

**Village Board Meeting
November 2, 2020**

1 - Order

President Dobbs called the Village Board Meeting to order at 6:01 p.m., via Zoom.

2 - Pledge of Allegiance

3 - Roll Call

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

Absent: None.

Staff: Administrator Tom Christensen, HR Director/Asst. Administrator Toni Muise, Planning Director Peter Wagner, Utility Director Anthony Bunkelman, Finance Director Kathy Kasper, Public Works Director Tom Lazcano, Fire Chief Richard Roeder, BC St. Amand and Attorney Elaine Ekes.

4 - Communications and Announcements

5 - 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 – October 19, 2020
Special Village Board – October 13, 2020; October 19, 2020

6. Citizens Reports

None.

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 - \$514,530.22

8 - Ordinances and Resolutions

8A - Ordinance 2020-16 – Reading and Possible Action on – An Ordinance to Amend Chapter 1 of Title 14 and Chapter 3 of Title 14 of the Code of Ordinances for the Village of Caledonia Governing Minor Land Divisions and Subdivisions Pertaining to the Shape and Orientation of Flag Lots in Minor Land Divisions (Via Certified Survey Map) and

Subdivisions and Setting Forth Criteria that the Village May Consider in Granting a Waiver to Allow a Flag Lot

This will allow granting flag lots with more flexibility and without unnecessary process. Staff knows when flag lots should or shouldn't be done, and this will be a more streamlined system. The Plan Commission has struggled in the past with granting flag lots with how the Ordinance was written and this code change will allow these to be passed with more ease.

Motion by Trustee Martin to approve Ordinance 2020-16. Seconded by Trustee Weatherston. Motion carried unanimously.

8B - Ordinance 2020-17 – 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 ±7.9 Acres From R -2, Suburban Residential District (Unsewered) to A-2 General Farming and Residential District II for the Property Located Directly East of 6001 6 Mile Road (Parcel No. 104-04-22-13-022-000), Village of Caledonia, Racine County, WI. Travis and Rebecca Dove, Owners and Applicant

Wagner explained that the applicant would like to have some farm animals and the A-2 district would allow that. The Land Use Plan for the area does show for A-2 and is consistent with that plan. Dove was present and explained that he wanted more animals than the R-2 zoning allowed, such as honeybees and the possibility of owning a kennel license.

Motion by Trustee Weatherston to approve Ordinance 2020-17. Seconded by Trustee Martin. Motion carried unanimously.

8C - Resolution 2020-100 – Resolution Authorizing the Village of Caledonia to Execute an Agreement to Allow Private Construction of Sanitary Sewers and Watermains By the Developer for the Bear Country Holdings, LLC Development Project – 8425 State Trunk Highway 38

Bunkelman explained that this agreement has been a long time coming and outlines the several items for utilities being brought in for Bear County Holdings. It allows Bear County Holdings to use a private contractor and outlines inspections by the Village and others. It identifies the cost share allocation between Bear County and the Utility District for the extension of the utilities.

Motion by Trustee Prott to approve Resolution 2020-100. Seconded by Trustee Wishau. Motion carried unanimously.

8D - Resolution 2020-101 – Resolution of the Village Board of the Village of Caledonia to Approve a Sign Plan for the Development Located 4917 Douglas Avenue; Stephen Prochaska, Applicant, True North Commons, Owner

Wanger explained that applicant wants more than the one allotted wall sign and must request that approval.

Motion by Trustee Weatherston to approve Resolution 2020-101. Seconded by Trustee Stillman. Motion carried unanimously.

8E - Resolution 2020-102 – A Resolution of the Village Board of the Village of Caledonia to Approve a Conditional Use to Construct and Utilize a ±1,800 Square-Foot Commercial Building for Contractor Offices with Outdoor Storage of Tractor Trailers, Located at 3500 Fourteen Point Lane 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.

Wagner explained that this is a proposed development in the Village of Raymond and will be used for tractor/trailer rentals. It has been approved by the Village of Raymond and as always, the Village must acknowledge the spectacular use agreement clause. This building is virtually unseen by the Village of Caledonia as it is hidden by a large berm.

Motion by Trustee Martin to approve Resolution 2020-102. Seconded by Trustee Wishau. Motion carried unanimously.

8F - Resolution 2020-103 – Resolution of the Village Board of the Village of Caledonia to Approve a Certified Survey Map _____ ; Parcel IDs 104-04-23-21-029-000; 104-04-23-21-030-000; & 104-04-23-21-031-000 – Located in the SW ¼ of the NW ¼ of Section 21, T4N, R23E, Village of Caledonia, Racine County, WI – Owner Jerome Bartley

Lazcano explained that the engineering department received a request to condense three properties into two properties. There are currently two homes on the two properties, and the third is landlocked. Both parcels meet the current zoning and land use plans but does require a waiver modification for a flag lot.

Motion by Trustee Prott to approve Resolution 2020-103. Seconded by Trustee Stillman. Motion carried unanimously.

8G - Resolution 2020-104 – Resolution of the Village Board of the Village of Caledonia Approving the Extension of the Preliminary Plat Approval and Deadline to Submit a Final Plat for Briarwood of Caledonia

President Dobbs explained that numerous people expressed a concern regarding this subdivision at the Plan Commission. The main concern was a single entrance and exit. Nancy Washburn was present for any questions. Lazcano explained that Washburn requested another extension, there have been four prior extensions. Washburn has indicated they are close to getting this final plat done very soon, possibly within the next month or two. This will be the last extension granted by the Plan Commission.

President Dobbs questioned the extensions process and wondered if the system needed to be reviewed by Public Works. Attorney Ekes stated there are statutory timelines and when there are extensions, the governing body for the municipality must preside over the extension or they must start the process over. This is because that after time things do change, such as requirements or the surrounding landscape. Its incumbent on the developer to request the extensions and if it is too far down the road the Village Board can say no, but there must be significant reasons why it cannot be moved forward.

Motion by Trustee Weatherston to approve Resolution 2020-104. Seconded by Trustee Wishau. Motion carried unanimously.

8H - Resolution 2020-105 – Resolution of the Village Board of the Village of Caledonia to Approve a Development Agreement for Briarwood Condominium Plat on Parcel ID 51-104-04-23-21-061-000; Briarwood of Caledonia, LLC, Owner / Nancy Washburn, Agent

Attorney Ekes explained that this agreement is to approve the Briarwood Condominium Plat. The first phase will be for 10 units and 5 buildings. This is a standard development agreement except for the private road, meaning the owners and HOA will be responsible for the road long term, including maintenance. There is one change regarding paragraph 19, to allow building

permits to be issued prior to the road construction, we do not want to issue occupancy permits until the road is complete.

Motion by Trustee Prott to approve Resolution 2020-105. Seconded by Trustee Wishau. Motion carried unanimously.

8I - Resolution 2020-106 – Resolution Authorizing the Village of Caledonia to Purchase Two Halofoggers for the Fire Department

Motion by Trustee Wishau to approve Resolution 2020-106. Seconded by Trustee Martin. Motion carried unanimously.

9 – New Business

9A - Variance Request for Detached Oversized Structure/Garage at 3111 Nicholson Road

Lazcano explained that John Mastopietro has requested a variance to construct a 30' X 72' oversized detached structure/garage with 14-foot-tall side walls that would create a total covered area of approximately 2,160 square feet on his property at 3111 Nicholson Road. The proposed oversized structure/garage will be used for personal storage of his cars and tools. The property owner has signed the Village waiver form stating that the oversized structure/garage will be used for personal storage and use only. Letters were dropped off last week to the surrounding neighbors and he has not heard anything for or against this request.

Motion by Trustee Wanggaard to approve the variance request with conditions. Seconded by Trustee Stillman. Motion carried unanimously.

10 – Report from Village Administrator

Don't forget to vote!

11 – Adjournment

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

Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Joslyn Hoeffert, Deputy Village Clerk