

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 Stillman, Trustee Wanggaard, Trustee Martin, Trustee Prott, Trustee Wishau and President Dobbs.

Absent: None

Staff: Administrator Tom Christensen, Utility Director Anthony Bunkelman, Public Works Director Tom Lazcano, Finance Manager Larry Borchert, Police Chief Daniel Reilly

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.

Village Board meeting(s) – October 15, 2018

5 - Citizens Reports/General comments from the audience

Ray Lentz, 7124 Hwy 38, stated that he was requested to repeat the previous list of violations his neighbor, who he will refer to as “Mr. V”, is committing. He stated Mr. V is using neighboring farm land for his business and he feels this is a zoning violation – although the Administrator maintains it is not. Lentz Landscaping had not received a violation in its 57 years of operation, however through Mr. V’s efforts they received 14 “harassing violations” – which required expensive legal fees in order to get them dropped. He alleged that Mr. V’s business has not had a day in compliance in over 40 years (including over 1200 outdoor burning violations, and 1000’s of zoning violations in accordance to his interpretation of Racine’s rating of violations). Lentz continued that despite the number of violations, Mr. V has received millions of dollars in special favors. While his own business Lentz Landscaping has saved the consumer community millions of dollars through local competition. He thought the Village leadership were bias, prejudice, and portrayed blatant favoritism – he deemed them unacceptable bullies and plead that the Board not let the past be the future.

6 - Communications and Announcements**6B - Update on the Western Publishing Building**

The Hold Harmless Agreement has been worked out. An environmental crew will be providing a cost for the removal of asbestos and remediation.

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 77909-78019	in the amount of \$1,777,913.22
Parks Enterprise	Check No's 6368-6373	in the amount of \$3,686.61
Joint Health	Check No's 12676-12700	in the amount of \$79,591.22
Joint Parks	Check No's 8749-8753	in the amount of \$1,559.30
Credit Cards	9/26/18 - 10/25/18	in the amount of \$36,169.25

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 2018-15 – 2nd Reading and Possible Adoption – An Ordinance To Amend Section 2-4-4 Of The Village Of Caledonia Code Of Ordinance Entitled The Compensation Of Elective Village Offices And To Establish A Salary Schedule For The Village Clerk**

Motion by Trustee Wanggaard to suspend the rules and read Ordinance 2018-15 by title only. Seconded by Trustee Prott. Motion carried unanimously.

President Dobbs read the title.

Trustee Benkowski felt the Board was making a good effort, because there was an issue with the Clerk's position and its compensation. He reiterated that the following 3 years should be tied to the CPI standard, without doing so he felt it might create an issue of the position being underfunded again in the future.

Motion by Trustee Wanggaard to adopt Ordinance 2018-15. Seconded by Trustee Prott.

Trustee Benkowski – nay	Trustee Prott – aye
Trustee Stillman – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Dobbs – aye
Trustee Martin – aye	

Motion carried, 6/1.

8B - Resolution 2018-103 – Resolution Authorizing Temporary Overstaffing Of A Police Officer Position

This was approved by the Personnel Committee.

An officer has announced their retirement. The plan is to hire a new officer from the academy but that would take until June for the vacancy to be filled which would leave them understaffed in interim. They are requesting authorization to temporarily overstaff.

Motion by Trustee Benkowski to adopt Resolution 2018-103. Seconded by Trustee Martin. Motion carried unanimously.

8C - Resolution 2018-104 – Resolution Authorizing The Personnel Allocation Of The Police Department

This was approved by the Personnel Committee.

Chief Reilly would like to upgrade a Sergeant position to a Lieutenant position; this provides more experience and coverage on shifts and reduces the lack of supervisory on shifts by 50%.

Motion by Trustee Benkowski to adopt Resolution 2018-104. Seconded by Trustee Martin. Motion carried unanimously.

8D - Resolution 2018-105 – Resolution Approving And Authorizing The Adoption Of The 2019 Budget For The Village Of Caledonia, Authorizing, Fees, Capital Projects, And Setting Various Tax Levies

Christensen stated that a public hearing was held for the budget this evening with no changes.

Motion by Trustee Benkowski to adopt Resolution 2018-105. Seconded by Trustee Prott.

Trustee Benkowski – aye	Trustee Prott – aye
Trustee Stillman – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Dobbs – aye
Trustee Martin – aye	

Motion carried unanimously.

8E - Resolution 2018-106 - Resolution Of The Village Board Of The Village Of Caledonia Setting The Compensation For The Weed Commissioner

This was approved by the Personnel Committee.

Christensen explained that the Weed Commissioner's hourly rate for the administrative portion of his role was last set in 2013, and he is recommending an increase to \$20.00/hour.

Motion by Trustee Benkowski to adopt Resolution 2018-106. Seconded by Trustee Stillman. Motion carried

8F - Resolution 2018-107 - Resolution Authorizing The Village Of Caledonia To Execute A Temporary Construction Easement At 13510 Four Mile Road With William & Judith Hurtienne

Bunkelman explained that Resolution 2018-107 – 2018-111 all are temporary easements that are required for the 4 Mile Road project that is currently under construction. They've met with all of the individual property owners who have all signed the temporary construction easements. He recommended approval on all of the aforementioned Resolutions.

Motion by Trustee Prott to adopt Resolution 2018-107. Seconded by Trustee Wanggaard. Motion carried unanimously.

Trustee Benkowski stated that some residents contacted him questioning their access to 4 Mile Road. Bunkelman had received notice from one of the inspectors that a complaint had been received regarding access for emergency vehicles, and the situation has since been rectified.

8G - Resolution 2018-108 - Resolution Authorizing The Village Of Caledonia To Execute A Temporary Construction Easement At 12420 Four Mile Road With The Douglas Allan & Linda Jean St. Martin Irrevocable Trust

Motion by Trustee Benkowski to adopt Resolution 2018-108. Seconded by Trustee Stillman. Motion carried unanimously.

8H - Resolution 2018-109 - Resolution Authorizing The Village Of Caledonia To Execute A Temporary Construction Easement At 13046 Four Mile Road With The Jpeter Group Inc.

Bunkelman wanted to clarify that the title was wrongly placed on the agenda, and has been amended in these minutes. (The Douglas Allan & Linda Jean St. Martin Irrevocable Trust title was accidentally placed on 2018-109 when it was supposed to be placed on 2018-108).

Motion by Trustee Prott to adopt Resolution 2018-109. Seconded by Trustee Benkowski. Motion carried unanimously.

8I - Resolution 2018-110 - Resolution Authorizing The Village Of Caledonia To Execute A Temporary Construction Easement At 13414 Four Mile Road With The Demf Transition Trust Dated November 13, 2013

Motion by Trustee Martin to adopt Resolution 2018-110. Seconded by Trustee Benkowski. Motion carried unanimously.

8J - Resolution 2018-111 - Resolution Authorizing The Village Of Caledonia To Execute A Temporary Construction Easement At 13420 Four Mile Road With The Miller 2014 Revocable Trust Dated February 28, 2014

Motion by Trustee Martin to adopt Resolution 2018-111. Seconded by Trustee Wanggaard. Motion carried unanimously.

8K - Resolution 2018-112 – A Resolution To Approve A Rezone From A-2 General Farming And Residential District II To B-3 Commercial Service District; 4365 27th Street; Jean Andersen, Owner; Kevin Anderson, Applicant; Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Town Of Raymond Under Sec. 66.0307, Wis. Stats

Approved by Plan Commission as part of the Cooperative Boundary Agreement with the Town of Raymond.

Trustee Martin questioned the Spectacular Use method, and how it was applied under the Boundary Agreement for zoning changes. She had concerns regarding the amount of trucking businesses in that area, and had a different vision for the upgraded corridor.

The property owner was present and explained that he has an established business which he leases in Mt. Pleasant. He is trying to own his own property instead of leasing because it is a long term business. This property in that general area is the only one for sale that fits his current needs. He explained he sells trailers for residential use, such as pulling recreational vehicles, or hauling yard waste.

Trustee Prott recused himself.

Discussion was held regarding a corridor of trucking and trailers.

Motion by Trustee Stillman to adopt Resolution 2018-112. Seconded by Trustee Wanggaard. Motion carried

Trustee Benkowski – nay	Trustee Prott – abstained
Trustee Stillman – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Dobbs – aye
Trustee Martin – nay	

Motion carried, 4/2 and 1 abstained.

8L - Resolution 2018-113 - An Resolution To Approve A Conditional Use To Convert And Occupy A Single-Family Residence (Or, Construct A 50' X 100' Commercial Building) And Occupy With A Utility/Cargo Trailer Accessory Business (DBA Anderson Trailers LLC); 4365 27th Street; Jean Andersen, Owner; Kevin Anderson, Applicant; Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Town Of Raymond Under Sec. 66.0307, Wis. Stats.

Approved by Plan Commission as part of the Cooperative Boundary Agreement with the Town of Raymond. There is a condition that any new building would have to come back for review and approval by the Plan Commission.

Motion by Trustee Wanggaard to adopt Resolution 2018-113. Seconded by Trustee Stillman. Motion carried

Trustee Benkowski – nay	Trustee Prott – abstained
Trustee Stillman – aye	Trustee Wishau – aye
Trustee Wanggaard – aye	President Dobbs – aye
Trustee Martin – nay	

Motion carried, 4/2 and 1 abstained.

8M - Resolution 2018-114 - A Resolution To Approve A Site Plan To Construct A ±960 Square-Foot Loading Dock Addition To An Existing Industrial Building; 2713 Nicholas Street; 2713 Nicholas LLC, Owner; Robert Latta, Agent, Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Town Of Raymond Adopted Under Sec. 66.0307, Wis. Stats.

Latta has requested to build a loading dock that is 32' x 35' on the back of the existing industrial building. This has been reviewed by Foth and approved by Plan Commission as part of the Cooperative Boundary Agreement with the Town of Raymond.

Motion by Trustee Benkowski to adopt Resolution 2018-114. Seconded by Trustee Stillman. Motion carried unanimously.

8N - Resolution 2018-115 - A Resolution Of The Village Board Of The Village Of Caledonia Approving A 6 Month Extension Request Of A Conditional Use To Construct And Utilize Three 16,400 Square-Foot Self-Service Storage Facility Buildings And A Future 16,400 Square-Foot Multi-Tenant Office/Warehouse Building, 8500 Storage Dr., Village Of Caledonia, Racine County, WI, Robert And Phyllis Peterson Joint Revocable Trust, Owner, Robert Peterson, Applicant

Peterson had come before the Plan Commission to request a 6 month extension because he was an able to move forward with the build because of wetland issues. Peterson has since sorted out his wetland issue and is now able to build so is requesting an additional 6 month extension.

Motion by Trustee Benkowski to adopt Resolution 2018-115. Seconded by Trustee Martin. Motion carried unanimously.

8O - Resolution 2018-116 - A Resolution Of The Village Board Of The Village Of Caledonia For A Six Month Extension Of The Approval Of A Conditional Use To Convert A Portion Of The Existing Industrial Building To An Inside Storage Warehouse And Construct Four Self-Service Storage Facility Buildings, 2825 Four Mile Road, Village Of Caledonia; Erica-Nicole Harris, Applicant; 2825 Four Mile Road LLC, Owner

Harris was in the process of a sale but the deal fell through. They have since found another potential buyer, and are requesting another 6 month extension (this is the second extension).

Motion by Trustee Benkowski to adopt Resolution 2018-116. Seconded by Trustee Stillman. Motion carried unanimously.

8P - Resolution 2018-117 - Resolution Of The Village Board Of The Village Of Caledonia to Approve A Certified Survey Map; Parcel Id 104-04-22-06-019-000 – Located In The SE ¼ Of The NE ¼ Of Section 6, T4N, R22E, Village Of Caledonia, Racine County, WI – Owners - Roberta. And Therese A. Prochaska, Agent- Eric Ross

Motion by Trustee Benkowski to adopt Resolution 2018-117. Seconded by Trustee Stillman. Motion carried unanimously.

8Q - Resolution 2018-118 - Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map; Parcel Id 104-04-23-17-078-010 – Located In The SE ¼ Of The SE ¼ Of Section 17, T4N, R23E, Village Of Caledonia, Racine County, WI – Owner, Janet Weber-Mrazek Trust

Weber-Mrazek has submitted a Certified Survey Map (CSM) to split a parcel into two lots. The parcel sits on 5 Mile Road and Charles St. The CSM was recommended for approval by the Plan Commission.

Motion by Trustee Prutt to adopt Resolution 2018-118. Seconded by Trustee Benkowski. Motion carried unanimously.

8R - Resolution 2018-119 - Resolution Of The Village Board Of The Village Of Caledonia Releasing And Vacating A Portion Of A Road Reservation For A Future Public Right-Of-Way That Would Have Extended Meadowdale Lane

This coincides with the Public Hearing that was held this evening. Bunkelman explained that they are seeking to vacate the cul-de-sac portion of Meadowdale Lane and also accept the deed dedication for the portion of Meadowdale Lane that was constructed with a public road for a subdivision. The quick claim deed has been signed, and he recommended approval.

Motion by Trustee Benkowski to adopt Resolution 2018-119. Seconded by Trustee Martin. Motion carried unanimously.

8S - Resolution 2018-120 - Resolution Authorizing The Village Of Caledonia To Execute A Temporary Construction Easement At 12708 Four Mile Road With Alan Dean Stanford

Motion by Trustee Martin to adopt Resolution 2018-120. Seconded by Trustee Wanggaard. Motion carried unanimously.

8T - Resolution 2018-121 - Resolution Authorizing Health Insurance Plans For 2019

Christensen stated that he recommends staying with Humana for 2019. There was a quote that came in slightly cheaper (.05%), but at the risk of being labeled as “hoppers” (which means we will not be offered favorable rates) - we’ve decided to stay with Humana for the time being. The cost of switching and the amount of would be time invested by staff is not worth change for a new plan for a half percent.

Motion by Trustee Wanggaard to adopt Resolution 2018-121. Seconded by Trustee Stillman. Motion carried unanimously.

9 – New Business

9A - Utility Work Permit within right of way for the Caddy Vista sanitary sewer & water extension project

Motion by Trustee Wishau to approve the permit to perform utility work in the road right of way for the Caddy Vista sanitary sewer and water extensions project located in the Caddy Lane road right of way at 10201 Caddy Lane and in the Hwy 38 road right of way subject to the conditions listed in the permit per the Public Works Director dated October 30, 2018. Seconded by Trustee Prott. Motion carried unanimously.

9B - Oversized garage variance with carport at 8917 Foley Road

Lazcano explained that Jeff Phillips requested a variance to construct an oversized structure/garage with a 12' x 40' carport, with a total approximate size of 2,080 square feet. He will be utilizing the structure for the purpose of winter storage of miscellaneous equipment and recreational items. Phillips has signed a waiver stating this will be for personal use only. Letters were mailed to abutting neighboring properties, and one neighbor responded and stated they would be in attendance to voice their concern.

Valerie Vanderbrook spoke on behalf of the Land Trust (Shirley & Vaugh Martens, Vanessa Luther and herself). She was present with many issues with this oversized structure and read from a statement she prepared highlighting these concerns regarding the Memorandum.

One of the main issues Vanderbrook had was with the drainage plan. Phillips explained that a fill permit was granted 1-1/2 years ago. The fill project currently ongoing and is almost finished. As long as the approved grading plan is followed, there should not be an issue moving forward with the proposal.

Trustee Benkowski felt all the concerns brought up by Vanderbrook should be addressed, but felt we needed more time. Lazcano thought this could be laid over and brought to Public Works for a more in-depth mediation.

Christensen suggested that if there are any ongoing violations or issues should be reported as the happen.

Motion by Trustee Martin to lay over the oversized garage with carport at 8917 Foley Road, subject it going to the Public Works Committee for further review. Seconded by Trustee Benkowski. Motion carried unanimously.

9C - Site Restoration Bonds

Motion by Trustee Stillman to approve the release of site restoration bonds for the following properties: 4019 West Johnson Ave., 808 Horner Dr., 923 Kaywood Dr., 9709 Prairie Crossing Dr., in the amount of \$4,000. Seconded by Trustee Martin. Motion carried unanimously.

10 - Report from Village Administrator

There is a closure on 6 Mile and Hwy 32. It should not create any problems on Election Day.

11 - Adjournment

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

Meeting adjourned at 8:17 p.m.

Respectfully submitted

Karie Torkilsen
Village Clerk