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**VILLAGE BOARD MEETING AGENDA**  
**Monday, August 1, 2022 at 6:00 p.m.**  
**Caledonia Village Hall - 5043 Chester Lane**

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Communications and Announcements**
5. **Approval of Minutes**
  - Village Board – July 18, 2022
6. **Citizens Reports (citizen comments are in-person only)**
7. **Committee Reports**
  - A. Finance
    1. Approval of A/P checks
8. **Ordinances and Resolutions**
  - A. **Ordinance 2022-16** – An Ordinance Adopting An Amendment To The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 As It Pertains To The Village Of Caledonia Under Section 13-2-1 Of The Village’s Code Of Ordinances By Creating Section 13-2-2(r) Adding An Amendment To The Village’s Comprehensive Plan And Affecting One Parcel On Roberts Street With Parcel Id No. 104-04-22-33-190-000, Village Of Caledonia; Containing 0.0976 Acres, More Or Less; From Medium Density Residential To Commercial; Shannon Curtin, Applicant, Helen Brossman, Owner.
  - B. **Ordinance 2022-17** – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(a) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±0.0976 Acres From R-5, Urban Residential District II To B-1, Neighborhood Business District For The Vacant Property Located On Roberts Street, Parcel ID No. 104-04-22-33-190-000, Village Of Caledonia, Racine County, Shannon Curtin, Applicant, Helen Brossman, Owner.
  - C. **Ordinance 2022-18** – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(a) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±0.351 Acres From R-5, Urban Residential District II And B-1, Neighborhood Business District To All B-1, Neighborhood Business District For The Property Located At 3303 CTH H, Parcel ID No. 104-04-22-33-188-000, Village Of Caledonia, Racine County, Shannon Curtin, Applicant, Scurtin LLC, Owner.
  - D. **Ordinance 2022-19** – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 20-212 Of The Racine County Code Of Ordinances As Adopted By The Village Of Caledonia Under Section 16-1-1(a) Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±19.15 Acres From R-3, Suburban Residential District (Sewered) To R-4, Urban District I For The Parcels Located At 6020 Erie Street And Three Parcels On Erie Street, West Of 5945 Erie Street (Now Water’s Edge Drive), Parcel ID Nos. 104-04-23-16-021-000,

- E. **Resolution 2022-76** – Resolution Appointing Village Engineer Ryan Schmidt
- F. **Resolution 2022-77** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct ±100,400 Square Feet Of Recreational Facilities Which Includes A Ropes Course, Laser Tag Arena, Pedal Cart Track, Apple Cannons, And Giant Slide At 8425 STH 38, Village Of Caledonia, Bear Country Holdings LLC, Applicant And Owner

9. **Closed Session**

- A. The Village Board will take up a motion to go into CLOSED SESSION for the following purpose(s): to discuss personnel issues as it pertains to specific employees, pursuant to Wis. Stat. Sec. 19.85(1)(c) and (f), Considering employment, promotion, compensation or performance evaluation data of public employees over which the governmental body has jurisdiction or exercises responsibility; and considering financial, medical, social or personal histories or disciplinary data of specific persons which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data; specifically to discuss personnel issues for employees in a Village department.
- B. The Village Board reserves the right to RECONVENE INTO OPEN SESSION to take possible action on the item(s) discussed during the CLOSED SESSION and to move on to the remaining item(s) on this agenda or other agendas as posted.

10. **Report from Village Administrator**

11. **Adjournment**

**Village Board Meeting  
July 18, 2022**

**1 - Order**

Trustee Wishau called the Village Board meeting to order at 6:05 p.m. at the Caledonia Village Hall.

**2 - Pledge of Allegiance**

**3 - Roll Call**

Board: Trustee Folk, Trustee Wishau, Trustee Weatherston, Trustee Martin and Trustee McManus.

Absent: President Dobbs and Trustee Stillman were excused.

Staff: Also present were Administrator Kathy Kasper, HR Manager Michelle Tucker, Development Director Peter Wagner, Public Services Director Anthony Bunkelman, Engineer Ryan Schmidt, and Police Chief Christopher Botsch. Attorney Ekes was also present.

**4 – Communications and Announcements**

**5 – Approval of Minutes**

Special Village Board – July 11, 2022

Village Board – July 11, 2022

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

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

**6 – Citizens Reports**

**7 – Committee Report**

None.

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

Village – \$ 504,491.47  
US Bank – \$ 42,595.12

Motion by Trustee Martin to approve the A/P checks as presented for \$ 504,491.47.  
Seconded by Trustee McManus. Motion carried unanimously.

Motion by Trustee Martin to approve the US Bank list as presented for \$ 42,595.12.  
Seconded by Trustee McManus. Motion carried unanimously.

## **8 – Ordinances and Resolutions**

### **8A – Resolution 2022-74 – Resolution Of The Village Board Of The Village Of Caledonia Approving Amendment No. 2 For Engineering Consulting Services Between The Village Of Caledonia Utility District, The Village Of Caledonia And Strand Associates, Inc.**

Motion by Trustee Weatherston to approve Resolution 2022-74 – Resolution Of The Village Board Of The Village Of Caledonia Approving Amendment No. 2 For Engineering Consulting Services Between The Village Of Caledonia Utility District, The Village Of Caledonia And Strand Associates, Inc. Seconded by Trustee Folk. Motion carried unanimously.

### **8B – Resolution 2022-75 – Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With National Insurance Services To Provide Benefits Consulting Services**

Motion by Trustee Martin to approve Resolution 2022-75 – Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With National Insurance Services To Provide Benefits Consulting Services. Seconded by Trustee McManus. Motion carried unanimously.

## **9 – Report from Village Administrator**

The Administrator updated the Village Board.

## **10 – Closed Session**

### **10A – The Village Board may take up a motion to go into CLOSED SESSION pursuant to Sec. 19.85(1)(g), Wis. Stat., Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically to discuss legal strategies for code enforcement options at property located at 6121 STH 31 and the Monsanto Class Action Lawsuit.**

Motion by Trustee Weatherston to go into CLOSED SESSION. Seconded by Trustee Martin.

Trustee Weatherston – aye

Trustee Wishau – aye

Trustee McManus – aye

Trustee Martin – aye

Trustee Folk – aye

Motion carried, unanimously.

**10B – The Village Board reserves the right to RECONVENE INTO OPEN SESSION to take possible action on the items 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 Martin. Motion carried, unanimously.

Motion by Trustee Martin to authorize the Village Attorney and the development director to take such actions and incur costs necessary to enforce violations of the municipal code including the issuance of additional citations, issuance of a raze order, filing an enforcement action in circuit court to abate the ordinance violations and achieve code compliance on the property, and to make such expenditures necessary for the towing of any vehicles in accordance with the Village's Code if deemed necessary in consultation with the Village Administrator. Seconded by Trustee Weatherston. Motion carried, unanimously.

Motion by Trustee Martin that the Village stay in the Monsanto Class Action lawsuit and if deemed necessary in consultation with the Public Services Director and Administrator, to file an objection to the scope of the proposed release. Seconded by Trustee McManus. Motion carried, unanimously.

**11. Adjournment**

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

Meeting adjourned at 6:42 p.m.

Respectfully submitted,  
Joslyn Hoeffert, Village Clerk

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>ABT MAILCOM</b>						
3771	ABT MAILCOM	42784	JUL-22; ASSESSMENT NOTICES	07/21/2022	7,585.50	100-90-62150 Assessment Services
Total ABT MAILCOM:					7,585.50	
<b>ACH - JAMES IMAGING</b>						
897	ACH - JAMES IMAGING	31887848	TOSHIBA COPIERS - VILLAGE H	06/22/2022	1,380.73	100-90-62300 Office Equipment Rental & Main
897	ACH - JAMES IMAGING	32086015	TOSHIBA COPIERS - VILLAGE H	07/25/2022	1,380.73	100-90-62300 Office Equipment Rental & Main
Total ACH - JAMES IMAGING:					2,761.46	
<b>ACH - QUADIENT FINANCE USA INC</b>						
3898	ACH - QUADIENT FINANCE USA	JUNE POSTAG	JUN-22; POSTAGE	07/28/2022	2,000.00	100-13-64040 Postage & Shipping
Total ACH - QUADIENT FINANCE USA INC:					2,000.00	
<b>ACH - SUPERFLEET</b>						
1730	ACH - SUPERFLEET	EJ994 718202	JUN-JUL 2022; FUEL FOR FD VE	07/26/2022	1,472.23	100-35-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:					1,472.23	
<b>ACH - TIAA COMMERCIAL FINANCE, INC.</b>						
1851	ACH - TIAA COMMERCIAL FINA	9036055	JUNE 2022 PRINTER LEASE	07/13/2022	4,470.37	100-90-62300 Office Equipment Rental & Main
Total ACH - TIAA COMMERCIAL FINANCE, INC.:					4,470.37	
<b>ACH - TOSHIBA FINANCIAL SERVICES</b>						
1998	ACH - TOSHIBA FINANCIAL SER	31887847	COPIER FOR COURT SYSTEM	06/21/2022	228.75	100-90-62300 Office Equipment Rental & Main
1998	ACH - TOSHIBA FINANCIAL SER	32086014	COPIER FOR COURT SYSTEM	07/22/2022	199.59	100-90-62300 Office Equipment Rental & Main
Total ACH - TOSHIBA FINANCIAL SERVICES:					428.34	
<b>ACH - WE ENERGIES</b>						
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	516.77	221-00-64140 Utilities
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	2,535.35	100-43-64140 Utilities
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	1,065.53	100-90-64290 Street Lighting
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	192.20	100-41-64140 Utilities
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	1,163.51	100-30-64140 Utilities
380	ACH - WE ENERGIES	4210225789	BILLING PERIOD 06/06/22 - 07/0	07/11/2022	2,088.85	100-35-64140 Utilities
380	ACH - WE ENERGIES	4212751642	BILLING PERIOD 6/14/2022 THR	07/13/2022	11,129.09	100-90-64290 Street Lighting
380	ACH - WE ENERGIES	4225914616	BILLING PERIOD 06/20/2022 - 07	07/22/2022	34.72	221-00-64140 Utilities
Total ACH - WE ENERGIES:					18,726.02	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>AERO COMPRESSED GASES</b>						
29	AERO COMPRESSED GASES	455678	OXYGEN FOR MEDICAL USE	07/22/2022	156.04	100-35-64280 Medical Supplies
Total AERO COMPRESSED GASES:					156.04	
<b>ALCIVIA</b>						
680	ALCIVIA	001416	DIESEL FUEL FOR CFD VEHICL	07/22/2022	105.54	100-35-63200 Fuel, Oil, Fluids
680	ALCIVIA	001471	DIESEL FUEL FOR CFD VEHICL	07/22/2022	287.74	100-35-63200 Fuel, Oil, Fluids
680	ALCIVIA	378	DIESEL FUEL FOR CFD VEHICL	05/04/2022	86.01	100-35-63200 Fuel, Oil, Fluids
680	ALCIVIA	567	DIESEL FUEL FOR CFD VEHICL	05/17/2022	95.79	100-35-63200 Fuel, Oil, Fluids
Total ALCIVIA:					575.08	
<b>APEX KEY &amp; LOCK</b>						
118	APEX KEY & LOCK	INV-7739	KEY & DUPLICATE KEY FOR C	06/22/2022	47.50	221-00-64240 Building Repairs & Maintenance
Total APEX KEY & LOCK:					47.50	
<b>ARAMARK</b>						
128	ARAMARK	6240041351	RUG DELIVERY - VILLAGE HALL	07/13/2022	287.74	100-43-62100 Contracted Services
Total ARAMARK:					287.74	
<b>BAYCOM</b>						
183	BAYCOM	COUNTERINV	RADIO FREQUENCY KNOB	07/19/2022	5.33	100-30-62100 Contracted Services
183	BAYCOM	PB2593	PD SQUAD INSTALL AND PROG	07/15/2022	1,330.00	100-30-62100 Contracted Services
183	BAYCOM	SRVCE000000	ONSITE TROUBLESHOOT; VIDE	06/30/2022	715.00	100-30-63300 Vehicle Repairs & Maintenance
Total BAYCOM:					2,050.33	
<b>BUY RIGHT, INC.</b>						
273	BUY RIGHT, INC.	369008	DIESEL EXHAUST FLUID	07/22/2022	44.97	100-35-63200 Fuel, Oil, Fluids
273	BUY RIGHT, INC.	369356	SHOP SUPPLIES	07/22/2022	21.10	100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	370235	SHOP SUPPLIES	07/27/2022	53.30	100-35-63300 Vehicle Repairs & Maintenance
273	BUY RIGHT, INC.	658216	WASHER FLUID FOR SQUADS	07/18/2022	39.48	100-30-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:					158.85	
<b>CLARK DIETZ, INC.</b>						
9230	CLARK DIETZ, INC.	434686	SOUTH HILLS PROJECT SERVI	07/19/2022	923.40	414-00-61000 Professional Services
9230	CLARK DIETZ, INC.	434765	PUBLIC SAFETY BUILDING SER	07/06/2022	7,097.34	400-35-65020 Building Improvements
Total CLARK DIETZ, INC.:					8,020.74	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>COMPLETE OFFICE OF WISCONSIN</b>						
392	COMPLETE OFFICE OF WISCO	957625	OFFICE CHAIR MAT	07/22/2022	81.53	100-35-64030 Office Supplies
392	COMPLETE OFFICE OF WISCO	963687	TISSUES, TOWELS, MOP, DUST	07/27/2022	148.88	100-35-64100 Janitorial Supplies
392	COMPLETE OFFICE OF WISCO	963694	BC OFFICE; WALL CLOCK	07/27/2022	16.89	100-35-64030 Office Supplies
Total COMPLETE OFFICE OF WISCONSIN:					247.30	
<b>CONSERV FS INC.</b>						
3962	CONSERV FS INC.	777003619	4000GL NL GAS	07/25/2022	15,360.00	100-41-63200 Fuel, Oil, Fluids
Total CONSERV FS INC.:					15,360.00	
<b>CRAIG D. CHILDS, PHD, SC</b>						
414	CRAIG D. CHILDS, PHD, SC	3161	PRE-EMPLOYMENT EVALS; BU	07/14/2022	1,020.00	100-30-51100 Testing/Physicals
Total CRAIG D. CHILDS, PHD, SC:					1,020.00	
<b>DIVERSIFIED BENEFIT SERVICES</b>						
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-003 Retiree R Roeder
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-009 Retiree Rozina
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-004 Retiree G Roeder
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-012 Retiree Lewis
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-013 Retiree Heried
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-014 Retiree Bosch
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-015 Retiree Borkowski
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-016 Retiree D. Roeder
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-017 Retiree B. Michna
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	8.75	280-21930-018 Retiree K. Hays
525	DIVERSIFIED BENEFIT SERVIC	357851	07/05/2022 JULY HRA RETIREE	07/05/2022	17.50	100-90-62100 Contracted Services
525	DIVERSIFIED BENEFIT SERVIC	358693	07/15/2022 JULY FLEXIBLE SPE	07/15/2022	186.55	100-90-62100 Contracted Services
Total DIVERSIFIED BENEFIT SERVICES:					291.55	
<b>EHLERS INVESTMENT PARTNERS</b>						
584	EHLERS INVESTMENT PARTNE	91001	SOUTH HILLS DEVELOPMENT	07/11/2022	1,075.00	414-00-61000 Professional Services
Total EHLERS INVESTMENT PARTNERS:					1,075.00	
<b>FGM ARCHITECTS</b>						
652	FGM ARCHITECTS	21-3278.01-9	PROJECT #21-3278.01 PROFE	07/21/2022	137,560.00	400-75-65020 FGM Building Improvements
Total FGM ARCHITECTS:					137,560.00	



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>FRANKSVILLE AUTOMOTIVE LLC</b>						
679	FRANKSVILLE AUTOMOTIVE LL	13310	#218; OIL CHANGE	07/18/2022	55.62	100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	13353	#209; OIL CHANGE	07/25/2022	55.62	100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	13363	#216; OIL CHANGE	07/27/2022	55.62	100-30-63300 Vehicle Repairs & Maintenance
679	FRANKSVILLE AUTOMOTIVE LL	13364	#206; OIL CHANGE	07/26/2022	55.62	100-30-63300 Vehicle Repairs & Maintenance
Total FRANKSVILLE AUTOMOTIVE LLC:					222.48	
<b>FROEDTERT SOUTH INC.</b>						
3857	FROEDTERT SOUTH INC.	CALEDONIA FI	PALS & CPR CARDS	07/22/2022	558.00	250-35-64195 Fire Dept - CPR Classes
Total FROEDTERT SOUTH INC.:					558.00	
<b>GALLS LLC</b>						
693	GALLS LLC	21136922	BLUE CLASS B SHIRT; VELCHE	07/27/2022	23.76	100-35-64070 Work Supplies
Total GALLS LLC:					23.76	
<b>HILLER FORD</b>						
9211	HILLER FORD	482494-1	#215; SEAL AND GASKET	04/11/2022	38.56	100-30-63300 Vehicle Repairs & Maintenance
9211	HILLER FORD	488052	#218; BRAKES AND ROTORS	07/25/2022	564.13	100-30-63300 Vehicle Repairs & Maintenance
Total HILLER FORD:					602.69	
<b>ID NETWORKS, INC.</b>						
831	ID NETWORKS, INC.	279507	2022-2023; LIVESCAN SYSTEM	07/27/2022	3,495.00	100-30-62100 Contracted Services
Total ID NETWORKS, INC.:					3,495.00	
<b>IMAGE MANAGEMENT LLC</b>						
835	IMAGE MANAGEMENT LLC	IMA1182T	PROFESSIONAL WEBSITE HOS	07/18/2022	717.01	100-90-64310 IT Contracted Services
Total IMAGE MANAGEMENT LLC:					717.01	
<b>IMPERIAL BAG &amp; PAPER CO, LLC DBA KRANZ</b>						
1097	IMPERIAL BAG & PAPER CO, LL	1770307-00	FLOOR STRIPPER, SEALER, AN	07/22/2022	367.48	100-35-64100 Janitorial Supplies
Total IMPERIAL BAG & PAPER CO, LLC DBA KRANZ:					367.48	
<b>JIMS GARAGE DOOR SERVICE, INC.</b>						
943	JIMS GARAGE DOOR SERVICE,	209418	WASH BAY GARAGE DOOR REP	07/14/2022	676.00	100-41-64240 Building Repairs & Maintenance
943	JIMS GARAGE DOOR SERVICE,	210498PM	GARAGE DOOR PREVENTIVE	07/14/2022	295.75	100-41-64240 Building Repairs & Maintenance
943	JIMS GARAGE DOOR SERVICE,	211125	NEW GARAGE DOOR OPENER	07/14/2022	117.00	100-41-64240 Building Repairs & Maintenance
943	JIMS GARAGE DOOR SERVICE,	211682	REPLACE 2 DOOR SECTIONS	07/15/2022	2,698.00	100-41-64240 Building Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total JIMS GARAGE DOOR SERVICE, INC.:					3,786.75	
<b>JOURNAL TIMES</b>						
1565	JOURNAL TIMES	130-00002492	2022-2023 ANNUAL SUBSCRIPT	06/21/2022	969.00	100-13-51320 Memberships/Dues
Total JOURNAL TIMES:					969.00	
<b>KORTENDICK HARDWARE</b>						
1096	KORTENDICK HARDWARE	151392	10 X 1-1/4 FH WAFER, STEEL B	07/13/2022	19.77	221-00-64100 Janitorial Supplies
1096	KORTENDICK HARDWARE	151590	CAR WAX AND BOTTLED WATE	07/22/2022	46.72	100-35-64070 Work Supplies
Total KORTENDICK HARDWARE:					66.49	
<b>MENARDS RACINE</b>						
1281	MENARDS RACINE	45917	CLEANERS, CABLE TIES, OIL, C	07/14/2022	68.89	100-41-64070 Work Supplies
Total MENARDS RACINE:					68.89	
<b>MILAEGER'S LANDSCAPE MANAGEMENT</b>						
1330	MILAEGER'S LANDSCAPE MAN	266144	DOUGLAS AVE PLANTS & PLAN	07/01/2022	15,650.00	100-60-61000 Professional Services
Total MILAEGER'S LANDSCAPE MANAGEMENT:					15,650.00	
<b>MUNICIPAL COURT REFUNDS</b>						
8998	MUNICIPAL COURT REFUNDS	AI617864-2	OWCS REFUND	03/21/3022	861.00	100-00-45110 Muni Court Fines
8998	MUNICIPAL COURT REFUNDS	BF821564-2	REFUND CHARGES DISMISSED	07/25/2022	1,010.20	100-00-45110 Muni Court Fines
Total MUNICIPAL COURT REFUNDS:					1,871.20	
<b>ONTECH SYSTEMS, INC</b>						
1071	ONTECH SYSTEMS, INC	68233	IT SERVICES 4/22/22 THRU 5/19	05/31/2022	6,213.00	100-90-64310 IT Contracted Services
1071	ONTECH SYSTEMS, INC	69439	JUL-22; CLOUD BACKUP AND A	07/18/2022	605.00	100-90-64300 IT Maintenance & Subscriptions
1071	ONTECH SYSTEMS, INC	69548	IT SERVICES 7/1/22 THRU 7/13/	07/18/2022	2,950.00	100-90-64310 IT Contracted Services
Total ONTECH SYSTEMS, INC:					9,768.00	
<b>PARK REFUND VENDOR</b>						
8999	PARK REFUND VENDOR	WRSR-RWKQ	CRAWFORD PARK ESCROW RE	07/09/2022	25.00	221-00-46753 Park & Rec Rental
Total PARK REFUND VENDOR:					25.00	
<b>PATS SERVICES INC.</b>						
1462	PATS SERVICES INC.	A-234881	PORTABLE TOILET -- GORNEY (	07/20/2022	120.00	221-00-62100 Contracted Services

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
1462	PATS SERVICES INC.	A-234881	PORTABLE TOILET -- GORNEY (	07/20/2022	140.00	221-00-62100 Contracted Services
1462	PATS SERVICES INC.	A-234882	PORTABLE TOILET - HANDICAP	07/20/2022	140.00	221-00-62100 Contracted Services
1462	PATS SERVICES INC.	A-235022	PORTABLE TOILET - YARDWAS	07/20/2022	120.00	241-00-62100 Contracted Services
1462	PATS SERVICES INC.	A-235085	PORTABLE TOILET - HANDICAP	07/20/2022	140.00	221-00-62100 Contracted Services
Total PATS SERVICES INC.:					660.00	
<b>PAYNE &amp; DOLAN, INC.</b>						
1474	PAYNE & DOLAN, INC.	1805523	224 TON 3/4" TB	07/19/2022	2,691.12	100-41-64090 Road Maintenance Materials
1474	PAYNE & DOLAN, INC.	253727-01	ROAD PAVING, MILLING	07/18/2022	135,987.13	400-41-65080 Road Improvements
1474	PAYNE & DOLAN, INC.	253727-02	ASPHALT PAVING AND MILLING	07/25/2022	512,141.69	400-41-65080 Road Improvements
Total PAYNE & DOLAN, INC.:					650,819.94	
<b>RACINE COUNTY</b>						
1548	RACINE COUNTY	ACCESS PER	RIGHT OF WAY ACCESS PERMI	07/28/2022	250.00	400-35-65020 Building Improvements
Total RACINE COUNTY:					250.00	
<b>RACINE COUNTY VISITORS BUREAU</b>						
1573	RACINE COUNTY VISITORS BU	JUNE 2022	JUNE 2022; HOTEL/MOTEL ROO	07/21/2022	161.22	100-00-41210 Room Taxes
1573	RACINE COUNTY VISITORS BU	MAY 2022	MAY 2022; HOTEL/MOTEL ROO	07/21/2022	325.13	100-00-41210 Room Taxes
Total RACINE COUNTY VISITORS BUREAU:					486.35	
<b>ROYAL CAR CARE INC.</b>						
1708	ROYAL CAR CARE INC.	240 063022	JUN-22; CAR WASHES	06/30/2022	96.00	100-30-62100 Contracted Services
1708	ROYAL CAR CARE INC.	63022	JUNE 22 CAR WASHES	06/30/2022	57.86	100-30-62100 Contracted Services
Total ROYAL CAR CARE INC.:					153.86	
<b>SCHNABEL PRINTING AND INVITATION CENTER</b>						
1033	SCHNABEL PRINTING AND INVI	124653	1500 - #10 ENVELOPES	07/14/2022	152.45	100-13-64060 Copying & Printing
1033	SCHNABEL PRINTING AND INVI	124683	BUSINESS CARDS; SCOTT SEY	07/21/2022	186.80	100-40-64070 Work Supplies
Total SCHNABEL PRINTING AND INVITATION CENTER:					339.25	
<b>SHRED-IT USA</b>						
1800	SHRED-IT USA	8002021713	JUL-22; MONTHLY SHREDDING	07/25/2022	21.85	100-30-62100 Contracted Services
Total SHRED-IT USA:					21.85	
<b>SOUTHPORT ENGINEERED SYSTEMS, LLC</b>						
1826	SOUTHPORT ENGINEERED SY	W44748	STATION 12; AC SERVICE CALL	07/27/2022	621.50	100-35-64240 Building Repairs & Maintenance

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total SOUTHPORT ENGINEERED SYSTEMS, LLC:					621.50	
<b>SQUARE ONE HEATING &amp; COOLING</b>						
1840	SQUARE ONE HEATING & COO	i34080	INVESTIGATE & FIX A/C UNIT IS	07/14/2022	325.00	100-43-64240 Building Repairs & Maintenance
Total SQUARE ONE HEATING & COOLING:					325.00	
<b>STATE OF WISCONSIN</b>						
1861	STATE OF WISCONSIN	062022	JUNE 2022 COURT FINES	07/01/2022	9,700.71	100-00-45110 Muni Court Fines
Total STATE OF WISCONSIN:					9,700.71	
<b>UNITED MECHANICAL, INC.</b>						
2042	UNITED MECHANICAL, INC.	22334	REPAIR AC IN UPPER SECTION	06/30/2022	1,228.47	100-30-64240 Building Repairs & Maintenance
Total UNITED MECHANICAL, INC.:					1,228.47	
<b>VANTAGE POINT CORP</b>						
2066	VANTAGE POINT CORP	IC128823	07/20/2022 ADOBE ACROBAT P	07/20/2022	1,427.16	100-90-64300 IT Maintenance & Subscriptions
Total VANTAGE POINT CORP:					1,427.16	
<b>VILLAGE OF MT. PLEASANT</b>						
2082	VILLAGE OF MT. PLEASANT	0042013	STATION 10; ROOF REPLACEM	07/27/2022	52,159.50	400-35-65020 Building Improvements
Total VILLAGE OF MT. PLEASANT:					52,159.50	
<b>VON BRIESEN &amp; ROPER SC</b>						
2091	VON BRIESEN & ROPER SC	397080	JUN-22; ERIE STREET PROFES	07/13/2022	14,282.50	415-00-61000 Professional Services
2091	VON BRIESEN & ROPER SC	397097	JUN-22; SOUTH HILLS PROJEC	07/13/2022	4,760.00	414-00-61000 Professional Services
Total VON BRIESEN & ROPER SC:					19,042.50	
<b>WE ENERGIES</b>						
2121	WE ENERGIES	1000092854	07/26/2022 LIGHTING - LED CO	07/26/2022	25.00	100-90-64290 Street Lighting
Total WE ENERGIES:					25.00	
<b>WEST ALLIS BLUEPRINT</b>						
2127	WEST ALLIS BLUEPRINT	163422	CANNON CONTRACT AND INK	07/12/2022	86.84	100-43-62100 Contracted Services
Total WEST ALLIS BLUEPRINT:					86.84	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>WI DEPT OF JUSTICE-TIME</b>						
2142	WI DEPT OF JUSTICE-TIME	455TIME-0000	CIB-TIME SERVICE FEE	07/10/2022	613.50	100-30-62100 Contracted Services
Total WI DEPT OF JUSTICE-TIME:					613.50	
Grand Totals:					980,447.23	

## **ORDINANCE NO. 2022-16**

### **AN ORDINANCE ADOPTING AN AMENDMENT TO THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035 AS IT PERTAINS TO THE VILLAGE OF CALEDONIA UNDER SECTION 13-2-1 OF THE VILLAGE'S CODE OF ORDINANCES BY CREATING SECTION 13-2-2(R) ADDING AN AMENDMENT TO THE VILLAGE'S COMPREHENSIVE PLAN AND AFFECTING ONE PARCEL ON ROBERTS STREET WITH PARCEL ID NO. 104-04-22-33-190-000, VILLAGE OF CALEDONIA; CONTAINING 0.0976 ACRES, MORE OR LESS; FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL; SHANNON CURTIN, APPLICANT, HELEN BROSSMAN, OWNER.**

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

1. That pursuant to Section 61.35 of the Wisconsin Statutes, the Village of Caledonia is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

2. That the Village Board, by the enactment of Ordinance No. 2009-07, created Section 13-2-1 of the Municipal Code of Ordinances and formally adopted the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village Comprehensive Plan, and incorporated said plan into Section 13-2-1. The Village Board subsequently created Section 13-2-2 to track approved amendments to the Plan.

3. The Village published and posted a Class 1 public notice and held a public hearing regarding the plan amendment on June 24, 2022.

4. That the Plan Commission, by a unanimous vote of the entire Commission voted at a meeting held on July 25, 2022, after a public hearing, recommended to the Village Board the adoption of the amendment to change the land use designation for the parcel located on Roberts Street with Parcel ID No. 104-04-22-33-190, Village of Caledonia, Racine County, WI; Helen Brossman, Owner; containing 0.0976 acres, more or less changing the Land Use Map category from Medium Density Residential to Commercial on the Village land use plan map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan.

5. The Village Board of the Village of Caledonia hereby adopts the proposed Comprehensive Plan amendment for the Village of Caledonia, for the following reasons:

1. The Commercial land use category will be consistent with surrounding land use categories allowing commercial uses
2. The Land Use Plan amendment will lay the foundation for the rezoning of the subject property to the B-1, Neighborhood Business District.

6. That Section 13-2-2(s) of the Municipal Code for the Village of Caledonia be, and hereby is, created to read as follows:

“(s) Amendment to the land use categories on Map 3 entitled “Recommended Land Use Plan for the Village of Caledonia: 2035” for Parcel ID. No. 104-04-22-33-190, Village of Caledonia, Racine County, WI. The vacant lot located on Roberts Street containing 0.0976 acres, more or less, changing the land use plan map category for this land from Medium Density Residential to Commercial on the Village Land Use Plan Map adopted by the Village Board as part of the multi-jurisdictional comprehensive plan as shown below bordered in blue.



7. The Village Clerk is directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

8. That after a sufficient number of land use plan amendments have occurred, the Village Clerk shall cause the land use map of the Comprehensive Plan to be updated to reflect the amendment herein.

9. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of August 2022.

#### **VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Lee Wishau, Acting Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert, Village Clerk

**ORDINANCE NO. 2022- 17**

**AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP  
ADOPTED UNDER SECTION 20-212 OF THE RACINE COUNTY CODE OF  
ORDINANCES AS ADOPTED BY THE VILLAGE OF CALEDONIA UNDER SECTION  
16-1-1(A) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA  
APPROVING A REQUEST TO REZONE ±0.0976 ACRES FROM R-5, URBAN  
RESIDENTIAL DISTRICT II TO B-1, NEIGHBORHOOD BUSINESS DISTRICT FOR THE  
VACANT PROPERTY LOCATED ON ROBERTS STREET, PARCEL ID NO. 104-04-22-33-  
190-000, VILLAGE OF CALEDONIA, RACINE COUNTY, SHANNON CURTIN,  
APPLICANT, HELEN BROSSMAN, OWNER.**

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

- A. Request to rezone ±0.0976 acres from R-5, Urban Residential District II to B-1, Neighborhood Business District for the parcel located on Roberts Street, Village of Caledonia, Racine County, WI. Shannon Curtin, Applicant, Helen Brossman, Owner; Parcel No.: 104-04-22-33-190-000, which is described on the attached **Exhibit A** is approved for the following reasons:
1. This rezoning will not adversely affect the surrounding property values.
  2. Due to the subject property's proximity to other parcels zoned B-1, commercial uses should be encouraged in this area.
  3. The proposed rezoning is in accord with the 2035 Land Use Plan designation of commercial for the subject property.
  4. The lot will be combined with an existing adjacent commercial lot.
- B. That in order to update the zoning map adopted under Section 20-212 of the Racine County Code of Ordinances adopted by the Village of Caledonia under Section 16-1-1(a) of the Code of Ordinances of the Village of Caledonia, the Village Board needs to adopt an ordinance;
- C. That the zoning map be, and hereby is, amended as follows:

The land comprising the rezone ±0.0976 acres located on Roberts Street directly south of 3303 CTH H with Parcel ID No. 104-04-22-33-190-000, which is legally described on the attached **Exhibit A** shall be rezoned from: from R-5, Urban Residential District II to B-1, Neighborhood Business District.



- D. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amendment to the zoning classification adopted herein.
- E. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia this \_\_\_\_ day of August, 2022.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

Lee Wishau, Acting Village President

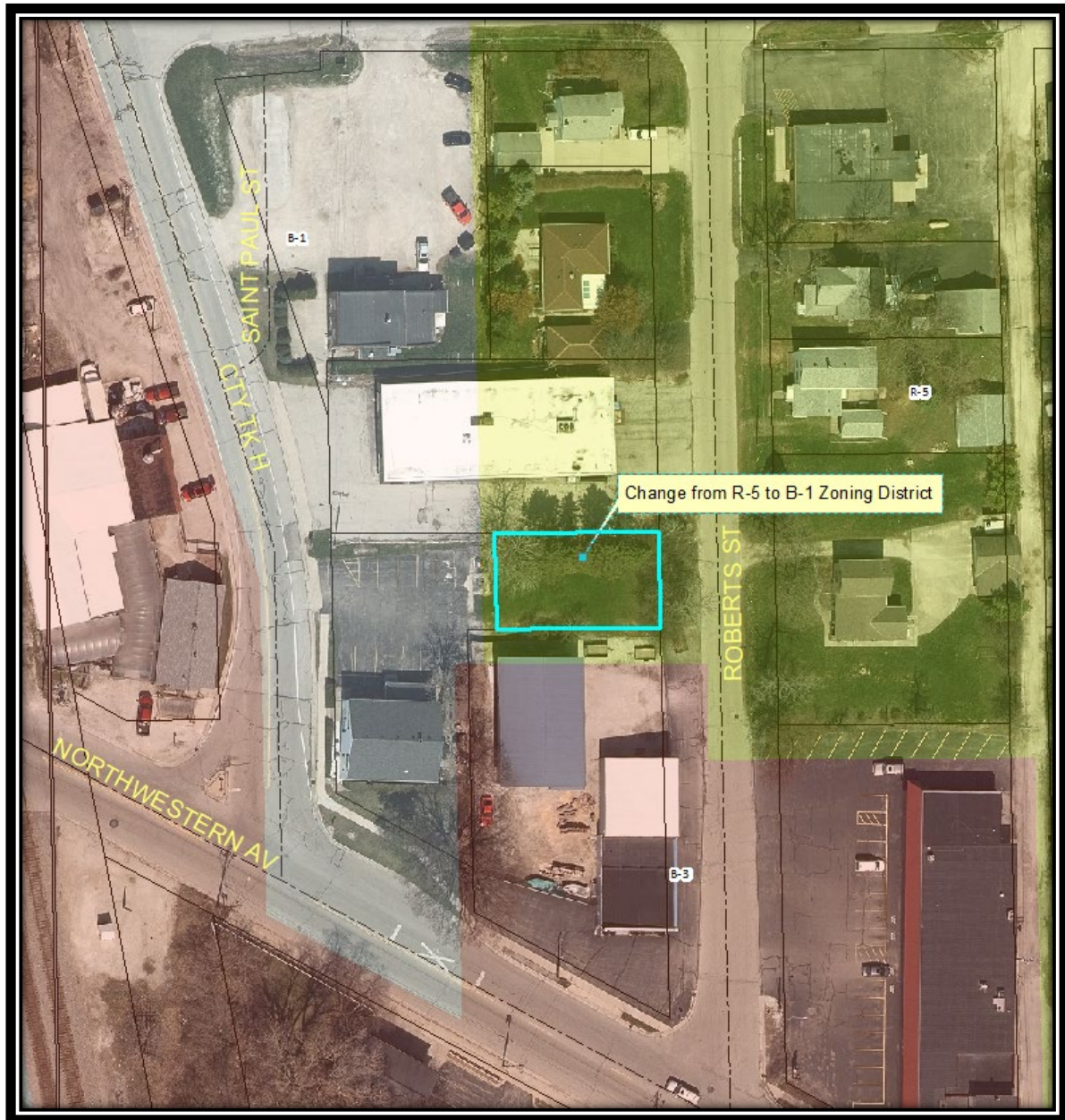
Attest: \_\_\_\_\_

Joslyn Hoeffert, Village Clerk

**Exhibit A:**  
**Legal Description Parcel ID No. 104-04-22-33-190-000**

**LEGAL DESCRIPTION**

Lot 12, Block 3 of the Franksville Subdivision Plat being part of the SW  $\frac{1}{4}$  of Section 33, Township 4 North, Range 22 East. Said land being in the Village of Caledonia, Racine County, Wisconsin and contains 0.0976 acres, more or less.



**ORDINANCE NO. 2022- 18**

**AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP  
ADOPTED UNDER SECTION 20-212 OF THE RACINE COUNTY CODE OF  
ORDINANCES AS ADOPTED BY THE VILLAGE OF CALEDONIA UNDER SECTION  
16-1-1(A) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA  
APPROVING A REQUEST TO REZONE ±0.351 ACRES FROM R-5, URBAN  
RESIDENTIAL DISTRICT II AND B-1, NEIGHBORHOOD BUSINESS DISTRICT TO ALL  
B-1, NEIGHBORHOOD BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 3303  
CTH H, PARCEL ID NO. 104-04-22-33-188-000, VILLAGE OF CALEDONIA, RACINE  
COUNTY, SHANNON CURTIN, APPLICANT, SCURTIN LLC, OWNER.**

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

- A. Request to rezone ±0.351 acres from R-5, Urban Residential District II and B-1, Neighborhood Business District to B-1, Neighborhood Business District for the parcel located at 3303 CTH H, Village of Caledonia, Racine County, WI. Shannon Curtin, Applicant, Scurtin LLC, Owner; Parcel No.: 104-04-22-33-188-000, which is described on the attached **Exhibit A** is approved for the following reasons:
  - 1. The parcel is currently developed and utilized for commercial purposes and rezoning the entire parcel to the B-1 District accurately reflects the use of the property.
  - 2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as commercial for the subject property.
- B. That in order to update the zoning map adopted under Section 20-212 of the Racine County Code of Ordinances adopted by the Village of Caledonia under Section 16-1-1(a) of the Code of Ordinances of the Village of Caledonia, the Village Board needs to adopt an ordinance;
- C. That the zoning map be, and hereby is, amended as follows:

The land comprising the rezone ±0.351 acres located at 3303 CTH H with Parcel ID No. 104-04-22-33-188-000, which is legally described on the attached **Exhibit A** shall be rezoned from: from R-5, Urban Residential District II and B-1, Neighborhood Business District to B-1, Neighborhood Business District.

- D. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amendment to the zoning classification adopted herein.
- E. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia this \_\_\_\_ day of August, 2022.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

Lee Wishau, Acting Village President

Attest: \_\_\_\_\_

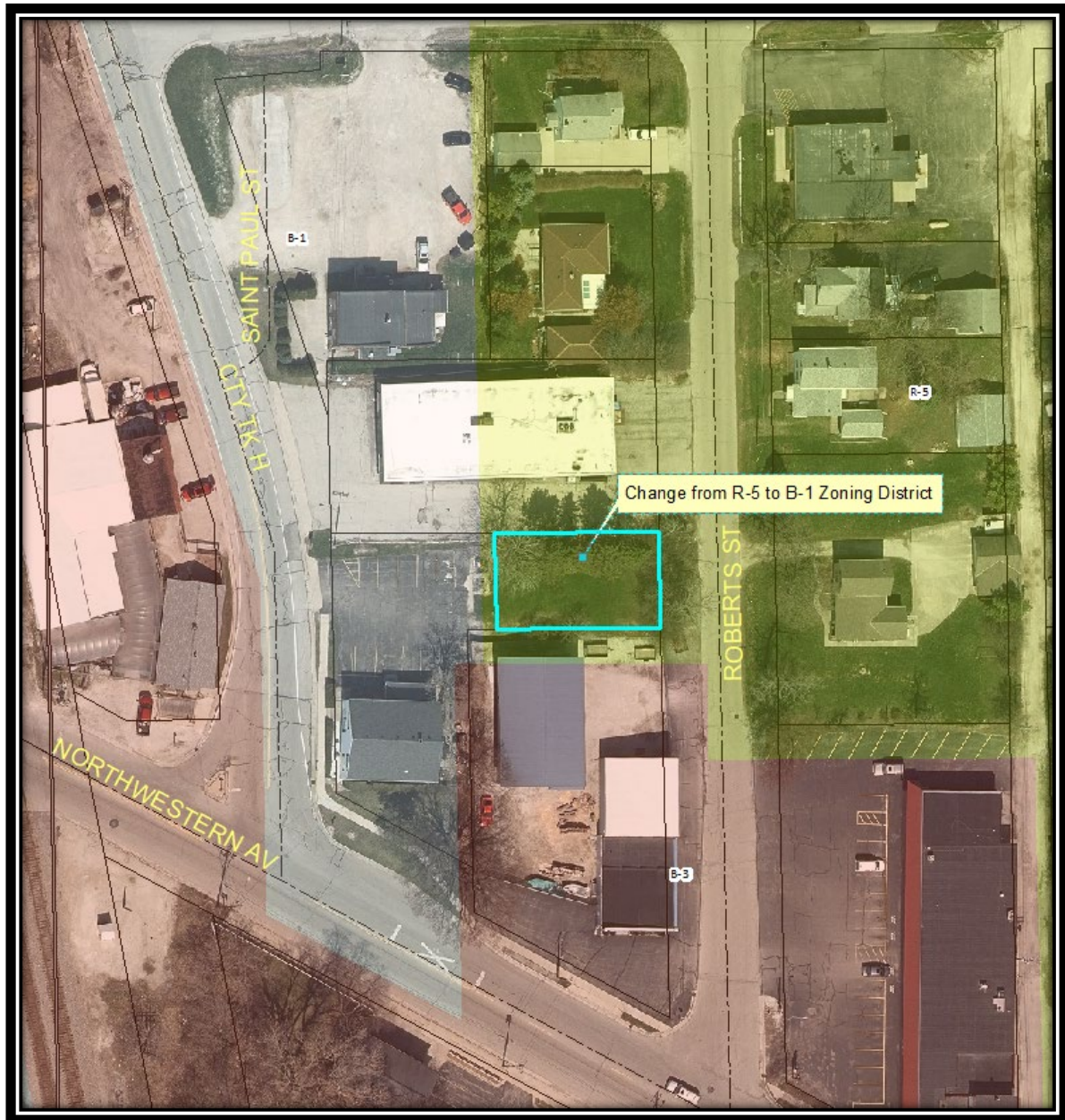
Joslyn Hoeffert, Village Clerk



**Exhibit A:**  
**Legal Description Parcel ID No. 104-04-22-33-190-000**

**LEGAL DESCRIPTION**

Lot 12, Block 3 of the Franksville Subdivision Plat being part of the SW  $\frac{1}{4}$  of Section 33, Township 4 North, Range 22 East. Said land being in the Village of Caledonia, Racine County, Wisconsin and contains 0.0976 acres, more or less.



**ORDINANCE NO. 2022- 19**

**AN ORDINANCE TO AMEND ZONING DISTRICTS OF THE ZONING MAP  
ADOPTED UNDER SECTION 20-212 OF THE RACINE COUNTY CODE OF  
ORDINANCES AS ADOPTED BY THE VILLAGE OF CALEDONIA UNDER SECTION  
16-1-1(A) OF THE CODE OF ORDINANCES OF THE VILLAGE OF CALEDONIA  
APPROVING A REQUEST TO REZONE ±19.15 ACRES FROM R-3, SUBURBAN  
RESIDENTIAL DISTRICT (SEWERED) TO R-4, URBAN DISTRICT I FOR THE  
PARCELS LOCATED AT 6020 ERIE STREET AND THREE PARCELS ON ERIE STREET,  
WEST OF 5945 ERIE STREET (NOW WATER'S EDGE DRIVE), PARCEL ID NOS. 104-04-  
23-16-021-000, 104-04-23-21-016-000, 104-04-23-21-016-010, & 104-04-23-21-021-000  
VILLAGE OF CALEDONIA, RACINE COUNTY, JOHN WAHLEN, APPLICANT,  
VILLAGE OF CALEDONIA, OWNER.**

The Village Board of the Village of Caledonia, Racine County, Wisconsin, ordains as follows:

- A. Request to rezone ±19.15 acres from R-3, Suburban Residential District (sewered) to R-4, Urban Residential District I for the parcels located at 6020 Erie Street and the three parcels on Erie Street, west of 5945 Erie Street (now Water's Edge Drive), Village of Caledonia, Racine County, WI. John Wahlen, Applicant, Village of Caledonia, Owner; Parcel Nos.: 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000, which is described on the attached **Exhibit A** is approved for the following reasons:
  - 1. The rezoning will not adversely affect the surrounding property values.
  - 2. The 2035 Land Use Plan designates these parcels as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.
- B. That in order to update the zoning map adopted under Section 20-212 of the Racine County Code of Ordinances adopted by the Village of Caledonia under Section 16-1-1(a) of the Code of Ordinances of the Village of Caledonia, the Village Board needs to adopt an ordinance;
- C. That the zoning map be, and hereby is, amended as follows:

The land comprising the rezone ±19.15 acres located at 6020 Erie Street and the three parcels on Erie Street, west of 5945 Erie Street (now Water's Edge Drive), with Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000, which is legally described on the attached **Exhibit A** shall be rezoned from from R-3, Suburban Residential District (sewered) to R-4, Urban Residential District I.

- D. That the Village Clerk shall cause the official Zoning Map of the Village of Caledonia to be amended to reflect the amendment to the zoning classification adopted herein.
- E. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Caledonia this \_\_\_\_ day of August, 2022.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

Lee Wishau, Acting Village President

Attest: \_\_\_\_\_

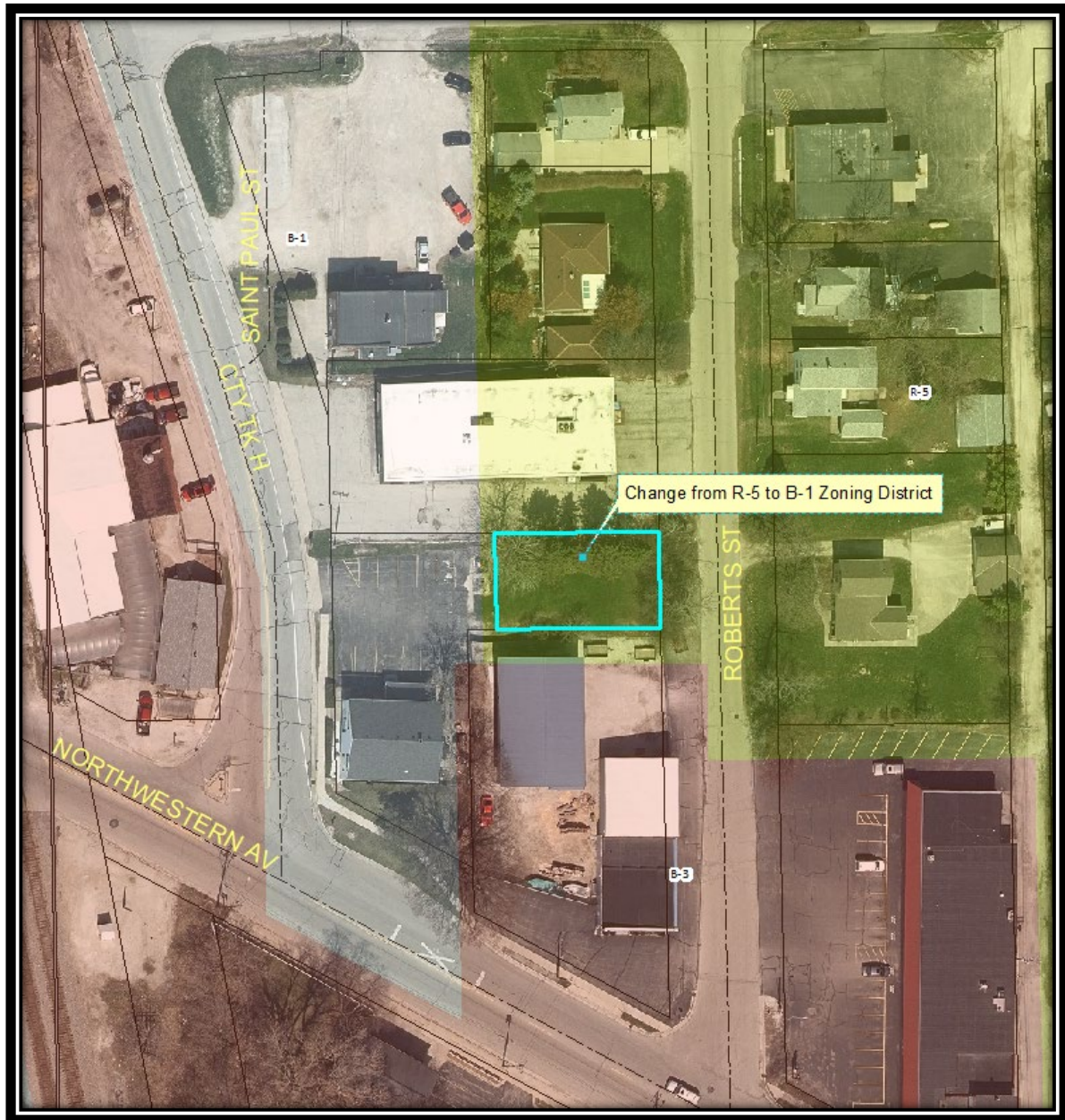
Joslyn Hoeffert, Village Clerk



**Exhibit A:**  
**Legal Description Parcel ID No. 104-04-22-33-190-000**

**LEGAL DESCRIPTION**

Lot 12, Block 3 of the Franksville Subdivision Plat being part of the SW  $\frac{1}{4}$  of Section 33, Township 4 North, Range 22 East. Said land being in the Village of Caledonia, Racine County, Wisconsin and contains 0.0976 acres, more or less.





**RESOLUTION NO. 2022-76**

**RESOLUTION APPOINTING VILLAGE ENGINEER RYAN SCHMIDT**

**WHEREAS**, the Personnel Committee of the Caledonia Village Board has met and unanimously recommends the appointment of Ryan Schmidt to the position of Village Engineer effective August 1, 2022; and

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that Ryan Schmidt be appointed Village Engineer effective August 1, 2022; and

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_\_ day of August, 2022.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Lee Wishau  
Acting Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert  
Village Clerk

**RESOLUTION NO. 2022-77**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A SITE, BUILDING, & OPERATIONS PLAN TO CONSTRUCT ±100,400 SQUARE FEET OF RECREATIONAL FACILITIES WHICH INCLUDES A ROPES COURSE, LASER TAG ARENA, PEDAL CART TRACK, APPLE CANNONS, AND GIANT SLIDE AT 8425 STH 38, VILLAGE OF CALEDONIA, BEAR COUNTRY HOLDINGS LLC, APPLICANT AND OWNER**

The Village Board for the Village of Caledonia resolves as follows:

**WHEREAS**, Bear Country Holdings LLC, Applicant, has requested an approval of a site, building, and operations plan to construct and utilize ±100,400 square feet of recreational facilities which includes a ropes course, laser tag arena, apple cannons, pedal cart track, and a giant slide located at 8425 STH 38, Parcel ID No. 104-04-22-04-017-000, Village of Caledonia, Racine County, WI; and,

**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the site, building, and operations plan, subject to the conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.
3. The proposed use is consistent with the existing recreational uses on the property.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the requested building, site, and operations plan set forth above, is hereby approved for the same reasons set forth above and subject to the same conditions and contingency imposed by the Village Plan Commission.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this \_\_\_\_ day of August, 2022.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Lee Wishau, Acting Village President

Attest: \_\_\_\_\_  
Joslyn Hoeffert, Village Clerk

**EXHIBIT A - CONDITIONS**  
**Bear Country Holdings LLC Recreational Facilities**  
**(Ropes Course, Laser Tag Arena, Pedal Cart Track, Apple Cannons & Giant Dry Slide)**

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. Plans. The proposed ±100,400 square feet of recreational facilities including a ropes course, laser tag arena, apple cannons, pedal cart track, and giant dry slide shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on July 11, 2022.
5. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
6. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
7. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
8. Lighting. Any future lighting of the area will require the submittal of a photometric plan and received approval from the Development Director prior to submitting for electrical permits. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
9. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
10. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including

removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

11. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
12. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
13. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
14. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
15. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Bear Country Holdings LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
16. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.