

**MINUTES FROM COMMUNITY DEVELOPMENT AUTHORITY**  
**December 19, 2018**

Present: Kjell Erlandsson; Fran Martin, Marla Wishau, Dave Gobis, Jim Dobbs (left early), Bill Streeter, Jeremy Hinds  
Also Present: Elaine Ekes, Martha Hutsick, Lee Wishau, Tom Lascano, Tyler Helsel, Kevin Wangaard

1. Meeting was called to by Bill Streeter at 4:31 p.m. at the Caledonia Village Hall meeting room.
2. Approval of Minutes from November 20, 2018. Motion to approve Dave Gobis; Second by Jeremy Hinds. Motion Carried.
3. Caledonia signage: The City of Racine put a welcome sign at the southwest corner of Three Mile and Douglas and on the reverse side they added Caledonia Welcomes You. This is a very nice sign, almost in the same color tones we had planned to make our sign and though smaller, still large enough to be seen from the north bound traffic. That is it on the southwest corner and not the northwest corner is the biggest loss to Caledonia, but makes sense the City of Racine sign is in the city limits. We discussed putting up our sign anyway, but it seems a bit too much with the other sign 100 yards away. Other possibilities discussed included putting our planned sign at another south side Caledonia entrances. William Streeter asked the sign subcommittee to consider all the locations on the south that might be considered, including the new road design of Charles and discuss with Payne and Dolan. The subcommittee should also meet in January to discuss all entrances to the village and prioritize them as well as prepare to put a sign at Douglas and County Line in 2019.
4. Blight / Property and Building Standards Ordinance: Tom Lascano would like the new Planning/zoning director to take this responsibility, as in the case in most municipalities. Citations have historically been handled with our ordinances. Our police department worked with citations, fines, courts. Zoning violations would be sent out by the Planning/Zoning staff (NOV-Notice of Violation) and the staff and police would work toward compliance before any citations. The new property maintenance ordinance will be complaint based. The process will be to inspect first, then write NOV with dates of required compliance. Much like building code issues, compliance is the goal, not citations. Elaine put fees into the to allow non-compliance issues to be assessed against the property if need be. It seemed important to stress the objective of this ordinance:

Goal of compliance if the property/building is below the standards set in the ordinance

Not to waste time and money – allow for administrative flexibility to get compliance; not to fight with the citizens, but to seek understanding of the responsibility of the village to address valid complaints for health and property value reasons

Have a two prong approach using staff assigned and enforcement

Karie is working on the website to make a complaint form available to citizens. Elaine focused on esthetic blight issues that were not already in ordinances. We have health issues addressed in the ordinances under Health, and building, weeds, autos, and garbage ordinances already in our ordinances in a variety of locations. We will make a chart so staff will easily find and ordinances to match with complaints received.

Legislative and licensing will take the draft ordinance up at their January 14 meeting. If there are any changes the CDA would like to make, we should get that information to Elaine by January 7 at the latest.

Pete Wagner, from Oak Creek, will be at the January 23 CDA meeting to talk about how Oak Creek handles complaints, enforcement concerns and answer any questions we might have.

5. Douglas Avenue Business Association – Martha Hutsick provided the following report:
6. Our organization has been focusing on the spring 2019 Highway 32 reconstruction/resurfacing. We have a business coordinator and a residential coordinator who will be assigned to meet or communicate weekly with the on-site construction manager. We also have a sign subcommittee.  
Clue: reviewed it. Some good ideas. Depends on what Village Board has in mind for Douglas Avenue corridor. Recent rezonings reflect little interest in upgrading Douglas Ave.
7. Regarding the scheduled resurface of Douglas Avenue, and in support of the Douglas Avenue Business Association, we discussed the precast versus the build in place culvert issues. It appears it was reported at the

DABA meeting with the state DOT the road builder awarded the contract has the choice which way to put in the culvert. The problem is the build in place culvert adds months to the repaving timeline. This is very unacceptable to the businesses on Douglas Avenue. The village administrator is pursuing all options, including working with Jon Delagrave, the County Executive.

8. Update on the residential checklist: Residential Single Family outline has been developed again. Lee will meet with Tom Lascano to have the details reviewed and ordered the way Caledonia works, adding details that need to be included. The goal to have a final checklist developed from this outline and have it on the website by May 2019.
9. The February CDA meeting will be on the 20<sup>th</sup> at 5:00 p.m. All future meetings will include wording so all board members may attend if they desire.
10. Meeting adjourned 5:53 p.m. Motion made by Marla Wishau, Seconded by Jeremy Hinds. Motion Carried.

Respectfully submitted by Marla Wishau