

**COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEETING**  
**Wednesday April 27, 2022 at 4:00 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**

- 1) Meeting Called to Order
- 2) Approval of Minutes from March 23, 2022 Meeting
- 3) Conversation with Lt. Gary A. Larsen, CPD, concerning blight enforcement and other topics.
- 4) Caledonia Identity branding/marketing update- Lee W., David H., Jacob L., Elsa M.
- 5) Check list for residential/commercial development update- Lee W.
- 6) Caledonia Business Association update- Jacob
- 7) Treasurer's Report- Marla
- 8) Communication and New Business
- 9) Adjourn

Dated April 22, 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.



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# CDA Minutes

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**COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEETING**  
**Wednesday March 23, 2022 at 4:00 p.m.**  
**Caledonia Village Hall – 5043 Chester Lane**

**Committee Members Present: William Streeter, Dave Gobis, Fran Martin, Jacob Lovdahl, David Haertle, Marla Wishau**

**Guests: Peter Wagner, Elena, Jenny Trick (RCDC), Lee Wishau**  
**Absent: Jim Dobbs**

- 1. Meeting called to order by Chairman William Streeter at 4:10**
- 2. Minutes** of February 23, 2022, motion for approval by Dave Gobis second by **Jacob Lovdahl, approved unanimously.**
- 3. Blight Update-** Helena presented update on blight using a contemplated newsletter format and suggested quarterly updates for ongoing issues with exception to new developments which could be addressed on a monthly basis as needed. Pete Wagner concurs it would be preferred for a more efficient use of their limited staff. A written copy of the updates was provided. Legal requirements have a substantial impact on the amount of time needed to resolve some of the more intensive violations.
- 4. REAL RACINE Update:** Jenny Trick appeared and provided a brief discussion on the creation and current operation of RCEDC. Focus has somewhat changed from the original intention of focusing exclusively on business attraction. This is an ongoing evolution with the staff and funding reductions taking place at REAL RACINE. There is ongoing concern that operational costs of the organization leave little funding for tourism promotion. There is not much likelihood, given the withdrawal of Mt. Pleasant, the funding will return to an adequate level for effective promotion.

Given the information gathered from this in addition to previous meeting's presentations a motion was made by Marla Wishau to suggest to the Village Board that Caledonia withdraw

from our 36 year old agreement with Real Racine. The motion was seconded by Dave Gobis and passed unanimously

5. **Signage update.** Elsa Mileager was unable to attend no update was provided.
6. **Branding Report:** Lee Wishau says the subcommittee has met several times and identified seven areas of interest. There will be further discussion at the next meeting.
7. **Check List for Residential/Commercial Development-** Lee Wishau reports list is currently out for review by various departments to assure accuracy prior to submission and approval
8. **Treasures Report:** Balances reported, no new activity
9. **Communications and New Business:** None reported
9. **Adjournment-** Motion to adjourn made by Fran Martin and seconded by Jake Lovdahl at 6:00 PM, passed unanimous
10. **Next meeting April 27, 2022 4PM Village Hall**

**Submitted April 18, 2022      by Dave Gobis**



**NEW OFF-STREET PARKING CODE**

Four property owners who received informational notices about the new parking code attended the Village Board meeting April 18 to voice their objections to the rule that vehicles must be parked on an improved surface. Board President Dobbs advised them to contact staff if they have questions about the new rules or need more time to comply.

**6845 DOUGLAS – JAMES GARDNER**



**4652 CHARLES – ALBERTO JANUCHOWSKI**



**1323 JOHNSON – SCOTT HOTTOVY**



**2318 BROADLEAF – MONTE CRUZ – Compliant**

**OFF-PREMISES SIGN PROHIBITED IN RESIDENTIAL**

The owner of 6951 Douglas complied with an order to remove an off-premises sign from the property. The sign had been located on the west end of the driveway. A motorist lodged a complaint stating the sign blocked his view of northbound traffic on Douglas Avenue when he was traveling west on 6 Mile Road and approaching Douglas.

**CASE UPDATES**

**Seven** new cases were opened since March 15.

**6535 DOUGLAS – FRANK STRANGE**

A motorist complained that it is dangerous for vehicles to be pulling over to view equipment and small recreational vehicles the owner has for sale in the front yard. An informational notice will be sent to the owner advising him of the rules for a home-based business.

**2316 CROWN POINT – JULIE HENDRICKS**

Staff observed a large pile of garbage and household debris in front of a multi-tenant property and sent the owners a Notice of Violation giving seven days to clean up the debris. The owner complied by the deadline.



**NORTHWESTERN AVENUE – WE ENERGIES**

An informational letter referencing the Village lighting code was sent on behalf of a Mt. Pleasant resident who lodged a complaint about light penetrating his house from the plant.

**Nineteen** cases were closed during the same timeframe. **Four** violations of Title 15 Building Code have been transferred to Building Inspection for enforcement. **Three** chicken complaints were closed as the owners may now apply for permits to keep chickens. **Five** properties that had violations of the Property Exterior Maintenance ordinance were brought into compliance after the owners were sent Notices of Violation. **Three** parking violations cases were closed as were **three** land use cases.