

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

Present: Kjell Erlandsson, Bill Streeter, Marla Wishau, Dave Gobis, Fran Martin, Jeremy Hinds, Jim Dobbs

Also Present: Martha Hutsick – CDABA; Pete Wagner Village of Caledonia Planner

- 1) Meeting was called to order by Bill Streeter at 5:06 p.m. at the Caledonia Village Hall west meeting room.
- 2) Motion made to approve minutes from August 28, 2019 CDA meeting by Jeremy Hinds, second by Kjell Erlandsson. Motion carried.
- 3) Blight- Pete Wagner provided a detailed update on the process and enforcement of the Village blight process
  - a) There is a list of all blighted properties reported to the Village (provided)
  - b) The properties are being inspected from the road, documented and photos being taken where helpful as documentation
  - c) The planning department has partnered with the police department to address junk vehicles
  - d) The enforcement process of some properties requires improved ordinances which are being created with the assistance of Elaine Ekes. She is looking at new ordinance language and review to ensure no conflicting language with other ordinances.
  - e) Enforcement will increase in the fall / winter months with anticipated slowdown in planning and development work, and allocation of time of new employees who are getting the feel of the new positions they are in.
  - f) Pete will continue to keep CDA abreast of progress
  - g) Pete hopes the purchase of a software module compatible with the Villages new accounting system will improve documentation, communications and process
  - h) The CDA committee would like to purchase this package using the blight funds available in the 2019 budget. Marla will follow up with Kathy in finance
- 4) From Martha Hutsick reporting on the Caledonia Douglas Avenue Business Association:
  - a) Construction Progress Meeting
    - i) Harvest Box culvert should be completed with rip rap
    - ii) Tabor needs curbing removed, culverts raised and curbs replaces
    - iii) 5 Mile Road completion is 1 ½ months ahead of schedule and will be open by the upcoming weekend. There will be temporary barriers used again for the striping process
  - b) When 5 Mile Road is open
    - i) 6 Mile and STH 31 will be a 4 way stop
    - ii) No left turn at 5 Mile Road and STH 31
    - iii) No right turn sign will be removed at STH 32 and Middle Road
  - c) All curbs will be completed in the next week
  - d) 6 Mile Road completion is yet to be determined
  - e) Historical Marker at 5 Mile and STH 32 will be replaced
  - f) Other Note from Jeremy Hinds RE: Turn Signals timing changed at STH 31 – they do not appear to have the ability to change the signal length
- 5) The Caledonia Sign at County Line and STH 32 is installed and the lighting is the last step. The electrician is applying for “new service” at the end of the week. WE Energies did sponsor our sign costs in full. We will continue the program by moving our attention to 7 Mile at I94 where the village owns property.
- 6) SEWRPC Land Use Plan should be reviewed by Caledonia representatives...who is doing this? Jim Dobbs will contact Tom Christensen and Julie Anderson at the County to see who is spearheading this effort on Caledonia’s behalf. Marla will obtain the latest Racine County Open Space Plan and the latest Land Use Plan that SEWRPC is working on and /or approved. We can review and discuss at next meeting
- 7) New Business: Treasurers report should be agenda item going forward. Discussion of creating operating account for CDA and capital account for signs/marketing. Oversight of blight but in separate account. Focus of CDA in 2020 on next agenda.
- 8) Motion made to adjourn at 6:23 p.m. by Fran Margin Seconded by Dave Gobis

Respectfully submitted by Marla Wishau