

**MINUTES FROM COMMUNITY DEVELOPMENT AUTHORITY**  
**June 25, 2019**

Present: Kjell Erlandsson, Bill Streeter, Marla Wishau, Dave Gobis, Jim Dobbs, Fran Martin  
Also Present: Martha Hutsick – CDABA; Lee Wishau; Pete Wagner, Tom Lazcano  
Absent: Jeremy Hinds

1. Meeting was called to order by Bill Streeter at 5:00 p.m. at the Caledonia Village Hall west meeting room.
2. Motion made to approve minutes from May 22, 2019 CDA meeting by Fran Martin, second by Kjell Erlandsson. Motion carried.
3. Blight: We had a joint meeting with Legislative and Licensing where much was discussed, so Bill asked Pete Wagner, who will be the code enforcer, to let us know what he wanted to do regarding improving our blight oversight in the Village. Pete started with some updated information on the complaint process. The Village is getting new software called Civic Systems, and there is a module (that has not been purchased yet) that Pete will review for Code Enforcement. He hopes everything will be there like a complaint process, a reliable process and the secure ability to share with other departments and allow their input when they handle issues, so everything can be documented and stored. Pete was shown a brief demo, but will get more information in the next month. This will be important as the purchase might need to be budgeted, or at least approved by the board.

Pete felt there were 4 areas not addressed clearly in our current ordinance and would like to pursue the creation of these ordinances for the Village. They are:

- Exterior Maintenance on residential properties
- Residential Parking clarification
- Temporary Storage Containers on residential properties
- Temporary Signage on private properties

Pete took the initiative to call a meeting with Police, Fire and Building Departments to identify problems. He asked the committee members to send problems we would like to see addressed to him via his e-mail (he passed out his business card) The meeting will review the properties on the list and prioritize them. He will have a list to work from. The meeting will be July 11. He will come to the next CDA meeting to share any progress.

4. From Martha Hutsick reporting on the Caledonia Douglas Avenue Business Association:  
The Highway 31/32 construction project is supposedly 21 days behind because of rain delays. Weekly meetings with Patrice Sebastian, the DOT (Lance Fisher), Payne and Dolan, and Rachel Anderoli from DeVor Communications continue. Donuts are provided at these weekly meetings from the CDA under 3 a from our approved budget.

To enhance our communication with construction workers and businesses, a subcommittee has been formed to discuss a monthly event such as Party on the Patio at one of the businesses per month. The focus would be to encourage people to continue to come to the businesses in the construction area, with goals to support the businesses and show our appreciation to the workers. This is covered in our budget under 3 b.

We are still discussing possible flower pot(s) with Hickory Hall on Douglas Avenue.

A request was received to allow a business not on Douglas Avenue to take part in the flower pot program offered to Douglas Avenue businesses. After review of the material Martha provided (a list of the current businesses in the flower pot program including the number of pots each had and the CDABA's policy for the flower pot subsidy) there was discussion and a motion was made by Fran Martin: CDA subsidy to the CDABA's flower pot program as shown will be offered only to Douglas Avenue businesses, and expansion of the program to other locations is denied. Dave Gobis seconded and the motion carried unanimous.

5. Lee had Tom Lazcano and his team update and approve the checklist and material presented at the May meeting. He also provided an evaluation form and asked the committee for comments. He will work to get the forms used in the building process uniform in appearance and will then forward to Tom Lazcano for review.

Tom brought up the problem he has found in communications between the home owner and the builder when it came to the final grading and the "clean up bond". Homeowners often don't get the permits, and the builders never

tell them what they are responsible for when it comes to final grading and getting the deposit back on final site inspection. This has nothing to do with occupancy permits, as the grading can often only be completed in non-winter months. Tom will think of a way to remedy this.

6. We will check at next month's meeting to see if a Thank You went to the City of Racine for putting Caledonia Welcomes You on the back of their sign on Douglas Avenue and Three Mile Road.
7. The contract for the fabrication and installation of the village sign on Douglas Avenue and County Line Road was given to Jim Dobbs, who gave it to Tom Lazcano to give to Tom Christensen to sign and return to Michaels Signs. The cost of the sign increased from the original contract because we made the sign larger and added "est. 1842" under the logo. Marla got an estimate of cost of \$3,000 for lighting the sign. Tom has the location, the sign cost and the lighting estimate, so he can now submit the grant request WE Energies has available.

Jim Dobbs gave us a map showing property the Village owns just to the east of I94 on Seven Mile Road. The location is on the north side of the road, but the sign might be best located there. Marla took the map and will pace off the approximate location for the sign, then the committee can look at it to see if it will work. Thank you Jim!

We are hoping to have the sign installed in September 2019.

8. Regarding traffic count on Douglas Avenue and any potential widening of the road, Jim Dobbs said when Caledonia refused the round about, and sidewalks that were required (because a federal grant was involved and those were requirements of the grant) several years ago when we had support to widen STH 32, we lost our opportunity for more lanes. He said the rest of Hwy 32 from where we left off now to County Line is proposed as a resurface project in approx. 5 more years. Lee said he was going to see if anything could be done by talking with the assembly members, and see what is in the works with Oak Creek and Nicholson Road and any possible expansion for the Lake Arterial.
9. Concerns about backed up traffic from Charles Street and 4 Mile Road at times of heavy traffic will hopefully be remedied by the additional lanes that will be added when Casey's is built in the next year.
10. New Business: None
11. Motion made to adjourn at 6:25 p.m. by Marla Wishau. Seconded by Kjell Erlandsson

Respectfully submitted by Marla Wishau