

**Village Board Meeting  
September 7, 2021**

**1 - Order**

President Dobbs called the Village Board meeting to order at 7:00 p.m., at the Caledonia Village Hall.

**2 - Pledge of Allegiance**

**3 - Roll Call**

Board: Trustee Weatherston, Trustee Stillman, Trustee Wanggaard, Trustee Martin, Trustee McManus, Trustee Wishau and President Dobbs. Trustee McManus left at 9:15 p.m.

Absent: None.

Staff: Administrator Kathy Kasper, HR Manager Michelle Tucker, Finance Director Bane Thomey, Utility Director Anthony Bunkelman, Utility Manager Bob Lui, Development Director Peter Wagner, and Deputy Police Chief Shawn Engleman.

**4 – Communications and Announcements**

President Dobbs explained how Citizen comments work. He believed that most of those in attendance are here to address the Dollar General development and the pedestrian crossing sign on Erie St. There has been a compromise that the sign on Erie St. where the deer crossing sign will be replaced with a pedestrian crossing sign.

**5 – Approval of Minutes**

Village Board – August 16, 2021

Motion by Trustee Wanggaard to approve the minutes of the following meeting(s) as printed. Seconded by Trustee Weatherston. Motion carried, unanimously.

Trustee Martin questioned why the mask mandate was not included on this agenda, and was told that it has been sent to Legislative and Licensing for further discussion.

**6 – Citizens Reports**

Ron Coutts, 609 Kentwood Dr., spoke of attending the Public Works Committee meeting and the signage that was requested.

Chuck Miles, 624 Royal Park Rd., is present to talk about the Dollar General store. He thought the location wasn't the best and spoke about the other dollar store locations. He questioned how this development is building towards a better business corridor.

Jeff Clausen, 403 Pointmere Ln., spoke of the Dollar General and the traffic being brought to the area – he was specifically concerned with semi's delivering. He thought the area should be kept quiet.

Richard Kubis, 4915 Conlaine Dr., is down the road from the proposed Dollar General. He explained that the Plan Commission authorized a long-term outlook that planned land use and explained that footprints should be less than 10,000 sq/ft. outside of the Douglas Ave., and the I94 corridor. He questioned if this rule was waived and asked for justification for exceeding the limit. He wondered how many Plan Commission members have an interest in Dollar General stock. He further spoke of the vacant buildings such as Kmart.

Dave Caucutt, 4840 Alcyn Dr., has lived there 26 years and felt the road was dangerous. He was concerned for the children that play in the area on scooters. He thought there are many vacant buildings and thought this idea was foolish.

Chris Brooks, 5022 Hearthside Ln., thanked the Board for being present, and would like to go on record that he is in opposition of this development. He explained the violence at dollar stores, and what altercations have occurred. He spoke of employees being wounded severely and in times resulting in death. He further spoke of these facilities being called 'Stop and Robs'. He cited articles that were written about Dollar General, and how other cities have done to address crimes at these businesses. He felt this could be stopped before the problems come to fruition.

Michelle Frank, 4925 Erie St., is next to lot of this proposed development and is not in favor of the Dollar General. Is worried about her children with what the store might bring to the area. She is very concerned about her children being hurt and the additional e construction.

Kylie Ketzer, 624 Kentwood Dr., lives down the road from this proposal. She is a teacher and see's many school buses that come through the area. She was disgusted and astonished that a Dollar General would be chosen for the location. She thought traffic and construction would cause many issues and wondered why this would be considered. She hoped this would be voted down because it does not work with the area.

Kathi Villarreal, 4910 Alcyn Dr., questioned why she was not notified, and how it would not adversely affect property values. She thought removing greenspace and putting in this structure would poorly effect the area. She spoke of pollution and would like something that is more of a benefit to the community.

John Batten, 704 Waters Edge, thanked the Board for their service. He quoted that Chief Executive from Dollar General that regarded how they serve a depressed market. He thought there were already clusters of these types of stores, and that this strategy to undercut grocery stores on poor health items. He was concerned this would thrive on the food desert problem. He spoke of all the Dollar Generals that are currently open across America, and that most people live within 5 minutes of the Dollar General. There were other communities in Wisconsin, like Sister Bay that fought the placement of the Dollar General and won. He wondered how many dollar stores in general that the Village would need, and what the limit would be? He thought we could find a location on Douglas Ave., that would be better. He spoke of the three kind of businesses that thrive and survive in urban decay. He reminded the neighbors of how they fought against Walmart in a rural area and wanted the same fight/support for this area and questioned if the fight was reserved for horse country only.

Joe Majowski, 4857 Alcyn Dr., wondered if the Village could legally stop this or if this development would be bound by state laws. He asked that the vote be postponed and thought the residents were owed an answer. He thought that Dollar General could come back to address these concerns.

Michelle Frank, 4925 Erie St., agreed with her wife and stated that she did not come to this area to have something like this be built near their home. She spoke of the trash, crime, need for public safety services being increased. She wondered what the Board will do to ensure safety at the Dollar General and neighborhood.

Pedro Villarreal, 4910 Alcyn Dr., wondered how many snack stores does the Village need?

Sue Lipari, 534 4 Mile Rd., lives across the street from this proposed development. She has lived there since 2003 and has spent a lot of time studying the traffic of that corner. She thought this would create many problems with traffic and is dangerous. She did not find it to be safe and was concerned that police would be present daily. She thought that ripping out trees on this natural corner was terrible and was worried about the deer habitat. She was very against this development.

Angela Obradovic, 445 4 ½ Mile Rd., works from one of the largest transportation and supply chain companies in the world. She spoke of how the semis will have to unload, and that they will have to unload in the street which will cause traffic issues. She thought this was a terrible location and stated that she is not anti-business but does not want this next to their home. She spoke of vacant lots in the Village. She explained that we have the power to vote them in and then in turn vote them out.

Jane Batten, 704 Waters Edge, agreed with her neighbors. She is not sure if the applicant was aware that the Dollar General was not wanted in residential Caledonia. She is not sure what the process is for a new proposal, or how it would be notified to the public. She didn't find out until last weekend and does not feel this is a done deal because construction has not started. She asked the Board to do the right thing by the citizens. She echoed the comments of others that this should be placed on the Douglas Ave., corridor but not in their backyard. She was concerned for the safety of the residents in the area, but especially the younger and older children alike that are mobile in the streets. She spoke of the traffic issues in the area, and how Casey's was brought to the Village in a backdoor kind of manner. She thanked the Board for wanting to develop the area but thought it should be done with thought and attention. Dollar General is the fastest growing retail in the country, the stock market and how it is driving the growth of these stores. She is requesting this request be tabled so that proper research can be done and ensure that property values won't be adversely affected.

Lynn Urban, 4830 Alcyn Dr., spoke of vacant buildings in the area and the Parkview Apartments. She thought the Village could think more creatively and would help those in Parkview for other necessities other than groceries like underwear.

Kathy Opahle, 540 West Point Ln., wondered if any one on the Board would be affected by the Dollar General. She spoke of dumpsters, and how the store will dispose of waste. She did not think it was needed and thought there were several other locations that people could go to Dollar General.

Lori Wasmund, 816 Kentwood Dr., found out about this like many others did, by getting a flyer in the mailbox from a neighborhood resident. She spoke about the Village website and seeing a lot of information on other proposals but could not find much information about this. She speculated this had been done on purpose, so residents did not know. She thought she, and the public should have been made aware. She did not think the residents were given an opportunity to explain their stance on this issue.

Tom Tommerup, 2160 5 ½ Mile Rd., present to talk about the Turtle Creek restoration. Spoke of letter he received from the Village and was told that additional information would be given. He has received no other letters but saw that this item was on the agenda for tonight. He explained that every tree by the creek behind his home has been marked and questioned if that meant they would be taken down. He likes the rural image of the creek and asks that they keep it as rural as possible.

Greg Devereux, 700 Waters Edge #27, spoke about the Erie and 4 Mile Road location, the current construction, and how the already busy traffic in the area would be impacted. He wondered what the hours of operation would be. He spoke about the parking variance and questioned why it would be needed. He further spoke about the native buffer that would be impacted and polluted.

Shawn Niemiec, 5036 Hearthsides Ln., explained why she moved to Caledonia and spoke of the development that has come and is coming to the area. She has already dealt with the increased traffic and the impact of her taxes. She states that she was able to accept these inconveniences because she likes where she lives. She wondered if the Dollar General would influence who would want to move into the newly built condos. She thought this would effect the tax base, especially those who don't want to live in high traffic area. She thought the area was clean and quiet, and that these areas needed to remain residential.

Dave Blank, Real Racine CEO, thanked the Village for their support over 38 years. He explained how they are funded by room tax, and how those funds are utilized. He further spoke of the fees they must pay to bring in various events in Caledonia (such as a Lacrosse America), and the popularity of these events. He states how these events are possible through Real Racine and explained the good that they do not only in Caledonia but also the County we all live in.

Angelo Trentadue, 715 Kentwood Dr., asked the crowd who was in favor, and who was not. He wanted the Board to listen to their residents. He explained the condos and was asking that they do not become rentals.

Motion by Trustee Wishau to move up 8E as the next order of business. Seconded by Trustee Wanggaard. Motion carried unanimously.

**8E- Resolution 2021-98 – BUILDING, SITE & OPERATION PLAN REVIEW - Review a building, site, and operations plan for the construction and utilization of a ±10,792 square-foot commercial building located at 4949 Erie Street, submitted by Peter Oleszczuk, Applicant, Manveer & Chaman Real Estate Inc., Owner**

President Dobbs explained that this location was not proposed by the Board or solicited but was chosen by the applicant. Staff explained the process of how this was brought to the Village and what would require a Public Hearing. This is zoned as B-1 which is a permitted use and did not require a land use amendment or a rezone. The land has also been for sale for decades. This plan also included a buffer zone for those that have a residential parcel that abuts this commercial property. There was also a Traffic Impact Analysis (TIA) that was approved by a Village engineer that suggested no modifications. Staff further explained that this was submitted in compliance with the Village and have met the requirements for this district. He further spoke about the materials that will be used for construction. The Developers were present and explained how there are semi-deliveries done once per week before the operating hours, and the location of the deliveries would not be done in the street where it would impede traffic. Smaller delivery trucks do service the store. The Board further discussed deliveries, hours of operation and lighting. The Board had a lot of questions for Dollar General Corporate and their overall corporate plan.

The Developers that represented Dollar General will reach out to Dollar General for a representative to attend the next meeting to address some of the concerns of the Board and community. They did state that they felt they had a right to be there and thought that it being a Dollar General was irrelevant.

Attorney Ekes was asked to explain the legality regarding this decision and what the state law is for potentially denying this proposal. Ekes stated that she would like to reduce her answer to writing and would be sending some correspondence to the Board under attorney-client privilege. She would like to schedule time to talk in closed session to discuss the legalities of this situation.

Motion by Trustee Martin to table Resolution 2021-98. Seconded by Trustee Stillman. Motion carried unanimously.

## **7 – Committee Reports**

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

Village – \$617,761.71  
US Bank – \$40,300.13

Motion by Trustee Wishau to approve the A/P checks as presented for \$617,761.71. Seconded by Trustee Martin. Motion carried unanimously

Motion by Trustee Wishau to approve the US Bank list as presented for \$40,300.13. Seconded by Trustee Martin. Motion carried unanimously.

## **8 – Ordinances and Resolutions**

Motion by Trustee Weatherston to move up 8D as the next order of business. Seconded by Trustee Martin. Motion carried unanimously

### **8D- Resolution 2021-97 – BUILDING, SITE & OPERATION PLAN REVIEW – Review a building, site, and operations plan for the construction and utilization of a ±576 square-foot storage shed addition to an existing commercial building located at 11333 CTH G, submitted by Ken Parker, Applicant and Owner.**

Motion by Trustee Weatherston to approve Resolution 2021-97. Seconded by Trustee Martin. Motion carried unanimously.

Motion by Trustee Stillman to move up 8B as the next order of business. Seconded by Trustee Martin. Motion carried unanimously

### **8B- Resolution 2021-95 – Relocation Order Of The Village Of Caledonia Affecting Property Along The Turtle Creek Between Middle Road And The Klema Ditch As Part Of The Turtle Creek Restoration Project In Section 17, Range 23 In The Village Of Caledonia, Racine County, Wisconsin**

Staff explained the project location and is being done to improve stormwater conveyance capacity, and correcting erosion that has occurred, and protect infrastructure. This project is being done with Root-Pike and will be using a significant portion of construction funds raised. Staff further addressed Tommerup's concerns brought forth during citizen comment and agreed to meet with him for further explanation.

Motion by Trustee Martin to approve Resolution 2021-95. Seconded by Trustee Wishau.  
Motion carried unanimously

**8A- Ordinance 2021-07 – An Ordinance To Amend Section 9-4-7(C) Of The Code Of Ordinances For The Village Of Caledonia Relating To The Amount Of Sewer Service Charges**

Staff and PMA explained the PowerPoint that was included in the packet. This plan is annually reviewed. The Board discussed if there needed to be a meeting to discuss how this could be allocated and thought it could be addressed during the budget sessions either this year or next. Some Board members thought that Utility projects should be applied to the whole Village opposed to just the district. Staff asked the Board to provide individual expectations for this subject because of the broad spectrum of requests.

Motion by Trustee Martin to approve Ordinance 2021-07. Seconded by Trustee Weatherston. Motion carried unanimously.

**8C- Resolution 2021-96 – CONDITIONAL USE AMENDMENT – Review a conditional use amendment for the property located at 6156 Douglas Avenue allowing the applicant to store vehicles for repair and install storage buildings behind the existing building submitted by Richard Konecko, Applicant and Owner.**

This was the former old east side community center that has since become a storage facility for vehicle repairs. It was discovered that the vehicles were not being stored adequately because of the wetlands located behind the property. The owner was contacted and made aware of the violation. Since the property owner owns the neighboring parcel, moved the lot line and delineated the wetland to put storage buildings to exist behind the building. The DNR did accept the wetland delineation. The Board inquired about these storage containers and how they would be secured.

Motion by Trustee Weatherston to approve Resolution 2021-96. Seconded by Trustee McManus. Motion carried; 6/1.

**9 – New Business**

**9A- Pedestrian Crossing Signage on Erie St/Kentwood Drive**

Motion by Trustee McManus to remove the deer crossing sign and replace with a pedestrian crossing sign on Erie St. and Kentwood Dr. Seconded by Trustee Martin.  
Motion carried; 6/1.

**9B- 2020 Village Audit – Presented by CliftonLarsonAllen**

Jordon from CLA presented briefly on the 2020 audit process and explained the collaborative effort. He spoke of the audit results and recommendations made. Trustee Wishau requested a hardcopy of the audit.

**9C- Approve 2020 Village Audit**

Motion by Trustee Wishau to approve. Seconded by Trustee Martin.

Trustee Weatherston – aye	Trustee Stillman – aye
Trustee Wanggaard – aye	Trustee Martin – aye
President Dobbs – aye	Trustee Wishau – aye
	Motion carried unanimously.

**9D- Modifying the Agenda to include Committee/Commission Reports & Actionable Items**

The Board did not feel this addition was necessary.

**9E- Smoke Testing Presentation**

The Utility District Commission has been discussing how to address the issue of infiltration and in-flow at the root cause. The district is looking for support on smoke testing. Staff further explained what smoke testing includes and how it identifies issues. The budget will show that we pay a lot of money to the city for sewer treatment charges, and this would help reduce those costs. Smoke testing would need to be set up by an outside service and would be documented by staff. This needs to be messaged properly, letters/notices, and a public informational meeting to bring awareness was suggested. A developed plan can be brought to the Board.

Motion by Trustee Weatherston to approve the go ahead with testing for the first year and trial period. Seconded by Trustee Wanggaard. Motion carried unanimously.

The Board further inquired about what areas could be focused on which would be older systems. Staff spoke of when Mt. Pleasant had used this system. The Commission is directed to put together a detailed plan for approval or denial by the Board.

**10 – Report from Village Administrator**

TID 5 has completed a lot of the asbestos abatement. The demo contractor has been hired and will start once the asbestos abatement is completed. The bluff stabilization will be done concurrently with the demolition but are waiting on the site to be fenced in properly.

**11A. The Village Board will take up a motion to go into CLOSED SESSION, pursuant to s. 19.85(1)(e), Wis. Stat., deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: specifically to discuss the tourism contract with Real Racine.**

Motion by Trustee Weatherston to go into CLOSED session. Seconded by Trustee Stillman.

Trustee Weatherston – aye	Trustee Stillman – aye
Trustee Wanggaard – aye	Trustee Martin – aye
President Dobbs – aye	Trustee Wishau – aye
	Motion carried unanimously.

**11B. The Village Board reserves the right to go back into OPEN SESSION, take**



**action on the items discussed during the CLOSED SESSION and to move to the remaining meeting agenda as posted.**

Motion by Trustee Wanggaard to go into OPEN session. Seconded by Trustee Stillman.  
Motion carried unanimously.

**12 – Adjournment**

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

Meeting adjourned at 10:23 p.m.

Respectfully submitted,

Joslyn Hoeffert, Village Clerk