

**Village Board Meeting
September 6, 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 Stillman, Trustee Weatherston, Trustee Folk, Trustee Wishau, Trustee Martin, Trustee McManus, and President Dobbs.

Absent: None.

Staff: Also present were HR Manager Michelle Tucker, Development Director Peter Wagner, Public Services Director Anthony Bunkelman, Engineer Ryan Schmidt, Utility Operations Supervisor Robert Lui, Finance Director Wayne Krueger, Fire Chief Jeff Henningfeld, Deputy Police Chief Shawn Engleman, Administrator Kathy Kasper, and Village Attorney Tim Pruitt.

4 – Communications and Announcements

None.

5 – Approval of Minutes

Village Board – August 15, 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

Alberto Januchowski, 4652 Charles St., asked what he can do to stop being harassed by the code enforcement officer. He is a mechanic and often has spare parts around. He further complained about alleged damages done to his home from the quarry blasting. His property was recently assessed by the Village, and he would not be able to sell it for that amount given the extensive damage. He thought this was very serious and brought photos as proof. He is actively sharing photos with the new subdivision residents so they can be aware of what they can expect. He hopes to garner interest to bring a class action lawsuit against the Quarry.

7 – Committee Report

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

Village – \$ 870,009.53

Motion by Trustee Wishau to approve the A/P checks as presented for \$ 870,009.53. Seconded by Trustee Martin. Motion carried unanimously.

8 – Ordinances and Resolutions

8A – Ordinance 2022-22 – 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 ±2.3 Acres From B-2, Community Business District To B-3 Commercial Service District For The Property Located At 6207 Douglas Avenue, Parcel ID No. 104-04-23-18-187-000, Village Of Caledonia, Racine County, John Anderson, Applicant, Anderson Investment Holdings 6207, Owner.

Motion by Trustee Weatherston to approve Ordinance 2022-22 – 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 ±2.3 Acres From B-2, Community Business District To B-3 Commercial Service District For The Property Located At 6207 Douglas Avenue, Parcel ID No. 104-04-23-18-187-000, Village Of Caledonia, Racine County, John Anderson, Applicant, Anderson Investment Holdings 6207, Owner. . Seconded by Trustee Stillman. Motion carried unanimously.

8B – Resolution 2022-83 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request To Amend The Conditional Use Permit Allowing For The Operation Of A Landscape Contractor’s Yard With Outdoor Storage Of Equipment And Materials Located At 6207 Douglas Avenue, Village Of Caledonia, Racine County, WI; John Anderson, Applicant, Anderson Investment Holdings 6207, Owner

Motion by Trustee Weatherston to approve Resolution 2022-83 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request To Amend The Conditional Use Permit Allowing For The Operation Of A Landscape Contractor’s Yard With Outdoor Storage Of Equipment And Materials Located At 6207 Douglas Avenue, Village Of Caledonia, Racine County, WI; John Anderson, Applicant, Anderson Investment Holdings 6207, Owner. Seconded by Trustee Stillman. Motion carried unanimously.

8C – Resolution 2022-84 – Resolution Of The Village Board Of The Village Of Caledonia To Approve The Preliminary Plat Of The Glen At Waters Edge Which Proposes 30 Single-Family Residential Lots And 3 Outlots On 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 Submitted By John Wahlen, Applicant, Village Of Caledonia, Owner

Motion by Trustee Weatherston to approve Resolution 2022-84 – Resolution Of The Village Board Of The Village Of Caledonia To Approve The Preliminary Plat Of The Glen At Waters Edge Which Proposes 30 Single-Family Residential Lots And 3 Outlots On 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 Submitted By John Wahlen, Applicant, Village Of Caledonia, Owner. Seconded by Trustee Folk. Motion carried unanimously.

8D – Resolution 2022-85 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Development Agreement For A 19 Lot Expansion Of Bluffside Subdivision; Bluffside Estates, LLC, Owner / Nancy Washburn, Agent

The donated Outlot to the conservancy would include access.

Motion by Trustee Weatherston to approve Resolution 2022-85 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Development Agreement For A 19 Lot

Expansion Of Bluffside Subdivision; Bluffside Estates, LLC, Owner / Nancy Washburn, Agent. Seconded by Trustee McManus. Motion carried unanimously.

8E – Resolution 2022-86 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±141,535 Square-Foot Industrial Building Located On Northwestern Avenue, South Of 13501 Northwestern Avenue, Village Of Caledonia, Racine County, WI; Jason Lueders, Applicant, TI Investors Of Caledonia LLC, Owner

Motion by Trustee Folk to approve Resolution 2022-86 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±141,535 Square-Foot Industrial Building Located On Northwestern Avenue, South Of 13501 Northwestern Avenue, Village Of Caledonia, Racine County, WI; Jason Lueders, Applicant, TI Investors Of Caledonia LLC, Owner. Seconded by Trustee Stillman. Motion carried unanimously.

8F – Resolution 2022-87 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±233,249 Square-Foot Industrial Building Located On Northwestern Avenue, South Of 13501 Northwestern Avenue, Village Of Caledonia, Racine County, WI; Jason Lueders, Applicant, TI Investors Of Caledonia LLC, Owner

Motion by Trustee Folk to approve Resolution 2022-87 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±233,249 Square-Foot Industrial Building Located On Northwestern Avenue, South Of 13501 Northwestern Avenue, Village Of Caledonia, Racine County, WI; Jason Lueders, Applicant, TI Investors Of Caledonia LLC, Owner . Seconded by Trustee Stillman. Motion carried unanimously.

8G – Resolution 2022-88 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Building, Site, And Operations Plan To Construct And Utilize A ±709 Square-Foot Addition To An Existing Industrial Building, Located At 4133 Courtney Street 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.

Motion by Trustee Weatherston to approve Resolution 2022-88 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Building, Site, And Operations Plan To Construct And Utilize A ±709 Square-Foot Addition To An Existing Industrial Building, Located At 4133 Courtney Street 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. Seconded by Trustee McManus. Motion carried unanimously.

8H – Resolution 2022-89 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request To Amend The Conditional Use Permit Allowing For The Operation Of A U-Haul Business With Outdoor Storage Of Trucks And Trailers For The Property Located At 7952 USH 41, Village Of Caledonia, Racine County, WI; Mike Shultz, Applicant, Kidangayil INC., Owner

Wagner explained the history on this item. There was concern that large vehicles would not be able to navigate the parking lot appropriately. The applicant hired a consultant for the site layout to include much of the requested items, as well as the addition of a second gravel lot in preparation of winter. Privacy fencing will be installed to create separation for the residential property.

Motion by Trustee McManus to approve Resolution 2022-89 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request To Amend The Conditional Use Permit

Allowing For The Operation Of A U-Haul Business With Outdoor Storage Of Trucks And Trailers For The Property Located At 7952 USH 41, Village Of Caledonia, Racine County, WI; Mike Shultz, Applicant, Kidangayil INC., Owner. Seconded by Trustee Weatherston. Motion carried unanimously.

8I – Resolution 2022-90 – Resolution Authorizing The Village Of Caledonia To Execute A Public Road Reservation Agreement With Mark & Carole Decheck

Motion by Trustee Folk to approve Resolution 2022-90 – Resolution Authorizing The Village Of Caledonia To Execute A Public Road Reservation Agreement With Mark & Carole Decheck . Seconded by Trustee Martin. Motion carried unanimously.

8J – Resolution 2022-91 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Site, Building, & Operations Plan To Construct And Utilize A ±52,700 Square-Foot Refrigerated Warehouse Building Addition With Loading Docks And A ±1,705 Square-Foot Office Addition, At 12725 Four Mile Road, Village Of Caledonia, Racine County, WI; Curtis Schroeder, Applicant; Central Storage Warehouse, Owner

Motion by Trustee Martin to approve Resolution 2022-91 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Site, Building, & Operations Plan To Construct And Utilize A ±52,700 Square-Foot Refrigerated Warehouse Building Addition With Loading Docks And A ±1,705 Square-Foot Office Addition, At 12725 Four Mile Road, Village Of Caledonia, Racine County, WI; Curtis Schroeder, Applicant; Central Storage Warehouse, Owner . Seconded by Trustee Folk. Motion carried unanimously.

8K – Resolution 2022-92 – Resolution Authorizing The Village Of Caledonia To Enter Into A Managed Services Contract With Ontech Systems For Information Technology Services

Motion by Trustee Wishau to approve Resolution 2022-92 – Resolution Authorizing The Village Of Caledonia To Enter Into A Managed Services Contract With Ontech Systems For Information Technology Services. Seconded by Trustee Weatherston. Motion carried unanimously.

8L – Resolution 2022-93 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map – TI Investors Of Caledonia, LLC / Caledonia Corporate Park CSM – SW ¼ Of Section 30, T4N, R22E, Village Of Caledonia, Racine County, WI – Owner TI Investors Of Caledonia, LLC

Motion by Trustee Weatherston to approve Resolution 2022-93 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Certified Survey Map – TI Investors Of Caledonia, LLC / Caledonia Corporate Park CSM – SW ¼ Of Section 30, T4N, R22E, Village Of Caledonia, Racine County, WI – Owner TI Investors Of Caledonia, LLC. Seconded by Trustee Stillman. Motion carried unanimously.

8M – Resolution 2022-94 – Resolution Of The Village Board Of The Village Of Caledonia Approving The Condominium Plat Briarwood Addendum No 1. A Condominium For Briarwood Condominiums– SE ¼ Of The SW ¼ Of Section 21, T4N, R23E, Village Of Caledonia, Racine County, Wisconsin: Briarwood Of Caledonia LLC Owner Parcel # 104-04-23-21-061-000

Motion by Trustee Weatherston to approve Resolution 2022-94 – Resolution Of The Village Board Of The Village Of Caledonia Approving The Condominium Plat Briarwood Addendum No 1. A Condominium For Briarwood Condominiums– SE ¼ Of The SW ¼ Of Section 21, T4N, R23E, Village Of Caledonia, Racine County, Wisconsin: Briarwood Of Caledonia LLC Owner Parcel # 104-04-23-21-061-000. Seconded by Trustee McManus. Motion carried unanimously.

9 – New Business

9A – Committee and Commissions

Trustee Martin has been appointed as Chair of the Legislative and Licensing Committee.

Motion by Trustee Weatherston to disband the Public Safety Building Committee. Seconded by Trustee McManus. Motion carried unanimously.

10 – Report from Village Administrator

The Administrator updated the Village Board.

11. Adjournment

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

Meeting adjourned at 6:59 p.m.

Respectfully submitted,
Joslyn Hoeffert, Village Clerk