

MINUTES FROM COMMUNITY DEVELOPMENT AUTHORITY

June 27, 2018

Present: Kjell Erlandsson; Fran Martin, Marla Wishau, Bill Streeter

Absent: Jim Dobbs, Dave Gobis

Also Present: Martha Hutsick, Tom Karkow, Christina Lieftring

- 1) Meeting was called to order by Bill Streeter 5:07 p.m. at the Caledonia Village Hall Board Chambers.
- 2) Approval of Minutes from May 30, 2018. Correction to minutes made by Fran Martin under blight, Legislative and Licensing were not going to provide a new ordinance but would provide a Summary by Heading for ordinance blight violations. Marla will make change. Motion to approve Fran Martin, Second by Kjell Erlandsson. Motion Carried
- 3) Welcome of Linda Hoover held to next month's meeting as she was not at this meeting. Linda was not absent in May or June as we found out in July that Linda was not expected to attend any meetings for the CDA until July.
- 4) Motion made by Marla Wishau the CDA may replace any committee member who does not attend 3 consecutive meetings. Fran Martin seconded the motion. Discussion regarding excused versus unexcused absence and if that should make a difference. The consensus was three consecutive meetings out of twelve annually are excessive, excused or unexcused, and perhaps people with more time could be involved in their place. Motion Carried.
- 5) Larry Borchart spoke with Kjell, CDA Treasurer, and Marla about 2018 expenses. There have been no charges to the CDA \$20,000 budget as of June 1. \$5,000 of the budget is earmarked for Douglas Avenue Business Association and Martha Hutsick said they have some bills in the pipeline to the tune of \$500-\$1000. She anticipates they will be given to the Village for payment in the next month. Marla stated the costs associated with contacting and forming a Franksville Business Association was absorbed by the Village. Kjell and Martha said there were also carryforward funds from 2017. Marla was not sure if the CDA budget was non-lapsing as Larry had not mentioned that when they spoke about available budget, so she made a motion to ask Tom Christensen if the CDA is a non-lapsing account, and have that formalized in the 2019 budget process if it is not already so. Fran Martin seconded. Motion Carried
- 6) There was no blighted property ordinance to review. The request for a blighted property ordinance had been given to the Legislative and Licensing Committee to develop, with a June draft date. The Legislative and Licensing committee determined there were enough ordinances in place to deal with blight. Karie provided a list of the ordinances the committee use for blight issues. They were Title 7 chapter 8; Title 8 chapter 1; Title 8 chapter 3; Title 10 chapter 5; Title 15 chapter 1 (.9 and .30); Title 11 chapter 6; Title 17. Marla had reviewed these and found them to be fine for most property issues, but when comparing them to other community ordinances, she thought they were lacking in building maintenance issues. Specifically, comparing Caledonia ordinances to Mount Pleasants Minimum Building and Premises Standards Article II Section 38 – 92 and 93. Within these 2 sections it details Maintenance Requirements and Maintenance responsibilities of owners and occupants. With development in the area on the rise, and existing, long standing unaddressed blight issues in the village, Marla thought we need a building standard specific ordinance added. There was discussion related to pros and cons of the maintenance standards, and all members supported an additional ordinance to address these specific building maintenance issues that we have not found addressed in the villages current ordinances. Motion by Fran Martin to request the board to allow a Minimum Building and Premises Standards ordinance to be created, similar to that from Mt. Pleasants'. In addition the CDA wished to ask the board if anyone with a complaint may remain anonymous. Marla Wishau seconded. Motion Carried
- 7) Discussion of the Blighted Property Policy and Procedures was tabled.
- 8) After Marla met with Kjell and Sue Schuit, who both reviewed portions of the 2006 Caledonia Land Use Plan and compared it to the 2035 SEWRPC Plan, Marla determined the SEWRPC plans only address the broad look at transportation and open space, but not the details of the 2006 plan. Marla requested the committee meet before our next meeting to do all review of the SEWRPC 2050 Transportation and Open Space plans as they relate to the 2006 Caledonia Land Use Plan. She feels once everyone is aware of what is in the 2050 SEWRPC plan for Caledonia Transportation and Open Space, the remaining detail of the 2006 Caledonia Land Use Plan can be addressed separately. Bill Streeter scheduled the workshop for July 11 at 9:00 a.m. Members should bring their 2006 Caledonia Land Use Plan, and the 2050 SEWRPC Transportation and Open Space plans.
- 9) Lee Wishau reported that the Village of Caledonia is proceeding with the raze order for Western Publishing.
- 10) We did not receive the 2 costed options from DOT regarding the Douglas Avenue median changes. We will request the report in writing from Tom Christensen for the next meeting.

- 11) Douglas Avenue Business Association is seeing increased attendance and is working on the flower pot program and Belle City advertising. They would also like to see the CDA get some signage going. We all agreed. The construction in spring on Douglas Avenue was problematic. There was way too much miscommunication and confusion for the people trying to drive to the local vendors. In an attempt to improve the situation next year when the State is resurfacing the road, the Association is reaching out to Mukwonago to find what they did to work with the state when they had a similar situation of resurfacing. One idea was a "hot lunch" for the workers. These ideas helped increase communications and the projects were more successful and had less of a negative impact on the businesses along the road being paved.
- 12) The quarry has a public hearing July 9.
- 13) No New Business
- 14) Fran Martin made a motion to adjourn at 6:30 p.m. Seconded by Bill Streeter. Motion Carried

Respectfully submitted by Marla Wishau