

**Village Board Meeting
October 5, 2020**

1 - Order

President Dobbs called the Village Board Meeting to order at 6:17 p.m., at the Village Hall.

2 - Pledge of Allegiance

3 - Roll Call

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

Absent: None.

Staff: Administrator Tom Christensen, Planning Director Peter Wagner, Utility Director Anthony Bunkelman, Finance Director Kathy Kasper, Public Works Director Tom Lazcano, Chief Financial Officer Dave Wagner, and Attorney Tyler Helsel. Brian Della of PMA was also present.

4 - Communications and Announcements

None.

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 21, 2020

Special Village Board – September 21, 2020

6. Citizens Reports

Robin Posnanski, 2340 Rivershore Dr, is the new treasurer for the Caledonia Baseball/Softball League. She wanted to introduce herself and was seeking guidance for who her point of reference would be for contract discussions for the upcoming 2021 season.

7 - Committee Report

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

Motion by Trustee Wishau to approve the A/P checks as presented. Seconded by Trustee Martin. Motion carried unanimously.

Village - \$ 521,864.29
US Bank - \$ 102,513.65

8 - Ordinances and Resolutions

8A - Resolution 2020-86 – Resolution of the Village Board of the Village of Caledonia Disallowing the Claim of Randy Steger, Dated September 16, 2020 and Filed with the Village on September 22, 2020, With an Incident Date of August 10, 2020

This is related 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.

Motion by Trustee Weatherston to approve Resolution 2020-86. Seconded by Trustee Wanggaard. Motion carried unanimously.

8B - Resolution 2020-87 – Resolution by the Public Works Department and the Parks Committee Authorizing Village Representatives to Contact Landowners, Grant Agencies, Professional Services to Obtain Rough Design and Cost Estimates for A Multi-Phase Pedestrian/Bike Trail Loop Originating and Ending at The Village Campus

This item came out of the Parks Committee. Trustee Wishau presented this topic at the last Board meeting and it is being brought forward for formal approval.

Trustee Martin thought this was a terrific idea.

Motion by Trustee Weatherston to approve Resolution 2020-87. Seconded by Trustee Wishau. Motion carried unanimously.

8C - Resolution 2020-88 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use To Construct And Utilize A ±11,520 Square-Foot Multi-Tenant, Commercial Building For Contractor Offices Without Outdoor Storage, Located At The Parcel Located South Of 4221 Courtney 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.

Peter Wagner explained that the applicant has proposed to construct a multi-tenant commercial building for the property located directly south of 4221 Courtney Road in the Village of Raymond. Any development located within the Village of Raymond cooperative boundary area is reviewed by the Village of Caledonia.

Motion by Trustee Stillman to approve Resolution 2020-88. Seconded by Trustee Prott. Motion carried unanimously.

8D - Resolution 2020-89 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan Constructing A Two-Lane Drive-Thru And Expanding The Parking Lot For The Commercial Development At 13520 Northwestern Avenue, Village Of Caledonia, Racine County, Wi; Franklin Welch, Owner; Philip Welch, Applicant

Peter Wagner explained that the applicant has requested approval for a building, site, and operation plan for the construction of a two-land drive-thru facility and additional parking stalls for the existing A&W development located at 15320 Northwestern Avenue. In 2013, the Village approved a conditional use and site plan for the construction of an A&W restaurant and a 13'x13' storage shed for this property. The proposed parking lot stalls were part of the original approved site plan in 2013.

Currently the development has a single stall drive-thru facility. The applicant has purposed to widen access point, install a metal canopy, and install new menu board signs. In addition, the applicant is completing the original site plan for the parking lot and enhancing the future picnic area with a paved surface. The proposed expansion of both the drive-thru facility and parking lot follow zoning regulations for the zoning district. If approved, the applicant will need to obtain the necessary permits and pay fees for the canopy and menu boards as proposed on the site plan.

Motion by Trustee Wanggaard to approve Resolution 2020-89. Seconded by Trustee Prott. Motion carried unanimously.

8E - Resolution 2020-90 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan Modifying The Exterior Façade Of The 5,328 Square-Foot Commercial Multi-Tenant Building, At 4917 Douglas Avenue, Village Of Caledonia, Racine County, Wi; Johnson Financial Group & Wisconsin Department Of Transportation, Owner; Lee Jaramillo, Applicant

Peter Wagner explained the Plan Commission recently approved the conditional use and building, site, and operations plan in July for this site. Since that time, a tenant was secured for the site and requested exterior façade modifications to better reflect their image. Due to the significant change in design, the property owner has resubmitted the building changes for the proposed multi-tenant building located at 4917 Douglas Avenue. No changes to the parking, landscaping, or grading are proposed as part of this review. Furthermore, the proposed use is required to comply with all conditions that were part of the original approval by the Plan Commission and Village Board.

Motion by Trustee Prott to approve Resolution 2020-90. Seconded by Trustee Wanggaard. Motion carried unanimously.

8F - Resolution 2020-91 – Resolution Of The Village Board Of The Village Of Caledonia to Approve A Certified Survey Map _____ ; Parcel ID 104-04-22-25-063-000 – Located In The SW ¼ Of The SE ¼ Of Section 25, T4N, R22E, Village Of Caledonia, Racine County, WI – Owners, Matt & Bridget Bodenbach, Greg Kiriaki, And Allyson Wright

Lazcano explained that the Engineering Department received a Certified Survey Map (CSM) request from Gregory Kiriaki. This CSM is located on Newman Road and is for the creation of two lots on the parcel. The existing parcel currently contains a pond, a farm field, two small areas of wetlands and a wooded area. The property is located within the Sanitary Sewer & Water Service Area. Both lots would need to connect to sewer and water services. Extension of facilities will be required and is the responsibility of the property owner. Both lots follow the existing Zoning but do not follow the Comprehensive Land Use Plan.

A Concept Plan for this CSM went before the Plan Commission in April and September and was approved by the Plan Commission.

With this submittal there are 2 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. These Wavier/Modifications are for:

Regarding Waiver/Modification request# 1, the CSM is proposing the creation of 2 flag lots. The existing property is oddly shaped so the only way to avoid this would be to make this property a subdivision which would allow for pie shaped and rectangular lots.

Regarding Waiver/Modification request #2, the CSM is proposing the creation of 2 lots that exceed the 2.5 to 1 max length to width ratio. Again, this property is oddly shaped so the only way to avoid this would be to make this property a subdivision which would allow for pie shaped and rectangular lots that fall within the 2.5 to 1 ratio.

Motion by Trustee Martin to approve Resolution 2020-91 with conditions. Seconded by Trustee Prott. Motion carried unanimously.

8G - Resolution 2020-92 – A Resolution Of The Village Of Caledonia Board Of Trustees Approving The Second Amended Contract For The Caledonia - Mt. Pleasant Memorial Park Between The Village Of Caledonia And The Village Of Mount Pleasant Under Wis. Stat. §66.0301

Motion by Trustee Weatherston to table Resolution 2020-92. Seconded by Trustee Martin. Motion carried unanimously.

9 – New Business

9A - Reappointment to the Racine Wastewater Commission / Robert Lui

Motion by Trustee Prott to Reappoint Robert Lui to the Racine Wastewater Commission. Seconded by Trustee Wishau. Motion carried unanimously.

9B - Reappointment of Alternate to the Racine Wastewater Commission / Anthony Bunkelman

Motion by Trustee Wanggaard to Reappoint Anthony Bunkelman as Alternate to the Racine Wastewater Commission. Seconded by Trustee Wishau. Motion carried unanimously.

9C - Capital Finance Report

Della explained that there was discussion regarding issues with the general obligation debt and a TID summary. He reviewed the TIDs and associated increment value, revenue and debt. He spoke of the different projects in the TIDs and projected the debt that would need to be financed by the Village. He explained the closing dates of specific TIDs and the history of advances.

Certain developments (IE Pro Bio) were put on hold because of their economic hardship but are back on track for development. There are 40 acres on the West side of Quick Drive extended to the North that has been in designs which have been put together. The Village indicated to developers that the Village would not be making further extensions in DeBack Park without special assessment to cover the cost.

Della explained TID 5 and the GO Note associated with the TID and projects repaid by the property tax levy. This is based on two known projects to be financed and repaid by the general property tax levy. Those projects include a firetruck and a new police station. There was discussion regarding building the PD Station in 2021 or 2026, and if construction should wait until the Village Hall is paid off. Christensen felt he needed to express that the rates were low right now, and that construction materials are on the rise. There is an extreme need at the Police Dept. for a new space. He did not have a position but wanted this to be considered. President Dobbs requested that Trustee Stillman and the Public Safety Committee explore the costs associated with a new PD station.

Della explained the total general obligation debt opposed to equalized value, and that the State puts a limit on the GO debt the Village can take out (5% of equal value). Right now, the Village will have 60 million of GO debt (including all projects utility, TID, etc.).

9D - Discussion: Role of the CDA

Trustee Martin read the definition of the CDA from the website: “The purpose of the CDA is to carry out qualified redevelopment projects, and act as the agent of the Village in planning and carrying out community development programs and activities approved by the Village Board and the Village President under the federal housing and community development act of 1974. If you are interested in being part of the CDA and have sufficient ability and experience in the fields of urban renewal, community development, and housing, and will encourage well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment, adequate places of employment for the people of the Village and an increase in the general property tax base of the village.”

She further explained that the CDA historically has done a little of everything. The CDA is seeking a clearer definition of what their purpose is. They have proposed redeveloping a certain area of the Village and have met with a developer but were instructed to stop working on this project. Trustee Martin explained how Nancy Washburn has expressed an interest in working with the CDA and encouraged the Village to fully utilize the CDA. In some municipalities RCEDC reports to the CDA, and the CDA does the initial footwork and forwards recommendations. Members of the CDA are frustrated with the lack of guidance and are threatening mass resignation. She felt if there wasn't a need for the CDA then it should be disbanded. She stated that they were told at length what they couldn't do but not what they could be doing.

President Dobbs felt the CDA was operating differently than in other areas. Trustee Wishau thought certain projects need additional vetting and they are trying to revitalize Douglas Ave.

Trustee Weatherston was a former member of the CDA when it was originally formed there was no discussion of recruiting development, but rather to make Caledonia more attractive. He felt the CDA only concentrates on Douglas Avenue. Trustee Wishau thought the CDA could meet with developers who might be interested in areas they had not considered. Christensen stated that the Village already does this.

Wishau thought the Board should review the charter, come back with suggestions or decide to disband. Streeter agreed with Wishau and was just seeking direction. President Dobbs felt this has been talked about before and was concerned nothing would change if a future conversation was had.

Wishau spoke of the CLUE Study that was consulted to review the Douglas Avenue corridor. There was further discussion regarding if the study was valid still considering how old it is.

Wagner spoke of his experience with the CDA in Oak Creek. They expressed a similar frustration with consultants and businesses and issues surrounding non-disclosures. CDA in Oak Creek is funded from hotel/motel tax and a state law stated that funding needed to be directed to tourism, so the CDA was dissolved and reformulated a tourism committee who focused on filling hotels in the city. The CDA here could focus on Community Development Block Grant (CDBG) dollars which is an economic boost, charity improving quality of life, reviews façade improvement loans and requests. Wagner was intrigued by the CLUE Study and wondered if it could be a good CDA project. They could reevaluate the goals and objectives of the study if relevant, and then escalate those objectives to the Board.

President Dobbs suggested this topic be sent to L&L to look at Resolution 2006-07 and work with Peter Wagner to come up with an idea for the CDA.

10 – Report from Village Administrator

Christensen asked that the Board meet on 10/13 at 4:00PM to review renewals for Health Insurance.

11 – Adjournment

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

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Joslyn Hoeffert, Deputy Village Clerk