

**Village Board Meeting
October 7, 2019**

1 - Order

President Dobbs called the Village Board Meeting to order at 7:00 p.m., at Village Hall, 5043 Chester Lane, Racine, WI.

2 - Pledge of Allegiance

3 - Roll Call

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

Absent: Trustee Prott was excused.

Staff: Village Administrator Tom Christensen, HR Director/Asst. Administrator Toni Muise, Public Works Director Tom Lazcano, Utility Director Anthony Bunkelman, Peter Wager Development Director and Attorney Elaine Ekes.

4 - Approval of minutes

Motion by Trustee Wanggaard to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Weatherston. Motion carried unanimously.

Village Board meeting(s) – September 16, 2019

For Item 7B(2) Bartender License Appeal, Trustee Martin requested that the minutes include that one of her reasons for denial was the due to the recentness of the applicant's convictions.

5 - Citizens Reports/General comments from the audience

Jim Magruder, 3416 Emmertsen Road, was the spoke person for a group of residents from the Auburn Hills Subdivision. These residents surround a "pond" that was never completed by the original Developer who has long since gone bankrupt. New Developers now control the subdivision and have recently completed the work on the pond to specifications. The residents are unhappy with the fact that it is not a pond of water anymore and want the job finished and the pond restored before phase 3 of the subdivision occurs. Mr. Magruder explained that the unfinished west bank of the pond is riddled with tree trunks, tree roots, branches and weeds. The southwest bank is eroding. The pond on the east side is too shallow, stagnant and is breeding mosquitoes. He specified the work that needs to be done as finish grading, remove trees, roots, weeds and seed the west bank. Install rocks for erosion control on the south bank. Remove brush

from the south bank. Plant grass between home 5 and 6. Restore the pond to a minimum depth of 2 ft.

Ray Lentz was once again present to talk about how corrupt he feels the Board is.

6 - Communications and Announcements

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 Weatherston. Motion carried unanimously.

General Fund	Check No's 80094-80181	in the amount of \$976,248.08
Parks Enterprise	Check No's 6507-6518	in the amount of \$1,786.69
Joint Health	Check No's 13055-13078	in the amount of \$14,657.95
Joint Parks	Check No's 8949-8963	in the amount of \$2,085.12
Charge Card	Aug. 27 to Sept. 25	in the amount of \$31,165.41

8 - Ordinances and Resolutions

8A - Ordinance 2019-12 – 1st and 2nd Reading and Possible Adoption – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(A) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±0.844 Of An Acre From R-2 Suburban Residential District (Unsewered) To B-3 Commercial Service District; NW 1/4 Of Sec. 9, T4N, R22E, Location Is The Westerly 120 Feet At 10410 Forest Hills Drive, Village Of Caledonia, Racine County, WI; Ray Lentz, Owner/Applicant

Motion by Trustee Weatherston to suspend the rules to conduct the 1st and 2nd reading and adoption of Ordinance 2019-12. Seconded by Trustee Stillman. Motion carried unanimously.

Motion by Trustee Weatherston to suspend the rules to read Ordinance 2019-12 by title only. Seconded by Trustee Stillman. Motion carried unanimously.

Clerk read the title.

Motion by Trustee Weatherston to adopt Ordinance 2019-12. Seconded by Trustee Stillman. Motion carried unanimously.

8B - Ordinance 2019-13 – 1st and 2nd Reading and Possible Adoption – An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village's Code Of Ordinances By Creating Section 13-2-2(I) Adding An Amendment To The Village's Comprehensive Plan And Affecting Part Of The NW 1/4 Of Sec. 9, T4N, R22E, Village Of Caledonia; Located On The Westerly 120 Feet At 10410 Forest Hills Drive And Containing 0.844-Acres, More Or Less; From Agricultural, Rural Residential And Open Land To Commercial; Ray Lentz, Owner

Motion by Trustee Weatherston to suspend the rules to conduct the 1st and 2nd reading and adoption of Ordinance 2019-13. Seconded by Trustee Stillman. Motion carried unanimously.

Motion by Trustee Weatherston to suspend the rules to read Ordinance 2019-13 by title only. Seconded by Trustee Stillman. Motion carried unanimously.

Clerk read the title.

Motion by Trustee Weatherston to adopt Ordinance 2019-13. Seconded by Trustee Martin. Motion carried unanimously.

8C - Resolution 2019-84 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use To Expand The Landscaping Business With Outdoor Storage Of Landscaping Materials, For The Westerly 120 Feet Located At 10410 Forest Hills Drive, Sec. 9, T4N, R22E, Village Of Caledonia, Racine County, WI; Ray Lentz, Owner

Wagner explained. One neighbor contacted the Village, but was not opposed.

Motion by Trustee Weatherston to adopt Resolution 2019-84. Seconded by Trustee Martin. Motion carried unanimously.

8D - Resolution 2019-85 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use To Construct And Utilize A ±5,260 Square-Foot Commercial Building For The Servicing And Parking Of Semi Tractors And Trailers Located At 3015 W. 6 1/2 Mile Road In The Village Of Raymond Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Village Of Raymond Under Sec. 66.0307, Wis. Stats.

Scott Meyer, Engineer for the building was present. He stated that he understood and was ok with the paving and concrete base condition changes that came out of the Plan Commission meeting. There was further discussion by the Board regarding paving and the fact that although the Village of Caledonia requires it for their businesses, that same requirement cannot be imposed in the Village of Raymond.

Motion by Trustee Wanggaard to adopt Resolution 2019-85. Seconded by Trustee Stillman. Motion carried unanimously.

8E - Resolution 2019-86 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map; Parcel Id 151-03-22-03-021-030 Located In The NW ¼ Of Section 3, T3N, R22E, Village Of Caledonia, Racine County, WI – Owners, Harley And Evelyn Dell

Wagner explained that this land is mostly in the Village of Mt. Pleasant but a very small portion is in the Village of Caledonia.

Motion by Trustee Weatherston to adopt Resolution 2019-86. Seconded by Trustee Wanggaard. Motion carried unanimously.

8F - Resolution 2019-87 – A Resolution Of The Village Board Of The Village Of Caledonia Denying A Waiver Of Sec. 14-3-4(C)(6)(B)(I) Of The Code Of Ordinances That Requires Municipal Water To Be Installed In A Platted Subdivision Within The Urban Service Area Of The Village – Parcel Id Nos. 51-104-04-22-029-000; 104-04-22-25-027-040; Owners: Charles Kotas, Leslie Ann Black Trust Dated 10-18-06 And Warren C. Knuth Trust Dated October 18, 2006; Applicant Ray Leffler

Bunkelman explained that the Developer requested that the Utility District install the watermain within the area. That would mean a special assessment to the current homeowners. The Utility Commission reviewed and denied the request. The Plan Commission reviewed and their vote ended in a tie. Due to the overwhelming response from the existing property owners, the Village recommended that the Developer of the proposed development be required to install the municipal watermain to serve the proposed development and the existing homes that are along the path of the watermain.

This Resolution is binding no matter who or when the vacant land is developed.

Jeff Miner, 4727 Park Ridge Dr. presented a signed petition from homeowner's not wanting to hook up to municipal water.

A failure of a well means a new well would need to be installed.

Motion by Trustee Martin to adopt Resolution 2019-87. Seconded by Trustee Stillman. Motion carried unanimously.

8G - Resolution 2019-88 – Relocation Order Of The Village Of Caledonia Affecting Properties In The Wind Point West Subdivision And Parcels Adjacent Thereto As Part Of A Stormwater Facilities Project In The Village Of Caledonia, Racine County, Wisconsin

Bunkelman explained that this is for approving a relocation order to obtain easements in the Wind Point West Subdivision for a Storm Sewer Project.

Motion by Trustee Wishau to adopt Resolution 2019-88. Seconded by Trustee Weatherston. Motion carried unanimously.

8H - Resolution 2019-89 – Resolution Of The Village Board Of The Village Of Caledonia Denying An Appeal To Allow A Concrete Driveway And Sidewalk To Remain In A Storm Water Easement At 3927 Wild Ginger Way – Parcel ID 51-104-04-22-33-313-125 Owners Martin & Bonnie Zabkowicz

Bunkelman explained that the driveway was installed in a 9ft. easement violating the building permit.

Motion by Trustee Wishau to adopt Resolution 2019-89. Seconded by Trustee Wanggaard. Motion carried unanimously.

8I - Resolution 2019-90 – Resolution Authorizing An Agreement With Caledonia Highway Department Local 704 For 2020

Lazcano explained that this is a CPI raise increase.

Motion by Trustee Stillman to adopt Resolution 2019-90. Seconded by Trustee Wanggaard. Motion carried unanimously.

8J - Resolution 2019-91 – Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$2,070,000 General Obligation Promissory Notes, Series 2019

Brian Della was present to explain. This is for the TID and general Village projects. There was discussion regarding the TID amount being financed. Trustee Weatherston felt that money is owed so the Village needs to pay. A decision was made to hold off and discuss it further with Chief Financial Officer, Dave Wagner on the 21st.

Motion by Trustee Wanggaard to layover Resolution 2019-91 for further review. Seconded by Trustee Martin. Motion carried, 5/1 (Weatherston)

8K - Resolution 2019-92 – A Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$4,590,000 Water System and Sewerage System Revenue Bonds, Series 2019 of the Village of Caledonia, Racine County, Wisconsin, and Providing for the Payment of the Bonds and Other Details With Respect to the Bonds

No concerns were expressed.

Motion by Trustee Weatherston to adopt Resolution 2019-92. Seconded by Trustee Wanggaard.

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

Motion carried unanimously.

8L - Resolution 2019-93 – A Resolution Of The Village Board Of The Village Of Caledonia Making Technical Corrections To Conditions Set Forth In Ordinance No. 2019-10 Established An R-7 Multifamily Residential District/PUD Planned Unit Development Overlay District For The Purpose Of Senior Apartment Buildings – SW ¼ Of Sec. 20, T4N, R23E -- This Property Is Located On A Vacant Parcel Directly North Of The Existing Parkview Campus, Village Of Caledonia, Racine County, WI. Parkview Commons LLC, Owner; Alf McConnell, Applicant

Wagner explained the conditions.

Motion by Trustee Weatherston to adopt Resolution 2019-93. Seconded by Trustee Stillman. Motion carried unanimously.

8M - Resolution 2019-94 – A Resolution Of The Village Board Of The Village Of Caledonia For A Conditional Use To Construct A Three-Story Senior Apartment Building (Phase I - Parkview V) Located In The SW ¼ Of Sec. 20, T4N, R23E, A Vacant Parcel Directly North Of The Existing Parkview Campus, Village Of Caledonia, Racine County, WI Parkview Commons LLC, Owner; Alf McConnell, Applicant

Wagner presented.

Motion by Trustee Weatherston to adopt Resolution 2019-94. Seconded by Trustee Stillman. Motion carried unanimously.

8N - Resolution 2019-95 – Resolution Of The Village Board Of The Village Of Caledonia Accepting Improvements In Auburn Hills Phase 3A

Bunkelman explained that the Developer has completed the subdivision system according to the Development Agreement, and the approved plans and specs and is now ready to obtain permits for Phase 3. The homeowner's along the west side of Emmertsen Rd. are unhappy with the grading work done on Storm Water Basin CD 1 (Basin). They expected that the Basin was going to retain water. When Auburn Hills was originally developed in 2002, the approved plans for the Basin show that it is a Dry Storm Water Basin. In 2002 during construction of Phase 1, as an erosion control measure, the Basin was over-excavated 2.5 feet as a Temporary Sedimentation Basin and was to be filled upon revegetation of the development. Unfortunately, the original Developer went bankrupt and lost the Development so the filling and finishing work of the Basin was never completed and remained full of water giving the impression that it was a regular water filled pond. New Developers have taken over and Phase 3 is being started. The Developer is required to update/revise the construction plans to meet today's standards. The 2019 plans for the Basin show it to be a dry basin as proposed in 2002. Due to the fact that the new Developer has met the obligations of the Development Agreement, has included the punch list of restoration items brought up by the homeowners, it is recommended that Phase 3 be approved.

There was a question regarding if there is a conservation easement and stewardship plan for this pond. Nancy Washburn, Project Coordinator with the new Developer explained that this is a Legacy Subdivision meaning it's been previously platted and has developed and undeveloped phases and coordinating between them can be challenging. They have met the requirements of the Ordinance and the Development Agreement regarding restoration/construction of the Basin including some leaking basement issues. They plan to meet with the homeowners in the near future. She also explained that it is up to the Home Owner's Association to be on board with any changes to the pond and if they want to change the pond from the approved plan, they will need to hire an engineering firm to draw up a new design plan that meets DNR and Village standards because it cannot be simply dug deeper and filled in with water.

President Dobbs announced that unfortunately, this issue is out of the Board's control.

Motion by Trustee Stillman to adopt Resolution 2019-95. Seconded by Trustee Wanggaard. Motion carried unanimously.

9 - Report from Village Administrator

Nothing to report at this time.

10 – Adjournment

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

Meeting adjourned at 9:08 p.m.

Respectfully submitted

Karie Pope
Village Clerk