

**Special Village Board Meeting  
May 28, 2019**

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

Absent: None.

Staff/Others: Village Administrator Tom Christensen, Public Works Director Tom Lazcano, Zoning Director Peter Wagner, Chief Financial Officer Dave Wagner, Brian Della of PMA, Attorney Tyler Helsel, and Attorney Alan Marcuvitz.

**1. Call the meeting to order.**

President Dobbs called the meeting to order at 5:00 p.m., at Village Hall, located at 5043 Chester Lane, Racine, Wisconsin.

President Dobbs explained there would be a brief presentation by Attorney Alan Marcuvitz to give a general overview of the project and cover some new information. The presentation showed a new proposed park, and removal of the multifamily units.

Christensen stated he had met with residents multiple times regarding this specific property and had been asked what input they could have with the potential Developer's. He asked if the Board would consider having the Developer host some informational meetings to keep these residents in the loop. Zoning Director Wagner stated that there are many opportunities for the Public to be involved with these matters; typically their voices are heard in Public Hearings and Site Plan Reviews.

**2. Citizen Reports**

Drew Abram, 5640 College Point Ct., was favorable towards the development, but had some questions regarding if the parcels would be developed as one or separately by multiple developers.

Heather Shaffer, 6035 N Pointe Dr., questioned the special assessment statement and how/when the financial portion might impact their properties it was. It was explained to her that it would only impact those who would benefit from improvements.

Angelo Trentadue, 718 Kentwood Drive, questioned the special assessment portion of the project plan as well and was concerned he would be assessed similar to that being done on 4 Mile Road. He also questioned the status of the demolition of the Western Publishing building.

There was some back and forth discussion between Attorney Marcuvitz and the crowd. There was some general question and answering from various crowd members and staff.

Therese Bode, 756 Waters Edge, spoke of the owner of the property and felt he was being relieved of the liability. She felt as an ongoing representative of the neighborhood she was appreciative that the Board took the input of the citizenry but thought there should be way more engagement allowed. She didn't understand why the future developers could not take on the entirety of the cost and thought they should be more involved; she

stated that other professional neighbors could give some alternatives to how the planning and development could proceed and hoped that it would be well received.

Jane Batten, 704 Waters Edge Road, wanted to create a harmonious relationship between the Village and the neighborhood, and have more opportunities to have input so that progress can be made. She stated that there is a frustration in the past with being left out of certain processes but understands that we all share the same goal.

Karl Kupfer, 740 Water's Edge, spoke of being frustrated at the lack of progress. Thought we had a diamond in the rough, in terms of the property. He spoke of his background in being Civil Engineer, and being involved with many developments. He felt the cart has been put before the horse in this case, and thought all the properties needn't be included in this TID. He spoke of alternatives in how the property might be developed, create a master plan, set standards, revisit the budget, and volunteered his future assistance.

Lyle Peters, 700 Kentwood Drive, built his house in 1968 and spoke of not being included ever in any development. He questioned why 5 Mile Road needed to be extended at all and never recalled any improvements on it, and stated he was just there to complain.

Eric Simpson, 530 Point Ridge Drive, he has heard negative remarks about this property for years and hoped this would finally be developed and questioned why the Developer wouldn't take on the entirety of the cost and shared similar conversations with his neighbors. He understood that this was just a starting conversation.

### **3. Old Business:**

#### **a. Resolution 2019-48 – Resolution Approving The Project Plan And Establishing The Boundaries For And The Creation Of Tax Incremental District No. 5, Village Of Caledonia, Wisconsin**

Motion by Trustee Wanggaard to lay over Resolution 2019-48 to the June 3<sup>rd</sup> meeting. Seconded by Trustee Martin. Motion carried unanimously.

#### **b. Resolution 2019-55 – In The Matter Of A Relocation Order Of The Village Of Caledonia Affecting Property Needed To Extend 5 Mile Road In The Village Of Caledonia, Racine County, Wisconsin**

Motion by Trustee Wanggaard to lay over Resolution 2019-55 to the June 3<sup>rd</sup> meeting. Seconded by Trustee Martin. Motion carried unanimously.

### **4. Adjournment**

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

Adjourned at 5:59 p.m.

Respectfully submitted,

Joslyn Hoeffert  
Deputy Village Clerk