

1 - Order

President Dobbs called the Village Board Meeting to order at 7:07 p.m., at Village Hall, 5043 Chester Lane, Racine, WI.

2 - Pledge of Allegiance

3 - Roll Call

Board: Trustee Benkowski, Trustee Stillman, Trustee Wanggaard, Trustee Martin, Trustee Prott, Trustee Wishau and President Dobbs.

Absent: None

Staff: Administrator Tom Christensen, Utility Director Anthony Bunkelman and Public Works Director Tom Lazcano, 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 unanimously.

Regular Village Board meeting(s) – August 6, 2018

5 - Citizens Reports/General comments from the audience

Ray Lentz, 7124 Hwy 38, Once again he is appealing to the Board members. For years he has been asking what the taxpayers get in return for the special favors the Board gives to special friends. He felt one particular individual has received millions of dollars in favors, and thought the Village has “looked the other way” on many violations. He brought up issue with 14 violations his small business had received in the past, and expressed how unfair he felt it was. He was proud to announce that despite the challenges, his small business has saved the local consumers millions of dollars by providing competition for landscape materials. He asked that the leadership stand up and fight for the good of community opposed to their friends and personal glorification. He also requested that the Board not let the past be the future.

6 - Communications and Announcements

6A - Update on the Western Publishing Building

Dr. Wood has stated that he is not going to stand in the way of whatever process the Village chooses for the building. The Village will be contacting Contractors for an estimate to give a true cost of razing the building. Once those quotes are received it will be presented to the Board to decide, along with some other options. The Board members would like to be updated on a weekly timeline, and have asked that those residents who have been actively involved in the process be updated as well. There was discussion regarding cost and whose responsibility it is to cover that cost. Responsibility depends on how it's approached, the owners have not contested the raze order, so at this point the Village has the right to raze the building. A court order would need to be done in order to ensure the Village is not responsible for the cost. Currently, the Village could put a lien against the property and wait for it to default but that may take a long

time. Another option is to try and find someone to take it over and develop it, but some of the Board members had a problem with trying to market it. Other Board members wanted to see an easy and fast solution to resolve the issue, because they felt this has been ongoing long enough. Unified is actively marketing the Olympia Brown property, and looking for broker services. There still have been numerous police calls in the past month to the abandoned building and has been an ongoing issue.

7 - Committee Reports

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

General Fund	Check No's 77532-77611	in the amount of \$766,150.74
Parks Enterprise	Check No's 6326-6335	in the amount of \$250.00
Joint Health	Check No's 12602-12612	in the amount of \$210,315.64
Joint Parks	Check No's 8722-8729	in the amount of \$4,866.03

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

7B(1) - Approval of 2018-2019 Operator's Licenses (Bartenders)

Motion by Trustee Prott to approve 2018-2019 Operator's License as presented. Seconded by Trustee Wanggaard. Motion carried unanimously.

8 - Ordinances and Resolutions

8A - Ordinance 2018-06(a) – 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(H) Adding An Amendment To The Village's Comprehensive Plan Affecting The I-94 Corridor And Adopting And Incorporating The I94 Corridor Land Use Study

Jeff from Foth went through the redlined version of the Ordinance explaining the changes. The map changes included:

- Properties north of 4 Mile Road have been changed to reflect "commercial" uses along I-94 and "high-density residential" uses between the commercial uses and CTH V.
- An outline was added to the properties south of Golf Road between CTH V and I-94 that denotes possible mixed use opportunities (commercial/residential) may also take place there in the future.

Text Changes included:

- Page 4: The first four paragraphs were struck from the Ordinance as this language was from the I-94 Study and wasn't directly from the existing Comp Plan text needing an amendment.
- Page 4: A bullet point was added by Attorney Ekes to better relate the ordinance back to the existing adopted Caledonia Comprehensive Plan Ordinance Titles: *Follow the land use plan map for the Village of Caledonia: 2035 as amended from time-to-time under Title 13, Chapter 2, of the Village of Caledonia Code of Ordinances.*
- Page 5: The first two bullet point paragraphs have text struck out that related to references to "high density residential development" as this wording was requested to not be applied globally throughout the new "business park" land use designation areas.
- Page 5: A variety of bulletpoints under the "Consider the following land use

- proposals for specific areas.....” bulletpoints were changed to reflect the background thoughts applying to the land use map including the following:
- The second sub-bulletpoint was added to reflect that possible mixed use developments may occur around the South Hills Country Club area.
 - The third sub-bulletpoint was further amended to keep the notations about multi-family residential development in general terms.
 - The fourth sub-bulletpoint was added so that the text mimics the map showing that possible multi family may be found along CTH V north of Adams Road to 4 Mile Road.
 - The fifth sub-bulletpoint was removed as it no longer applied since this area was now formally changed to “commercial” and “high density” uses on the map.
- Page 6: The text and inset map were struck from the Ordinance as this was from the I-94 Study and wasn’t directly from the existing Comp Plan that required an amendment.
 - Page 7: A new #10 was added to allow the Board further review of the proposed Comprehensive Plan Land Uses once they are in receipt of an ongoing study that is taking place in relation to utility planning and costs for municipal services that is expected to be completed later this Fall.

Attorney Ekes further explained that the new #10 was added (on page 7) to the Ordinance because the Board wants to take a look at the I-94 corridor plan again in November after it receives some updated study information regarding land use that is supposed to come in this fall.

Jerry Frankie explained that developers are working with other municipalities to come up with creative ways to help offset the services needed in TIF districts. There was further discussion regarding high density development.

Attorney Ekes suggested that the Board give staff some direction regarding what kind of study they are looking for. Trustee Martin felt first they needed to know what was in the reports or study that’s tentatively being worked on before they can give further direction.

Jerry Frankie stated that the 2011 Ehler’s study will change drastically. The study is being funded by Racine County through RCEDC. Ehler’s is the financial analyst and Lakota Group is the land planner that will also be looking into housing market index (HMI). Trustee Wishau hoped that there will be some actual numbers to back up the study, which would be the case for this second phase.

Motion by Trustee Wanggaard to suspend the rules and take up Ordinance 2018-06(a) for 1st and 2nd reading. Seconded by Trustee Benkowski. Motion carried unanimously.

Motion by Trustee Wanggaard to suspend the rules and read Ordinance 2018-06(a) by title only. Seconded by Trustee Martin. Motion carried unanimously.

Motion by Trustee Wanggaard to adopt Ordinance 2018-06(a) 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(H) Adding An Amendment To The Village’s Comprehensive Plan Affecting The I-94 Corridor And Adopting And Incorporating The I94 Corridor Land Use Study. Seconded by Trustee Wishau.

Motion carried unanimously.

8B - Resolution 2018-71 – Resolution Authorizing Second Amendment Of The Memorandum Of Understanding Between The Village Of Caledonia, The Village Of Mt. Pleasant And Racine County

Christensen explained that back in June we granted an extension at the request of Mt. Pleasant, they now need an additional extension and is hoping it will be completed in September. Christensen recommended approval.

Motion by Trustee Benkowski to adopt Resolution 2018-71. Seconded by Trustee Stillman. Motion carried unanimously.

8C - Resolution 2018-72 – Resolution of the Village Of Caledonia Approving the Indemnification, Release and Hold Harmless Agreement (Portland Concrete Driveway), 5500 Citation Lane, Racine, WI 53402, Parcel ID NO. 104-04-23-21-461-037

Lazcano explained that this Resolution is for a concrete driveway. According to our Ordinance 18-1-5 anytime anyone wants a concrete driveway they must fill out the Indemnification, Release and Hold Harmless Agreement.

Motion by Trustee Benkowski to adopt Resolution 2018-72. Seconded by Trustee Martin. Motion carried unanimously.

8D - Resolution 2018-73 – Resolution Authorizing Filling The Vacant Utility District Operator

Christensen explained that there is a vacancy in the Utility District, and are behind on work. This position needs to be filled as soon as possible. The Personnel Committee has approved this, and he also recommended approval.

Motion by Trustee Benkowski to adopt Resolution 2018-73. Seconded by Trustee Wanggaard. Motion carried unanimously.

8E - Resolution 2018-74 – Resolution Of The Village Board Of The Village Of Caledonia Commencing Proceedings To Release And Vacate A Road Reservation For A Portion Of Future Public Right-Of-Way That Would Have Extended Meadowdale Lane

Bunkelman explained that property owners located on Meadowdale lane approached the Village and asked them to vacate a portion of the road reservation for future right-of-way so that they may build a garage on their property, but the cul-de-sac prevented him from putting a garage in that desired location. It has been determined that the need for the road to the north is unlikely and recommended approval to vacate the road reservation.

Motion by Trustee Benkowski to adopt Resolution 2018-74. Seconded by Trustee Stillman. Motion carried unanimously.

9. New Business

9A - Permit To Perform Utility Work Within Road Right Of Way For The Village Of Caledonia And The Caledonia Utility District's DeBack Industrial Park Phase 3 Improvements Project 4 - Mile Road From The East Frontage Road East To #12604 4 Mile Road

Bunkelman explained this project is the sewer, sanitary sewer, water, front sewer and road reconstruction project for providing infrastructure to DeBack Industrial Park in Phase 3. Plans have been put together by a Utility District consultant and have been reviewed by the Utility

District Commission. They are opening bids on this project on Tuesday, August 28th 2018. They recommended approval subject to the conditions on the road Right of Way permit.

Motion by Trustee Wanggaard to approve a permit to perform utility work within road right of way for the Village of Caledonia and the Caledonia Utility District's DeBack Industrial Park Phase 3 Improvements Project located in the 4 Mile Road right of way from the East Frontage Road to east lot line of the DeBack Farm Industrial Park subject to the conditions as listed in the permit as prepared by the Public Works Director. Seconded by Trustee Benkowski. Motion carried unanimously.

10 - Report from Village Administrator

Nothing to report.

11 - Adjournment

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

Meeting adjourned at 7:54 p.m.

Respectfully submitted

Karie Torkilsen
Village Clerk