

**Village Board Meeting
December 4, 2017**

1 - Order

President Dobbs called the Village Board Meeting to order at 7:01 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 Prott, Trustee Wishau and President Dobbs

Absent: None

Staff: Village Administrator Tom Christensen, Village Engineer Anthony Bunkelman, HR Director Toni Muise 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 Trentadue. Motion carried unanimously.

Regular Board meeting(s) – November 20, 2017

Special Board meeting(s) – November 20, 2017 and November 28, 2017

5 - Citizens Reports/General comments from the audience

Larry McCalvy, 4825 Richmond Dr., on behalf of the senior citizens of Caledonia, talked how they couldn't use the joint parks building to play cards at one point because some work was being done on it even though they didn't want the work to be done and accused the Village Administrator of lying to them. He complained about the inadequate chairs and felt the seniors should have something more comfortable. He also complained about the acoustics in the hall. He wanted the Board to check into the East Side Community Center because he understood that it was given back to the "Town" for the seniors to use. He wanted the Board to consider a senior facility like Mt. Pleasant has. President Dobbs will speak to Mr. McCalvy about the issues.

Ray Lentz - 7124 Hwy 38, he welcomed back Dave Prott. He brought up the comment made to him from a Leader about not believing him. He felt it was easier to say "we don't believe you" and slam the door in his face than to check out his resources. He went on about how the leaders are allowing a certain business to operate in violation of

ordinances, zoning laws and state laws for over 40 years. He complained about his neighbor not being cited for dumping contaminants, illegally plowing snow, and burning violations. He said don't let the past be the future.

Wendy McCalvy, 4825 Richmond Dr., said she didn't know much about the Jellystone Park expansion but hoped that something would be done about the lighting and noise for those in the Caddy Vista area.

Megan Rios, 10335 Caddy Lane was concerned about the buffer between the homes and the campsites. She didn't want people less than 100 ft. from her lot line and felt it appropriate to build a berm at least 100 to 150 ft. from the lot line.

6 - Communications and Announcements

6A - Presentation by the Historical Society

Chuck Miles, President of the Historical Society asked what people thought about the site. He explained that the site started with the 1877 Town Hall building. The next building was the 1902 Milwaukee Road Depot in the Village of Sturtevant. Then the 1927 Caboose followed by the 1840 Rudd Cabin. At the same time came 1880 Myers Museum. In 2014 the Botting Machine Shed was installed and is still a work in progress. Also from the Botting property, came a double-walled brick ice house. Their goal is to preserve the past for future generations.

6B - Update on the Western Publishing Building

Christensen announced that the Board authorized the Village Attorney to pursue a raze order for the building.

7 - Committee Reports

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

Motion by Trustee Wishau to approve the A/P checks as presented. Seconded by Trustee Wanggaard. Motion carried unanimously.

General Fund	Check No's 75878-75924	in the amount of \$182,992.15
Parks Enterprise	Check No's 6227-6228	in the amount of \$335.92
Joint Health	Check No's 12296-12309	in the amount of \$8,686.25
Joint Parks	Check No's 8632-8632	in the amount of \$182.81
Charge Cards	10/26/17 – 11/25/17	in the amount of \$33,898.91

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

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

8 - Ordinances and Resolutions

8A - Ordinance 2017-22 – 1st and 2nd Reading and Possible Adoption – An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village’s Code Of Ordinances By Creating Section 13-2-2(G) Adding An Amendment To The Village’s Comprehensive Plan And Affecting Part Of The SE And SW 1/4 Of Sec. 4, T4N, R22E, Village Of Caledonia, Racine County, Wi. This Property Is Located North, East and West of 9710 Seven Mile Road & Contains 150 Acres, More Or Less. Harold and Carol Deback Trust, Owner; Bear Country Holdings LLC, Owner; Reinhart Attorneys At Law, Agent: Low Density Residential (19,000 Square Feet to 1.49 Acres per Dwelling Unit) To: Recreational

Bunkelman explained that the two Ordinances and the Resolution on the agenda are for the Jellystone expansion.

Currently there is 75 acres in the total camp site. Bear Country Holdings, LLC is proposing to expand onto the 150 acres of vacant lands north of 7 Mile Road adjacent to the existing campground and 29 acres to the north and east of the existing site. The expansion would add approximately 50 cabins and 100 recreational vehicles sites. An additional 250 spot parking lot will be constructed with access directly from 7 Mile Road. Also a 5 acre swimming pond. Phase 1 of the expansion also includes a walking trail and golf cart trail expansion. Future Phase 2 is anticipated to include more cabins and rec sites with additional amenities. A Land Use Plan Amendment is being requested from Low Density Residential to Recreational and Rezoning from A-2, R-3 and R-6 to P-2.

Bridget Bender and her family have operated the campground since 2005 when it was about to lose its franchise. She feels they have done a lot of work upgrading the grounds since then. They are striving to be good neighbors. On November 15th a neighborhood meeting was conducted and another one will be held on December 12th at 7:00 p.m. Attorney Deborah Tomczyk gave a brief presentation of the campground expansion. She also passed out various correspondence and maps showing changes made to the expansion to address the concerns from citizens expressed at the Plan Commission public hearing held on Monday, November 27. At that meeting, the Plan Commission approved the Conditional Use and the Rezoning. Below are three amendments brought forward from Bear Country Holdings, LLC.:

1. There will be a 100 ft. setback for all P2 boundary lines. An 82 foot wide and 8 foot tall berm will be created as a buffer. The fence will be deferred for 3 years, at which time the desirability will be assessed. The berming will be done right away.
2. The swim pond will be shifted south and will be 230 ft. away from the neighbors. Stormwater will be worked out with the Village.
3. A Traffic Impact Analysis (TIA) will be conducted. They are thinking of a second access off of 7 Mile Rd for daytime users. It was noted that a single family home produces more trips than an occupied campsite. Also in the 80 acres, the current zoning would approve 180 new homes. Meaning that could happen if the expansion did not go through.

There are 6 garbage receptacles around the campsites for guests and staff collects garbage throughout the day until 7 p.m. and during check out.

Lights will be buffered from the berm and will be pointed downward.

There was clarification made to the staff housing. It is proposed homes for the owners so they can be on site at all times. Also, there will not be a convention center. It is a banquet hall for campers and daytime visitors.

The rezoning is for a less intense use. Anything else for future use in the 80 acres would be going back to the Plan Commission.

Attorney Ekes asked for clarification on some additional conditions. The first one being the times of operation from May 1 through October 31. The multi-use trail and berm, originally part of phase 3, would now be an option for installation in phase 2.

Motion by Trustee Trentadue to suspend the rules and take up first and second reading of Ordinance 2017-22. Seconded by Trustee Wanggaard.

Trustee Benkowski – aye

Trustee Prott - aye

Trustee Trentadue – aye

Trustee Wishau – aye

Trustee Wanggaard – aye

President Dobbs - aye

Trustee Willing - aye

Motion carried unanimously.

Motion by Trustee Trentadue to suspend the rules and read Ordinance 2017-22 by title only. Seconded by Trustee Wanggaard. Motion carried unanimously.

Clerk read the title.

Motion by Trustee Trentadue to adopt Ordinance 2017-22. Seconded by Trustee Wanggaard. Motion carried unanimously.

8B - Ordinance 2017-23 – 1st and 2nd Reading and Possible Adoption – An Ordinance To Amend Zoning Districts Of The 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 Rezone From A-2 General Farming And Residential District II, R-3 Suburban Residential District (Sewered) And R-6 Two-Family Residential District/PUD Planned Unit Development Overlay District To: P-2 Recreational Park District - Part Of The SE, SW And NW 1/4 Of Sec 4, T4N, R22E, Village Of Caledonia, Racine County, WI. This Property Is Located North, East and West of 9710 Seven Mile Road & Contains 179 Acres, More Or Less. Harold and Carol Deback Trust, Owner; Bear Country Holdings LLC, Owner; Reinhart Attorneys At Law, Agent

Motion by Trustee Trentadue to suspend the rules and take up first and second reading of Ordinance 2017-23. Seconded by Trustee Wanggaard. Motion carried unanimously.

Motion by Trustee Trentadue to suspend the rules and read Ordinance 2017-23 by title only. Seconded by Trustee Willing. Motion carried unanimously.

Clerk read the title.

Motion by Trustee Willing to adopt Ordinance 2017-23. Seconded by Trustee Prott. Motion carried unanimously.

8C - Resolution 2017-132 – A Resolution Of The Village Board Of The Village Of Caledonia For A Conditional Use For A Phased Expansion Of An Existing Campground (Jellystone Park), Adjacent To 8425 Hwy 38 And ±150 Acres North, East And West Of 9710 Seven Mile Road, Sec. 4, T4N, R22E, Village Of Caledonia, Racine County, WI. Harold and Carol Deback Trust, Owner; Bear Country Holdings LLC, Owner; Reinhart Attorneys At Law, Agent

Bunkelman explained that this encompasses Phase 1 and 2. He spoke on condition no. 8, 9, 16, 21 and 27 as they relate to the amended conditions brought forth by Bear Country Holdings. Referenced in item 8A above. Attorney Ekes will draft a revised Resolution for signature to include the new conditions.

Motion by Trustee Willing to adopt Resolution 2017-132 revised to include the 3 conditions as discussed. Seconded by Trustee Trentadue. Motion carried unanimously.

Trustee Benkowski asked about the plantings on the berm. He would like to see what types of plantings are being considered along with a maintenance plan for the berm as well as the multi-use trail. They also discussed that the only motorized vehicles on the trails will be golf carts used by staff for maintenance issues. Currently, people are not allowed to bring in their own golf carts. They can be rented and used only where allowed on the campsite. Trustee Willing asked if there were ever thoughts on changing the entrance point around to 7 Mile Rd? She stated no, the main entrance will remain on Hwy 38. Traffic signs will be installed and anything that the TIA recommends will be done. Trustee Willing thought it may be helpful to lower the speed limit. Trustee Benkowski wanted to make sure the campsite did not allow yearly transients. Attorney Tomczyk referred to restriction no. 2. Referring to overnight camping allowed from May 1 to October 31st. Trustee Benkowski asked about compliance checks. Attorney Ekes stated that if the Board wanted to do that, they could in the form of an Ordinance otherwise, if a violation is found a citation could be given. Nothing further was discussed about moving forward with compliance checks.

Motion by Trustee Willing to amend the motion to add a condition that any motorized vehicles on recreational trails be limited to staff and maintenance vehicles only. Seconded by Trustee Trentadue. Motion carried unanimously.

Trustee Benkowski thought it was incumbent upon the Board that a detailed landscaping plan should be done by a landscape architect and incorporated into the conditions. Further discussion continued regarding how landscaping plans have been improved in the past and normally, what species of plants do not go to the Plan Commission for approval. The full Board was not in favor of requiring a plan from a landscape architect. Further discussion was held regarding Bear Country LLC to work with neighbors on the

landscaping so everyone is happy. Attorney Tomczyk agreed. Trustee Benkowski suggested that at the very least, native species be utilized on the berm and the trail.

Motion by Trustee Willing to add to condition no.16 that native species are utilized and a detailed plan be submitted for the berms and trails for review by the Zoning Administrator and staff. Seconded by Trustee Trentadue. Motion carried unanimously.

Applicant was good with all the conditions discussed.

8D - Resolution 2017-133 – Resolution Of The Village Board Of The Village Of Caledonia To Approve Cascade Ridge Subdivision Final 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

Bunkelman showed the final plat located East of Hwy 31 North of West Johnson Avenue and Northeast of Dutches Drive. Some minor tweaks needed to be added to the sanitary sewer and water plans.

Motion by Trustee Benkowski to adopt Resolution 2017-133. Seconded by Trustee Trentadue. Motion carried unanimously.

8E - Resolution 2017-134 – Resolution Authorizing Filling the Vacant Highway Operator Position

Vacancy due to a resignation. Personnel Committee recommended approval.

Motion by Trustee Wishau to adopt Resolution 2017-134. Seconded by Trustee Benkowski. Motion carried unanimously.

8F - Resolution 2017-135 – Resolution Authorizing Filling The Vacant Utility District Operator Position And Creating A Utility District Operator Apprentice Position

Vacancy due to a termination. Personnel Committee recommended approval. This is for one position as an Apprentice.

Motion by Trustee Wishau to adopt Resolution 2017-135. Seconded by Trustee Prott. Motion carried unanimously.

8G - Resolution 2017-136 – Resolution Appointing Election Officials For Years 2018-2019

Motion by Trustee Wanggaard to adopt Resolution 2017-136. Seconded by Trustee Willing. Motion carried unanimously.

8H - Resolution 2017-137 – Resolution Of The Village Board Of The Village Of Caledonia Approving Amended Contract For Joint Dispatch Service

Christensen explained that this amendment is to add the City of Burlington into the Joint Dispatch program. This will bring an annual reduction starting in 2019 of \$13,815, with a total savings of \$151,962 over the remaining life of the Agreement.

Motion by Trustee Wishau to adopt Resolution 2017-137. Seconded by Trustee Benkowski. Motion carried unanimously.

9 – New Business

9A - Appointments to New Utility District Commission

The applications were reviewed by the Ad Hoc Committee and their recommendations are as follows:

Tony Minto - 2018
Mark Brigman - 2018
Harry Garnett - 2019
Nicholas Sullivan – 2019
Howard Stacey – 2020
William Infusino – 2020

Motion by Trustee Willing to approve the appointments to the Utility Commission as presented. Seconded by Trustee Trentadue. Motion carried unanimously.

10 - Report from Village Administrator

Christensen had nothing to report.

11 - Adjournment

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

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Karie Torkilsen
Village Clerk