

**Village Board Meeting
March 15, 2021**

1 - Order

President Dobbs called the Village Board meeting to order at 6:04 p.m., at the Caledonia Village Hall and via Zoom.

2 - Pledge of Allegiance

3 - Roll Call

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

Absent: Trustee Stillman was excused.

Staff: Administrator Tom Christensen, Development Director Peter Wagner, Public Works Director Tom Lazcano, Utility District Director Anthony Bunkelman, and Attorney Elaine Ekes.

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 Prott. Motion carried, unanimously.

Village Board – March 1, 2021

Special Village Board – February 25, 2021(a); February 25, 2021(b); March 4, 2021; March 11, 2021.

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 Weatherston. Motion carried unanimously.

Village - \$ 969,680.80

US Bank - \$75,521.79

8 - Ordinances and Resolutions

8A - Resolution 2021-35 – Resolution To Approve The Agreement For Grass Mowing And Trimming Services With S.M.E. Seasonal Services, LLC For 2021-2023

Motion by Trustee Wanggaard to approve Resolution 2021-35. Seconded by Trustee Prott. Motion carried unanimously.

8B - Resolution 2021-36 – Resolution Of The Village Board For The Village Of Caledonia Approving The Preliminary Plat For Bluffside Subdivision - NE ¼ And SE ¼ Of The NW ¼ Of Section 25, T4N, R23E, Village Of Caledonia, Racine County, WI; Thomas Antonneau Owner; Nancy Washburn, Agent; Parcel NOs: 104-04-22-25-027-40 And 104-04-22-25-029-000

This Preliminary Plat is for the creation of 19 Lots and 3 Outlots. The Developer plans to create a Homeowner's Association for the 19 Lots to care for the Outlots and stormwater pond maintenance. The Developer is seeking a waiver for the 40% Open Space rule. The owner is looking into ways to make the southern 17.2-acre parcel into a Park or Conservancy as it is in the Primary Environmental Corridor. The Plan Commission recommended approval; Nancy Washburn, Agent, was present for any questions.

Trustee Martin questioned if the acres were considered floodplains. Washburn stated that the 17.2 acres are all wetlands and further added that it abuts both the conservancy and Johnson Park. The Developer must hold on to it for a short period of time before it can be donated. Trustee Martin was concerned the 17.2 may not always remain as a conservation area.

Motion by Trustee Prott to approve Resolution 2021-36. Seconded by Trustee Weatherston. Motion carried unanimously.

8C - Resolution 2021-37 – Resolution Of The Village Board Of The Village Of Caledonia Adopting The Park Sport Facility Fee Schedule Pursuant To Title 12 Of The Code Of Ordinances Of The Village Of Caledonia

The Finance Committee has suggested to amend the language to reflect that the 45-day waiting period may be waived for exceptional circumstances. Changes to the Resolution were made in preparation for approval at the Village Board meeting.

Motion by Trustee Wishau to approve Resolution 2021-37. Seconded by Trustee Weatherston. Motion carried unanimously.

8D - Resolution 2021-38 – Resolution Authorizing The Village Of Caledonia To Enter Into A Development Agreement With Scannell Properties #499, LLC For A Parcel Of Land In Tax Incremental District No. 4 At The Intersection Of Adams Road And The East Frontage Road And Authorizing The Partial Release(s) Of DeBack Farms Business Park Development Agreement For Individual Site Development

Million overviewed the Scannel Properties project. The proposed development would result in a capital investment of \$75 Million. This facility would service their manufacturing site out of Milwaukee. The first building phase would be completed by the end of 2021, the second by the end of 2023 and the third at the end of 2025. They are seeking an incentive so that there is some partial release to the cost of site development. Million explained the difference of the incentives, and how that might be federated on the tax bill. The estimated incentive is between \$3Million and \$5Million. Attorney Ekes explained that the details of the agreement and explained that this agreement would also provide a small Outlot to be transferred to the Village for utility usage.

Motion by Trustee Wanggaard to approve Resolution 2021-38. Seconded by Trustee Prott. Motion carried unanimously.

8E - Resolution 2021-39 – Resolution Authorizing The Village Of Caledonia To Execute A Municipal Sanitary Easement Agreement With Wispark LLC – Deback Farms Business Park Phase 3

Bunkelman explained that this is for the next three Resolutions. WisPark is to grant a Municipal Sanitary Sewer Easement over the Sanitary Sewer System within the DeBack Farms Business Park. These easements are nearing the final form and it is being request that these be approved subject to staff reviewing in order for the Developer to reach the timelines they are seeking.

Motion by Trustee Weatherston to approve Resolution 2021-39 with the condition that Staff with present to the Village Clerk and President to sign. Seconded by Trustee Prott. Motion carried unanimously.

8F - Resolution 2021-40 – Resolution Authorizing The Village Of Caledonia To Execute A Stormwater And Drain Tile Easement Agreement With Wispark LLC – Deback Farms Business Park

Motion by Trustee Weatherston to approve Resolution 2021-40 with the condition that Staff with present to the Village Clerk and President to sign. Seconded by Trustee Prott. Motion carried unanimously.

8G - Resolution 2021-41 – Resolution Authorizing The Village Of Caledonia To Execute A Municipal Watermain Easement Agreement With Wispark LLC – Deback Farms Business Park Phase 3

Motion by Trustee Weatherston to approve Resolution 2021-41 with condition that the final approval of the Engineering staff condition that Staff with present to the Village Clerk and President to sign. Seconded by Trustee Prott. Motion carried unanimously.

9 – New Business

9A - Variance Request for Detached Oversized Structure/Garage at 5017 Worsley Lane

There have been no letters or phone calls objecting to this request.

Motion by Trustee Weatherston to approve Detached Oversized Structure/Garage at 5017 Worsley Lane. Seconded by Trustee Wanggaard. Motion carried unanimously.

9B - Variance Request for Detached Oversized Structure/Garage at 6460 Running Horse Road

Two letters were received that were against this request. There have been no engineering objections to this request.

Jill Buchmann, 6508 Running Horse Road, is adjacent to the subject property. She felt this size of outbuilding would not fit the neighborhood or surrounding area. She did not feel that the placement of this building was great, and that this large building would be too close to their home.

The Board discussed the possibility of moving the structure, but this variance was for the size of the structure, which would be double the size of the house.

The applicant was present and explained that there is another house that has a similar structure. The applicant's home is a new build and does not have a garage like other houses in the area have. The applicant was not interested in attaching a garage to the house or building to a different size.

Motion by Trustee Wishau to deny Detached Oversized Structure/Garage at 6460 Running Horse Road. Seconded by Trustee Martin. Motion carried unanimously.

The applicant will come back with a revised application.

9L - G.O. Notes Series 2021A and 2021B - Day of Sale Results Presentation by PMA

Brian Della from PMA presented the Day of Sale Results.

9C-K – Appointments

Motion by Trustee Martin to appoint the following to vacancies: Andrew Kallenbach to the Parks & Rec Advisory Committee for the remaining term; Nancy Pierce to the Planning Commission for the remaining term; and Jacob Lovdahl to the CDA for the remaining term. Seconded by Trustee Wishau. Motion carried unanimously.

C. Appointment(s) to the Utility District Commission

Motion by Trustee Martin to appoint Tony Minto and John Strack to the Utility District Commission. Seconded by Trustee Wishau. Motion carried unanimously.

D. Appointment to the Police & Fire Commission

Motion by Trustee Wishau to layover the appointment to the Police and Fire Commission. Seconded by Trustee Prott. Motion carried unanimously.

E. Appointment(s) to the Parks and Recreation Advisory Committee

Motion by Trustee Martin to appoint Michael Lambrecht to the Parks and Recreation Advisory Committee. Seconded by Trustee Weatherston. Motion carried unanimously.

F. Appointment(s) to the Plan Commission

Motion by Trustee Martin to appoint Thomas Knitter to the Plan Commission. Seconded by Trustee Wanggaard. Motion carried unanimously.

G. Appointment(s) to the Board of Appeals

Motion by Trustee Martin to appoint Joan Rennert and Jacob Lovdahl to the Board of Appeals. Seconded by Trustee Wishau. Motion carried unanimously.

H. Appointment(s) to the Community Development Authority

Motion by Trustee Martin to appoint Kjell Erlandsson and Adam Emery to the CDA. Seconded by Trustee Wishau. Motion carried unanimously.

I. Appointment to the Sexual Offenders Appeal Board

Motion by President Dobbs to layover the appointment to the Sexual Offenders Appeal Board. Seconded by Trustee Wishau. Motion carried unanimously.

J. Appointment to the Board of Review

Motion by Trustee Martin to appoint Jeremy Hinds to the Board of Review. Seconded by Trustee Wishau. Motion carried unanimously.

K. Appointment of Weed Commissioner

Motion by Trustee Weatherston to layover the appointment as Weed Commissioner. Seconded by Trustee Wanggaard. Motion carried unanimously.

10 – Report from Village Administrator

Nothing new to report.

11 – Adjournment

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

Meeting adjourned at 7:34 p.m.

Respectfully submitted,

Joslyn Hoeffert, Village Clerk