

COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEETING

**Wednesday January 26, 2022 at 4:00 p.m.
Caledonia Village Hall – 5043 Chester Lane**

THIS WILL NOT BE AN IN-PERSON MEETING

AUDIO & VIDEO CONFERENCE VIA ZOOM

ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 847 2165

5628 ACCESS VIA ONE-TOUCH TELEPHONE IS: tel:+13126266799,,

84721655628#OR ACCESS VIA INTERNET IS:

<https://us02web.zoom.us/j/84721655628?>

1. Meeting Called To Order
2. Approval Of Minutes From Nov. 17, 2021 Meeting
3. Follow-up on Dave Blank’s Retirement from Real Racine
4. Payne-Dolan Caledonia sign update- Elsa
5. Proposal from Mileagers for flower pots (proposal previously emailed)
6. Blight Enforcement and Blight Statute Update- Pete
7. Business Directory Listing update- Joslyn
8. Appointment of Treasurer- Bill
9. Appointment of group to identify branding/marketing issues
10. Adjourn

Dated January 21, 2022

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.

VIOLATIONS CASE COUNT

More than 100 new violations were noted in 2021
 Throughout 2021, staff noted obvious violations of the Zoning Code and added them to the list of cases, even if no complaint was received. This resulted in a large increase in the total case count. Most of these property owners have not been sent notices. More resources would be needed to address the number and severity of all the cases. The Zoning Department generally operates on a complaint basis. If there is an accumulation of material not associated with the principal use, or if the violation creates unsafe or unsanitary conditions, a notice is sent.

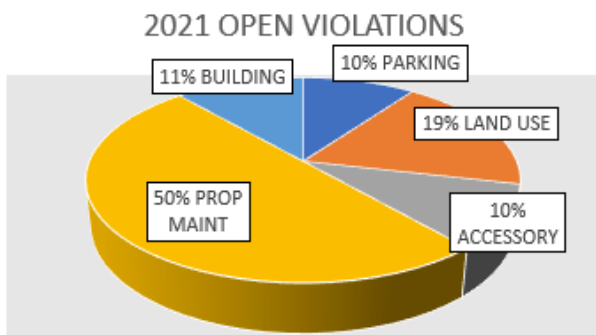
More than 50 violations were resolved in 2021
 The charts below show how the final count of 70 unresolved violations was computed.

END OF YEAR COMPARISON

2020 OPEN VIOLATIONS		2021 OPEN VIOLATIONS	
PARKING	6	PARKING	7
LAND USE	7	LAND USE	13
ACCESSORY USES	4	ACCESSORY USES	7
PROPERTY MAINT	10	PROPERTY MAINT	35
BUILDING	6	BUILDING	8
TOTAL	33	TOTAL	70

NEW AND RESOLVED VIOLATIONS 2021

2021 NEW VIOLATIONS		2021 RESOLVED VIOLATIONS	
PARKING	13	PARKING	12
LAND USE	10	LAND USE	4
ACCESSORY USES	12	ACCESSORY USES	9
PROPERTY MAINT	62	PROPERTY MAINT	37
BUILDING	5	BUILDING	3
TOTAL	102	TOTAL	65



Staff sent more than 70 Notices of Violation in 2021

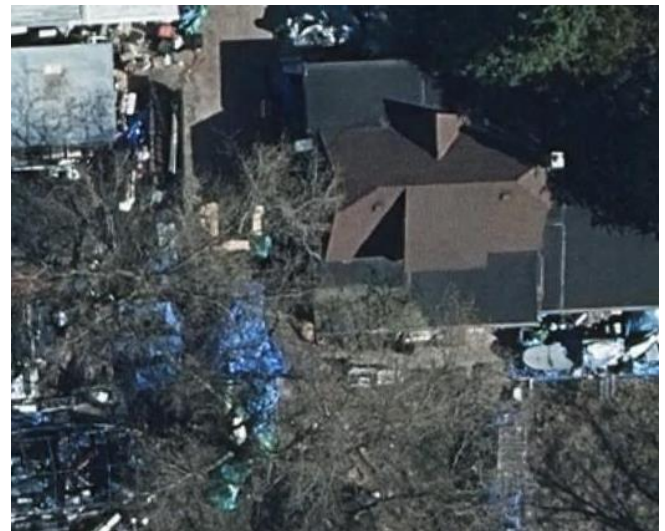
Continued use of Caselle Connect Software in 2021
 All cases are documented in Caselle. Staff worked with a representative from Caselle to formulate

reports that provide data on the number of cases opened, resolved, and active each year, and to compare the numbers over time. Attached is a report that lists the active cases at the end of 2021.

VIOLATIONS OBSERVED

There are many violations not reported
 While driving through the Village, staff observes many violations that no one complains about. Staff may take pictures to document the violation and look at the site on the aerial map to see the extent of the problem. Viewing the property on the aerial map in different years allows staff to ascertain how long the violations have existed. If the property only recently became noncompliant, staff checks to see if there was a recent sale of the property. Aerial views are not used as a basis to issue a Notice of Violation.

Examples of some of the violations
3105 5 MILE ROAD – TY STEINMETZ



5451 BARTHEL ROAD – TODD PFLEGER



12622 7 ½ MILE ROAD – MAVIS PINKALLA



7041 DOUGLAS AVE – JASON DAHL



11931 6 ½ MILE ROAD – DANIEL TAUCHER



NEW CASE FOR 2022

Staff observed piles of dirt, brush and broken paving materials at **4232 CTH H** for the past several months. On January 6, staff drove by the site and noticed it looked like a scrap yard. There were piles of scrap metal and old appliances, and several large commercial trailers packed with scrap metal.



Notices of violation were sent to the owner **Samantha Lauf**, whose mailing address is a horse farm in Mt. Pleasant. Violations cited were Property Maintenance Exterior, Parking of Commercial Vehicles, and an illegal Home-Based Business.

PROPERTY MAINTENANCE CASE UPDATES

456 4 MILE ROAD– DAVID PICHELMAN

Staff has been in contact with the owner throughout the year and conducted six site visits to check on conditions at the property. The view from 4 Mile looking down the driveway is much improved, with just a few trailers routinely parked there. There is a small pile of debris, newly observed, along the west fence line in the front yard that is not visible from the street. There are still many items on the east side of the front yard which some may consider debris and others may view as useful or decorative items. No recent complaints have been received about the property.



5111 DOUGLAS AVE – PICK N SAVE

In late 2021, staff contacted a representative of the company that services the donation boxes in the Pick N Save parking lot advising that the Village would be sending an order to the property owner to remove them because they attract dumping. Staff monitored the site and observed it was being kept clear of debris. As there have been no complaints, and the company is making a continued effort, the case has again been put on hold. If the dumping resumes, an order to remove the boxes will be sent.



4652 CHARLES – ALBERTO JANUCHOWSKI

Notices of Violation were sent November 3 and December 21, with a deadline of January 24, 2022, given in the second notice. On January 14, Det. Thomas of the Caledonia PD called staff and said the owner had stopped at the station to see him. He said the owner is more comfortable talking with him and asked that he be a mediator on the case. The owner wanted information on what is required to bring the site into compliance. Staff advised the detective that the owner must remove the pile of scrap metal, vehicle parts and debris stored in front of the garage. Staff agreed that if owner brings this part of the site into compliance, the Village will close the case even though the entire site would not be in compliance until all junk and debris is removed from the yard. If a complaint is received about the junk on the side of the garage or in the backyard, staff will reopen the case.



10547 CADDY LANE – STEPHEN FRANKIEWICZ

A second Notice of Violation was sent January 5 giving a new deadline of June 24, 2022. The owner has disposed of several dumpsters worth of debris which has made only a small dent in the debris stored outside on the site. This is a hoarding situation, and it appears unlikely the site can be brought into compliance without a professional service. Sgt. Gardiner of the Caledonia PD recently received a neighbor complaint about the proliferation of junk and debris in the yard. Sgt. Gardiner forwarded his

report to staff to add to the case record. The report states owner was notified if he doesn't make progress and bring the property into compliance, he will be issued a citation.



7833 FOLEY – WILLIAM VALADEZ

In December, staff observed a new accessory structure was being constructed on the site with no permit. One permit has been issued, for the largest complete structure on the site, and the owner had stated he would be razing the small shed in the corral. To date, the small animal shed has not been razed. The new structure is in the rough building phase and appears to be a garage. A Notice of Violation of the Building Code was sent for the two unpermitted accessory structures.



In October, staff observed building materials being stored at the site. The owner had showed staff a copy of the architectural plans for the home he intends to build on the site. As no building permit has yet been applied for, a Notice of Violation of the Property Maintenance Exterior Code was sent.



7915 USH 41 – SRBO VUJANIC

After bringing the site into compliance in October, the owner met with staff about applying for a new Conditional Use Permit (CUP) for the whole site. The CUP for the property is for the northernmost bay of the garage only, for trucks waiting for service and to be picked up, and for limited parking areas. To date, the owner has not applied for the permit. Staff recently observed the parking semitrailers is again spreading out over the site. Staff will meet to determine how to best proceed with further enforcement.



7952 USH 41 – JOY PETER

The owner of the BP gas station at 7 Mile Road has been operating a U-Haul business at the site and received a Notice of Violation because the use had not been permitted. The Plan Commission reviewed a Conditional Use Permit application. The item was held for more information, including, more detailed drawings and a truck modeling plan showing how big rigs can maneuver the site with U-Haul trucks parked there.

6131 STH 31 – KIM LAPOINT

The Zoning Administrator has been navigating the Village's legal options to gain access to the site to evaluate code compliance.

Report Criteria:

Violation.Violation date = 01/01/2019-12/31/2021

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
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
7833 FOLEY RD	WILLIAM VALADEZ	Accessory Uses 2.0	12/21/2021	LETTER SENT
Total Accessory Uses 2.0:			<u>7</u>	
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:			<u>8</u>	
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	MONITOR SITE
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
6904 BAY WOOD DR	BRETT M POKRZEWSKI	Land use	12/21/2021	MONITOR SITE
Total Land use:			<u>12</u>	
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	MICHEL'S GARAGE INC *	Parking	10/27/2020	FIELD OBSERVATION
3109 5 MILE RD	TY A STEINMETZ	Parking	04/20/2021	FIELD OBSERVATION
8614 NICHOLSON RD	GERALD J ENGELBART	Parking	06/07/2021	FIELD OBSERVATION
12725 4 MILE RD	CENTRAL STORAGE & WAREHOUSE C	Parking	10/29/2021	COMPLAINT
Total Parking:			<u>6</u>	
6121 STH 31	KIM LAPOINT	Property Exterior Maintenance	08/27/2019	ONGOING
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	MONITOR SITE
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	FIELD OBSERVATION
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
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	2ND NOTICE SENT
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

Property Address	Primary Owner	Code	Violation Date	Update
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
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	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
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
905 4 MILE RD	KENNETH F JERZY JR	Property Exterior Maintenance	11/19/2021	LETTER SENT
3617 STH 31	JAMES F DAVIES	Property Exterior Maintenance	11/30/2021	JUNK VEHICLES
13129 BELL RD	PATRICK C BURDICK	Property Exterior Maintenance	12/17/2021	FIELD OBSERVATION
13401 BELL RD	RYAN D REHAK	Property Exterior Maintenance	12/17/2021	FIELD OBSERVATION
7833 FOLEY RD	WILLIAM VALADEZ	Property Exterior Maintenance	12/21/2021	LETTER SENT
Total Property Exterior Maintenance:			<u>30</u>	
Grand Totals:			<u>63</u>	