

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

- 1) Meeting Called to Order
- 2) Approval of Minutes from June 22, 2022
- 3) Proposed 2023 CDA budget- Peter
- 4) Caledonia Branding- Lee
- 5) Caledonia Zip code discussion- Fran
- 6) Postponed conversation with Jeffery Van Lysal, Chairman of Real Racine Board of Directors
- 7) Check lists update- Lee
- 8) 2022 CDA Expenditures- Peter
- 9) Communication and New Business
- 10) Adjourn

Dated July 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.



# CDA Minutes

## COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEETING

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Wednesday June 22, 2022 at 4:00 p.m.

Caledonia Village Hall – 5043 Chester Lane

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

**Guests: Pete Wagner, Helena Dowd, Becky Girard**

**Absent: Jim Dobbs, Fran Martin**

- 1. Meeting called to order by Chairman William Streeter at 4:00**
- 2. Minutes** of May 25, 2022, motion for approval by Marla Wishau second by **Jake Lovedahl, approved unanimously.**
- 3. Blight Update-**Pete Wagner, A written report was attached to the agenda of this meeting. It demonstrated the current process and provided a list of current violation. The reporting procedures continue to be tuned up. Work continues on software to properly store and disseminate the information between various departments. Enforcement is affected by funding and should be an enhanced consideration in the upcoming budget request.
- 4. Caledonia Real Racine-** On June 8, 2022 the Village received a letter from RCEDC and Real Racine announcing a new alliance between the two organizations. A signed copy of the Management and Administrative Services Agreement was provided to CDA members prior to the meeting. It remains unclear how the interests of Caledonia are reflected in the new partnership. CDA Chairman Streeter requested Jeff Van Lysal Chair of Real Racine appear at our next meeting to offer insight.
- 5. Branding,** We will continue to delay any further discussion on branding until after the RCDC and Real Racine meeting.
- 6. Checklist for Residential/Commercial Development,** The list continues to be vetted.
- 7. Treasures Report,** Pete Wagner to take over reporting responsibilities as previously motioned and approved
- 8. Communications and New Business:** None reported
- 9 Adjournment-** Motion to adjourn made by Marla Wishau and seconded by Jake Lovdahl at 6:00 PM, passed unanimous
- 10 Next meeting July 27, 2022 4PM Village Hall**

## Report Criteria:

Violation.Resolution date is null

| Property Address               | Primary Owner                    | Code                          | Violation Date | Update                 |
|--------------------------------|----------------------------------|-------------------------------|----------------|------------------------|
| 6121 STH 31                    | KIM LAPOINT                      | Accessory Uses 16-11          | 08/27/2019     | CITATION REQUESTED     |
| 6156 DOUGLAS AVE               | RICHARD KONECKO                  | Accessory Uses 16-11          | 07/06/2020     | PERMIT NEEDED          |
| 2522 ST RITAS RD               | HERBERT KRUPP JR                 | Accessory Uses 16-11          | 04/01/2021     | FIELD OBSERVATION      |
| 3109 5 MILE RD                 | TY A STEINMETZ                   | Accessory Uses 16-11          | 04/20/2021     | PROGRESS MADE          |
| 3147 STH 31                    | MARC A SILVERMAN                 | Accessory Uses 16-11          | 07/20/2021     | LETTER SENT            |
| 10116 4 MILE RD                | EVERARDO G DAVALOS               | Accessory Uses 16-11          | 11/05/2021     | PROGRESS MADE          |
| 7833 FOLEY RD                  | WILLIAM VALADEZ                  | Accessory Uses 16-11          | 12/21/2021     | CITATION REQUESTED     |
| 3626 VERMONT ST                | MICHAEL L ERICKSON               | Accessory Uses 16-11          | 05/05/2022     | FIELD OBSERVATION      |
| 6008 FAYETTE DR                | ADAM J SCHNEIDER                 | Accessory Uses 16-11          | 06/08/2022     | PROGRESS MADE          |
| 6014 FAYETTE DR                | JONATHAN M MARKING               | Accessory Uses 16-11          | 06/08/2022     | LETTER SENT            |
| Total Accessory Uses 16-11:    |                                  |                               | 10             |                        |
| 8700 FOLEY RD                  | SHERYL LEE FORS                  | Land use                      | 05/04/2020     | ONGOING                |
| 7915 USH 41                    | BCM ESTATES LLC                  | Land use                      | 07/06/2020     | ONGOING                |
| 7952 USH 41                    | KIDANGAYIL, INC.                 | Land use                      | 05/04/2021     | PERMIT NEEDED          |
| 8544 NICHOLSON RD              | GERALD J ENGELBART               | Land use                      | 06/04/2021     | FIELD OBSERVATION      |
| 9824 4 MILE RD                 | GORGONIO CRUZ-AGUILAR            | Land use                      | 03/04/2022     | LETTER SENT            |
| 2650 4 1/2 MILE RD             | BUISSE TRUST CHARLES H & HELEN M | Land use                      | 05/20/2022     | COMPLAINT              |
| 4522 COBBLESTONE DR            | KERMIT R FRECKA                  | Land use                      | 07/12/2022     | COMPLAINT              |
| Total Land use:                |                                  |                               | 7              |                        |
| 6121 STH 31                    | KIM LAPOINT                      | Parking                       | 08/27/2019     | CITATION REQUESTED     |
| 6845 DOUGLAS AVE               | JAMES T GARDNER                  | Parking                       | 08/24/2020     | CITATION ISSUED        |
| 3109 5 MILE RD                 | TY A STEINMETZ                   | Parking                       | 04/20/2021     | PROGRESS MADE          |
| 2318 BROADLEAF DR              | VIRGINIA CURTS                   | Parking                       | 04/22/2021     | PROGRESS MADE          |
| 8614 NICHOLSON RD              | GERALD J ENGELBART               | Parking                       | 06/07/2021     | FIELD OBSERVATION      |
| 13413 BELL RD                  | KENNETH F SMALL                  | Parking                       | 01/17/2022     | PROGRESS MADE          |
| 4652 CHARLES ST                | ALBERTO JANUCHOWSKI              | Parking                       | 03/16/2022     | CITATION ISSUED        |
| 1323 JOHNSON AVE               | SCOTT M HOTTOVY                  | Parking                       | 03/16/2022     | CITATION ISSUED        |
| 7049 DOUGLAS AVE               | JAMES A LOWE                     | Parking                       | 04/08/2022     | CITATION REQUESTED     |
| 4917 CHARLES ST                | GARY WALVOORD                    | Parking                       | 04/20/2022     | LETTER SENT            |
| 2328 SUNRISE RD                | LYNN M VANDEHEI                  | Parking                       | 05/26/2022     | CITATION ISSUED        |
| 7801 5 MILE RD; 7803 5 MILE RD | THOMAS G PUTIRSKIS               | Parking                       | 06/08/2022     | CITATION REQUESTED     |
| Total Parking:                 |                                  |                               | 12             |                        |
| 6121 STH 31                    | KIM LAPOINT                      | Property Exterior Maintenance | 08/27/2019     | CITATION REQUESTED     |
| 6845 DOUGLAS AVE               | JAMES T GARDNER                  | Property Exterior Maintenance | 08/24/2020     | CITATION ISSUED        |
| 10547 CADDY LN                 | STEPHEN E FRANKIEWICZ            | Property Exterior Maintenance | 04/01/2021     | PROGRESS MADE          |
| 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      |
| 3426 IVY LN                    | JACQUELINE R ZIMINSKI            | Property Exterior Maintenance | 04/16/2021     | MONITOR SITE           |
| 3109 5 MILE RD                 | TY A STEINMETZ                   | Property Exterior Maintenance | 04/20/2021     | PROGRESS MADE          |
| 2318 BROADLEAF DR              | VIRGINIA CURTS                   | Property Exterior Maintenance | 04/22/2021     | PROGRESS MADE          |
| 7223 DOUGLAS AVE               | ROSALAND M SIKES                 | Property Exterior Maintenance | 04/26/2021     | LETTER SENT            |
| 5413 CTH V                     | GARY L DE CHECK                  | Property Exterior Maintenance | 07/20/2021     | FIELD OBSERVATION      |
| 7041 DOUGLAS AVE               | JASON M DAHL                     | Property Exterior Maintenance | 08/11/2021     | FIELD OBSERVATION      |
| 10116 4 MILE RD                | EVERARDO G DAVALOS               | Property Exterior Maintenance | 11/05/2021     | PROGRESS MADE          |
| 905 4 MILE RD                  | KENNETH F JERZY JR               | Property Exterior Maintenance | 11/19/2021     | 2ND NOTICE SENT        |
| 3617 STH 31                    | JAMES F DAVIES                   | Property Exterior Maintenance | 11/30/2021     | FIELD OBSERVATION      |
| 7833 FOLEY RD                  | WILLIAM VALADEZ                  | Property Exterior Maintenance | 12/21/2021     | CITATION REQUESTED     |
| 13413 BELL RD                  | KENNETH F SMALL                  | Property Exterior Maintenance | 01/17/2022     | PROGRESS MADE          |
| 4652 CHARLES ST                | ALBERTO JANUCHOWSKI              | Property Exterior Maintenance | 03/16/2022     | CITATION ISSUED        |
| 1838 JOHNSON AVE               | PHOEBE L BROWN                   | Property Exterior Maintenance | 05/20/2022     | JOHNS PICKUP SCHEDULED |
| 6711 NOVAK RD                  | DARWIN W CHENTNIK                | Property Exterior Maintenance | 05/24/2022     | LETTER SENT            |

| Property Address                     | Primary Owner                    | Code                          | Violation Date | Update                 |
|--------------------------------------|----------------------------------|-------------------------------|----------------|------------------------|
| 2935 BLUE JAY CT                     | JUSTINE N KUCIK                  | Property Exterior Maintenance | 05/26/2022     | 2ND NOTICE SENT        |
| 3402 STH 31                          | SHELLEY DOLF                     | Property Exterior Maintenance | 06/01/2022     | LETTER SENT            |
| 8722 NORTHWESTERN AVE                | RAUL DELEON                      | Property Exterior Maintenance | 06/03/2022     | REFERRED TO OTHER      |
| 2700 4 MILE RD                       | ASCENSION MEDICAL GROUP SE WI IN | Property Exterior Maintenance | 06/20/2022     | FIELD OBSERVATION      |
| 12049 EAU GALLE RD                   | JEFFREY J SCHALLITZ              | Property Exterior Maintenance | 06/28/2022     | LETTER SENT            |
| 8533 VISTA DR                        | HEATHER RUPP                     | Property Exterior Maintenance | 06/28/2022     | LETTER SENT            |
| 9300 RIVERVIEW LN                    | DONALD V HANSON                  | Property Exterior Maintenance | 07/07/2022     | LETTER SENT            |
| 7215 CTH V                           | TED R LANGENFELD                 | Property Exterior Maintenance | 07/13/2022     | FIELD OBSERVATION      |
| 13046 4 MILE RD                      | JPETER GROUP INC                 | Property Exterior Maintenance | 07/18/2022     | LETTER SENT            |
| 9319 JONATHAN CT                     | THOMAS WOLF                      | Property Exterior Maintenance | 07/19/2022     | LETTER SENT            |
| 10502 NORTHWESTERN AVE               | AKIL AJMERI - 10502 NW AVE LLC   | Property Exterior Maintenance | 07/20/2022     | COMPLAINT              |
| 3236 MORRIS ST                       | TIMOTHY CHRISTENSEN              | Property Exterior Maintenance | 07/20/2022     | FIELD OBSERVATION      |
| 9926 CADDY LN                        | MICHAEL D IRVING                 | Property Exterior Maintenance | 07/20/2022     | LETTER SENT            |
| 3233 REDBIRD LN                      | KEVIN M NABRZYSKI                | Property Exterior Maintenance | 07/20/2022     | JOHNS PICKUP SCHEDULED |
| 9519 CADDY LN                        | CHRISTOPHER J PETERS             | Property Exterior Maintenance | 07/20/2022     | PROGRESS MADE          |
| 9634 CADDY LN                        | ADELLA DE LEON                   | Property Exterior Maintenance | 07/20/2022     | FIELD OBSERVATION      |
| 10421 ROOT RIVER DR                  | BAUMANN THOMAS J                 | Property Exterior Maintenance | 07/20/2022     | CITATION ISSUED        |
| 10432 ROOT RIVER DR                  | MICHAEL JANKOWSKI                | Property Exterior Maintenance | 07/20/2022     | FIELD OBSERVATION      |
| 10440 ROOT RIVER DR                  | ROBERT R ROSPLOCH                | Property Exterior Maintenance | 07/20/2022     | FIELD OBSERVATION      |
| 2622 6 MILE RD                       | DAVID DIETERICH                  | Property Exterior Maintenance | 07/21/2022     | JOHNS PICKUP SCHEDULED |
| 3725 6 MILE RD                       | LUDWIG TRUST JEROME J & DONNA M  | Property Exterior Maintenance | 07/21/2022     | REFERRED TO OTHER      |
| Total Property Exterior Maintenance: |                                  |                               | <u>41</u>      |                        |
| Grand Totals:                        |                                  |                               | <u>70</u>      |                        |