

**Village Board Meeting
September 5, 2017**

1 - Order

President Bradley called the Village Board Meeting to order at 7:00 p.m., at Village Hall, 5043 Chester Lane, Racine, WI.

2 - Pledge of Allegiance

3 - Roll Call

Board: Trustee Benkowski, Trustee Trentadue, Trustee Wanggaard, Trustee Willing, Trustee Dobbs, and President Bradley

Absent: Trustee Wishau was excused

Staff: Village Administrator Tom Christensen, Village Engineer Anthony Bunkelman, Fire Chief Richard Roeder and Village Attorney Elaine Ekes

4 - Approval of minutes

Motion by Trustee Wanggaard to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Benkowski. Motion carried.

Regular Board meeting(s) – August 21, 2017

Special Board meeting(s) – August 21, 2017

Hearing(s) and/or Joint meeting(s) – None

5 - Citizens Reports/General comments from the audience

Larry McCalvy, 4820 Richmond Dr. spoke about the Joint Parks facility becoming wheel chair accessible.

Ray Lentz, 7124 Hwy 38 spoke about the millions of dollars of special favors the Board members have given to one particular businessman. He also implied that Racine County has also been involved and how bad they are for the Village and shouldn't be doing business with them as long as they have since 1971.

Therese Boddi on behalf of the neighborhood thanked the Board for their rapid work on the old Western Publishing building.

6 - Communications and Announcements

6A - Update on the Western Publishing Building

Christensen talked about the boarding up of the building. Some landscaping and brush has been removed to avoid a screening for illegal entry into the building. A meeting with Dr. Wood, owner of the Western Publishing building along with Dave Hazen from RUSC since

Unified owns the property next to the building, took place in regards to possibly partnering to find the best solution. There was discussion that all the decision makers will be attending the building's inspection. From a liability standpoint, a person from the neighborhood would not be allowed to attend. Therese Boddi asked for pictures to be taken during the inspection. She also brought up the concerns with the no dogs allowed signs that are up and wondered if they can be taken down since both properties are now vacant. She also questioned the partnership with RUSC. Christensen explained that for marketing reasons it may be feasible to combine both properties. She further questioned how a building in that kind of shape can be marketed. Ekes explained that the partnership term is only meant to mean working together to find the solution. Therese Boddi reiterated what the Ordinance says regarding unsafe, dilapidated properties and felt the Board should keep it in mind.

6B - Update on Sewer and Water

President Bradley asked the Board members to review the emails in their packets from Attorney John Bjelajac regarding regional growth, using Foxconn as an example, and how it may impact the Village.

7 - Committee Reports

7A(1) - Approval of A/P checks

Motion by Trustee Wanggaard to approve the A/P checks for August follows. Seconded by Trustee Trentadue. Motion carried.

General Fund	Check No's 75416-75472	in the amount of \$864,799.84
Parks Enterprise	Check No's 6188-6195	in the amount of \$2,818.61
Joint Health	Check No's 12214-12229	in the amount of \$243,004.89
Joint Parks	Check No's 8598-8603	in the amount of \$3,518.46
Charge Card	7/26/17 – 8/25/17	in the amount of \$33,094.87

7B(1) - Approval of 2017-2018 Operator's Licenses (Bartenders)

Motion by Trustee Trentadue to approve 2017-2018 Operator's Licenses as presented. Seconded by Trustee Wanggaard. Motion carried.

8 - Ordinances and Resolutions

8A - Ordinance 2017-14 – 2nd Reading and Possible Adoption - An Ordinance To Create Section 16-1-1(A)(6) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Changing The Height Limitation For A Self-Service Storage Facility In A Highway Oriented Use

Motion by Trustee Trentadue to suspend the rules and read Ordinance 2017-14 by title only. Seconded by Trustee Wanggaard. Motion carried.

Clerk read the title.

Motion by Trustee Trentadue to adopt Ordinance 2017-14 An Ordinance To Create Section 16-1-1(A)(6) Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Changing The Height Limitation For A Self-Service Storage Facility In A Highway Oriented Use. Seconded by Trustee Benkowski. Motion carried.

“The maximum lot coverage by structures for a self-service storage facility shall not exceed fifty (50) percent, and such facility shall not exceed twenty (20) feet in height and shall meet the setbacks for the district in which it is located”.

8B - Ordinance 2017-15 – 1st and 2nd Reading and Possible Adoption - An Ordinance To Amend Zoning Districts Of The Official Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Amend The Previously Approved R-3 Suburban Residential District (Sewered)/Planned Unit Development Overlay District To Allow For The Amendment Of The Preliminary Plat For Cascade Ridge Subdivision Containing ±20.92 Acres; At The North Terminus Of Dutchess Drive, Sec. 30, T4N, R23E, Village Of Caledonia, Racine County, WI.

Motion by Trustee Trentadue to suspend the rules and take up Ordinance 2017-15 for both first and second reading. Seconded by Trustee Wanggaard. Motion carried.

Motion by Trustee Trentadue to suspend the rules and read Ordinance 2017-15 by title only. Seconded by Trustee Wanggaard. Motion carried.

Clerk read the title.

Motion by Trustee Trentadue to adopt Ordinance 2017-15. Seconded by Trustee Wanggaard. Motion carried.

8C - Resolution 2017-80 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use To Occupy A Portion Of The Existing Site With An Online Vehicle Auction Platform For Used Undamaged And Damaged Vehicles, 7213 Hwy 41, Sec. 7, T4N, R22E, Village Of Caledonia, Racine County, WI. / Hribar Holdings LLC, Owner /Copart Inc., Applicant

Approval recommended by the Plan Commission. Bunkelman explained the use. Ekes discussed revisions made to Condition No. 20 regarding Duration of Conditional Use and that it is intended to be temporary. Approval also from Village Board to request additional time to extend the conditional use approval if desired. Also language stating that nothing prevents the Village Board from denying an extension beyond the initial term of two years. Condition number 23 was added regarding Road Reservation Areas. Representative from Amston was present and agreed to the revisions. There was discussion regarding the vehicles being kept in the back of the property along with a large berm to block the view. Asphalt milling will be used in the parking lot and is acceptable according to Bunkelman.

Motion by Trustee Trentadue to adopt Resolution 2017-80 A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use To Occupy A Portion Of The Existing Site With An Online Vehicle Auction Platform For Used Undamaged And Damaged Vehicles, 7213 Hwy 41, Sec. 7, T4N, R22E, Village Of Caledonia, Racine County, WI. / Hribar Holdings LLC, Owner /Copart Inc., Applicant. Seconded by Trustee Willing. Motion carried.

8D - Resolution 2017-81 - A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use To Occupy An Existing Site And Building With An Automotive Sales And Service Business, 6156 Douglas Ave., Sec.

18, T4N, R23E, Village Of Caledonia, Racine County / Village Of Caledonia, Owner / Robert Konecko, Applicant

Approval recommended by the Plan Commission. Approximately 40 cars would be displayed and hour of operation would be Monday through Saturday, 8:00 a.m. to 6 p.m. closed on Sundays.

Motion by Trustee Benkowski to adopt Resolution 2017-81 A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use To Occupy An Existing Site And Building With An Automotive Sales And Service Business, 6156 Douglas Ave., Sec. 18, T4N, R23E, Village Of Caledonia, Racine County / Village Of Caledonia, Owner / Robert Konecko, Applicant. Seconded by Trustee Dobbs. Motion carried.

8E - Resolution 2017-82 - Resolution Of The Village Board Of The Village Of Caledonia To Approve Cascade Ridge Subdivision Preliminary Plat– Parcel Id 51-104-04-23-30-089 010 And 51-104-04-23-30-059-010 / NCS LLC. – ERF LLC., Owner / Nancy Washburn, Agent

Approval recommended by the Plan Commission. Bunkelman explained that approximately 20.92 acres were zoned R-3/PUD at the north terminus of Dutches Drive for a twenty-five lot conservation subdivision in 2006. This request is to amend the PUD to allow for the amendment of the preliminary plat for 7 residential lots and 6.2 acres of open space.

Motion by Trustee Benkowski to adopt Resolution 2017-82 Resolution Of The Village Board Of The Village Of Caledonia To Approve Cascade Ridge Subdivision Preliminary Plat– Parcel Id 51-104-04-23-30-089 010 And 51-104-04-23-30-059-010 / NCS LLC. – ERF LLC., Owner / Nancy Washburn, Agent. Seconded by Trustee Dobbs. Motion carried.

8F - Resolution 2017- 83 - Resolution Of The Village Board Of The Village Of Caledonia To Approve Creekview Estates Subdivision Preliminary Plat Review – Parcel Id 51-104-04-23-21-040-030 / Riverview Development LLC., Owner / Nancy Washburn, Agent

Approval recommended by the Plan Commission. Bunkelman explained that approximately 8 acres rezoned R-3(PUD) on the West side of Erie Street approx. 125' South of Kentwood Dr. for a 9 lot subdivision. Amendment to shift some of the lot orientation around but maintain the 9 lots.

Motion by Trustee Benkowski to adopt Resolution 2017- 83 Resolution Of The Village Board Of The Village Of Caledonia To Approve Creekview Estates Subdivision Preliminary Plat Review – Parcel Id 51-104-04-23-21-040-030 / Riverview Development LLC., Owner / Nancy Washburn, Agent. Seconded by Trustee Trentadue. Motion carried.

8G - Resolution 2017- 84 - A Resolution Of The Village Board Of The Village Of Caledonia For Temporary Use To Occupy An Existing Commercial Building With A Halloween Related Business; 5055 Douglas Avenue / Greentree Station LLC, Owner / Spirit Halloween, Applicant

Approval recommended by Plan Commission. Store will be open until November 5th.

Motion by Trustee Wanggaard to adopt Resolution 2017-84 A Resolution Of The Village Board Of The Village Of Caledonia For Temporary Use Temporary Use To Occupy An Existing Commercial Building With A Halloween Related Business; 5055 Douglas Avenue / Greentree Station LLC, Owner / Spirit Halloween, Applicant. Seconded by Trustee Willing. Motion carried.

8H - Resolution 2017- 85 - Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With Racine County For 2018 Planning And Zoning Services

Finance Committee recommended approval. Contract for zoning services in the amount of \$75,000.

Wanggaard clarified a comment that was made during public comments in which it was stated that the Village has been working with Racine County since 1971. He informed that it's only been since 2006. Trustee Benkowski stated that the Village may want to look at some sort of enforcement agency, specifically in respect to the problems with the Western Publishing Building. Although, Racine County does enforce non-compliance, it is for zoning issues only and is done on a complaint driven basis.

Motion by Trustee Benkowski to adopt Resolution 2017-85 Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With Racine County For 2018 Planning And Zoning Services. Seconded by Trustee Wanggaard. Motion carried.

8I - Resolution 2017-86 - Resolution Authorizing The Village Of Caledonia To Purchase An Ambulance And Related Equipment For The Fire Department

Finance Committee recommended approval.

Motion by Trustee Trentadue to adopt Resolution 2017-86 Resolution Authorizing The Village Of Caledonia To Purchase An Ambulance And Related Equipment For The Fire Department. Seconded by Trustee Benkowski. Motion carried.

Funding will come out of the highway garage reconstruction project budget since plans have changed and it won't be done right away. The ambulance will be approximately \$236,911. A budget amendment will be done and brought back for Board approval.

8J - Resolution 2017-87 - Resolution Accepting A Proposal By Bower Design & Construction To Improve Access To The Restrooms And Replace An Exterior Door At Franksville Park

Finance Committee recommended approval.

Christensen explained that although several contractors were contacted, only one came back with a written proposal.

Motion by Trustee Wanggaard to adopt Resolution 2017-87 Resolution Accepting A Proposal By Bower Design & Construction To Improve Access To The Restrooms And Replace An Exterior Door At Franksville Park. Seconded by Trustee Benkowski. Motion carried.

8K - Resolution 2017-88 - Resolution To Approve The Agreement For Snow Removal Services With S.M.E. Seasonal Services, LLC For 2017-2018

Recommended for approval by the Finance Committee. Ekes explained the revision to the Agreement that was passed out previously.

Motion by Trustee Trentadue to adopt Resolution 2017-88 Resolution To Approve The Agreement For Snow Removal Services With S.M.E. Seasonal Services, LLC For 2017-2018. Seconded by Trustee Benkowski. Motion carried.

8L - Resolution 2017-89 - Resolution To Renew And Approve Agreement For Grass Mowing And Trimming Services With S.M.E. Seasonal Services, LLC For 2017-2020

Recommended for approval by the Finance Committee. Christensen explained that the service has been provided with minimum complaints.

Motion by Trustee Benkowski to adopt Resolution 2017-89 - Resolution To Renew And Approve Agreement For Grass Mowing And Trimming Services With S.M.E. Seasonal Services, LLC For 2017-2020. Seconded by Trustee Trentadue. Motion carried.

9 – New Business

9A - Request for Holding Tank Replacement System / 11316 Hwy G / Daniel May

Motion by Trustee Dobbs to approve the holding tank replacement system at 11316 Hwy G with stipulations outlined in memorandum from the Village Engineer dated August 30, 2017. Seconded by Trustee Trentadue. Motion carried.

9B - Amendment to Premises Description Liquor License / Buca's Bar and Grill 4234 Douglas Ave.

Motion by Trustee Benkowski to approve the amendment to the Premises Description Liquor License for Buca's Bar and Grill 4234 Douglas Ave. Seconded by Trustee Trentadue. Motion carried.

An outside grass area was added.

10 - Report from Village Administrator

Christensen wanted to reassure the seniors that they will have a place to play cards if the construction does not start before the sale of the building.

11 - Adjournment

Motion by Trustee Wanggaard to adjourn. Seconded by Trustee Trentadue. Motion carried.

Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Karie Torkilsen
Village Clerk