

**Village Board Meeting  
September 21, 2020**

**1 - Order**

President Dobbs called the Village Board Meeting to order at 6:00 p.m., at the Village Hall.

**2 - Pledge of Allegiance**

**3 - Roll Call**

Board: President Dobbs, Trustee Stillman, Trustee Wanggaard, Trustee Weatherston, Trustee Prott, and Trustee Wishau. Trustee Martin was present via Zoom.

Absent: None.

Staff: Administrator Tom Christensen, Assistant Administrator/HR Director Toni Muise, Public Works Director Tom Lazcano, Utility Director Anthony Bunkelman Chief Financial Officer Dave Wagner, Attorney Alan Marcuvitz and Attorney Elaine Ekes.

Motion by Trustee Weatherston to take the agenda out of order beginning with item 8F and then resuming with the rest of the agenda as posted. Seconded by Trustee Stillman. Motion carried unanimously.

**8F - Resolution 2020-85 – Resolution Authorizing the Village of Caledonia to Enter into a Development Agreement With CCM-Caledonia, LLC for Lands Within Tax Incremental District No. 5 for a Residential Condominium Development**

Attorney Marcuvitz explained the history of this development. Currently the proposal still has three buildings but have been repositioned to provide through views to the lake. The environmental corridor is still untouched. The three buildings will each be six stories in height with 72 units in each building (216 units total). In the apron area there will be an additional 64 townhome units for a total of 280 units on this property. The commitment from the developer is to acquire the property from the Village before the end of this year so that the property can be back on the tax roll in 2021. Construction of the first building should start in the third quarter of 2021 with a projected end date of 2027. This development is proposed to be called Water's Edge Place.

Erich Schwenker CEO of Cardinal Capital Management, Inc., (CCM) was present and spoke of the history of his company. CCM has been established for 20 years and boasts a slogan of "Delivering Financial and Social Value". CCM focuses on three distinct areas of society: low income, special needs and market rate housing. When creating housing the goal is to make the development enjoyable for the residents and the community alike. He further spoke of the accomplishments of the company and current projects they have in the area and in the United States as a whole. He felt this development was financially sound and that it was the right time to proceed with the development process. Trustee Wishau questioned how the developer handled the financial downfall in 2008. Schwenker spoke of the hardships he faced during that time and different developments that came to fruition.

Jane Batton, 704 Waters Edge Road, thanked the Board, and Attorney Marcuvitz for continuing to keep the neighborhood informed and involved in this process. She questioned who the targeted demographic is for this property and Schwenker stated that the rent structure is going to be focusing on the median income range of \$80,000 annually, empty nester's who no longer want to upkeep a home. The hope is for a mixed population in age.

Shannon Gordon, CEO of Racine Unified School District (RUSD), expressed her commitment in working with the Village on this project. She stated RUSD is very excited to see this property be developed.

Trustee Martin questioned the bluff stabilization and hoped the \$2.8 million would be enough to support the shoreline and demolition. Schwenker stated that when they work with properties with environmental issues (in this instance a bluff issue) the preliminary numbers are purely estimated because no one knows what the actual costs would be. He did not feel the expense to repair was unreasonable and that the stabilization was able to be accomplished. He did not foresee that the number would be so high that it wouldn't be able to be stabilized.

Motion by Trustee Weatherston to approve Resolution 2020-85. Seconded by Trustee Wanggaard. Motion carried unanimously.

#### **4 - Communications and Announcements**

Trustee Weatherston recognized Josh Sobczak from the Parks Advisory Committee and Joint Park Transition Commission for his volunteer efforts. A citizen came to the parks committee with an idea for a park cleanup effort at cliffside park and Sobczak immediately took interest and recruited other people to help. Several volunteers donated their time to cleanup the park. Franksville Beer Garden donated water and tools for the cleanup. Trustee Wishau spoke of starting a volunteer program to continue the cleanup of parks in the Village. He would like to post pictures of cleanup efforts and the volunteer form to the Village website. He would also like to send a notice out with the tax bill.

#### **5 - Approval of minutes**

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

Village Board – September 8, 2020  
Special Village Board – September 8, 2020

#### **6. Citizens Reports**

Steve Nespoli, 8211 Northwestern Ave., is concerned about the proposed parking lot that is proposed to go in by Gifford School. He was worried about the parking lot lights and vehicle headlights that would disturb him at his home. He was told that Caledonia has already approved the lighting for this parking lot and that there are 60 stalls facing his living room window. He questioned why they didn't add onto the existing parking lot and was told that the extension of a gym would be going there. He did not think the property was rezoned to have a parking lot. Trustee Wanggaard will be following up with Nespoli regarding this issue.

## **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.

Village - \$ 293,484.08

## **8 - Ordinances and Resolutions**

### **8A - Resolution 2020-80 – Resolution of the Village Board of the Village of Caledonia Approving an Amended Development Agreement for the ProBio Development**

Ekes explained that some prior extensions have been given to this development agreement and hopefully this is the last extension. This extends the timeline for completion requirements and hiring aspects. It does not extend the TID. Jordan Brown from RCEDC stated ProBio is very motivated to get going.

Motion by Trustee Prutt to approve Resolution 2020-80. Seconded by Trustee Stillman. Motion carried unanimously.

### **8B - Resolution 2020-81 – Resolution Authorizing Horton Group to Remain as the Broker**

Motion by Trustee Weatherston to approve 2020-81. Seconded by Trustee Stillman. Motion carried unanimously.

### **8C - Resolution 2020-82 – Resolution of the Village Board of the Village of Caledonia Disallowing the Claim of Samuel Stulo, Dated August 18, 2020 and Filed with the Village on August 27, 2020, with an Incident Date of August 10, 2020**

Motion by Trustee Weatherston to approve Resolution 2020-82. Seconded by Trustee Stillman. Motion carried unanimously.

This item along with the next two resolutions all relate to a rain event that the Village and surrounding communities experienced this year. There were some sewer backups that occurred as a result but the system itself has always been maintained appropriately. It isn't feasible to plan for this type of rain event and there is no liability for the Village for this type of backup.

### **8D - Resolution 2020-83 – Resolution of the Village Board of the Village of Caledonia Disallowing the Claim of Yanna Lugo Sanchez, Dated August 25, 2020 and Filed with the Village on August 25, 2020, with an Incident Date of August 10, 2020**

Motion by Trustee Weatherston to approve Resolution 2020-83. Seconded by Trustee Prutt. Motion carried unanimously.

### **8E - Resolution 2020-84 – Resolution of the Village Board of the Village of Caledonia Disallowing the Claim of Thomas Bauer, Dated August 25, 2020 and Filed with the Village on August 27, 2020, with an Incident Date of August 10, 2020**

Motion by Trustee Weatherston to approve Resolution 2020-84. Seconded by Trustee Stillman. Motion carried unanimously.

## **9 – New Business**

### **9A - CSW Driveway Encroachment Variance**

Bunkelman read from his memorandum dated September 17, 2020

“Tracy Brown P.E. of JSD Professional Services has submitted a Site Grading Plan for the Central Storage Warehouse Addition. Central Storage Warehouse is located at 12725 4 Mile Road and the proposed addition is located immediately South of the existing building. The project involves the construction of a 51,750 square foot building addition with loading docks and driveway expansion.

In early discussions with CSW and JSD, it was identified that in order to make this project viable for CSW, the building addition would need to have a minimum of 8 loading docks. The addition is currently proposed to have 7 loading docks on the West side of the addition and 1 loading dock on the East side of the addition. CSW made the addition fit close (1.2') to the building setback line, which is 40' from the South property line. In order to access the facility by means of a second access from Road B, the driveway was proposed to encroach on the Storm Sewer & Watermain Easement. Currently there is a Storm Sewer and a Watermain stub located in the Easement.

It is not anticipated that there will be a conflict with the driveway encroaching over the storm sewer and the watermain is not installed and can be shifted to the South with an expanded Watermain Easement from WisPark. The Village has been in discussion with WisPark on the Watermain Easement and is currently working on a revised Watermain Easement for this area and a watermain loop from DeBack Lane.”

Motion by Trustee Wishau to approve the CSW Driveway Encroachment Variance. Seconded by Trustee Prott. Motion carried unanimously.

### **9B - New Class B Combination Liquor License/G&C's Meet Market Bar & Grill/ 3120 Roberts St. FKA Greg's Catering/Don's Meat Market/Colin Pankow Sr., Agent**

Greg of Greg's Catering has passed away and his brother has taken over the business. In order to do so he had to apply for a new liquor license. All processing fees have been paid and the Clerk has recommended approval.

Motion by Trustee Weatherston to approve. Seconded by Trustee Prott. Motion carried unanimously.

### **9C - Walking/Biking Trail Review**

Trustee Wishau explained the Parks Committee has evaluated the current park system and would like to offer our citizens a connective trail system. The Racine County Park and Open Space Plan has detailed the need for a Village wide system of trails and bicycle routes to be developed to connect to existing parks in the region. The Vision 2050 recommends a network of bicycle corridors that would connect to communities to serve regional destination points. Neighboring communities have developed multi-use trails that are very popular (walking, bikes, dogs, etc.) and there is nothing like that in Caledonia. The only bike trail in

Caledonia has been truncated at 6 Mile Road because of the railroad expansion. Caledonia also needs dog walking trail. Trustee Wishau further reviewed the different trails in the surrounding area that Caledonia trails could be connected to in the future. He explained a proposed loop that would begin and end at Crawford Park and there were several local entities he wished to contact to see if we could connect to trails near or on their property. He further spoke of capital commitment and park impact fees as well as experienced grant writers who have volunteered to help with coverage.

There was conversation about considering how these trails will be maintained if approved. Trustee Wishau was also advised on who he could reach out to for guidance on how to pursue grants through the DOT and a grander scale.

This will come back to the next Village Board meeting as a Resolution.

## **10 – Report from Village Administrator**

### **10A – 2021 Preliminary Budget**

Kasper distributed the 2021 Preliminary Budget for the Board to review. Christensen explained that this year's budget has been a challenge. He brought up that the budget does look different this year as a result of a new software. He explained that there are some increases in Health Insurance and has budgeted a 12% increase. The financial commitment to the Joint Park is significant in comparison to past years. He included a modest merit increase for employees at 1.5%. This budget also includes a Village attorney employed by the Village. Christensen spoke of the great work PEG law firm has done for the Village and explained that there is a Finance meeting scheduled to overview alternatives. This is the 11<sup>th</sup> year of the joint dispatch agreement and will decrease 10% this year and will continue to decrease until it is completely on the county levy. He proposed joining the league of municipalities, the first year is free but there is a cost the following years. He is recommending bonding for a fire truck. He further thanked Kasper for her hard work and hoped they could get through the budget in a timely manner in the following weeks.

## **11 – Adjournment**

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

Meeting adjourned at 7:34 p.m.

Respectfully submitted,

Joslyn Hoeffert, Deputy Village Clerk