

**Village Board Meeting  
March 19, 2018**

**1 - Order**

President Dobbs called the Village Board Meeting to order at 7:02 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, and Trustee Wishau

Absent: Trustee Prott was excused

Staff: Administrator Tom Christensen and Public Works Director Tom Lazcano

**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) – March 5, 2018

Special Board meeting(s) – March 5, 2018

**5 - Citizens Reports/General comments from the audience**

Ray Lentz spoke about the last meeting he had with the majority of village Board. He complained that the Village Administrator would not let the Board sign the waiver he presented. He went on about his neighbor's fire violations and accused the Board of being untrustworthy and boldly deceptive.

**6 - Communications and Announcements**

President Dobbs and Tom Christensen attended the viewing at Prairie School of Around the Corner with John McGivern featuring Caledonia and Wind Point. It will air on channel 10 (PBS) a week from Thursday at 7:30 p.m., but check the local listing regarding the time.

**6A - Update on the Western Publishing Building**

Christensen stated that Dr. Wood informed him that they are still planning on closing on the property in April and plans to give a presentation to the Board prior to that.

**7 - Committee Reports**

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

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

General Fund	Check No's 76719-76822	in the amount of \$1,287,798.77
Parks Enterprise	Check No's 6247-6247	in the amount of \$90.10
Joint Health	Check No's 12417-12425	in the amount of \$11,732.14
Joint Parks	Check No's 8666-8670	in the amount of \$2,329.50

## **8 - Ordinances and Resolutions**

### **8A - Resolution 2018-26 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Village's Public Works Director To Approve And Execute Pre-Development Agreements For Developments Within The Village Of Caledonia**

Lazcano explained that this is a required Agreement for reimbursement of costs for engineering, planning, legal and administrative expenses. There have been an increase in these Agreements and to expedite the process, it would be beneficial to make the approval and execution of these Agreements a responsibility of the Village's Public Works Director. There were questions from the Board regarding if the Board for some reason decided to reject a development, would the applicant be refunded, etc. It was further explained that that the purpose of the Pre-Development Agreement is to only recoup staff time for reviewing developments in their early stages.

Trustee Wishau asked that if it came before the Board before the project was approved and it got rejected, there won't be any funds incurred so the applicant wouldn't be out any money? Christensen responded that is correct and explained that this Pre-Development Agreement is a standard boiler plate form to cover basic reviews to streamline the process and that anything out of the ordinary would come before the Board first. If for some reason it was rejected later, the Board could make the decision to refund any money if appropriate. Trustee Wanggaard reiterated that this is for basic review and a way to recoup costs even if rejected those costs were part of the review process.

Motion by Trustee Benkowski to adopt Resolution 2018-26. Seconded by Trustee Trentadue. Motion carried unanimously.

### **8B - Resolution 2018-27 – A Resolution Of The Village Board Of The Village Of Caledonia To Revise Service Contracts For Architectural Design And Construction Manager As Constructor And Site Analysis Services For The New Department Of Public Works Facility – Highway Storage, Garage And Workshop And To Authorize Expenditure Of Funds And Execution Of Documents**

Christensen explained that this parallels the process that was used to build the new village hall with checks and balances in place for the process. Trustee Benkowski brought up that Camosy Construction had concerns regarding the open bidding process and overruns on projects and wanted to know if there was any latitude. Camosy also suggested conducting the bid opening at their facility. Christensen explained that the bidding process is Statute driven and should be done at the village hall in a public setting. He also stated that opening bids and accepting a bid does mean the project has to be done.

The Board still has to sign off on the individual contracts. So if the bids come in too high, the Board could abandon the project or have it retool the design and start over or look at the bids and once the lowest bidder has been identified, there's no problem with meeting with that bidder to try to get the cost lower. There is flexibility in the process.

Motion by Trustee Trentadue to adopt Resolution 2018-27. Seconded by Trustee Wishau. Motion carried unanimously.

## **9 – New Business**

### **9A - Auburn Hills Temporary Turnaround Tee**

Lazcano explained that Phase III of Auburn Hills Subdivision was previously approved under older Village roadway design standards. Phase III was put on hold due to the economic downturn in 2007 and they were told that that once they were ready to start it, they would have to conform with the Villages current standards. The Developer is not able to conform without adversely affecting one of the lots and is looking for permission to install a non-standard turnaround tee. After review by pertinent Village staff, it is found to meet the needs of the Village and would be acceptable with one condition that the developer will move the location of the proposed fire hydrant 25' west to allow large DPW trucks, snow plows and garbage trucks to turn around easily.

Motion by Trustee Benkowski to approve the Auburn Hills proposed turn-around tee subject to the developer moving the proposed fire hydrant 25' west of the original design location. Seconded by Trustee Trentadue. Motion carried unanimously.

### **9B - Oversized Garage Variance Request for 718 Kentwood Drive**

Garage is approximately 1,200 sq. ft. and will be used to store personal items only. There were no objections from the neighbors.

Motion by Trustee Trentadue to approve the oversized garage variance request for 718 Kentwood Drive with conditions outlined in memorandum by Public Works Director dated March 8, 2018. Seconded by Trustee Wishau. Motion carried unanimously.

### **9C - Oversized Garage Variance Request for 3701 5 Mile Road**

Garage is approximately 864 sq. ft. and will be used to store personal items only. There were no objections from the neighbors.

Motion by Trustee Trentadue to approve the oversized garage variance request for 3701 5 Mile Road with conditions outlined in memorandum by Public Works Director dated March 8, 2018. Seconded by Trustee Benkowski. Motion carried unanimously.

### **9D - Oversized Garage Variance Request for 6547 Charles Street**

Garage and building addition to the existing home is approximately 1,614 sq. ft. and will be used for personal storage and use only. There were no objections from the neighbors. Due to the nature of this request, it also was before the Board of Appeals and was approved.

Motion by Trustee Trentadue to approve the oversized structure/garage addition at 6547 Charles Street with conditions outlined in memorandum by Public Works Director dated March 8, 2018. Seconded by Trustee Wanggaard. Motion carried unanimously.

### **Committee and Commission appointments**

Per the Ad Hoc Committee's recommendation President Dobbs reappointed/appointed the following with Village Board confirmation. Motion by Trustee Wanggaard, seconded by Trustee Trentadue to approve the following appointments. Motion carried unanimously.

#### **9E - Appointment to Police and Fire Commission**

Reappoint David Wyatt to the Police and Fire Commission.

#### **9F - Appointments to Park & Recreation Commission**

Appoint Patrick Flynn and Earl Bednar to the Park and Recreation Commission.

#### **9G - Appointment to Plan Commission**

Reappoint Thomas Knitter to the Plan Commission.

#### **9H - Appointment to Board of Appeals**

Reappoint Joan Rennert and Judith Tomachek to the Board of Appeals.

#### **9I - Appointments to Board of Review**

Reappoint John Kmosena and Joel Sys to the Board of Review and appoint Jeremy Hinds

#### **9J - Appointments to Community Development Authority**

Reappoint Kjell Erlandsson and Marla Wishau to the CDA.

#### **9K- Appointment to Sexual Offenders Residency Appeals Board**

Reappoint Ted Schlitz to the Sexual Offenders Residency Appeals Board.

#### **9L - Weed Commissioner Appointment**

Reappoint Scott Morton as Weed Commissioner.

#### **10 - Report from Village Administrator**

Christensen announced that there are 3 potential developments interested in the DeBack Farms Industrial Park.

**11 - Adjournment**

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

Meeting adjourned at 7:27 p.m.

Respectfully submitted,

Karie Torkilsen  
Village Clerk