

COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEETING
Wednesday August 24, 2022 at 4:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

- 1) Meeting Called to Order
- 2) Approval of Minutes from July 27, 2022
- 3) Discussion of postponement of Real Racine conversation- Jim
- 4) Caledonia Zip code update- Fran
- 5) Review of Blight list
- 6) Check lists update- Lee
- 7) 2022 CDA Expenditures- Peter or Kathy
- 8) Future Direction of the CDA- All
- 9) New Business and Communication
- 10) Adjourn

Dated August 19, 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

Wednesday July 27, 2022 at 4:00 p.m.

Caledonia Village Hall – 5043 Chester Lane

Committee Members Present: William Streeter, Dave Gobis, Marla Wishau, David Haertle, Fran Martin (late)

Guests: Kathy Kasper, Becky Girard

Absent: Jim Dobbs, Jacob Lovdahl,

1. **Meeting called to order by Chairman William Streeter at 4:00**
2. **Minutes** of June 22, 2022, motion for approval by **David Haertle** second by **Marla Wishau**, approved unanimously.
3. **Blight Update** by Kathy Kasper appearing for Pete Wagner, List of open violations was attached to meeting agenda. The committee feels that lack of funding has impeded addressing some of the more egregious ordinance violations. If the anticipated course of action prevails several of the pending cases will deplete the entire budget for blight leaving no funds to address any other cases that may be resistive to compliance. We feel the Board should be made aware of this. Kathy Kasper stated there was a vehicle to request funds within the budget year should that happen but with no assurance the request would be approved
4. **Caledonia Real Racine-** Per Kathy Kasper, Chairman Dobbs requested we delay further conversation with Real Racine. He is currently on vacation thus was not present to state his reasoning or concerns.
5. **Branding, No** progress was made as none of the meetings previously requested have occurred.
6. **Checklist for Residential/Commercial Development**, the list continues to be vetted. Subcommittee chair Lee Wishau was on vacation and unable to comment.
7. **Zip Code- Fran Martin**, Fran did some investigating on the possibility of Caledonia having their own Zip Code. The most likely means is to add Caledonia to the 53402-zip code. Wind point currently has that option. As this is currently being driven by the Police Chief for the new Public Safety building, he wishes to take charge of the project with assistance from the previously formed subcommittee consisting of Fran Martin, Marla Wishau, and Dave Haertle
8. **Treasures Report**, Kathy Kasper reporting for Pete Wagner- \$15,000 was paid out to Mileagers on the flower beautification project. Pete Wagner suggests a 2023 budget of \$30,000 for blight related issues and \$15,500 for the flower beautification project. Kathy stated it may be possible

to recapture some of the unspent funds in the 2022 budget. We had reserved a substantial portion of the 2022 budget for one blight project still working its way through the legal system

9. Communications and New Business: Previously Jake Lovdahl brought up dead ash tree removal and whether any assistance may be available for residents. Dave Haertle also had some comment. Discussion will be deferred to a later date as Jake is not in attendance at this meeting

9 Adjournment- Motion to adjourn made by Marla Wishau and seconded by Fran Martin at 5:30 PM, passed unanimous

10 Next meeting August 24, 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	04/16/2021	LETTER SENT
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
7833 FOLEY RD	WILLIAM VALADEZ	Accessory Uses 16-11	12/21/2021	CITATION ISSUED
3626 VERMONT ST	MICHAEL L ERICKSON	Accessory Uses 16-11	05/05/2022	LETTER SENT
4920 CARTER DR	JOEL K TAYLOR	Accessory Uses 16-11	08/11/2022	LETTER SENT
Total Accessory Uses 16-11:			<u>8</u>	
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
9824 4 MILE RD	GORGONIO CRUZ-AGUILAR	Land use	03/04/2022	LETTER SENT
4522 COBBLESTONE DR	KERMIT R FRECKA	Land use	07/12/2022	PROGRESS MADE
2825 4 MILE RD	2825 FOUR MILE RD LLC	Land use	08/15/2022	LETTER SENT
Total Land use:			<u>6</u>	
6121 STH 31	KIM LAPOINT	Parking	08/27/2019	CITATION REQUESTED
2522 ST RITAS RD	HERBERT KRUPP JR	Parking	04/01/2021	LETTER SENT
3109 5 MILE RD	TY A STEINMETZ	Parking	04/20/2021	PROGRESS MADE
7223 DOUGLAS AVE	ROSALAND M SIKES	Parking	04/26/2021	LETTER SENT
13413 BELL RD	KENNETH F SMALL	Parking	01/17/2022	PROGRESS MADE
2328 SUNRISE RD	LYNN M VANDEHEI	Parking	05/26/2022	CITATION ISSUED
3725 6 MILE RD	LUDWIG TRUST JEROME J & DONNA M	Parking	07/21/2022	LETTER SENT
Total Parking:			<u>7</u>	
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	PER AERIAL VIEW
2522 ST RITAS RD	HERBERT KRUPP JR	Property Exterior Maintenance	04/01/2021	LETTER SENT
2518 ST RITAS RD	HERBERT KRUPP JR	Property Exterior Maintenance	04/01/2021	PER AERIAL VIEW
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	PER AERIAL VIEW
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	COMPLAINT
7833 FOLEY RD	WILLIAM VALADEZ	Property Exterior Maintenance	12/21/2021	CITATION ISSUED
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	2ND NOTICE SENT
1838 JOHNSON AVE	PHOEBE L BROWN	Property Exterior Maintenance	05/20/2022	CITATION ISSUED
6711 NOVAK RD	DARWIN W CHENTNIK	Property Exterior Maintenance	05/24/2022	CITATION ISSUED
2935 BLUE JAY CT	JUSTINE N KUCIK	Property Exterior Maintenance	05/26/2022	2ND NOTICE SENT
8722 NORTHWESTERN AVE	RAUL DELEON	Property Exterior Maintenance	06/03/2022	REFERRED TO OTHER
9300 RIVERVIEW LN	DONALD V HANSON	Property Exterior Maintenance	07/07/2022	2ND NOTICE 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
9926 CADDY LN	MICHAEL D IRVING	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	FIELD OBSERVATION

Property Address	Primary Owner	Code	Violation Date	Update
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
1438 KREMER AVE	JASON T DEFORD	Property Exterior Maintenance	08/03/2022	LETTER SENT
7607 SYLVAN DR	DONALD J PERKOWSKI	Property Exterior Maintenance	08/09/2022	JOHNS PICKUP SCHEDULED
7114 LONE ELM DR	RYAN J STRASSER	Property Exterior Maintenance	08/11/2022	LETTER SENT
Total Property Exterior Maintenance:			<u>33</u>	
Grand Totals:			<u>54</u>	