

**COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEETING**  
**Wednesday November 17, 2021 at 4:00 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**

1. Meeting Called To Order
2. Introduction Of New CDA Members
3. Approval Of Minutes From October 27, 2021 Meeting
4. Conversation With Dave Blank, Real Racine
5. Caledonia Signage Update – Elsa
6. Blight Enforcement Update – Pete
7. Blight Complaint Form Update – Pete
8. Business Directory Listing – Addition And Removal Parameters – Joslyn
9. Treasurers Report- Bill
10. Adjourn

Dated November 12, 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.

**PROPERTY MAINTENANCE CASE UPDATES**

Nine Notices of Violation were mailed in November.

**4652 CHARLES – ALBERTO JANUCHOWSKI**



**1714 JOHNSON – JONATHAN HERNANDEZ**



**2908 INDIAN TRAIL – AMY & BRYAN SAVAGE**



**817 4 MILE ROAD – EDUARDO ARREDONDO**



**4650 ELIZABETH – MARIE RIVERA**



**7447 STH 38 – CAROL BLAWAT**



**3311 3 MILE ROAD – HENRY CIHLER**



**4625 DOUGLAS – OWNED BY CASH NOW.**



**4917 CHARLES – GARY WALVOORD**



A deadline is given to bring the property into compliance. A second inspection is then conducted. If violations still exist, a second notice is sent giving 30 more days. After that date, staff submits request the Caledonia Police Department to issue a citation if violations have not been corrected.

**DONATION BOXES – PICK N SAVE -- NUISANCE**

In August 2020, staff sent a Notice of Violation to Greentree Station advising that the two donation boxes located in the parking lot were in violation of the Conditional Use Permit for the site and must be removed. The property owner did not respond. Instead, a representative of the company that owns the boxes, Reliable Recycling Services, contacted staff and pledged to keep the site clear of debris. Since then, staff has observed debris around the boxes several times a month and has sent 15 emails to the company asking them to pick up refuse. While the company responds in a timely manner, the site has become a dumping ground.



A of Violation Notice will be sent to the owner.

**ILLEGAL PARKING AND USE OF VILLAGE ROAD**

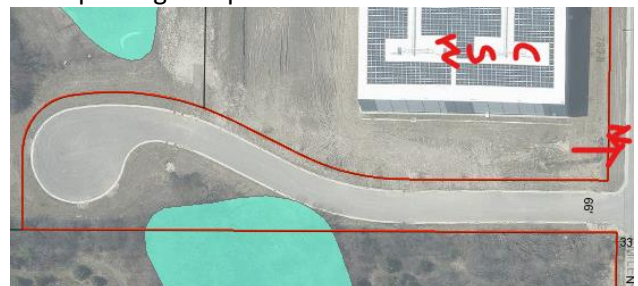
The owner of 12616 4 Mile Road submitted a complaint about semitrucks idling for long hours next to **Central Storage Warehouse (CSW)**. Staff investigated the site over two days and observed several semitrucks idling along the unnamed Village road east of the facility. Staff also observed semitrailers that were not attached to semi-tractors parked in the road cul-de-sac. Staff then saw a semi-tractor access the road from CSW's south driveway, drop off a trailer in the cul-de-sac and pick up one of the other trailers.



An informational letter will be sent to CSW advising the company it may not use the Village road to store semi-trailers, and that semis may not park on the road or use it as a makeshift truck stop.

**SEC. 10-1-7(b) PARKING OF TRUCKS ON TOWN**

**ROADS** – prohibits truck parking on Village roads except for, “the actual loading or unloading of goods, ware or merchandise.” Staff called dispatch because the PD enforces Title 10. An officer arrived and said he would speak to the drivers of each of the trucks idling on the road and let them know truck parking was prohibited. PD will monitor site.



## Report Criteria:

Violation.Resolution date is null

Property Address	Primary Owner	Code	Violation Date	Update
6121 STH 31	KIM LAPOINT	Accessory Uses 2.0	08/27/2019	ONGOING
6156 DOUGLAS AVE	RICHARD KONECKO	Accessory Uses 2.0	07/06/2020	PERMIT NEEDED
7833 FOLEY RD	WILLIAM VALADEZ	Accessory Uses 2.0	12/14/2020	ACTION PENDING
5306 DOUGLAS AVE	RICHARD KONECKO	Accessory Uses 2.0	03/09/2021	PER AERIAL VIEW
2518 ST RITAS RD	HERBERT KRUPP JR	Accessory Uses 2.0	04/16/2021	FIELD OBSERVATION
3109 5 MILE RD	TY A STEINMETZ	Accessory Uses 2.0	04/20/2021	FIELD OBSERVATION
10116 4 MILE RD	EVERARDO G DAVALOS	Accessory Uses 2.0	11/05/2021	FIELD OBSERVATION
Total Accessory Uses 2.0:			7	
7808 CHRISTY CIRCLE DR	ROXANNE D RASMUSSEN	Building	01/07/2020	COMPLAINT
3925 NEWMAN N RD	ANTHONY HAMMER	Building	05/12/2020	COMPLAINT
7024 DOUGLAS AVE	LEONARD M MUCHOWICZ	Building	11/23/2020	FIELD OBSERVATION
8338 DOUGLAS AVE	TIMOTHY C CHRISTENSEN	Building	11/23/2020	FIELD OBSERVATION
5421 BARTHEL RD	PAUL C YEHLE	Building	12/08/2020	FIELD OBSERVATION
10116 4 MILE RD	EVERARDO G DAVALOS	Building	11/05/2021	FIELD OBSERVATION
13046 4 MILE RD	JPETER GROUP INC	Building	11/09/2021	PERMIT NEEDED
3326 6 MILE RD	JONATHAN U A WISE	Building	11/09/2021	PERMIT NEEDED
Total Building:			8	
3900 CTH H	THOMAS C CASPER	Land use	02/19/2020	ONGOING
8700 FOLEY RD	SHERYL LEE FORS	Land use	05/04/2020	ONGOING
7915 USH 41	BCM ESTATES LLC	Land use	07/06/2020	ONGOING
5111 DOUGLAS AVE	GREENTREE STATION LLC	Land use	08/18/2020	ACTION PENDING
2809 INDIAN TRL	BRADLEY A OLSON	Land use	11/20/2020	CHICKENS COMPLAINT
2927 4 MILE RD	TERESA ROJAS DEHERNANDEZ	Land use	12/01/2020	RETURN MAIL
7215 BOTTING RD	JORGE ORNELAS	Land use	04/01/2021	DUMP TRUCK
2514 ST RITAS RD	DUANE E FINK	Land use	04/16/2021	FIELD OBSERVATION
7952 USH 41	KIDANGAYIL, INC.	Land use	05/04/2021	CUP PENDING
8544 NICHOLSON RD	GERALD J ENGELBART	Land use	06/04/2021	FIELD OBSERVATION
NORTHWESTERN AVE	DEMING - HENKEL - HENKEL	Land use	10/06/2021	CHICKENS COMPLAINT
Total Land use:			11	
6121 STH 31	KIM LAPOINT	Parking	08/27/2019	ONGOING
11033 CTH G	KAREN L ANDREASON REVOCABLE LIV	Parking	03/23/2020	ONGOING
4332 MICHEL CT	MICHELS GARAGE INC *	Parking	10/27/2020	FIELD OBSERVATION
3109 5 MILE RD	TY A STEINMETZ	Parking	04/20/2021	FIELD OBSERVATION
13431 BELL RD	KENNETH F SMALL	Parking	05/10/2021	PROGRESS MADE
8614 NICHOLSON RD	GERALD J ENGELBART	Parking	06/07/2021	FIELD OBSERVATION
5590 WHIRLAWAY LN	KENNETH R STIFF	Parking	08/05/2021	BOX TRUCK
12725 4 MILE RD	CENTRAL STORAGE & WAREHOUSE C	Parking	10/29/2021	COMPLAINT
Total Parking:			8	
6121 STH 31	KIM LAPOINT	Property Exterior Maintenance	08/27/2019	ONGOING
2908 INDIAN TRL	BRYAN & AMY SAVAGE	Property Exterior Maintenance	02/28/2020	LETTER SENT
3925 NEWMAN N RD	ANTHONY HAMMER	Property Exterior Maintenance	05/12/2020	COMPLAINT
456 4 MILE RD	DAVID W PICHELMAN	Property Exterior Maintenance	07/06/2020	ONGOING
5111 DOUGLAS AVE	GREENTREE STATION LLC	Property Exterior Maintenance	08/18/2020	ACTION PENDING
6845 DOUGLAS AVE	JAMES T GARDNER	Property Exterior Maintenance	08/24/2020	ACTION PENDING
726 ROYAL PARK RD	ALLEN & CONSTANCE SCHUSTER	Property Exterior Maintenance	11/20/2020	ACTION PENDING
7024 DOUGLAS AVE	LEONARD M MUCHOWICZ	Property Exterior Maintenance	11/23/2020	FIELD OBSERVATION
5421 BARTHEL RD	PAUL C YEHLE	Property Exterior Maintenance	12/08/2020	FIELD OBSERVATION
7833 FOLEY RD	WILLIAM VALADEZ	Property Exterior Maintenance	12/14/2020	ACTION PENDING
2713 3 MILE RD	PAUL E SHERWOOD	Property Exterior Maintenance	12/30/2020	PER AERIAL VIEW
4826 GREEN BAY N RD	DONALD R SCHOLZ	Property Exterior Maintenance	01/01/2021	FIELD OBSERVATION
10547 CADDY LN	STEPHEN E FRANKIEWICZ	Property Exterior Maintenance	04/01/2021	PROGRESS MADE

Property Address	Primary Owner	Code	Violation Date	Update
2514 ST RITAS RD	DUANE E FINK	Property Exterior Maintenance	04/01/2021	FIELD OBSERVATION
2522 ST RITAS RD	HERBERT KRUPP JR	Property Exterior Maintenance	04/01/2021	FIELD OBSERVATION
2518 ST RITAS RD	HERBERT KRUPP JR	Property Exterior Maintenance	04/01/2021	FIELD OBSERVATION
2514 ST RITAS RD	DUANE E FINK	Property Exterior Maintenance	04/16/2021	FIELD OBSERVATION
3426 IVY LN	JACQUELINE R ZIMINSKI	Property Exterior Maintenance	04/16/2021	FIELD OBSERVATION
3023 STH 31	STEVEN D FINK	Property Exterior Maintenance	04/20/2021	FIELD OBSERVATION
3109 5 MILE RD	TY A STEINMETZ	Property Exterior Maintenance	04/20/2021	FIELD OBSERVATION
12622 7 1/2 MILE RD	MAVIS E PINKALLA	Property Exterior Maintenance	04/20/2021	PER AERIAL VIEW
7223 DOUGLAS AVE	ROSALAND M SIKES	Property Exterior Maintenance	04/26/2021	FIELD OBSERVATION
817 4 MILE RD	EDUARDO ARREDONDO	Property Exterior Maintenance	05/03/2021	LETTER SENT
13431 BELL RD	KENNETH F SMALL	Property Exterior Maintenance	05/10/2021	PROGRESS MADE
5431 CTH V	GREGG A DECHECK	Property Exterior Maintenance	07/20/2021	PER AERIAL VIEW
4652 CHARLES ST	ALBERTO JANUCHOWSKI	Property Exterior Maintenance	07/26/2021	LETTER SENT
4625 DOUGLAS AVE	CASH NOW HOMES LLC	Property Exterior Maintenance	07/29/2021	2ND NOTICE SENT
7041 DOUGLAS AVE	JASON M DAHL	Property Exterior Maintenance	08/11/2021	PER AERIAL VIEW
445 CRAMFORD DR	LOUIS & DONNA MOORE	Property Exterior Maintenance	09/23/2021	MONITOR SITE
3311 3 MILE RD	HENRY CIHLER	Property Exterior Maintenance	10/29/2021	LETTER SENT
12604 4 MILE RD	ALAN DEAN STANFORD	Property Exterior Maintenance	11/03/2021	FIELD OBSERVATION
10116 4 MILE RD	EVERARDO G DAVALOS	Property Exterior Maintenance	11/05/2021	FIELD OBSERVATION
4650 ELIZABETH ST	MARIA E RIVERA	Property Exterior Maintenance	11/05/2021	LETTER SENT
1714 JOHNSON AVE	JOHNATHAN HERNANDEZ	Property Exterior Maintenance	11/08/2021	LETTER SENT
Total Property Exterior Maintenance:				<u>34</u>
Grand Totals:				<u>68</u>