

COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEETING
Wednesday October 27, 2021 at 4:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting Called To Order
2. Approval of Minutes From the September 22, 2021 meeting
3. Branding/Marketing Group Update- Elsa
4. Blight Enforcement Update- Pete
5. Blight Complaint Form Update- David, Pete
6. New CDA Member Update- Bill
7. CBA Liaison Discussion- Bill
8. Treasurer's report- Kjell
9. Adjourn

Dated October 22, 2021

Joslyn Hoeffert
Village Clerk

Only Community Development Authority members are expected to attend. However, attendance by all Board members (including non-members of the CDA) is permitted. If additional (non-committee) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows:

If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body.

To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a "meeting" within the meaning of Wisconsin's open meeting law. Nevertheless, only the committee's agenda will be discussed. Only committee members will vote. Board members who attend the committee meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.



CDA Minutes

COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEETING
Wednesday, September 22, 2021 scheduled for 4:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

This was an in-person meeting

Committee Members Present: William Streeter, Dave Gobis, Kjell Erlandsson, Fran Martin, Jim Dobbs

Committee Members Absent: Jake Lovdahl

Guests: Peter Wagner, Lee Wishau, Elsa Mileager, Scott Simonson

- 1. Meeting called to order by Chairman William Streeter at 4:00**
- 2. Minutes of August 25, 2021 motion for approval by Fran Martin, second by Kjell Erlandsson, approved unanimously**
- 3. Branding/Marketing update- Elsa Mileager reporting for sub-committee. Had not been brought up to speed prior to meeting. Village Board has still not had any discussion. The overall desire is for uniformity. Elsa feels a dedicated person is needed to drive the branding issue. Trustee Wishau feels the amount of time devoted to this issue is excessive for the committee and implementation outside the abilities of the group. There was general consensus that with the change in make-up of the group we would await further guidance from the Village Board. There was discussion on the Payne and Dolan sign which has been awaiting guidance from the Branding Committee. As that is not likely in the near future Gobis motioned the format of the WE Hwy 32 sign be adopted and move forward. Motion seconded by Fran Martin, passed.**
- 4. REAL Racine- Fran drafted a letter and presented it for discussion. There was general agreement with the content. She will forward to Dave Blank and request his attendance at our next meeting.**

Caledonia Code Enforcement News

Zoning staff, police officer, meet with truck repair owner

Caledonia, WI – On Thursday morning, September 30, Zoning Technician Helena Dowd and Police Officer Rob Sides met on site with the owner of the truck repair operation at 7915 USH 41. There have been numerous code violations at the site for two years. The owner has received repeated notices of the violations and deadlines have been extended upon his request several times. The PD has issued three citations that are pending a court date. Yet still the conditions at the site make it appear to be a truck and trailer salvage yard.

Sides took the lead, asking owner Srbo Vujanic why he has not complied with the Village's orders. Vujanic said he could "give a million excuses." Sides let him know the time for excuses has passed and asked him what he plans to do to bring the site into compliance by the deadline of Oct. 4, 2021. Vujanic noted he had removed the white trailers that had been parked west of the garage, and the damaged semi tractors that were stored north of the garage. He pointed to the area in between the garage and the chalet, which had been cleared of debris and vehicle parts since the previous visit two days prior.

Dowd pointed out about 10 white trailers that line the eastern edge of the property along USH 41 that have been stored there for many

months. In fact, a check of Village records shows a line of white trailers parked in that area consistently since August 2019. Vujanic stated the trailers were, "waiting for repair." He then stated his company does only mechanical engine repair, and that the person who repairs trailers for him is not available. The order is to remove the trailers from site.

Sides and Dowd agreed that if Vujanic is unable to remove them by the deadline, it might help his case to relocate them to the newly cleared area west of the garage so they would be out of the public view.

Vujanic asked for another extension. Both Sides and Dowd advised they were not authorized to grant any extension, and that Vujanic must contact Director of Development Peter Wagner to apply for a Condition Use Permit and Occupancy Certificate to continue to operate his truck repair business at the site. Vujanic was further advised that if he does not bring the site into compliance by the due date, the Village will begin proceedings to rescind the Conditional Use Permit that is in effect for Clark's Truck Repair, a separate business that is authorized to conduct truck repair only in the northernmost bay of the garage, and have trucks parked only in a small, designated area of the parking lot.

If that permit is rescinded, there will be no authorized commercial use of the site. The process by

which the permit is rescinded was explained to Vujanic.

Sides asked Vujanic to think about the look of nearby truck related businesses with their well-maintained buildings and sites, including newer asphalt or refreshed gravel areas for parking, painted lines and signs designated parking spaces, appealing landscaping, fencing for security, lot line designation, and shielding of refuse bins and other areas.

Sides asked Vujanic why he has not contacted Wagner yet to set up an appointment and learn what steps he must take to legitimize his operation at the site. Vujanic said he didn't apply because of what might happen if the permit is denied. Dowd and Sides stressed the importance of contacting Wagner immediately. Records shown a meeting has been scheduled between the two for Monday afternoon.

Dowd drove around the site, taking pictures to document current conditions. Besides the previously noted changes, she saw that a red work trailer parked near the office had been removed, no trucks were parked in the USH 41 Right-of-Way, one out of two dumpsters had a closed lid, and that most of the junk and debris in in front of the garage bays had been removed.

The tone of the meeting was civil, with both Dowd and Sides letting the owner know the Village supports business that operate within the regulations.