 07/22/2025   | 7,815.00       | 500-00-64270 Infrastructure Maintenance     |
| Total G & F EXCAVATING:                      |        |                             |                |                             |              | 21,476.50      |   |
| <b>GALLS LLC</b>                             |        |                             |                |                             |              |                |   |
| General Fund                                 | 693    | GALLS LLC                   | 030119871      | UNIFORM SHIRT, LOGO AND E   | 01/09/2025   | 57.00          | 100-35-50280 Clothing Allowance             |
| General Fund                                 | 693    | GALLS LLC                   | 030119876      | UNIFORM SHIRT AND AMERICA   | 01/09/2025   | 23.00          | 100-35-50280 Clothing Allowance             |

| Fund  | Vendor | Vendor Name                 | Invoice Number | Description                   | Invoice Date | Invoice Amount | GL Account and Title                        |
|---|--------|-----------------------------|----------------|-------------------------------|--------------|----------------|---|
| General Fund                                      | 693    | GALLS LLC                   | 030119879      | UNIFORM SHIRT, LOGO AND E     | 01/09/2025   | 114.00         | 100-35-50280 Clothing Allowance             |
| General Fund                                      | 693    | GALLS LLC                   | 1002022276     | BUCKLE TRIPLE MAG             | 07/25/2025   | 776.00         | 100-30-64070 Work Supplies                  |
| Total GALLS LLC:                                  |        |                             |                |                               |              | 970.00         |   |
| <b>GRAINGER</b>                                   |        |                             |                |                               |              |                |   |
| Water Utility Fund                                | 3290   | GRAINGER                    | 9568331095     | SQ CORNER DEADLATCH           | 07/10/2025   | 84.46          | 500-00-64240 Building Repairs & Maintenance |
| Sewer Utility Fund                                | 3290   | GRAINGER                    | 9568331095     | SQ CORNER DEADLATCH           | 07/10/2025   | 84.46          | 501-00-64240 Building Repairs & Maintenance |
| Total GRAINGER:                                   |        |                             |                |                               |              | 168.92         |   |
| <b>GREEN BAY PIPE &amp; TV LLC</b>                |        |                             |                |                               |              |                |   |
| Sewer Utility Fund                                | 750    | GREEN BAY PIPE & TV LLC     | 3677           | 2025 TELEVISIONING; SANITARY  | 07/14/2025   | 27,550.04      | 501-00-62101 Televising                     |
| Storm Water Utility Fund                          | 750    | GREEN BAY PIPE & TV LLC     | 3677           | 2025 TELEVISIONING; STORM WAT | 07/14/2025   | 1,470.00       | 502-00-64270 Infrastructure Maintenance     |
| Total GREEN BAY PIPE & TV LLC:                    |        |                             |                |                               |              | 29,020.04      |   |
| <b>GUETZKE &amp; ASSOCIATES, INC.</b>             |        |                             |                |                               |              |                |   |
| General Fund                                      | 767    | GUETZKE & ASSOCIATES, INC.  | 8606           | ANNUAL ALARM INSPECTION, T    | 08/11/2025   | 273.00         | 100-35-64240 Building Repairs & Maintenance |
| Total GUETZKE & ASSOCIATES, INC.:                 |        |                             |                |                               |              | 273.00         |   |
| <b>HOME PATH FINANCIAL</b>                        |        |                             |                |                               |              |                |   |
| General Fund                                      | 9160   | HOME PATH FINANCIAL         | 104-04-22-33-3 | 10432 BUTTON BUSH DR; SITE    | 07/30/2025   | 1,000.00       | 100-23160-000 Clean-Up Bonds                |
| Total HOME PATH FINANCIAL:                        |        |                             |                |                               |              | 1,000.00       |   |
| <b>IBD LLC</b>                                    |        |                             |                |                               |              |                |   |
| General Fund                                      | 828    | IBD LLC                     | 100700074      | 2 BATTERIES FOR SUPPLY AT S   | 07/31/2025   | 603.80         | 100-35-63300 Vehicle Repairs & Maintenance  |
| Total IBD LLC:                                    |        |                             |                |                               |              | 603.80         |   |
| <b>ID NETWORKS, INC.</b>                          |        |                             |                |                               |              |                |   |
| General Fund                                      | 831    | ID NETWORKS, INC.           | 284363         | 2025-2026; LIVESCAN SYSTEM    | 08/01/2025   | 3,495.00       | 100-30-62100 Contracted Services            |
| Total ID NETWORKS, INC.:                          |        |                             |                |                               |              | 3,495.00       |   |
| <b>IMPERIAL BAG &amp; PAPER CO, LLC DBA KRANZ</b> |        |                             |                |                               |              |                |   |
| General Fund                                      | 1097   | IMPERIAL BAG & PAPER CO, LL | 38534445       | 5 GALLON DRUMS OF DAMP M      | 08/11/2025   | 107.96         | 100-35-64100 Janitorial Supplies            |
| Total IMPERIAL BAG & PAPER CO, LLC DBA KRANZ:     |        |                             |                |                               |              | 107.96         |   |

| Fund                                     | Vendor | Vendor Name                 | Invoice Number | Description                  | Invoice Date | Invoice Amount | GL Account and Title                        |
|--|--------|-----------------------------|----------------|------------------------------|--------------|----------------|---|
| <b>JEFFERSON FIRE &amp; SAFETY, INC.</b> |        |                             |                |                              |              |                |   |
| General Fund                             | 909    | JEFFERSON FIRE & SAFETY, IN | IN329406       | PIKE POLE FOR QUINT 10       | 07/23/2025   | 94.00          | 100-35-64110 Small Equipment                |
| Total JEFFERSON FIRE & SAFETY, INC.:     |        |                             |                |                              |              | 94.00          |   |
| <b>JOHNS DISPOSAL SERVICE, INC.</b>      |        |                             |                |                              |              |                |   |
| Refuse Fund                              | 967    | JOHNS DISPOSAL SERVICE, IN  | 1776991        | 7/24/2025 CONTRACTED BILLI   | 07/24/2025   | 104,134.50     | 240-00-62100 Contracted Services            |
| Recycling Fund                           | 967    | JOHNS DISPOSAL SERVICE, IN  | 1776991        | 7/24/2025 CONTRACTED BILLI   | 07/24/2025   | 51,312.80      | 241-00-62100 Contracted Services            |
| Total JOHNS DISPOSAL SERVICE, INC.:      |        |                             |                |                              |              | 155,447.30     |   |
| <b>KLAMM AUTO BODY, INC</b>              |        |                             |                |                              |              |                |   |
| General Fund                             | 9264   | KLAMM AUTO BODY, INC        | 60969          | TIE ROD, BALL JOINT, ALIGNME | 07/17/2025   | 2,460.55       | 100-35-63300 Vehicle Repairs & Maintenance  |
| Total KLAMM AUTO BODY, INC:              |        |                             |                |                              |              | 2,460.55       |   |
| <b>KORTENDICK HARDWARE</b>               |        |                             |                |                              |              |                |   |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173495         | WEED KILLER                  | 07/29/2025   | 26.98          | 100-43-64070 Work Supplies                  |
| Water Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 172922         | MISC FASTENERS               | 06/27/2025   | 1.34           | 500-00-64070 Work Supplies                  |
| Sewer Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 172922         | MISC FASTENERS               | 06/27/2025   | 1.34           | 501-00-64070 Work Supplies                  |
| Water Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 173086         | TRIFLOW, COUPLER, CFL BULB   | 07/07/2025   | 32.38          | 500-00-64070 Work Supplies                  |
| Sewer Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 173086         | TRIFLOW, COUPLER, CFL BULB   | 07/07/2025   | 32.37          | 501-00-64070 Work Supplies                  |
| Water Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 173122         | CLAMP & INSERT COUPLE        | 07/08/2025   | 11.48          | 500-00-64070 Work Supplies                  |
| Sewer Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 173122         | CLAMP & INSERT COUPLE        | 07/08/2025   | 11.47          | 501-00-64070 Work Supplies                  |
| Water Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 173140         | V BELT, STARTER CORD, & CO   | 07/09/2025   | 31.45          | 500-00-64070 Work Supplies                  |
| Sewer Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 173148         | CONNECTING LINK              | 07/10/2025   | 2.69           | 501-00-64070 Work Supplies                  |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173250         | SPRAY PAINT, TAPE FOR MARKI  | 07/17/2025   | 38.53          | 100-35-64110 Small Equipment                |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173264         | WASP KILLER, LYSOL, FEBREE   | 07/16/2025   | 144.47         | 100-43-64100 Janitorial Supplies            |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173268         | HAMMER CLAW; TRASH BAGS;     | 07/17/2025   | 45.87          | 100-70-64070 Work Supplies                  |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173281         | WIRE BUTT CONNECTORS; MIS    | 07/17/2025   | 4.85           | 100-70-63300 Vehicle Maintenance            |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173313         | TOOL FOR MAINTENANCE STA     | 07/23/2025   | 4.13           | 100-35-64110 Small Equipment                |
| Sewer Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 173362         | 07/22/2025 - FOAMBOARD 1 X 4 | 07/22/2025   | 28.79          | 501-00-64240 Building Repairs & Maintenance |
| Water Utility Fund                       | 1096   | KORTENDICK HARDWARE         | 173362         | 07/22/2025 - FOAMBOARD 1 X 4 | 07/22/2025   | 28.79          | 500-00-64240 Building Repairs & Maintenance |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173398         | BLACKTOP & CONCRETE CLEA     | 07/23/2025   | 47.65          | 100-43-64070 Work Supplies                  |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173430         | TRASH BAGS                   | 07/25/2025   | 61.16          | 100-70-64070 Work Supplies                  |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173510         | PIPE JOINT COUMPOUND; PLU    | 07/30/2025   | 24.25          | 100-43-64070 Work Supplies                  |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173612         | SUPPLIES FOR MAINTENANCE     | 08/11/2025   | 11.09          | 100-35-63300 Vehicle Repairs & Maintenance  |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173645         | BONDER/FASTENERS             | 08/06/2025   | 13.63          | 100-30-64070 Work Supplies                  |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173665         | PINE SOL MULTI SURFACE CLE   | 08/06/2025   | 140.27         | 100-43-64100 Janitorial Supplies            |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173665         | DUCT TAPE                    | 08/06/2025   | 12.59          | 100-43-64070 Work Supplies                  |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173665         | INSTANT SAVINGS - LYSOL ADV  | 08/06/2025   | -5.00          | 100-43-64100 Janitorial Supplies            |
| General Fund                             | 1096   | KORTENDICK HARDWARE         | 173709         | LAUNDRY SOAP FOR STATION     | 08/11/2025   | 5.93           | 100-35-64100 Janitorial Supplies            |



| Fund                                    | Vendor | Vendor Name               | Invoice Number | Description                | Invoice Date | Invoice Amount | GL Account and Title                        |
|---|--------|---------------------------|----------------|----------------------------|--------------|----------------|---|
| Total KORTENDICK HARDWARE:              |        |                           |                |                            |              | 758.50         |   |
| <b>LAKESIDE INTERNATIONAL TRUCKS</b>    |        |                           |                |                            |              |                |   |
| General Fund                            | 1125   | LAKESIDE INTERNATIONAL TR | 2368264P       | BRAKE PARTS FOR QUINT 10   | 08/11/2025   | 118.06         | 100-35-63300 Vehicle Repairs & Maintenance  |
| Total LAKESIDE INTERNATIONAL TRUCKS:    |        |                           |                |                            |              | 118.06         |   |
| <b>LANDMARK STRUCTURES</b>              |        |                           |                |                            |              |                |   |
| TID #4 Fund                             | 2487   | LANDMARK STRUCTURES       | PAY APP #5 A   | ADAMS RD ELEVATED STORAG   | 07/30/2025   | 374,283.15     | 414-00-65040 Infrastructure Improvement     |
| Total LANDMARK STRUCTURES:              |        |                           |                |                            |              | 374,283.15     |   |
| <b>LANGE ENTERPRISES, INC.</b>          |        |                           |                |                            |              |                |   |
| General Fund                            | 1135   | LANGE ENTERPRISES, INC.   | 91989          | TRAFFIC CONES              | 07/17/2025   | 296.40         | 100-41-64090 Road Maintenance Materials     |
| Total LANGE ENTERPRISES, INC.:          |        |                           |                |                            |              | 296.40         |   |
| <b>LENTZ LANDSCAPING</b>                |        |                           |                |                            |              |                |   |
| General Fund                            | 1160   | LENTZ LANDSCAPING         | 592906         | 12 YDS MULCH FOR PUBLIC SA | 07/22/2025   | 516.00         | 100-43-64260 Grounds Repairs & Maintenance  |
| Total LENTZ LANDSCAPING:                |        |                           |                |                            |              | 516.00         |   |
| <b>MENARDS RACINE</b>                   |        |                           |                |                            |              |                |   |
| General Fund                            | 1281   | MENARDS RACINE            | 10506          | SILT SOCK                  | 07/14/2025   | 80.88          | 100-41-64090 Road Maintenance Materials     |
| General Fund                            | 1281   | MENARDS RACINE            | 10582          | GARBAGE CAN                | 07/15/2025   | 84.99          | 100-41-64070 Work Supplies                  |
| General Fund                            | 1281   | MENARDS RACINE            | 9017           | WEED AND FEED, SLEDGE HA   | 06/17/2025   | 161.54         | 100-41-64070 Work Supplies                  |
| General Fund                            | 1281   | MENARDS RACINE            | 9168           | YARD WASTE SITE; UMBRELLA  | 06/20/2025   | 78.98          | 100-41-64070 Work Supplies                  |
| Total MENARDS RACINE:                   |        |                           |                |                            |              | 406.39         |   |
| <b>METRO SALES, INC.</b>                |        |                           |                |                            |              |                |   |
| Water Utility Fund                      | 9249   | METRO SALES, INC.         | INV2849133     | JUL-25; PRINTER/COPIER USA | 07/30/2025   | 39.53          | 500-00-64060 Copying & Printing             |
| Sewer Utility Fund                      | 9249   | METRO SALES, INC.         | INV2849133     | JUL-25; PRINTER/COPIER USA | 07/30/2025   | 39.53          | 501-00-64060 Copying & Printing             |
| General Fund                            | 9249   | METRO SALES, INC.         | INV2849133     | JUL-25; PRINTER/COPIER USA | 07/30/2025   | 574.70         | 100-90-62300 Office Equipment Rental & Main |
| Total METRO SALES, INC.:                |        |                           |                |                            |              | 653.76         |   |
| <b>MILWAUKEE AREA TECHNICAL COLLEGE</b> |        |                           |                |                            |              |                |   |
| General Fund                            | 1334   | MILWAUKEE AREA TECHNICAL  | 0000002245     | FIREARMS TRAINING; M.TINGW | 07/14/2025   | 321.44         | 100-30-51300 Education/Training/Conferences |
| General Fund                            | 1334   | MILWAUKEE AREA TECHNICAL  | 0000002246     | DAAT INSTRUCTOR; J.HOLIMO  | 06/08/2025   | 521.89         | 100-30-51300 Education/Training/Conferences |
| General Fund                            | 1334   | MILWAUKEE AREA TECHNICAL  | 0000002247     | EVOC INSTRUCTOR; M.SCHEN   | 07/14/2025   | 225.99         | 100-30-51300 Education/Training/Conferences |

| Fund                                       | Vendor | Vendor Name               | Invoice Number | Description                 | Invoice Date | Invoice Amount | GL Account and Title                        |
|--|--------|---------------------------|----------------|-----------------------------|--------------|----------------|---|
| Total MILWAUKEE AREA TECHNICAL COLLEGE:    |        |                           |                |                             |              | 1,069.32       |   |
| <b>MUNICIPAL COURT REFUNDS</b>             |        |                           |                |                             |              |                |   |
| General Fund                               | 8998   | MUNICIPAL COURT REFUNDS   | 10655          | 7/30/2025 CITATION OVERPA   | 07/30/2025   | 3.68           | 100-00-45110 Muni Court Fines               |
| Total MUNICIPAL COURT REFUNDS:             |        |                           |                |                             |              | 3.68           |   |
| <b>NASSCO, INC.</b>                        |        |                           |                |                             |              |                |   |
| General Fund                               | 1371   | NASSCO, INC.              | 6577623        | NOVA JUMBO ROLL BATH TISS   | 07/11/2025   | 45.58          | 100-43-64100 Janitorial Supplies            |
| General Fund                               | 1371   | NASSCO, INC.              | 6583195        | ANGEL SOFT BATH TISSUE & F  | 07/25/2025   | 116.85         | 100-43-64100 Janitorial Supplies            |
| Total NASSCO, INC.:                        |        |                           |                |                             |              | 162.43         |   |
| <b>NATURE SCAPE LAWN AND LANDSCAPE</b>     |        |                           |                |                             |              |                |   |
| General Fund                               | 9124   | NATURE SCAPE LAWN AND LA  | 040725         | 07/22/2025 GORNEY PARK 2025 | 07/22/2025   | 699.00         | 100-70-62700 Grounds Service                |
| Total NATURE SCAPE LAWN AND LANDSCAPE:     |        |                           |                |                             |              | 699.00         |   |
| <b>NETWORK SPECIALIST OF RACINE, INC.</b>  |        |                           |                |                             |              |                |   |
| Water Utility Fund                         | 1390   | NETWORK SPECIALIST OF RAC | 48204          | REMOTE - RAN UPDATES PER    | 06/19/2025   | 65.00          | 500-00-64300 IT Maintenance & Subscriptions |
| Sewer Utility Fund                         | 1390   | NETWORK SPECIALIST OF RAC | 48204          | REMOTE - RAN UPDATES PER    | 06/19/2025   | 65.00          | 501-00-64300 IT Maintenance & Subscriptions |
| Water Utility Fund                         | 1390   | NETWORK SPECIALIST OF RAC | 48209          | WORKHORSE CREDENTIALS; C    | 06/27/2025   | 65.00          | 500-00-64300 IT Maintenance & Subscriptions |
| Sewer Utility Fund                         | 1390   | NETWORK SPECIALIST OF RAC | 48209          | WORKHORSE CREDENTIALS; C    | 06/27/2025   | 65.00          | 501-00-64300 IT Maintenance & Subscriptions |
| Water Utility Fund                         | 1390   | NETWORK SPECIALIST OF RAC | 48227          | AUGUST 2025 - OFFICE ANYWH  | 07/01/2025   | 300.00         | 500-00-64300 IT Maintenance & Subscriptions |
| Sewer Utility Fund                         | 1390   | NETWORK SPECIALIST OF RAC | 48227          | AUGUST 2025 - OFFICE ANYWH  | 07/01/2025   | 300.00         | 501-00-64300 IT Maintenance & Subscriptions |
| Total NETWORK SPECIALIST OF RACINE, INC.:  |        |                           |                |                             |              | 860.00         |   |
| <b>NORTHERN LAKE SERVICE, INC</b>          |        |                           |                |                             |              |                |   |
| Water Utility Fund                         | 1411   | NORTHERN LAKE SERVICE, IN | 2510460        | UCMR5 TESTING SE3           | 06/27/2025   | 1,505.00       | 500-00-62560 Water Sampling and Testing     |
| Water Utility Fund                         | 1411   | NORTHERN LAKE SERVICE, IN | 2511445        | 2025 WDNr DRINKING WATER    | 07/15/2025   | 30.00          | 500-00-62560 Water Sampling and Testing     |
| Water Utility Fund                         | 1411   | NORTHERN LAKE SERVICE, IN | 2512481        | 2025 WDNr DRINKING WATER    | 07/29/2025   | 1,153.64       | 500-00-62560 Water Sampling and Testing     |
| Total NORTHERN LAKE SERVICE, INC:          |        |                           |                |                             |              | 2,688.64       |   |
| <b>OAK CREEK WATER &amp; SEWER UTILITY</b> |        |                           |                |                             |              |                |   |
| Water Utility Fund                         | 1423   | OAK CREEK WATER & SEWER   | 5483           | JULY-25; WATER TESTS        | 07/08/2025   | 365.00         | 500-00-62560 Water Sampling and Testing     |
| Water Utility Fund                         | 1423   | OAK CREEK WATER & SEWER   | 5484           | JUL-25; WATER TESTS         | 07/18/2025   | 365.00         | 500-00-62560 Water Sampling and Testing     |
| Total OAK CREEK WATER & SEWER UTILITY:     |        |                           |                |                             |              | 730.00         |   |



| Fund                                | Vendor | Vendor Name               | Invoice Number | Description                 | Invoice Date | Invoice Amount | GL Account and Title                         |
|-------------------------------------|--------|---------------------------|----------------|-----------------------------|--------------|----------------|--|
| <b>PAYNE &amp; DOLAN, INC.</b>      |        |                           |                |                             |              |                |  |
| Water Utility Fund                  | 1474   | PAYNE & DOLAN, INC.       | 10-00039445    | #1 STONE                    | 07/17/2025   | 54.74          | 500-00-64270 Infrastructure Maintenance      |
| Sewer Utility Fund                  | 1474   | PAYNE & DOLAN, INC.       | 10-00040837    | 3/4" TB                     | 07/31/2025   | 34.51          | 501-00-64270 Infrastructure Maintenance      |
| General Fund                        | 1474   | PAYNE & DOLAN, INC.       | 10-00041143    | 62.04TNS 3/4TB              | 08/07/2025   | 853.06         | 100-41-64090 Road Maintenance Materials      |
| Total PAYNE & DOLAN, INC.:          |        |                           |                |                             |              | 942.31         |  |
| <b>PINNACLE ENGINEERING GROUP</b>   |        |                           |                |                             |              |                |  |
| TID #4 Fund                         | 2511   | PINNACLE ENGINEERING GRO  | 18044          | 7/23/2025 CIVIL ENGINEERING | 07/23/2025   | 41,890.00      | 414-00-65080 Road Improvements               |
| Total PINNACLE ENGINEERING GROUP:   |        |                           |                |                             |              | 41,890.00      |  |
| <b>POLICE AND SHERIFFS PRESS</b>    |        |                           |                |                             |              |                |  |
| General Fund                        | 868    | POLICE AND SHERIFFS PRESS | 121613         | EMPLOYEE ID CARDS; 5        | 07/08/2025   | 100.00         | 100-30-64030 Office Supplies                 |
| Total POLICE AND SHERIFFS PRESS:    |        |                           |                |                             |              | 100.00         |  |
| <b>PROFIRST TRAINING</b>            |        |                           |                |                             |              |                |  |
| General Fund                        | 2241   | PROFIRST TRAINING         | 313            | PREEMPLOYMENT BACKGROU      | 07/23/2025   | 795.00         | 100-35-51100 Testing/Physicals               |
| Total PROFIRST TRAINING:            |        |                           |                |                             |              | 795.00         |  |
| <b>PRUITT, EKES &amp; GEARY, SC</b> |        |                           |                |                             |              |                |  |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | GENERAL                     | 08/06/2025   | 92.50          | 100-90-61500 Board Of Review                 |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | MUNICIPAL PROSECUTIONS      | 08/06/2025   | 4,947.00       | 100-32-61110 Attorney - Municipal Court      |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | CSM OR OTHER REIMBURSABL    | 08/06/2025   | 74.00          | 100-23163-114 7930 Hagemann - StorageShopUSA |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | CSM OR OTHER REIMBURSABL    | 08/06/2025   | 55.50          | 100-23163-127 F STREET - 4 MILE GREEN BAY RD |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | HOMESTEAD ACRES             | 08/06/2025   | 74.00          | 100-23163-008 Homestead Acres Deposit        |
| Sewer Utility Fund                  | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | SEWER AND WATER AGREEME     | 08/06/2025   | 444.00         | 501-00-61100 Legal Fees                      |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | CCM WATER'S EDGE CONDOMI    | 08/06/2025   | 1,764.50       | 100-23163-033 CARDINAL CAPITAL- CCM/D. LYON  |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | BEAR/NEWPORT DEVELOPME      | 08/06/2025   | 4,354.50       | 100-23163-115 Thomas Farms Sub - 5 Mile      |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | PROJECT NOVA                | 08/06/2025   | 7,129.00       | 100-23163-122 PROJECT NOVA                   |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | ORDINANCES, RESOLUTIONS     | 08/06/2025   | 1,623.00       | 100-90-61100 Legal Fees                      |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | CONTRACT REVIEW AND NEG     | 08/06/2025   | 148.00         | 100-90-61100 Legal Fees                      |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | OPINIONS/LEGAL INTERPRETA   | 08/06/2025   | 1,001.50       | 100-90-61100 Legal Fees                      |
| General Fund                        | 1534   | PRUITT, EKES & GEARY, SC  | 3586           | GENERAL LITIGATION AND HEA  | 08/06/2025   | 129.50         | 100-90-61100 Legal Fees                      |
| Total PRUITT, EKES & GEARY, SC:     |        |                           |                |                             |              | 21,837.00      |  |
| <b>RACINE COUNTY</b>                |        |                           |                |                             |              |                |  |
| General Fund                        | 1548   | RACINE COUNTY             | 2025 UNCLAIM   | 2025 UNCLAIMED FUNDS; PAY   | 08/01/2025   | 769.00         | 100-14-61310 Banking/Financial Charges       |

| Fund   | Vendor | Vendor Name              | Invoice Number | Description                | Invoice Date | Invoice Amount | GL Account and Title                       |
|--|--------|--------------------------|----------------|----------------------------|--------------|----------------|--|
| Total RACINE COUNTY:                           |        |                          |                |                            |              | 769.00         |  |
| <b>RACINE COUNTY PUBLIC WORKS</b>              |        |                          |                |                            |              |                |  |
| Storm Water Utility Fund                       | 1558   | RACINE COUNTY PUBLIC WOR | 4994           | TVCCOG REVENUE RECORDS     | 05/31/2025   | 8,367.42       | 502-00-64270 Infrastructure Maintenance    |
| Storm Water Utility Fund                       | 1558   | RACINE COUNTY PUBLIC WOR | 5013           | DOUGLAS AVENUE CB REPAIR   | 06/30/2025   | 696.81         | 502-00-64270 Infrastructure Maintenance    |
| Total RACINE COUNTY PUBLIC WORKS:              |        |                          |                |                            |              | 9,064.23       |  |
| <b>RACINE COUNTY TREASURER</b>                 |        |                          |                |                            |              |                |  |
| General Fund                                   | 1561   | RACINE COUNTY TREASURER  | JULY 2025      | JULY 2025 COURT FINES      | 08/11/2025   | 3,568.71       | 100-00-45110 Muni Court Fines              |
| Total RACINE COUNTY TREASURER:                 |        |                          |                |                            |              | 3,568.71       |  |
| <b>RACINE TIRE &amp; AUTO LLC</b>              |        |                          |                |                            |              |                |  |
| General Fund                                   | 1571   | RACINE TIRE & AUTO LLC   | INV-003194     | TURF TIRE                  | 08/08/2025   | 140.00         | 100-41-63300 Vehicle Repairs & Maintenance |
| Total RACINE TIRE & AUTO LLC:                  |        |                          |                |                            |              | 140.00         |  |
| <b>RACINE WATER &amp; WASTEWATER UTILITIES</b> |        |                          |                |                            |              |                |  |
| Water Utility Fund                             | 1574   | RACINE WATER & WASTEWATE | WAINV-18003    | BAC-T SAMPLES APRIL - JUNE | 07/11/2025   | 1,350.00       | 500-00-62560 Water Sampling and Testing    |
| Sewer Utility Fund                             | 1574   | RACINE WATER & WASTEWATE | WWINV-10021    | Q2-2025; QTRLY SEWER CHAR  | 07/28/2025   | 856,048.25     | 501-00-62550 Sewer Treatment Charges       |
| Total RACINE WATER & WASTEWATER UTILITIES:     |        |                          |                |                            |              | 857,398.25     |  |
| <b>RAY HINTZ INC.</b>                          |        |                          |                |                            |              |                |  |
| Water Utility Fund                             | 1592   | RAY HINTZ INC.           | 66134          | 3 YDS PTS                  | 06/23/2025   | 81.00          | 500-00-64270 Infrastructure Maintenance    |
| Water Utility Fund                             | 1592   | RAY HINTZ INC.           | 66171          | 4 YDS PTS X3               | 07/02/2025   | 216.00         | 500-00-64270 Infrastructure Maintenance    |
| Sewer Utility Fund                             | 1592   | RAY HINTZ INC.           | 66171          | 4 YDS PTS X3               | 07/02/2025   | 108.00         | 501-00-64270 Infrastructure Maintenance    |
| Total RAY HINTZ INC.:                          |        |                          |                |                            |              | 405.00         |  |
| <b>RAY O'HERRON</b>                            |        |                          |                |                            |              |                |  |
| General Fund                                   | 9176   | RAY O'HERRON             | 3252136        | GLOCK                      | 07/21/2025   | 806.68         | 100-30-64070 Work Supplies                 |
| Total RAY O'HERRON:                            |        |                          |                |                            |              | 806.68         |  |
| <b>RDS TRUCK SERVICE INC.</b>                  |        |                          |                |                            |              |                |  |
| General Fund                                   | 1603   | RDS TRUCK SERVICE INC.   | 00057804       | AIR SPRING                 | 07/17/2025   | 79.12          | 100-41-63300 Vehicle Repairs & Maintenance |
| General Fund                                   | 1603   | RDS TRUCK SERVICE INC.   | 00057826       | HOSE, CLAMPS, SEALING RING | 07/22/2025   | 206.32         | 100-41-63300 Vehicle Repairs & Maintenance |
| Total RDS TRUCK SERVICE INC.:                  |        |                          |                |                            |              | 285.44         |  |

| Fund   | Vendor | Vendor Name                 | Invoice Number | Description                   | Invoice Date | Invoice Amount | GL Account and Title                        |
|--|--------|-----------------------------|----------------|-------------------------------|--------------|----------------|---|
| <b>REINDERS</b>                                |        |                             |                |                               |              |                |   |
| General Fund                                   | 9079   | REINDERS                    | 1986829-00     | STRAW MATTING, FELT, STAPL    | 07/18/2025   | 996.00         | 100-41-64090 Road Maintenance Materials     |
| Total REINDERS:                                |        |                             |                |                               |              | 996.00         |   |
| <b>RELIANT FIRE APPARATUS, INC.</b>            |        |                             |                |                               |              |                |   |
| General Fund                                   | 1619   | RELIANT FIRE APPARATUS, INC | INV-WI-3152    | COST TO DRIVE DOWN AND PI     | 08/11/2025   | 496.13         | 100-35-64250 Equipment Repairs & Maintenanc |
| Total RELIANT FIRE APPARATUS, INC.:            |        |                             |                |                               |              | 496.13         |   |
| <b>ROSS LANDCARE</b>                           |        |                             |                |                               |              |                |   |
| General Fund                                   | 1945   | ROSS LANDCARE               | 4682           | 12 YDS TOP SOIL               | 07/31/2025   | 324.00         | 100-41-64090 Road Maintenance Materials     |
| Total ROSS LANDCARE:                           |        |                             |                |                               |              | 324.00         |   |
| <b>SCHNABEL PRINTING AND INVITATION CENTER</b> |        |                             |                |                               |              |                |   |
| General Fund                                   | 1033   | SCHNABEL PRINTING AND INVI  | 127573         | 250 BUSINESS CARDS (AMAND     | 07/16/2025   | 61.00          | 100-13-64060 Copying & Printing             |
| General Fund                                   | 1033   | SCHNABEL PRINTING AND INVI  | 127573         | 250 BUSINESS CARDS (SARA G    | 07/16/2025   | 61.00          | 100-14-64060 Copying & Printing             |
| General Fund                                   | 1033   | SCHNABEL PRINTING AND INVI  | 127609         | #10 WINDOW ENVELOPES - VIL    | 07/31/2025   | 453.30         | 100-13-64060 Copying & Printing             |
| General Fund                                   | 1033   | SCHNABEL PRINTING AND INVI  | 127609         | #10 REGULAR ENVELOPES - VI    | 07/31/2025   | 267.25         | 100-13-64060 Copying & Printing             |
| General Fund                                   | 1033   | SCHNABEL PRINTING AND INVI  | 127622         | FLYERS FOR CAR SHOW AND       | 08/11/2025   | 86.40          | 100-35-64060 Copying & Printing             |
| Total SCHNABEL PRINTING AND INVITATION CENTER: |        |                             |                |                               |              | 928.95         |   |
| <b>SHRED-IT USA</b>                            |        |                             |                |                               |              |                |   |
| General Fund                                   | 1800   | SHRED-IT USA                | 8011379534     | JUN-25; SHREDDING CONTAIN     | 07/25/2025   | 67.82          | 100-35-62100 Contracted Services            |
| Total SHRED-IT USA:                            |        |                             |                |                               |              | 67.82          |   |
| <b>SME SEASONAL SERVICES LLC</b>               |        |                             |                |                               |              |                |   |
| General Fund                                   | 1813   | SME SEASONAL SERVICES LL    | 7180           | 6/3/2025 - MOWING BASEBALL    | 08/11/2025   | 200.00         | 100-70-62100 Contracted Services            |
| General Fund                                   | 1813   | SME SEASONAL SERVICES LL    | 7180           | 6/3/2025 - FIRST CUT OF NEW C | 08/11/2025   | 600.00         | 100-70-62100 Contracted Services            |
| Total SME SEASONAL SERVICES LLC:               |        |                             |                |                               |              | 800.00         |   |
| <b>SOUTHPORT ENGINEERED SYSTEMS, LLC</b>       |        |                             |                |                               |              |                |   |
| Capital Projects Fund                          | 1826   | SOUTHPORT ENGINEERED SY     | W62278         | APPROVED PROJECT WORK F       | 07/23/2025   | 5,210.00       | 400-35-65020 Building Improvements          |
| General Fund                                   | 1826   | SOUTHPORT ENGINEERED SY     | W62286         | COMMERCIAL HVAC SERVICE F     | 07/16/2025   | 235.35         | 100-43-62100 Contracted Services            |
| General Fund                                   | 1826   | SOUTHPORT ENGINEERED SY     | W62287         | CONDENSER COILS & BELT RE     | 07/16/2025   | 750.60         | 100-43-62100 Contracted Services            |
| Total SOUTHPORT ENGINEERED SYSTEMS, LLC:       |        |                             |                |                               |              | 6,195.95       |   |

| Fund                             | Vendor | Vendor Name              | Invoice Number | Description                   | Invoice Date | Invoice Amount | GL Account and Title                        |
|----------------------------------|--------|--------------------------|----------------|-------------------------------|--------------|----------------|---|
| <b>STARNET TECHNOLOGIES</b>      |        |                          |                |                               |              |                |   |
| Water Utility Fund               | 1855   | STARNET TECHNOLOGIES     | 032695         | Q3-25; 4 MILE LS, 4 MILE STOR | 07/14/2025   | 120.00         | 500-00-64150 Communication Services         |
| Sewer Utility Fund               | 1855   | STARNET TECHNOLOGIES     | 032695         | Q3-25; 4 MILE LS, 4 MILE STOR | 07/14/2025   | 360.00         | 501-00-64150 Communication Services         |
| Storm Water Utility Fund         | 1855   | STARNET TECHNOLOGIES     | 032695         | Q3-25; 4 MILE LS, 4 MILE STOR | 07/14/2025   | 60.00          | 502-00-64150 Communication Services         |
| Total STARNET TECHNOLOGIES:      |        |                          |                |                               |              | 540.00         |   |
| <b>STATE OF WISCONSIN</b>        |        |                          |                |                               |              |                |   |
| General Fund                     | 1861   | STATE OF WISCONSIN       | JULY 2025      | JULY 2025 COURT FINES         | 08/11/2025   | 9,583.43       | 100-00-45110 Muni Court Fines               |
| Total STATE OF WISCONSIN:        |        |                          |                |                               |              | 9,583.43       |   |
| <b>STRYKER SALES CORPORATION</b> |        |                          |                |                               |              |                |   |
| General Fund                     | 8      | STRYKER SALES CORPORATIO | 9209770334     | WRIST STRAPS FOR LUCAS DE     | 07/17/2025   | 111.54         | 100-35-64250 Equipment Repairs & Maintenanc |
| General Fund                     | 8      | STRYKER SALES CORPORATIO | 9209841222     | STRAPS FOR THE LUCAS DEVI     | 07/31/2025   | 98.28          | 100-35-64280 Medical Supplies               |
| Total STRYKER SALES CORPORATION: |        |                          |                |                               |              | 209.82         |   |
| <b>THE DAILY REPORTER</b>        |        |                          |                |                               |              |                |   |
| Capital Projects Fund            | 9279   | THE DAILY REPORTER       | 745799703      | PUBLIC NOTICE FOR LEGAL BI    | 07/23/2025   | 195.30         | 400-35-65020 Building Improvements          |
| Total THE DAILY REPORTER:        |        |                          |                |                               |              | 195.30         |   |
| <b>TYLER TECHNOLOGIES, INC.</b>  |        |                          |                |                               |              |                |   |
| General Fund                     | 2024   | TYLER TECHNOLOGIES, INC. | 060-116658     | JULY 2025 PROJECT # 14688 20  | 07/25/2025   | 7,275.00       | 100-90-62150 Assessment Services            |
| General Fund                     | 2024   | TYLER TECHNOLOGIES, INC. | 060-116659     | JULY 2025 PROJECT #14688 - 2  | 07/09/2025   | 3,087.50       | 100-90-62150 Assessment Services            |
| Total TYLER TECHNOLOGIES, INC.:  |        |                          |                |                               |              | 10,362.50      |   |
| <b>UNIFIRST CORPORATION</b>      |        |                          |                |                               |              |                |   |
| General Fund                     | 2035   | UNIFIRST CORPORATION     | 1470098039     | JUL-25; COVERALLS RAGS        | 07/22/2025   | 145.89         | 100-41-62100 Contracted Services            |
| General Fund                     | 2035   | UNIFIRST CORPORATION     | 1470098899     | JUL-25; COVERALLS & RAGS      | 07/29/2025   | 145.89         | 100-41-62100 Contracted Services            |
| Total UNIFIRST CORPORATION:      |        |                          |                |                               |              | 291.78         |   |
| <b>VERATHON INC</b>              |        |                          |                |                               |              |                |   |
| Donation Fund                    | 9376   | VERATHON INC             | 81189400       | STYLET (SMALL) 10 PK          | 07/31/2025   | 95.00          | 250-35-64190 Fire Aids - Training Support   |
| Donation Fund                    | 9376   | VERATHON INC             | 81189475       | HYPERANGLE BLADES FOR IN      | 07/31/2025   | 550.00         | 250-35-64190 Fire Aids - Training Support   |
| Total VERATHON INC:              |        |                          |                |                               |              | 645.00         |   |
| <b>VESTIS</b>                    |        |                          |                |                               |              |                |   |
| General Fund                     | 2320   | VESTIS                   | 6140634933     | FLOOR MATS                    | 07/23/2025   | 574.01         | 100-41-62100 Contracted Services            |

| Fund                                     | Vendor | Vendor Name                | Invoice Number | Description                 | Invoice Date | Invoice Amount | GL Account and Title                        |
|--|--------|----------------------------|----------------|-----------------------------|--------------|----------------|---|
|  |        |                            |                |                             |              |                |   |
| Total VESTIS:                            |        |                            |                |                             |              | 574.01         |   |
| <b>VON BRIESEN &amp; ROPER SC</b>        |        |                            |                |                             |              |                |   |
| General Fund                             | 2091   | VON BRIESEN & ROPER SC     | 499036         | JUN-25; LEGAL SERVICES; CAR | 07/25/2025   | 5,525.00       | 100-23163-033 CARDINAL CAPITAL- CCM/D. LYON |
| General Fund                             | 2091   | VON BRIESEN & ROPER SC     | 499399         | PROFESSIONAL SERVICES TH    | 07/18/2025   | 683.30         | 100-90-61100 Legal Fees                     |
| Total VON BRIESEN & ROPER SC:            |        |                            |                |                             |              | 6,208.30       |   |
| <b>WE ENERGIES - ESSENTIAL SERVICES</b>  |        |                            |                |                             |              |                |   |
| Sewer Utility Fund                       | 9371   | WE ENERGIES - ESSENTIAL SE | WR5118023      | 07/31/2025 WE ENERGIES FEES | 07/31/2025   | 3,151.20       | 501-00-64270 Infrastructure Maintenance     |
| Total WE ENERGIES - ESSENTIAL SERVICES:  |        |                            |                |                             |              | 3,151.20       |   |
| <b>WESTERN CULVERT &amp; SUPPLY INC.</b> |        |                            |                |                             |              |                |   |
| Storm Water Utility Fund                 | 2131   | WESTERN CULVERT & SUPPLY   | 073304         | CMP'S CMPA, FLARED END SE   | 07/18/2025   | 7,784.00       | 502-00-65151 Culvert Replacements           |
| Total WESTERN CULVERT & SUPPLY INC.:     |        |                            |                |                             |              | 7,784.00       |   |
| <b>WI DEPT OF JUSTICE-TIME</b>           |        |                            |                |                             |              |                |   |
| General Fund                             | 2142   | WI DEPT OF JUSTICE-TIME    | 455TIME-0000   | Q3-2025; QUARTERLY TIME CH  | 07/10/2025   | 639.00         | 100-30-62100 Contracted Services            |
| Total WI DEPT OF JUSTICE-TIME:           |        |                            |                |                             |              | 639.00         |   |
| <b>WI DEPT OF TRANSPORTATION</b>         |        |                            |                |                             |              |                |   |
| General Fund                             | 2168   | WI DEPT OF TRANSPORTATION  | 2025 VOLVO -   | 2025 VOLVO TRUCK - NEW MU   | 07/31/2025   | 5.00           | 100-41-63300 Vehicle Repairs & Maintenance  |
| Total WI DEPT OF TRANSPORTATION:         |        |                            |                |                             |              | 5.00           |   |
| <b>WIRTH + BAYNARD</b>                   |        |                            |                |                             |              |                |   |
| General Fund                             | 2484   | WIRTH + BAYNARD            | 478            | JUN-25; HARDEN V CALEDONIA  | 07/18/2025   | 243.00         | 100-90-61100 Legal Fees                     |
| Total WIRTH + BAYNARD:                   |        |                            |                |                             |              | 243.00         |   |
| <b>WISCONSIN HUMANE SOCIETY</b>          |        |                            |                |                             |              |                |   |
| General Fund                             | 2180   | WISCONSIN HUMANE SOCIETY   | 3357           | ANIMAL SHELTER CONTRACT -   | 08/01/2025   | 1,510.00       | 100-90-62500 Animal Control Contract        |
| Total WISCONSIN HUMANE SOCIETY:          |        |                            |                |                             |              | 1,510.00       |   |
| Grand Totals:                            |        |                            |                |                             |              | 2,145,408.49   |   |



| Fund | Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | GL Account and Title |
|------|--------|-------------|----------------|-------------|--------------|----------------|----------------------|
|------|--------|-------------|----------------|-------------|--------------|----------------|----------------------|

|                               |                        |
|-------------------------------|------------------------|
| <b>PAYMENT TOTALS BY FUND</b> |                        |
| <b>Funds</b>                  | <b>Totals</b>          |
| Capital Projects Fund         | \$ 5,405.30            |
| Cemetery Fund                 | \$ 20.03               |
| Donation Fund                 | \$ 645.00              |
| General Fund                  | \$ 480,651.07          |
| Recycling Fund                | \$ 51,312.80           |
| Refuse Fund                   | \$ 104,134.50          |
| Sewer Utility Fund            | \$ 984,568.28          |
| Storm Water Utility Fund      | \$ 23,883.51           |
| TID #4 Fund                   | \$ 448,490.65          |
| Water Utility Fund            | \$ 46,297.35           |
| <b>Grand Total</b>            | <b>\$ 2,145,408.49</b> |

# MEMORANDUM

Date: August 12, 2025

To: Village Board

From: Jennifer Bass  
Village Clerk/Treasurer



Re: New Liquor License Application – Caledonia Petroleum

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The attached application is for a “Class A” Liquor License for Caledonia Petroleum LLC, located at 600 4 Mile Road, Ayub Mohammed, Agent. The applicant has completed all application requirements, and has made full payment of all licensing fees.

This application has been reviewed and approved by the Clerk’s Office, Fire Department, Police Department, and Building Department.

There are no delinquent property taxes or other fees associated with the property, and there have been no holds placed on this business by a distributor of alcohol.

The Clerk’s office recommends approval of this license.

# FOLLOW-UP CHECKLIST FOR ALCOHOLIC LICENSES

Legal Name: Caledonia Petroleum LLC

(As shown on Seller's Permit)

Trade Name: Caledonia Petroleum LLC

Business Address: 600 4 Mile Rd

Agent: Ayub Mohammed

Agent Phone: \_\_\_\_\_

Applicant's Wisconsin

Seller's Permit Number: 456103174497402

Federal Employer

Identification Number: 99-29980214

Wisconsin DFI

Registration Number: C128609

## Required Documents/Steps

- Verify Appointment of Agent on file/submitted ✓
- If Agent is new, must submit course certificate ✓
- Verify all signature fields completed ✓
- Assign License #/update to 2025 in Caselle ✓
- Verify premise description on app is same as previous year (in Caselle) ✓
- Check DOR to verify FEIN and WI sellers permit ✓
- Check DFI for organization in compliance ✓
- All members of business must be on license and submit an AB-100. Record check fee charged for each person. **\*Exception for national corporate businesses with out-of-state officers\*** ✓

|  |                 |
|--|-----------------|
| Class "A" Beer   | \$50.00         |
| <input checked="" type="checkbox"/> "Class A" Liquor and Class "A" Beer                | <u>\$550.00</u> |
| <input type="checkbox"/> Class "B" Beer  | \$100.00        |
| <input type="checkbox"/> "Class B" Liquor and Class "B" Beer                           | \$600.00        |
| <input type="checkbox"/> "Class C" Wine  | \$100.00        |
| <input type="checkbox"/> Reserve "Class B" liquor + all license fees                   | \$10,000.00     |
| <input checked="" type="checkbox"/> Publication Fee*                                   | <u>\$30.00</u>  |
| <input checked="" type="checkbox"/> Record Check Fee**                                 | <u>\$10.00</u>  |
| <input type="checkbox"/> Non-Intoxicating Beverage:                                    | N/A             |
| - With "Class B"/Class "B"   | \$10.00         |
| - With "Class A"/Class "A"   | \$5.00          |
| <input type="checkbox"/> Cigarette, Tobacco, and Electronic Vaping <i>Already Have</i> | \$100.00        |
| <input type="checkbox"/> Special Event   | \$150.00        |
| + per event  | \$10.00         |
| maximum charge per year  | \$300 N/A       |
| *All Liquor Licenses   |                 |
| **All Licenses, per person on application  |                 |
| <b>Total Fees \$</b>   | <u>590.00</u>   |
| <b>Balance Due \$</b>  | <u>0</u>        |

\*\*\*\*\*

Date Application Received: 7/23/25

Village Board Date: 8/12/25

Last day of 15 day waiting period: 8/7/25

Publication Date: 8/4, 5, 6

Receipt: # 5006884

Date Issued: \_\_\_\_\_

All Record Checks Completed: 7/24/25

\*\*\*\*\*

New Applicants Only:

Police Department

Fire Department

Building Department

8/5/25

7/24/25

8/5/25

Sent 7/24/2025



Form  
AB-200

# Alcohol Beverage License Application

| For Municipal Use Only |       |
|------------------------|-------|
| Municipality           |       |
| License Period         | 25-26 |

License(s) Requested: (up to two boxes may be checked)

- ☒ Class "A" Beer ..... \$ 50      ☐ Class "B" Beer ..... \$ \_\_\_\_\_
- ☒ "Class A" Liquor ..... \$ 500      ☐ "Class B" Liquor ..... \$ \_\_\_\_\_
- ☐ "Class A" Liquor (cider only) \$ \_\_\_\_\_      ☐ Reserve "Class B" Liquor \$ \_\_\_\_\_
- ☐ "Class C" Liquor (wine only) \$ \_\_\_\_\_

| Fees                 |               |
|----------------------|---------------|
| License Fees         | \$ <u>550</u> |
| Background Check Fee | \$ <u>10</u>  |
| Publication Fee      | \$ <u>30</u>  |
| Total Fees           | \$ <u>590</u> |

## Part A: Premises/Business Information

|  |   |  |
|--|---|--|
| 1. Legal Business Name (individual name if sole proprietorship)<br><u>CALEDONIA PETROLEUM LLC</u>  |   |  |
| 2. Business Trade Name or DBA<br><u>CALEDONIA PETROLEUM LLC</u>  |   |  |
| 3. FEIN<br><u>99-2998024</u>   | 4. Wisconsin Seller's Permit Number<br><u>456-1031744974-02</u>   |  |
| 5. Entity Type (check one)<br><input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization   |   |  |
| 6. State of Organization<br><u>WISCONSIN</u><br><u>LLC</u>   | 7. Date of Organization<br><u>MAY-10-2024</u>   | 8. Wisconsin DFI Registration Number<br><u>6128509</u> |
| 9. Premises Address<br><u>600 4 mile Road</u>  |   |  |
| 10. City<br><u>CALEDONIA</u>   | 11. State<br><u>WI</u>  | 12. Zip Code<br><u>53403</u>                           |
| 13. County<br><u>RACINE</u>  | 14. Governing Municipality: <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village<br>of: <u>CALEDONIA</u> | 15. Aldermanic District                                |
| 16. Premises Phone<br><u>262 456 2079</u>  | 17. Premises Email<br><u>CALEDONIA PETROLEUM LLC@gmail.com</u>  | 18. Website<br><u>N/A</u>                              |
| 19. Premises Description - Describe the building or buildings where alcohol beverages are produced, 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.<br><u>I will be stored behind the counter on the shelf and a room next to the counter</u><br><u>All The paper work is also in the office behind the counter.</u> |   |  |
| 20. Mailing Address (if different from premises address)<br><u>N/A</u>   |   |  |
| 21. City   | 22. State   | 23. Zip Code   |

## Part B: Questions

|  |          |  |
|--|----------|--|
| 1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |          |  |
| If yes, list the details of violation below. Attach additional sheets if necessary.  |          |  |
| Law/Ordinance Violated   | Location | Trial Date   |
| Penalty Imposed  |          | Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Law/Ordinance Violated   | Location | Trial Date   |
| Penalty Imposed  |          | Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No |

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . ☐ Yes ☒ No  
beverages.

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . ☐ Yes ☒ No  
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . . . . ☐ Yes ☒ No  
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity

4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☒ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . . ☐ Yes ☒ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☒ No

### Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.


| Last Name | First Name | Title | Phone |
|-----------|------------|-------|-------|
| MOHAMMED  | AYUB KHAN  | OWNER | 1     |
|           |            |       |       |
|           |            |       |       |
|           |            |       |       |

### Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor      • one general partner of a partnership      • one corporate officer      • one member of an LLC

**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 business 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 this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized 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<br>MOHAMMED  |  | First Name<br>AYUB KHAN                    |               | M.I.  |
| Title<br>OWNER   |  | Email<br>CALEDONIA PETROLEUM LLC@GMAIL.COM |               | Phone |
| Signature<br> |  |  | Date<br>07/23 |       |

### 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       |                | Date Provisional License Issued (if applicable) |                     |



## Agent Type (check one)

- ☒ Original (no fee) ☐ Successor (\$10 fee for municipal licensees only)

## Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

CALEDONIA PETROLEUM LLC

2. Business Trade Name or DBA

CALEDONIA PETROLEUM LLC

3. Entity Type (check one)

- ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

- ☒ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

## Part B: Agent Information

1. Last Name

MOHAMMED

2. First Name

AYUB KHAN

3. M.I.

4. Email

CALEDONIA PETROLEUMLLC@GMAIL.COM

5. Phone

262-534-0201

6. Home Address

7. City

RACINE

8. State

WI

9. Zip Code

53402

10. Date of Birth

11. Drivers License/State ID Number

12. Drivers License/State ID State of Issuance

WISCONSIN

## Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ..... ☒ Yes ☐ No  
Submit proof of completion.

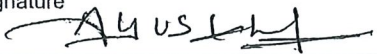
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire (licensee) or  
Form AB-300, Alcohol Beverage Personal Questionnaire (permittee)? ..... ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? ..... ☒ Yes ☐ No  
See instructions for exceptions.

Continued →


**Part D: Business Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I 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<br><b>MOHAMMED</b>   |   | First Name<br><b>AYUB KHAN</b> |                      | M.I. |
| Title<br><b>OWNER / AGENT</b>  | Email<br><b>CALEDONIA PETROLEUM LLC@gmail.com</b> |                                | Phone<br>-           |      |
| Signature<br> |   |                                | Date<br><b>07/23</b> |      |

**Part E: Agent Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. 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<br><b>MOHAMMED</b>   |  | First Name<br><b>AYUB KHAN</b> |                      | M.I. |
| Signature<br> |  |                                | Date<br><b>07/23</b> |      |



All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

**Part A: Business Information**

|   |  |
|---|--|
| 1. Legal Business Name (individual name if sole proprietor) | AYUB KHAN MOHAMMED (CALEDONIA PETROLEUM LLC)   |
| 2. Business Trade Name or DBA                               | CALEDONIA PETROLEUM LLC  |
| 3. Entity Type (check one)                                  | <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization |

**Part B: Individual Information**

|  |   |   |
|--|---|---|
| 1. Last Name<br>MOHAMMED                     | 2. First Name<br>AYUB KHAN                    | 3. M.I.   |
| 4. Relationship to Business (Title)<br>AGENT | 5. Email<br>CALEDONIA PETROLEUM LLC@gmail.com | 6. Phone<br>1   |
| 7. Home Address                              |   |   |
| 8. City<br>RACINE                            | 9. State<br>WI                                | 10. Zip Code<br>53403                                       |
| 11. Date of Birth                            |   |   |
| 12. Drivers License/State ID Number          |   | 13. Drivers License/State ID State of Issuance<br>WISCONSIN |

**Part C: Address History**

|  |                       |                    |                          |
|--|-----------------------|--------------------|--------------------------|
| 1. Do you currently live in Wisconsin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No           |                       |                    |                          |
| If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)<br>05/2017                      |                       |                    |                          |
| 2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary. |                       |                    |                          |
| Previous Address 1   | City<br>RACINE        | State<br>WI        | Zip Code<br>53403        |
| Previous Address 2   | City                  | State              | Zip Code                 |
| Previous Address 3   | City                  | State              | Zip Code                 |
| Previous Address 4   | City                  | State              | Zip Code                 |
| Previous Address 5   | City                  | State              | Zip Code                 |
| 3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.                |                       |                    |                          |
| State<br>ILLINOIS  | County<br>LAKE COUNTY | State<br>ILLINOIS  | County                   |
| State<br>WISCONSIN   | County<br>RACINE      | State<br>WISCONSIN | County<br>MOUNT PLEASANT |

Continued →



**Part D: Criminal History**

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . . ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

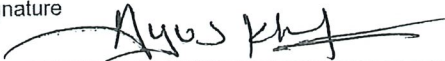
|                        |          |   |
|------------------------|----------|---|
| Law/Ordinance Violated | Location | Conviction Date   |
| Penalty Imposed        |          | Was sentence completed? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Law/Ordinance Violated | Location | Conviction Date   |
| Penalty Imposed        |          | Was sentence completed? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Law/Ordinance Violated | Location | Conviction Date   |
| Penalty Imposed        |          | Was sentence completed? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . . ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

**Part E: Attestation**

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. 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.

|   |                 |
|---|-----------------|
| Signature  | Date 07/23/2025 |
|---|-----------------|

# Serving Alcohol

is proud to present this certificate to

**Ayub khan Mohammed**

for successful completion of the online course



## Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- \* CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- \* OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- \* RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- \* DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- \* ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at  
[servingalcohol.com](http://servingalcohol.com)

Verification Code  
**OBocrHLavQ**

Date Issued  
**Jul 22nd, 2025**

**VALID FOR 2 YEARS**

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: **Ayub khan Mohammed**

Certification Date: **Jul 22nd, 2025**

Certificate Code: **OBocrHLavQ**

Verify Online: [servingalcohol.com](http://servingalcohol.com)

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

**SERVING ALCOHOL INC**

**VALID FOR 2 YEARS**

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>





DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 05-13-2024

Employer Identification Number:  
99-2998024

Form: SS-4

Number of this notice: CP 575 G

CALEDONIA PETROLEUM LLC  
AYUB K MOHAMMED SOLE MBR  
1916 WISCONSIN AVE  
RACINE, WI 53403

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-2998024. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.



WISCONSIN DEPARTMENT OF REVENUE  
PO BOX 8902  
MADISON, WI 53708-8902

**Contact Information:**

2135 RIMROCK RD PO BOX 8902  
MADISON, WI 53708-8902  
ph: 608-266-2776 fax: 608-224-5761  
email: DORBusinessTax@wisconsin.gov  
website: revenue.wi.gov

000009

Letter ID L1775574576

CALEDONIA PETROLEUM LLC  
600 4 MILE RD  
CALEDONIA WI 53402-2124

## Wisconsin Department of Revenue Seller's Permit

**Legal/real name:** CALEDONIA PETROLEUM LLC

**Business name:**  
600 4 MILE RD  
CALEDONIA WI 53402-2124

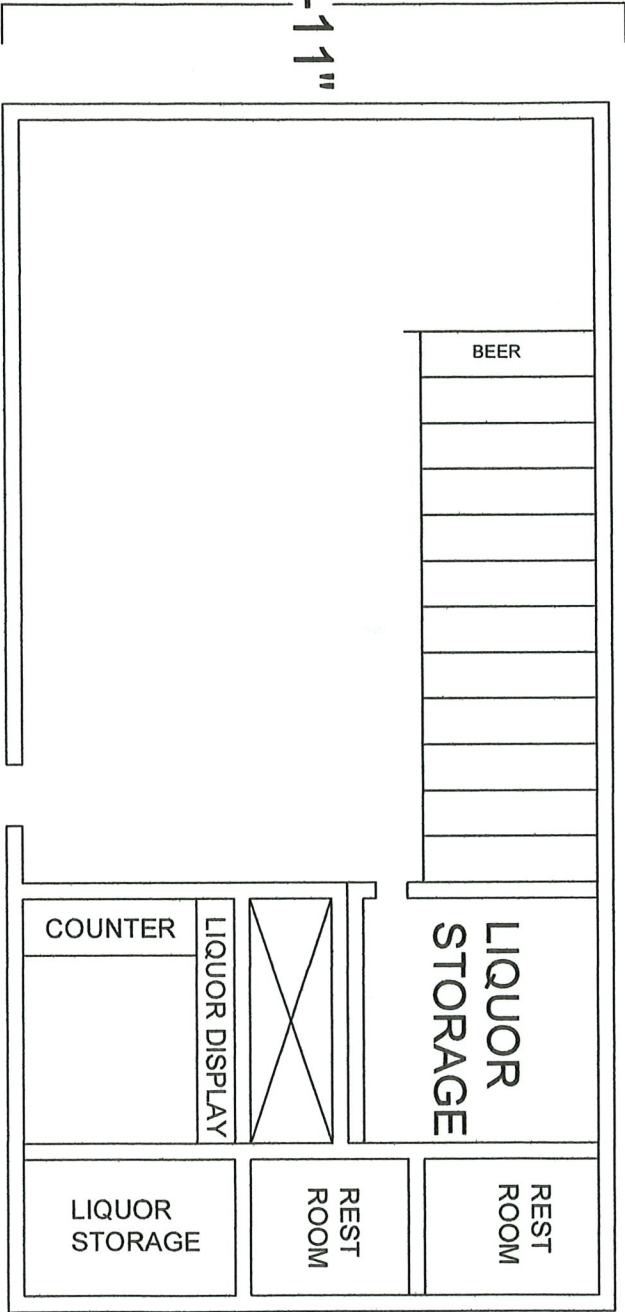
- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

| Tax Type        | Account Type    | Account Number    |
|-----------------|-----------------|-------------------|
| Sales & Use Tax | Seller's Permit | 456-1031744974-02 |

# CALEDONIA PETROLEUM

63'-7"

32'-11"



ADDRESS : 600 4 MILE ROAD  
RACINE, WI 53402



[< Home](#)

## Wisconsin Tax Account Lookup



Lookup



Results

Legal Name CALEDONIA PETROLEUM LLC

Account Type Sales & Use

Account Number 456-1031744974-02

Filing Frequency Monthly

Permit Status Valid

[Cancel](#)[< Previous](#)

For your security, this application times out after 15 minutes. All unsaved information will be lost.

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State of Wisconsin  
**Department of Financial Institutions**

Search for:  
caledonia petroleum

Search Records

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[Name Availability](#)

Corporate Records

1 record for caledonia petroleum. (0.02 s, at 7/23/2025 2:35 PM )

| ID      | Entity Name /<br>Type  | Registered<br>Effective Date | Status /<br>Status Date |
|---------|--|------------------------------|-------------------------|
| C128509 | <a href="#">CALEDONIA PETROLEUM LLC</a><br>12 - Domestic Limited Liability Company | 05/10/2024                   | Organized<br>05/10/2024 |

VILLAGE OF CALEDONIA  
5043 CHESTER LANE  
RACINE WI 53402

262-835-4451

Receipt No: 5.006884

Jul 23, 2025

576  
Caledonia Petroleum LLC  
600 4 Mile Rd  
Caledonia WI 53402

|  |        |
|--|--------|
| Previous Balance:                            | 590.00 |
| BUSINESS LICENSE - BUSINESS LICENSE PAYMENTS | 590.00 |
| <hr/>  |        |
| Total:                                       | 590.00 |
| New Balance:                                 | .00    |
| <hr/>  |        |
| CHECKS                                       | 590.00 |
| Check No: 1018                               |        |
| Payor: Caledonia Petroleum LLC               |        |
| Total Applied:                               | 590.00 |
| <hr/>  |        |
| Change Tendered:                             | .00    |
| <hr/>  |        |

07/23/2025 4:27 PM