

**Village Board Meeting
January 20, 2020**

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 Prott, Trustee Wishau and President Dobbs

Absent: None

Staff: HR Director/Asst. Administrator Toni Muise, Public Works Director Tom Lazcano, Utility Director Anthony Bunkelman, Planning Director Pete Wagner, Attorney Elaine Ekes and Attorney Tyler Helsel

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) – January 6, 2020
Special Village Board meeting(s) – January 7, 2020

5 - Citizens Reports/General comments from the audience

Ray Lentz, 7124 Hwy 38, has lived in the area for 80 years and been in business for 59 years. He spoke of harassment from local leaders, and special favors given to “Mr. V”. He thought there was ridiculous demands put on his business, rendering his expansion inoperable. He thought we needed quality leadership.

Kevin Carlson, the designated show person for the Kennel Club, spoke of the shows being at the Franksville Park, and the nature of his organization. The show has been there for the last 5 years and he thought it was a good addition to the community, and generated revenue in the area. He asked for a show of hands of those present in support, and there were many people in attendance in support of his message.

Ellen, a proud resident and taxpayer in Caledonia and is a dog trainer. She in support of the Greater Racine Kennel Club having the dog show at the Joint Park, because revenue generated from the show supports her training. She gave history of what the Kennel Club provides to the community.

Heather Lajeski is present in support of the rezoning on Hwy 31/38 for Culvers. She spoke of donations from Culvers to the police department and thought Culvers has blessed the community and benefits many residents in need.

David Higgins, spoke about development in the late 70s in Kenosha, and questioned why Racine hasn't taken the same approach Kenosha has for planning. He thought the County needed a plan and have citizen involvement.

Rex Hamilton, is a pastor in Mt. Pleasant, and is present on behalf of Culvers. In his 22 years of community involvement there has not been a public business that is so personally involved with the citizens. He thought the expansion to this Village would only help the area.

Dr. Bev, Kennel Club, supported Kevin Carlson's message and thought the dog show supported economic gain for the local area.

Laurie Fink, her home is affected on three sides by this rezoning. Her kids and grandkids enjoy Culvers but have also enjoyed the wooded area and wildlife that come from that parcel. She can't imagine having that area change and does not think it is necessary to rezone the property.

Debbie Krenshaw, has lived in Caledonia for a long time and spoke of buying her home from her husband's parents. She was worried about strangers being close to the property, and felt the added noise, traffic, lights, and lack of security was unwarranted. She spoke of nearby 24-hour gas stations and did think there needed to be another gas station nor a restaurant in the area.

Wendy McCalvy, stated she had written a letter to the editor with the focus being that Caledonia is more so the "Village of Yes" where adequate planning has preserved the land by not allowing developments in these types of areas. She thought the neighbors were clear about what they wanted in their neighborhood, and that they should be considered.

Matt Montamaro, is a member of RAMAC, which is a voice of businesses in Racine. He was in support of the Culvers development. He understood that change is scary, but without managed business growth, Caledonia as we know it will disappear. Business growth in any municipality is critical to the future of that tax base, and that eventually the homeowner's tax base won't be able to support the growth.

Carol, sent an email regarding Hwy 31/38 and spoke about the existing accident issues and light pollution. She thought the added development would only worsen this issue and asked the Board if they would like their home to experience this disruption. She thought her property values would be negatively impacted.

4435 Patzke Road is against Culvers. She thought the area would face increased risks, and thought the woodlands were irreplaceable. She stated the neighborhood would be trashed, and thought the complaining citizens were treated like pesky mosquitos.

Terese Bode, 756 Waters Edge Rd, is grateful to the Village Board for helping the residents with the Western Publishing Building and the Olympia Brown building. She

spoke of the crime surrounding those vacant properties, and how responsive and responsible the Board has been with neighborhood concerns. She wanted to go on record that she thought the Board has done a great job and is looking forward to the continuing solutions.

Mike Mitchell, commented about the amount of people who have shown up for the Hwy 31/38 issue and asked the Board to vote no.

Kathy Lennon, a Mt. Pleasant resident, has been a pastor in Racine for many years, and thought she could drive to the other local Culvers. She asked them not to destroy the environment and bemoaned the possible loss in her community. She invited the Board to be creative and asked them to care for the earth.

Terry Backman, has lived here since 1990, and considered the area great spot as a commuter. She understood the need for development and thought the nice corner on 31/38 did not need to be developed as a fast food restaurant. She spoke of vacant retail shops in the area, and gas stations life span. She was worried it would end up vacant too.

Mark, is concerned with the Hwy 31/38 development and was worried the corner would change drastically, and did not want the area to look like Lathrop Ave. He was concerned with the aesthetics and likes the speed limit as is.

George Wanggaard, is in support of the development. He thought Caledonia has issues being connected to Milwaukee. He felt it was necessary to develop, and was in support of a low-level development such as a restaurant or gas station, and not a larger development

Marc Silverman, 3147 Hwy 31, thought it was necessary to be present to speak on this issue. He thought the real issue was populating the TIDs and that the Board was making up for it with haphazard developments. He felt that without the application, there had been no consideration for developing that corner, and thought this was the opposite of planning. He commented on the Trustee's homes being on big plots of land and would not stand for this sort of development near their homes. He quoted various Trustee's on their support of residents, land preservation, etc.

Kay Dresen, has lived in Caledonia over 30 years and spoke of her children playing in the woods near the Hwy 31/38 intersection. She was worried about wildlife losing their habitats. She was involved in a traffic accident near that intersection recently. She was not in support of a gas station or fast food restaurant, especially one that may become vacant. She was concerned with the additional trash.

Allison Kirkland, is in opposition of the development on Hwy 31/38 and shared many concerns of the others. She enjoys living next to woods and could not imagine the development disrupting that. She was also concerned with the increased traffic and thought this would only make it more dangerous. She was looking at the 2035 Plan and it was never planned to be a developed corner. She did not feel this was planning, and thought the other areas designated for development should be considered.

3435 Patzke Rd, stated her background is in Commercial development, and did not think this corner was appropriate for this type of development. She did not feel the area could

handle the additional traffic and thought the volume wouldn't be supported. She was concerned with how this might impact wells. She did not feel this was the place for a Culvers, and asked the Board to vote no.

Jamie Wallning, is in opposition of the rezoning of Hwy 31/38. He sympathized with the homeowners, and asked the Board to investigate vacant buildings, and named the Blockbuster building as a potential location.

Joanne Compton Haysmer-Wachs, has been a citizen since 1966. She spoke of cabbage fields turned into subdivisions, and a Kmart that has become empty. She thought we needed to reuse and recycle these vacant buildings. She spoke of only being one ma and pa store in the past and felt that was fine. She thought nature would be destroyed and people would move out of the area. She commented on the dangerous traffic of the intersection and thought approving it would worsen the issue.

6 - Communications and Announcements

President Dobbs spoke about the 2035 Land Use Plan being updated and working towards a 2050 Land Use Plan. He spoke of a sub-committee working towards a 2050 plan that Trustee Martin would chair. The sub-committee would consist of 7-9 people, including Planning Director Peter Wagner, and residents from the community.

7 - Committee Reports

7A(1) - Approval of A/P checks

A/P checks were laid over because no total was provided.

7B(1) - Approval of 2019-2020 Operator's Licenses (Bartenders)

Motion by Trustee Prott to approve 2019-2020 Operator's License as presented. Seconded by Trustee Wanggaard. Motion carried unanimously.

8 - Ordinances and Resolutions

8A - Ordinance 2019-21 – Reading and Possible Action on – 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(N) Adding An Amendment To The Village's Comprehensive Plan And Affecting Part Of The SW 1/4 Of Sec. 31, T4N, R23E, Village Of Caledonia; Located On Two Vacant Lots North, South, And East Of 3023 STH 31 And Containing 6.5 Acres, More Or Less; From Low Density Residential To Commercial; 4526 Northwestern III LLC, Owner

Motion by Trustee Weatherston approve to Ordinance 2019-21. Seconded by Trustee Stillman.

Deputy Clerk read the title.

Wagner gave a brief history for this development. Prior to the meeting there was a protest petition submitted for not changing the zoning code. The Board then deferred action to validate the protest petition at the Plan Commission level. Upon review of the petition, it does not pertain to the Land Use being changed from Residential to Commercial.

Trustee Martin motioned to layover until after Mt. Pleasant has voted. No second. Motion died.

Trustee Martin stated that she has heard a lot of concern regarding land preservation, but that it is not something the Board could consider because the parcel is considered private property. The Village cannot compel the owners to maintain the wooded area at the benefit of others, and if that is the goal of the neighborhood that the property should have been purchased for conservation. She thought Mt. Pleasant would vote yes to the Commercial zoning, and that it was possible for the development to happen anyways and reside only in Mt. Pleasant.

President Dobbs sat on the Planning Committee during this initial development. He would prefer this to go on Douglas Ave., but American enterprise means they can ask where to go, and the Village cannot dictate where they must go. He hoped more businesses would consider these vacant buildings. He further explained that he considered the proposed intersection to be a prime location for a development such as this. He stated that in 2018-2019 there were 43 reported accidents, amounting to 1.2 per month.

Next steps for future development would include a site-specific proposal that would need to meet all the standards of development in the Village. A traffic impact analysis would need to be completed which would recommend road modifications to mitigate the safety aspect. The site plan review would notify everyone within 300 ft of the development with what is being proposed, and a Public Hearing would be held on the topic.

Trustee Weatherston – aye

Trustee Martin – aye

Trustee Stillman – aye

Trustee Wishau – aye

Trustee Wanggaard – aye

Trustee Prott – aye

President Dobbs – aye

Motion carried unanimously.

8B - Ordinance 2019-22 – Reading and Possible Action on – 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 ±6.5 Acres From R-3 Suburban Residential District (Sewered) To B-3 Commercial Service District; SW 1/4 Of Sec. 31, T4N, R23E, Two Vacant Lots On STH 31, North, South, & East Of 3023 STH 31, Village Of Caledonia, Racine County, WI; 4526 Northwestern III LLC, Owner

Motion by Trustee Weatherston to approve Ordinance 2019-22. Seconded by Trustee Stillman.

Deputy Clerk read the title.

Trustee Martin questioned the rezoning and expressed concern for the home that is surrounded by the subject parcel(s). She was more in support of a B-2 zoning change. Trustee Wishau felt B-1 was a better rezoning change and read the uses for B-1. There was discussion regarding what could be imposed during the Conditional Use process and focused on a landscape buffer for abutting properties. There was further discussion about modifying the code for larger setback requirements.

Motion by Trustee Weatherston to approve Ordinance 2019-22 but modify the zoning from B-3 to B-1. Seconded by Trustee Stillman.

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

Motion carried unanimously.

8C - Ordinance 2020-01 – Reading and Possible Action on – An Ordinance To Amend Title 11, Chapter 7 Of The Village Of Caledonia Code Of Ordinances As It Pertains To Penalties For Offenses Involving Smoking And The Age Of Sale And Possession Of Smoking

Motion by Trustee Weatherston to approve Ordinance 2020-01. Seconded by Trustee Prott. Motion carried unanimously.

Deputy Clerk read the title.

Attorney Helsel explained that an Ordinance banning vaping was recently passed by the Board, and this Ordinance is mirroring a State Statute change regarding age. There is a state law pending to include the age change, and vaping.

8D - Resolution 2020-03 – Resolution Of The Village Board Of The Village Of Caledonia Appointing Village Of Caledonia Assistant Administrator Toni Muise As The Temporary Interim Cemetery Director Under Title 12 Chapter 4 Of The Village’s Code Of Ordinances

Motion by Trustee Martin to Resolution 2020-03. Seconded by Trustee Stillman. Motion carried unanimously.

8E - Resolution 2020-04 – Resolution Authorizing The Village Of Caledonia To Enter Into Amendment No.2 To The Intergovernmental Wholesale Water Service Agreement Between City Of Racine, Racine Water Utility And Village Of Caledonia, The Caledonia Water Utility District

Motion by Trustee Wanggaard to Resolution 2020-04. Seconded by Trustee Weatherston. Motion carried unanimously.

8F - Resolution 2020-05 – Resolution Of The Village Board Of The Village Of Caledonia Accepting Improvements For The Massenza Certified Surveyed Map

Lazcano explained this is to accept improvements for the Massenza CSM, and recommended approval subject to the conditions.

Motion by Trustee Weatherston to Resolution 2020-05. Seconded by Trustee Wanggaard. Motion carried unanimously.

8G - Resolution 2020-06 – Resolution Of The Village Board Of The Village Of Caledonia Approving An Amended Contract For Joint Park Of Caledonia And Mt Pleasant Under Wis. Stat. § 66.0301

Attorney Helsel explained that this is approving the amended Joint Park contract initially adopted in 2013. This creates the Joint Park Transition Commission and will create a body of three people including a Trustee from each Municipality and one resident to sit on this transition commission for the duration of one year. Their purpose is to review the future of the park. He further explained the details of changes in operation, and how contracts would be approved. Mt. Pleasant has approved this in the Committee of the Whole and is set to go to their Village Board.

Motion by Trustee Stillman to Resolution 2020-06. Seconded by Trustee Wanggaard. Motion carried unanimously.

9 – New Business

None.

10 - Report from Village Administrator

Muise reported that Park Reservations are now online. If anyone has purchased a cemetery lot in Caledonia Memorial Park please contact the Village.

11 – Adjournment

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

Meeting adjourned at 8:52 p.m.

Respectfully submitted

Joslyn Hoeffert
Deputy Village Clerk