

**Village Board Meeting
April 4, 2022**

1 - Order

President Dobbs called the Village Board meeting to order at 6:00 p.m. at the Caledonia Village Hall.

2 - Pledge of Allegiance

3 - Roll Call

Board: Trustee Weatherston, Trustee Wishau, Trustee McManus, Trustee Martin, and President Dobbs.

Absent: Trustee Wanggaard and Trustee Stillman were excused.

Staff: Also present were Administrator Kathy Kasper, HR Manager Michelle Tucker, Finance Director Wayne Kreuger, Development Director Peter Wagner, Director of Public Services Anthony Bunkelman, Utility Manager Bob Lui, Engineer Ryan Schmidt, Police Chief Christopher Botsch, and Fire Chief Jeff Henningfeld.

4 – Communications and Announcements

Tomorrow, April 5 is Election Day. The Board is uncontested, and will remain unchanged for Trustees 2, 4 and 6. President Dobbs requested that the Trustees communicate any desired Committees assignments as he will be assigning Trustees to those respective bodies at an upcoming meeting.

The new Finance Director, Wayne Kreuger, was welcomed and is looking forward to working with the Village in this capacity.

5 – Approval of Minutes

Village Board – March 21, 2022

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

6 – Citizens Reports

None.

7 – Committee Report

7A - (Approval of A/P checks) -

Village – \$259,849.33

Motion by Trustee Wishau to approve the A/P checks as presented for \$259,849.33. Seconded by Trustee Martin. Motion carried unanimously.

8 – Ordinances and Resolutions**8A – Motion to Reconsider the approval of Ordinance No. 2022-07 — An Ordinance To Create A New Section 7-1-26, Renumber And Amend The Penalties Section 7-1-27 And Reserve Additional Sections For Future Use Of The Code Of Ordinances Of The Village Of Caledonia, Racine County, Wisconsin, Relating To Keeping Of Chickens In Single-Family Residential Districts and Motion to refer ordinance back to Legislative and Licensing Committee**

There were changes made on the floor to the Ordinance(s) at the last Board meeting that did not support the intent of the Board. This Ordinance and the next are being requested to be sent back to Legislative and Licensing Committee to ensure these Ordinances will follow the desired changes. These are intended to be brought back in time for the May deadline.

Motion by Trustee Weatherston to reconsider and refer Ordinance 2022-07 to Legislative and Licensing Committee. Seconded by Trustee McManus.
Motion carried, unanimously.

8B – Motion to Reconsider the approval of Ordinance No. 2022-09 — An Ordinance To Amend Section 7-1-13(E)(1); Section 7-1-13(E)(2)(A); And Section 7-1-13(E)(2)(B)(2) Of The Code Of Ordinances For The Village Of Caledonia Relating To Keeping Of Livestock Restricted and Motion to refer ordinance back to Legislative and Licensing Committee

Motion by Trustee Weatherston to reconsider and refer Ordinance 2022-09 to Legislative and Licensing Committee. Seconded by Trustee McManus.
Motion carried, unanimously.

8C – Resolution 2022-30 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use Permit For Indoor Parking/Storing Of Twelve Commercial Vehicles And Four Commercial Trailers At 7215 Botting Road, Jorge Ornelas, Applicant And Owner.

Neighbors were present at the Planning Commission Meeting and were in support of the development. The Planning Commission recommended approval unanimously.

Motion by Trustee Martin to approve Resolution 2022-30. Seconded by Trustee Weatherston.
Motion carried, unanimously.

8D – Resolution 2022-31 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use To Construct A 150-Foot Wireless Communications Tower Facility And Associated Ground Equipment At 8338 Douglas Avenue, Chad Krahel, Applicant, Timothy Christensen, Owner.

The applicant did indicate that there is a quarterly maintenance plan for the grass area where the tower will be kept. The tower will be taxed.

Motion by Trustee Weatherston to approve Resolution 2022-31. Seconded by Trustee Martin.
Motion carried, unanimously.

8E – Resolution 2022-32 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±188,358 Square-Foot Industrial Building Located On 4 Mile Road Directly South Of 13108 4 Mile Road, Village Of Caledonia, Racine County, WI; Steven Buss, Applicant, Wispark, Owner

This historically has been referred to as ‘Pad C’ and complies with the vision of the business park. Staff overviewed the site plan and renderings of the building. A conditional use will need to be applied for.

Motion by Trustee Wishau to approve Resolution 2022-32. Seconded by Trustee Weatherston. Motion carried, unanimously.

8F – Resolution 2022-33 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±2,880 Square-Foot Bathhouse Building, Inground Pool, And Expanded Pool Decking Located At 8425 STH 38, Jellystone Park, Village Of Caledonia, Racine County, WI; Scott Bender, Applicant, Bear Country Holdings LLC, Owner

The bathhouse will be two stories, with the lower-level housing the locker rooms and the upper-level will be used for entertainment purposes for rec programs. The existing pool will be expanded, and the applicant worked with engineering to ensure there is proper drainage. The director of operations was present and expressed their excitement and process of expanding.

Motion by Trustee Weatherston to approve Resolution 2022-33. Seconded by Trustee McManus. Motion carried, unanimously.

8G – Resolution 2022-34 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Conditional Use Amendment And Building, Site, And Operation Plan To Construct And Utilize A ±1,250 Square Foot Garage And ±422 Open Air Shelter For The Parcel Located At 3039 W. 6 ½ Mile Road In The Village Of Raymond Under The Cooperative Plan Dated November 12, 2009 Between The Village Of Caledonia And The Village Of Raymond Under Sec. 66.0307, Wis. Stats.

This is a spectacular accessory use. The applicant was present and explained the use for the open-air storage. The open-air storage will be used for empty oil drum(s) and equipment storage.

Motion by Trustee Wishau to approve Resolution 2022-34. Seconded by Trustee McManus. Motion carried, unanimously.

8H – Resolution 2022-35 – Resolution Authorizing The Village Of Caledonia To Enter Into A Development Agreement With Likewise Deback Development, LLC For Lot 4 In The Deback Farms Business Park And Authorizing The Partial Release Of Deback Farms Business Park Development Agreement For Individual Site Development

Laura Million of RCEDC was present and explained the development agreement and partial release. This item relates to item E that went before the Plan Commission last week. Likewise, is seeking assistance to support the development of this speculative building. Million explained the history and accolades of this company. She further overviewed issues this company is facing, such as construction and sloping. She states the development’s shell is to be completed by the end of 2023

Motion by Trustee Weatherston to approve Resolution 2022-35. Seconded by Trustee Martin. Motion carried, unanimously.

8I – Resolution 2022-36 – Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With Ontech Systems For Information Technology Services

Motion by Trustee Wishau to approve Resolution 2022-36. Seconded by Trustee Martin. Motion carried, unanimously.

8J – Resolution 2022-37 – Resolution Authorizing The Village Of Caledonia To Award A Contract For The Highway Department Fuel Pump Improvements Project

The fuel pumps need replacement and were included in the budget for this expenditure. The Village solicited for public bidders with a deadline of 3/30; The lowest responsible bidder was Badger Oil Equipment Company in the amount of \$45,000.00

Motion by Trustee Wishau to approve Resolution 2022-37. Seconded by Trustee Martin.
Motion carried, unanimously.

8K – Resolution 2022-38 – Resolution Authorizing The Village Of Caledonia To Award A Contract For The 2022 Catch Basin Rehab Project

Staff requested that this be laid over until April 18th.

Motion by Trustee Wishau to lay over Resolution 2022-38. Seconded by Trustee Weatherston.
Motion carried, unanimously.

9 – New Business

9A – HOA Proxy letter to property owners

The Rolling Fields subdivision and homeowners' association (HOA) is primarily in Mount Pleasant but partially in Caledonia. When the HOA was formed, the HOA had a condition that there would be a primary builder for the homes, and that Municipalities are an approving member of HOA covenants. For an HOA to delete an article, they need permission from both Village Boards to do so.

Motion by Trustee McManus to approve the request to remove article III, subsection 3.4 of the HOA covenant. Seconded by Trustee Weatherston.
Motion carried, unanimously.

9B – Appointment(s) to the Parks and Recreation Advisory Committee

Motion by Trustee Martin to appoint Carl Granetzke to the Parks and Recreation Advisory Committee. Seconded by Trustee Wishau. Motion carried, unanimously.

10A – The Village Board will take up a motion to go into CLOSED SESSION, Pursuant Sec. 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 potential future development project(s) in TID 4 in the Village.

Motion by Trustee Weatherston to go into closed session. Seconded by Trustee Wishau.

Trustee Weatherston – aye

Trustee Martin – aye

Trustee McManus – aye

Trustee Wishau – aye

President Dobb – aye

Motion carried unanimously.

10B – The Village Board reserves the right to RECONVENE INTO OPEN SESSION to take possible action on the item discussed during the CLOSED SESSION and to move to the remaining item(s) on this agenda and any other agendas posted

Motion by Trustee Weatherston to go into open session. Seconded by Trustee McManus. Motion carried unanimously.

11 – Report from Village Administrator

- Negotiations continue with TID 4 developers and the Ryder parcel. Two proposals are being evaluated.
- Erie Street construction has made it past Kentwood Drive, making Erie Street passable at this point,
- A Safety Committee has been formed with Tucker leading the Committee with various department heads and are moving towards implementing policies that CIVMC recommended.
- The Finance Director has officially started.
- Election Day is tomorrow, April 5th.
- Weekly Cardinal Capital meetings will be held and are waiting on the Tracy Cross report.

12 – Adjournment

Motion by Trustee Weatherston to adjourn. Seconded by Trustee McManus. Motion carried unanimously.

Meeting adjourned at 7:39 p.m.

Respectfully submitted,
Joslyn Hoeffert, Village Clerk