

**Special Village Board Meeting  
July 8, 2019**

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

Absent: Trustee Prott was absent.

Staff/Others: HR Director Toni Muise, Planning Director Peter Wagner and Attorney Elaine Ekes via teleconference. Also present was Dan Hintz and Alex Hintz.

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

President Dobbs called the meeting to order at 5:02 p.m., at Village Hall, located at 5043 Chester Lane, Racine, Wisconsin.

**2. TID 4 Market Analysis Feasibility Study Request.**

President Dobbs stated that Dan and Alex Hintz met with him and Tom Christensen about the Village paying for a feasibility study of the TID 4 area. Although a study of the corridor was done a few years ago by Foth should the board look at getting it more defined and if they did, would anyone even follow it? Trustee Martin asked if there is a Developer interested.

Dan Hintz was present with Alex Hintz, Developer. He inquired about the Village participating in a Feasibility Study for TID 4 which includes South Hills. This will give Developers an idea of what the area will support and will help the Village by giving them foresight of what the area could look like. By providing more specifics it helps Developers feel more comfortable with the value of the properties and also gives direction as to right now without Foxconn being the motivator.

There was discussion as to when a study happens, and who pays for it and is a Developer interested. Trustee Wishau felt at first glance of the request that he could not support tax payer dollars funding such a study to help Developers and if the Village did decide, who is to say the Developer(s) would follow the recommended plan. There were also concerns over who is responsible if the development fails. Alex Hintz stated that the study would be just a guide and they would use good judgement and wouldn't put something there that doesn't make sense regardless of what the study says. He also added that the type of development is going to be a large scale investment so there will be a Master Plan done at cost of \$100,000. Additional investors will be brought on. Trustee Weatherston felt a study would be beneficial to have for forward projects especially when it comes to information about adding employees and the effects of the tax base. Trustee Wanggaard brought up the last time this was proposed approximately 6 to 8 years ago. They discussed why it wasn't done and from memory some thought it was because there was not a clear handle on the Village's exposure at that time and there were no utilities in the area at that time. Dan Hintz mentioned the SEWRPC study and the difference with the study they want to do would bring much more detail. Trustee Martin questioned what is in it for the Village. What will be the value to the tax base and until good numbers are shown, it is unknown. Peter Wagner spoke about the Drexel Market Town Square in Oak Creek and how it transpired. He mentioned that there was an active partner involved before a feasibility study was done for that development. What is the risk factor the municipality would take on with something that truly helps the Developer? Trustee Martin questioned the role of RCEDC and felt this may be a location for them to help promote. President Dobbs wondered if the Racine County should be approached to help out. They decided that it would take years if they were involved. Trustee Weatherston said he had a conversation with Jenny Trick and Jonathan Delagrave was there and asked her what Caledonia can do to help bring development. She was going to prepare a list. She did mention that it is a deterrent that we do not allow community retention ponds. Dan Hintz mentioned that there is an area on his property that could support the whole TID with a water retention area. Trustee Wishau mentioned that a list was prepared years ago but nothing really changed. He felt the residential check list that the CDA has been working

on will help. They discussed adding some information to the study that would benefit the Village, such as police and fire needs and where they should be located. When asked if they would be willing to partner with the Village. Alex Hintz stated he would have to weight it against the value. They discussed if the other landowners would be willing to partner. Dan said he has not approached them and he is really looking at the Hintz property (South Hills). They discussed the value of consultants and if they ever come up with anything that is useful. Their information is usually quite vague. The firm Hintz is seeking to perform the study is Melaniphy & Associates, Inc. Further discussion continued about if the Village would benefit or not and should all the landowners involved contribute. They discussed talking with Jenny Trick and bring this back to a Village Board meeting. There was concern about setting precedence and putting any more money in the TID since the Village has already paid to run utilities. They decided to speak with Jenny Trick including names of other consultants and put it on a regular board agenda.

**3. Resolution 2019-65 – Resolution Of The Village Board Of The Village Of Caledonia Disallowing The Claim Of Mr. Dale Roszina, Dated April 23, 2019.**

Motion by Trustee Wishau to adopt Resolution 2019-65. Seconded by Trustee Stillman. Motion carried unanimously.

**4. The Village Board will take up a motion to go into CLOSED SESSION for the following purposes pursuant to Wis. Stat. Sec. 19.85(1)(f) considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations; and Wis. Stat. Sec. 19.85(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically as it relates to matters involving rental and use agreements, business/vendor accounts and purchases, financial accounts and receivables, and intergovernmental agreement.**

Trustee Wanggaard motioned to go into closed session. Seconded by Trustee Martin.

Trustee Weatherston – aye	Trustee Martin – aye
Trustee Stillman – aye	Trustee Wishau – aye
Trustee Wanggaard - aye	President Dobbs - aye

Motion carried unanimously.

**5. The Village Board reserves the right to go back into OPEN SESSION, take action on the items discussed during the CLOSED SESSION and to move to the remaining meeting agendas as posted.**

Motion by Trustee Wishau to reconvene into open session. Seconded by Trustee Weatherston. Motion carried unanimously.

**6. Adjournment.**

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

Adjourned at 6:26 p.m.

Respectfully submitted,

Karie Pope  
Village Clerk