

Wednesday, July 14, 2021

Racine Wastewater Utility  
c/o Michael Gitter, Interim General Manager  
City Hall Annex Room 227  
800 Center Street  
Racine, WI 53403

RE: Approval of Caledonia Utility District Sanitary Sewer Extension – TID #5 Waters Edge Place - Sanitary Sewer Extension

Dear Mr. Gitter:

The Caledonia Utility District has received, reviewed, and will approve the Sanitary Sewer plans for Waters Edge Place. The Waters Edge Place Development is located on the former Olympia Brown School & Western Publishing properties within TID #5, which is in the Northeast ¼ of Section 21 of Range 23 East, Town 4 North in the Village of Caledonia.

Waters Edge Place involves parcels 104-04-23-21-003-000, 104-04-23-21-005-000 & 104-04-23-21-006-000. The development proposes the creation of 3 – 70-unit towers, 20 Townhouses, a Maintenance Building, and an Amenity Building. This development will be served by an existing municipal sanitary sewer and the proposed municipal sanitary sewer extension. The proposed sanitary sewer extension includes 1,088.3' of 8" PVC and 94.5' of 10" PVC.

The Caledonia Utility District is hereby requesting approval from the Racine Wastewater Utility at their July 20<sup>th</sup>, 2021, meeting for the construction of the 1,098.5' of 8" PVC and 94.5' of 10" PVC Sanitary Sewer Extensions for Waters Edge Place.

If there are any questions about this request, please contact me directly at 262-835-6416 or [abunkelman@caledonia-wi.gov](mailto:abunkelman@caledonia-wi.gov)

Sincerely,



Anthony A. Bunkelman P.E.  
Utility Director

Village of Caledonia  
5043 Chester Lane  
Racine, WI 53402

PROJECT CONTACT INFORMATION

DEVELOPER:  
CARDINAL CAPITAL  
901 S 70TH STREET  
WEST ALLIS, WI 53214  
MR. JACK REICHL  
414-727-9902

ARCHITECT:  
KAHLER SLATER  
111 W WISCONSIN AVENUE  
MILWAUKEE, WI 53203  
MR. PETER BISSEN  
414-272-2000

ENGINEER:  
PINNACLE ENGINEERING GROUP  
20725 WATERTOWN ROAD  
BROOKFIELD, WI 53186  
MR. AARON KOCH  
262-754-8885

SITE DATA TABLE

SITE AREA = 20.12 ACRES  
ZONING = PUD

PARKING:  
TOWNHOMES  
100 PARKING STALLS REQUIRED  
100 PARKING STALLS PROVIDED IN GARAGES  
90 PARKING STALLS PROVIDED ON APRON IN FRONT OF GARAGE

MULTI-UNIT BUILDING  
1 BEDROOM UNITS = 58 STALLS  
2 BEDROOM UNITS = 26 STALLS  
3 BEDROOM UNITS = 6 STALLS  
TOTAL/BUILDING = 90 STALLS REQUIRED PER BUILDING OR 270 TOTAL

73 GARAGE STALLS PROVIDED IN THE PARKING FLOORS =  
219 TOTAL INTERIORS STALLS PROVIDED  
61 SURFACE PARKING STALLS PROVIDED  
270 TOTAL PARKING STALLS PROVIDED

AMENITY BUILDING  
15 STALLS PROVIDED - MAY BE ADJUSTED BASED ON FINAL OCCUPANCY

DROP OFF / LOADING ZONES ARE DEPICTED ON THE PLAN

NO EXTERIOR DUMPSTERS ARE PROPOSED. ALL TRASH STORAGE WILL  
BE INTERIOR.

NOT FOR  
CONSTRUCTION

Revisions

CONCEPT DESIGN

SCOPE DOCUMENTS

Drawing  
Date  
07/14/2021

WATERS EDGE PLACE

WATERS EDGE DRIVE  
CALEDONIA, WI  
53402

Project No. 220104.00  
CARDINAL  
CAPITAL

Sheet  
Title  
SITE PLAN

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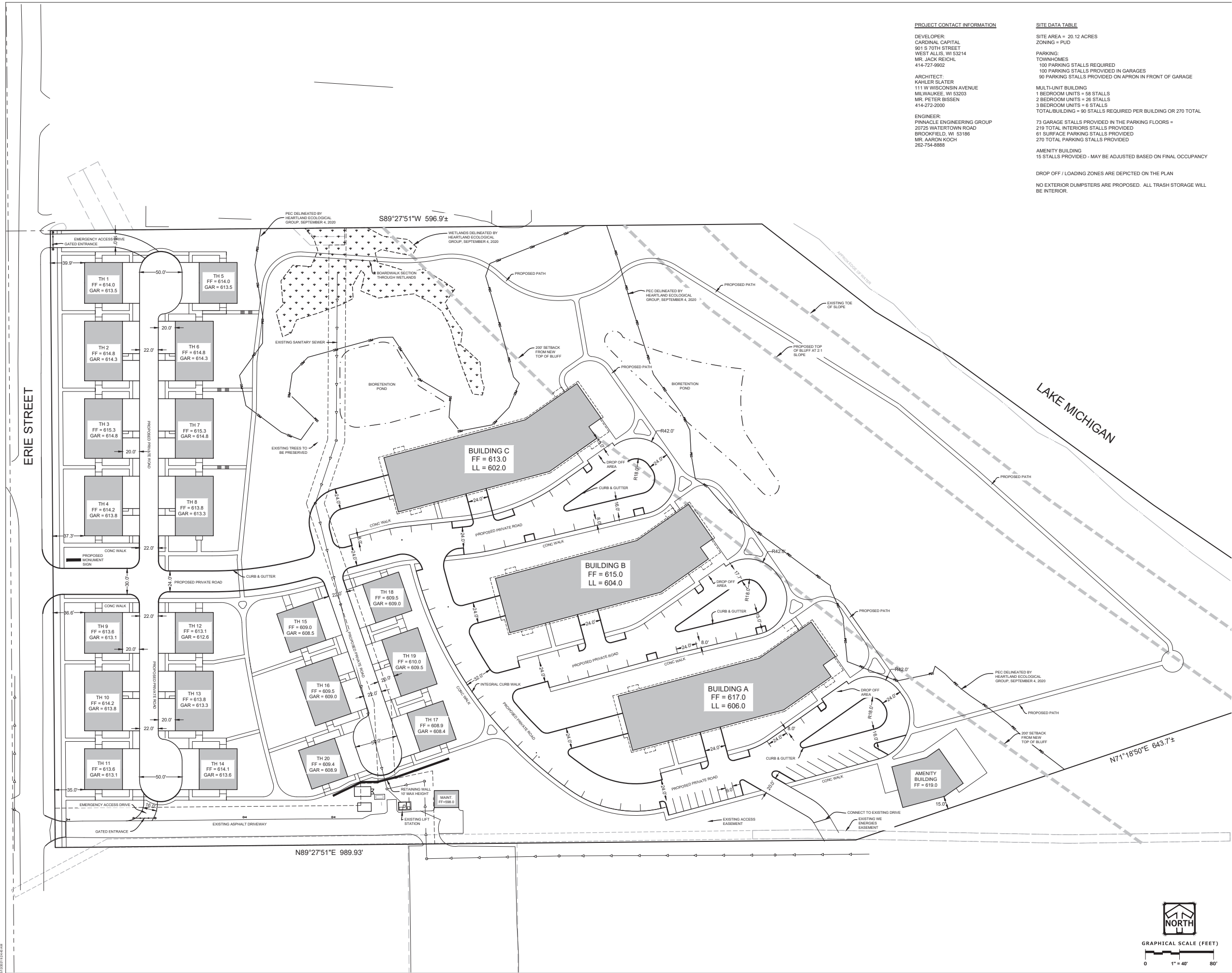
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203  
Telephone 414.272.2000 Fax 414.272.2001

722 Williamson Street, Madison, Wisconsin 53703  
Telephone 608.283.6300 Fax 608.283.6317

125 South Clark Street, Suite 675-2, Chicago, Illinois 60603  
Telephone 312.789.4516

Sheet No.

C102



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Drawing  
Date  
07/14/2021

WATERS EDGE PLACE

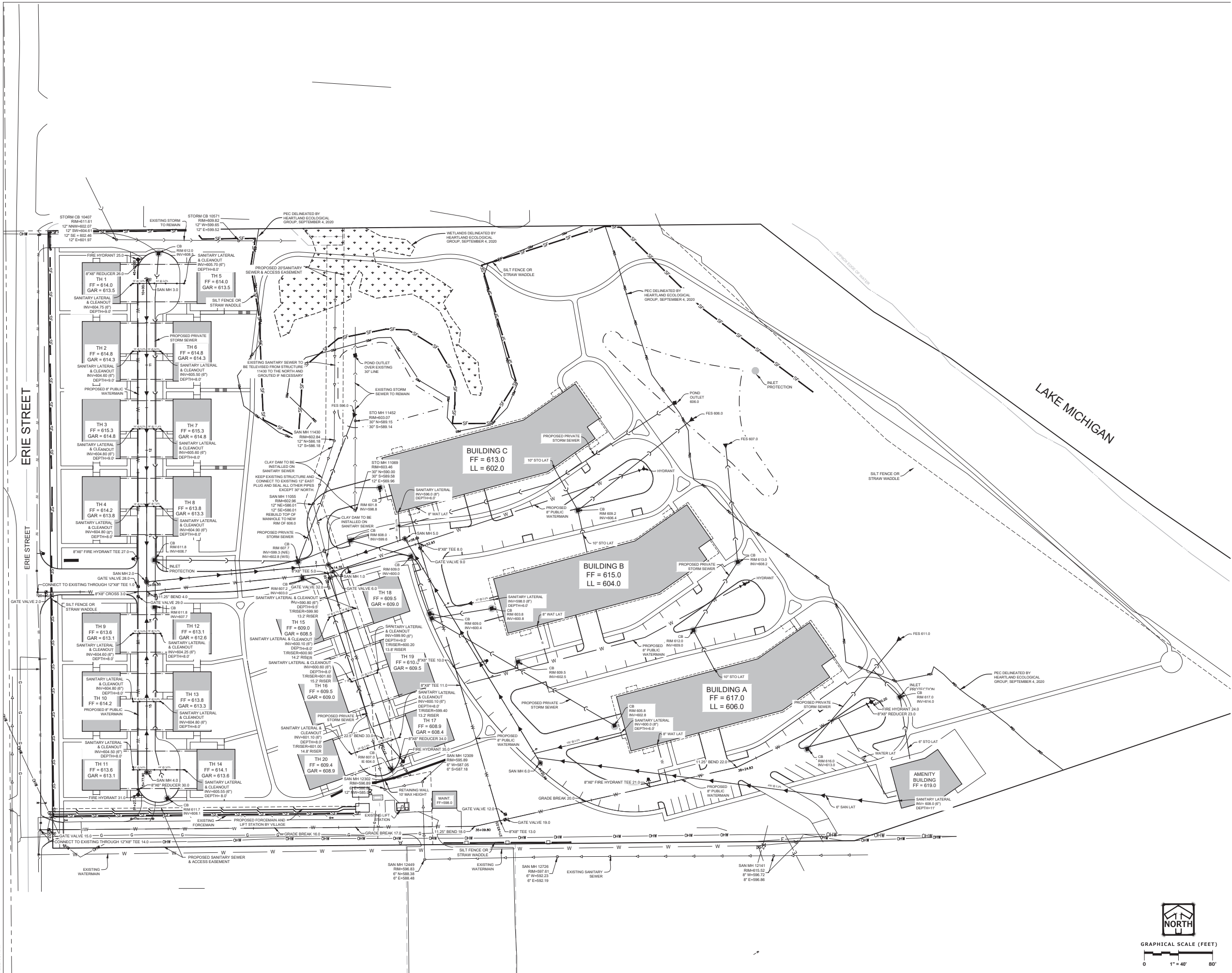
WATERS EDGE DRIVE  
CALEDONIA, WI  
53402

Project No. 220104.00  
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CAPITAL

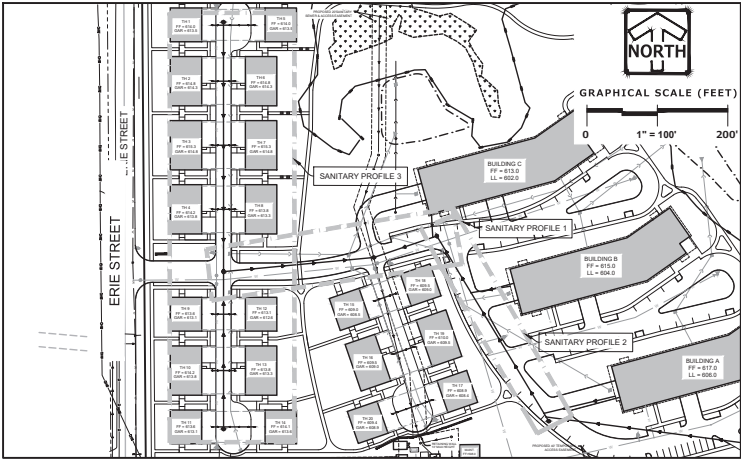
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Title  
UTILITY PLAN

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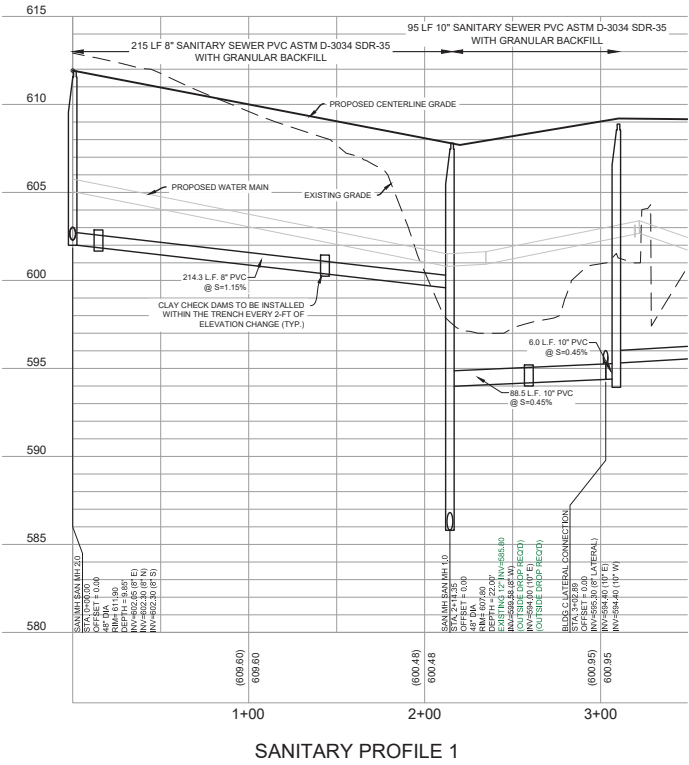
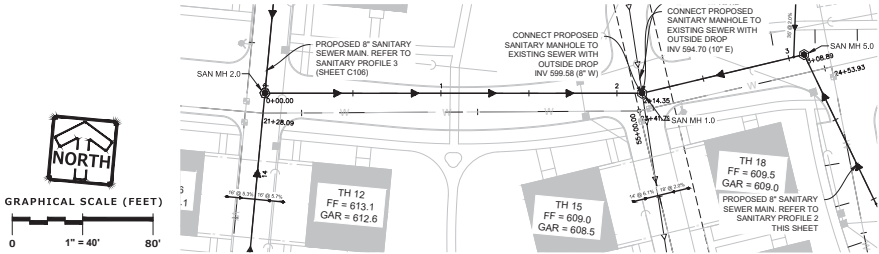
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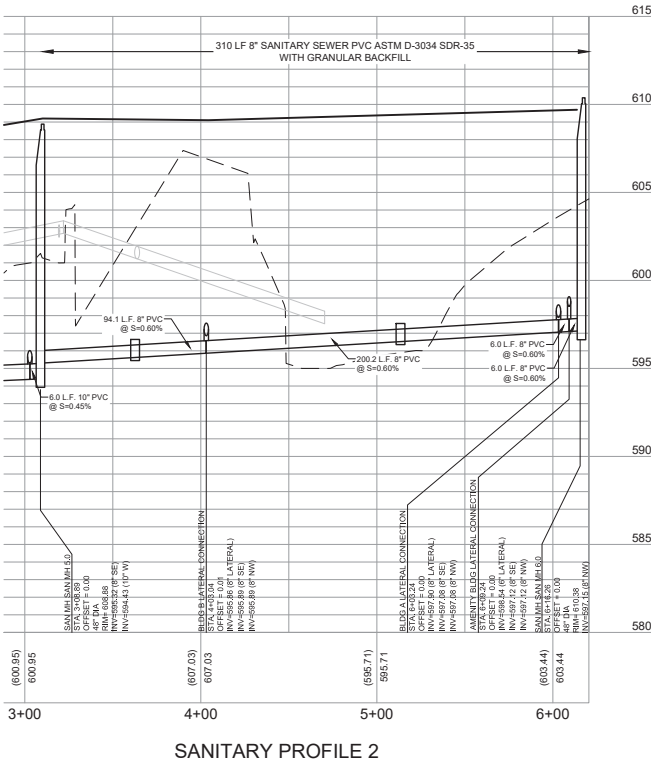
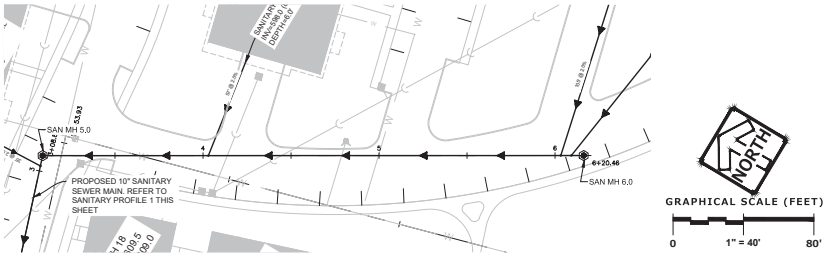
KEY MAP



ALL SANITARY SEWER MAINS AND  
LATERALS SHALL BE INSTALLED PER  
CALDONIA UTILITY DISTRICT  
SPECIFICATIONS

ALL SANITARY SEWER  
LATERALS ARE 6" PVC &  
MINIMUM SLOPE FOR  
LATERALS SHALL BE 1/8" PER  
LINEAR FOOT

TRACER WIRE IS REQUIRED  
FOR SANITARY SEWER &  
SANITARY LATERALS



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53402

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Sheet  
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SANITARY SEWER  
PLAN & PROFILE  
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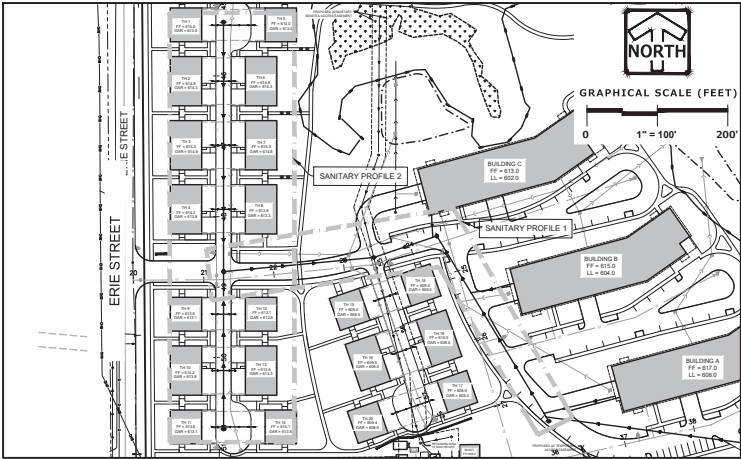
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C105

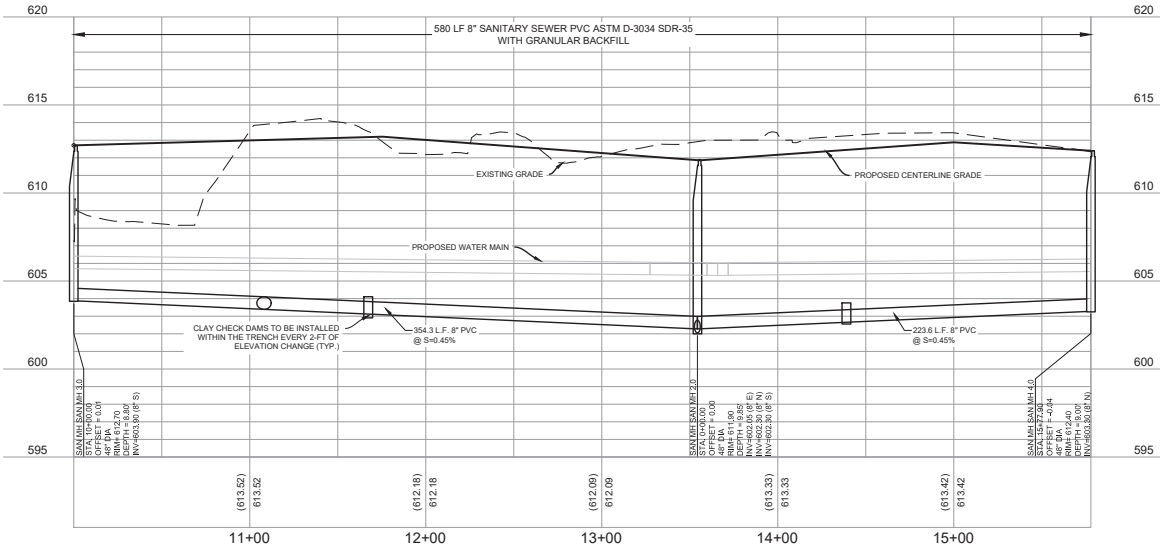
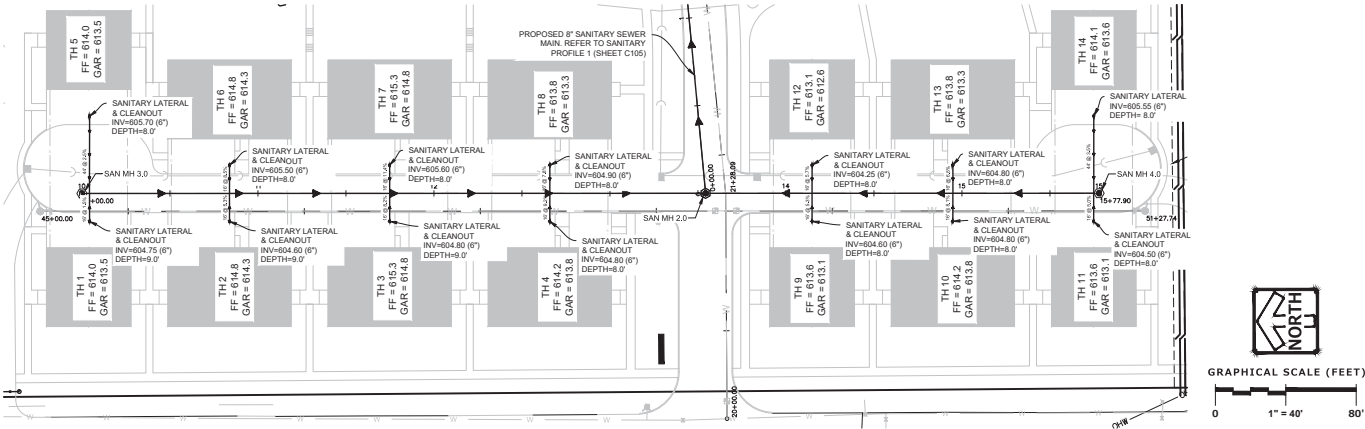


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SANITARY PROFILE 3

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Sheet No.

C106

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER A WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, WISCONS. ADM. CODE, 10.00, 10.01, 10.02, 10.03, 10.04, 10.05, 10.06, 10.07, 10.08, 10.09, 10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19, 10.20, 10.21, 10.22, 10.23, 10.24, 10.25, 10.26, 10.27, 10.28, 10.29, 10.30, 10.31, 10.32, 10.33, 10.34, 10.35, 10.36, 10.37, 10.38, 10.39, 10.40, 10.41, 10.42, 10.43, 10.44, 10.45, 10.46, 10.47, 10.48, 10.49, 10.50, 10.51, 10.52, 10.53, 10.54, 10.55, 10.56, 10.57, 10.58, 10.59, 10.60, 10.61, 10.62, 10.63, 10.64, 10.65, 10.66, 10.67, 10.68, 10.69, 10.70, 10.71, 10.72, 10.73, 10.74, 10.75, 10.76, 10.77, 10.78, 10.79, 10.80, 10.81, 10.82, 10.83, 10.84, 10.85, 10.86, 10.87, 10.88, 10.89, 10.90, 10.91, 10.92, 10.93, 10.94, 10.95, 10.96, 10.97, 10.98, 10.99, 11.00, 11.01, 11.02, 11.03, 11.04, 11.05, 11.06, 11.07, 11.08, 11.09, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28, 11.29, 11.30, 11.31, 11.32, 11.33, 11.34, 11.35, 11.36, 11.37, 11.38, 11.39, 11.40, 11.41, 11.42, 11.43, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49, 11.50, 11.51, 11.52, 11.53, 11.54, 11.55, 11.56, 11.57, 11.58, 11.59, 11.60, 11.61, 11.62, 11.63, 11.64, 11.65, 11.66, 11.67, 11.68, 11.69, 11.70, 11.71, 11.72, 11.73, 11.74, 11.75, 11.76, 11.77, 11.78, 11.79, 11.80, 11.81, 11.82, 11.83, 11.84, 11.85, 11.86, 11.87, 11.88, 11.89, 11.90, 11.91, 11.92, 11.93, 11.94, 11.95, 11.96, 11.97, 11.98, 11.99, 12.00, 12.01, 12.02, 12.03, 12.04, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.11, 12.12, 12.13, 12.14, 12.15, 12.16, 12.17, 12.18, 12.19, 12.20, 12.21, 12.22, 12.23, 12.24, 12.25, 12.26, 12.27, 12.28, 12.29, 12.30, 12.31, 12.32, 12.33, 12.34, 12.35, 12.36, 12.37, 12.38, 12.39, 12.40, 12.41, 12.42, 12.43, 12.44, 12.45, 12.46, 12.47, 12.48, 12.49, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55, 12.56, 12.57, 12.58, 12.59, 12.60, 12.61, 12.62, 12.63, 12.64, 12.65, 12.66, 12.67, 12.68, 12.69, 12.70, 12.71, 12.72, 12.73, 12.74, 12.75, 12.76, 12.77, 12.78, 12.79, 12.80, 12.81, 12.82, 12.83, 12.84, 12.85, 12.86, 12.87, 12.88, 12.89, 12.90, 12.91, 12.92, 12.93, 12.94, 12.95, 12.96, 12.97, 12.98, 12.99, 13.00, 13.01, 13.02, 13.03, 13.04, 13.05, 13.06, 13.07, 13.08, 13.09, 13.10, 13.11, 13.12, 13.13, 13.14, 13.15, 13.16, 13.17, 13.18, 13.19, 13.20, 13.21, 13.22, 13.23, 13.24, 13.25, 13.26, 13.27, 13.28, 13.29, 13.30, 13.31, 13.32, 13.33, 13.34, 13.35, 13.36, 13.37, 13.38, 13.39, 13.40, 13.41, 13.42, 13.43, 13.44, 13.45, 13.46, 13.47, 13.48, 13.49, 13.50, 13.51, 13.52, 13.53, 13.54, 13.55, 13.56, 13.57, 13.58, 13.59, 13.60, 13.61, 13.62, 13.63, 13.64, 13.65, 13.66, 13.67, 13.68, 13.69, 13.70, 13.71, 13.72, 13.73, 13.74, 13.75, 13.76, 13.77, 13.78, 13.79, 13.80, 13.81, 13.82, 13.83, 13.84, 13.85, 13.86, 13.87, 13.88, 13.89, 13.90, 13.91, 13.92, 13.93, 13.94, 13.95, 13.96, 13.97, 13.98, 13.99, 14.00, 14.01, 14.02, 14.03, 14.04, 14.05, 14.06, 14.07, 14.08, 14.09, 14.10, 14.11, 14.12, 14.13, 14.14, 14.15, 14.16, 14.17, 14.18, 14.19, 14.20, 14.21, 14.22, 14.23, 14.24, 14.25, 14.26, 14.27, 14.28, 14.29, 14.30, 14.31, 14.32, 14.33, 14.34, 14.35, 14.36, 14.37, 14.38, 14.39, 14.40, 14.41, 14.42, 14.43, 14.44, 14.45, 14.46, 14.47, 14.48, 14.49, 14.50, 14.51, 14.52, 14.53, 14.54, 14.55, 14.56, 14.57, 14.58, 14.59, 14.60, 14.61, 14.62, 14.63, 14.64, 14.65, 14.66, 14.67, 14.68, 14.69, 14.70, 14.71, 14.72, 14.73, 14.74, 14.75, 14.76, 14.77, 14.78, 14.79, 14.80, 14.81, 14.82, 14.83, 14.84, 14.85, 14.86, 14.87, 14.88, 14.89, 14.90, 14.91, 14.92, 14.93, 14.94, 14.95, 14.96, 14.97, 14.98, 14.99, 15.00, 15.01, 15.02, 15.03, 15.04, 15.05, 15.06, 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.13, 15.14, 15.15, 15.16, 15.17, 15.18, 15.19, 15.20, 15.21, 15.22, 15.23, 15.24, 15.25, 15.26, 15.27, 15.28, 15.29, 15.30, 15.31, 15.32, 15.33, 15.34, 15.35, 15.36, 15.37, 15.38, 15.39, 15.40, 15.41, 15.42, 15.43, 15.44, 15.45, 15.46, 15.47, 15.48, 15.49, 15.50, 15.51, 15.52, 15.53, 15.54, 15.55, 15.56, 15.57, 15.58, 15.59, 15.60, 15.61, 15.62, 15.63, 15.64, 15.65, 15.66, 15.67, 15.68, 15.69, 15.70, 15.71, 15.72, 15.7

[illegible][illegible]

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 302.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL PER THE DETAIL ON THE PLANS. BASE SHALL BE 1" INCH DIAMETER LIMESTONE TRAFFIC ROAD AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION OF ANCHOR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.

2. SUBGRADE SHALL BE PROPELLOED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. ELEVATE UNSTABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.

3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAR STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTIONS AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.

4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS. SECTION 405 AND 460 1.58-28 IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.

5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE A ASTM C48 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 413.3.1. THE SPACING OF JOINTS SHALL BE 10 FEET OR LESS FOR THE WIDTH OF THE WALKS AND 15.3 FEET FOR THE WALKS. JOINTS SHALL BE SPACED NO FURTHER THAN 50' FOR PAVEMENT, 300' FOR CURB, AND 100' FOR WALKS. CONCRETE SHALL BE FINISHED PER SECTION 413.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 413.3.12 IS REQUIRED.

