

VILLAGE BOARD MEETING AGENDA
Monday, December 5, 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 – November 21, 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. **Resolution 2022-120** – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Conditional Use Permit To Allow The Operation Of A Landscape Contractors Yard With Outdoor Storage Of Related Commercial Equipment And Materials For The Parcel Located Directly North Of 8420 CTH V, Caledonia, Eric Ross LLC, Applicant, Ross Holdings LLC, Owner (*Planning Commission: 11/28/2022 – motion carried, 7,0*).
 - B. **Resolution 2022-121** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±8,160 Square Foot Commercial Building For The Future Operation Of A Landscape Contractors Yard With Outdoor Storage Located Directly North Of 8420 CTH V, Village Of Caledonia, Eric Ross, Applicant, Ross Holdings LLC Owner (*Planning Commission: 11/28/2022 – motion carried, 7,0*).
 - C. **Resolution 2022-122** – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Building, Site, And Operations Plan To Construct And Utilize A ±26,000 Square-Foot Commercial Building Addition, Located At 4234 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. (*Planning Commission: 11/28/2022 – motion carried, 7,0*).
 - D. **Resolution 2022-123** – A Resolution Of The Board Of Trustees Of The Village Of Caledonia Approving A Professional Services Agreement With Mueller Communications LLC For Public Education Initiatives (*Special Village Board: 11/01/2022 – motion carried, 4/1*)
9. **Closed Session Items**
 - A. Discussion/possible motion to convene into closed session pursuant to Wis. Stat. §19.85(1)(e) for 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 negotiation strategies related to shared service models for Fire/EMS Services.
 - B. Motion to go into Open Session and to take possible action on those items discussed in closed session and to move to the remaining items on the agenda or other agendas as posted.
10. **New Business**
 - A. Public Safety Staffing Discussion
 - B. 2023 Village Board Meeting Schedule
11. **Report from Village Administrator**
12. **Adjournment**

**Village Board Meeting
November 21, 2022**

1 - Order

Trustee Wishau called the Village Board meeting to order at 6:01 p.m. at the Caledonia Village Hall.

2 - Pledge of Allegiance

3 - Roll Call

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

Absent: President Dobbs and Trustee McManus were excused.

Staff: Also present were Public Services Director Anthony Bunkelman, Village Engineer Ryan Schmidt, Deputy Police Chief Shawn Engleman, HR Manager Michelle Tucker, Finance Director Wayne Krueger, and Administrator Kathy Kasper. Attorney Elaine Ekes was also present.

4 – Communications and Announcements

5 – Approval of Minutes

Village Board –November 7, 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 – Public Hearings

6A- Hearing on Village of Caledonia Proposed 2023 Budget

Public Hearing opened at 6:02 PM

Trustee Wishau asked three times if anyone wanted to speak in favor or against of this budget.

Public Comment

Ron Coutts, 609 Kentwood Drive, inquired about how the room tax was being earmarked and spent. After reading an article in Journal Times regarding the money being spent on the park, he felt the money should be spent on rehabilitating the current facilities, mainly the restrooms. Coutts complimented Bunkelman on his inclusion in the budget. He thought the Public Safety building cuts were sad and thought we should build for the future.

Trustee Wishau asked three times if any was in favor or against this budget.

Martha Hutsick, 4502 Harvest Lane, thought more money should be included in the Planning Development to deal with blighted properties. She felt that the new Highway Department needs some additional landscape, or something to make it less ominous looking. She also felt the Police Department needed additional staff, and was concerned with the crime statistics. As a founding member of Real Racine, she wondered what vehicle would be used to promote the Caledonia community.

Trustee Wishau asked three times if anyone wanted to speak in favor or against of this budget.

Public Hearing closed at 6:13 PM.

7 – Citizens Reports

None.

8 – Committee Report

8A - (Approval of A/P checks) -

Village – \$ 655,925.31

US Bank – \$ 33,947.85

Motion by Trustee Martin to approve the A/P checks as presented for \$ 655,925.31.
Seconded by Trustee Weatherston. Motion carried unanimously.

Motion by Trustee Martin to approve the US Bank list as presented for \$ 33,947.85.
Seconded by Trustee Weatherston. Motion carried unanimously.

9 – Ordinances and Resolutions

9A – Resolution 2022-114 – Resolution Authorizing An Agreement With Caledonia Highway Department Local 704 For 2023 (Village Board Only).

Motion by Trustee Weatherston to approve Resolution 2022-114 – Resolution Authorizing An Agreement With Caledonia Highway Department Local 704 For 2023.
Seconded by Trustee Stillman. Motion carried unanimously.

9B – Resolution 2022-115 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Development Agreement With Donald I & Jane E Christensen For The Extension Of Buckley Road (Village Board Only).

Motion by Trustee Stillman to approve Resolution 2022-115 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Development Agreement With Donald I & Jane E Christensen For The Extension Of Buckley Road. Seconded by Trustee Folk.
Motion carried unanimously.

9C – Resolution 2022-116 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Development Agreement With David Newell & Tracie Brisko-Newell For The Extension Of West Johnson Avenue (Village Board Only).

Motion by Trustee Weatherston to approve Resolution 2022-116 – Resolution Of The Village Board Of The Village Of Caledonia To Approve A Development Agreement With David Newell & Tracie Brisko-Newell For The Extension Of West Johnson Avenue. Seconded by Trustee Stillman. Motion carried unanimously.

9D – Resolution 2022-117 – Resolution Of The Village Board Of The Village Of Caledonia Denying A Certified Survey Map - Michael Leiber, Applicant; Edward Phillip, Owner – NE ¼ Of Section 22, T4N, R22E, Village Of Caledonia, Racine County, WI - Parcel # 104-04-22-22-001-000 (Planning Commission: 10/31/2022 – motion denied, 7/0).

The applicant, Michael Leiber, was present and explained his hopes in preserving the rural space in his backyard.

Motion by Trustee Martin to deny Resolution 2022-117 and modify the Resolution approving the certified survey map, subject to waivers and deed restrictions to the 4.655 acres and any approval is subject to the Engineering Department.

No second. **Motion dies.**

Motion by Trustee Weatherston to approve Resolution 2022-117 – Resolution Of The Village Board Of The Village Of Caledonia Denying A Certified Survey Map - Michael Leiber, Applicant; Edward Phillip, Owner – NE ¼ Of Section 22, T4N, R22E, Village Of Caledonia, Racine County, WI - Parcel # 104-04-22-22-001-000. Seconded by Trustee Folk.

Trustee Weatherston – aye
Trustee Wishau – nay
Trustee Folk – aye

Trustee Stillman – aye
Trustee Martin – nay

Motion carried, 3/2.

9E – Resolution 2022-118 – Resolution Approving And Authorizing The Adoption Of The 2023 Budget For The Village Of Caledonia, Authorizing, Fees, Capital Projects, And Setting Various Tax Levies (Village Board Only).

Krueger explained the modifications.

Motion by Trustee Weatherston to approve Resolution 2022-118 – Resolution Approving And Authorizing The Adoption Of The 2023 Budget For The Village Of Caledonia, Authorizing, Fees, Capital Projects, And Setting Various Tax Levies. Seconded by Trustee Stillman.

Trustee Weatherston – aye
Trustee Wishau – aye
Trustee Folk – aye

Trustee Stillman – aye
Trustee Martin – aye

Motion carried unanimously.

9F – Resolution 2022-119 – Resolution Of The Village Board Of The Village Of Caledonia To Approve The First Amendment To The Guaranteed Maximum Price Amendment To The Construction Manager At Risk Contract Between The Village Of Caledonia, Wisconsin And Riley Construction Company, Inc. And To Award The Subcontracts For The Public Safety Building And To Award A Direct Contract With Reliable Door & Dock For The Public Safety Building (Village Board Only).

Motion by Trustee Stillman to approve Resolution 2022-119 – Resolution Of The Village Board Of The Village Of Caledonia To Approve The First Amendment To The Guaranteed Maximum Price Amendment To The Construction Manager At Risk Contract Between The Village Of Caledonia, Wisconsin And Riley Construction Company, Inc. And To Award The Subcontracts For The Public Safety Building And To Award A Direct Contract With Reliable Door & Dock For The Public Safety Building. Seconded by Trustee Weatherston. Motion carried unanimously.

10 – New Business

10A – Policy Update

Motion by Trustee Stillman to approve the policy update. Seconded by Trustee Weatherston. Motion carried unanimously.

11 – Report from Village Administrator

The Administrator updated the Village Board.

12 – Adjournment

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

Meeting adjourned at 6:57 p.m.

Respectfully submitted,
Joslyn Hoeffert, Village Clerk

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
ACH - SUPERFLEET							
Water Utility Fund	1730	ACH - SUPERFLEET	10/20/2022	NOV-22; VEHICLE FUEL	11/20/2022	48.34	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	1730	ACH - SUPERFLEET	10/20/2022	NOV-22; VEHICLE FUEL	11/20/2022	48.33	501-00-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:						96.67	
ACH - WE ENERGIES							
Water Utility Fund	380	ACH - WE ENERGIES	10/31/2022	OCT-22; GAS & ELECTRIC	11/10/2022	595.55	500-00-64140 Utilities
Sewer Utility Fund	380	ACH - WE ENERGIES	10/31/2022	OCT-22; GAS & ELECTRIC	11/10/2022	12,609.41	501-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	10/31/2022	OCT-22; GAS & ELECTRIC	11/10/2022	190.11	502-00-64140 Utilities
Total ACH - WE ENERGIES:						13,395.07	
AUGUST WINTER & SONS, INC							
Sewer Utility Fund	9246	AUGUST WINTER & SONS, INC	PAY APP. # 4	DOMINICAN L.S.; PAY APP #4	11/29/2022	155,779.00	501-18739-000 CIP-Dominican Lift Station
Total AUGUST WINTER & SONS, INC:						155,779.00	
BUY RIGHT, INC.							
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-382453	CADDY VISTA LS.S GEN.	11/16/2022	43.68	501-00-64240 Building Repairs & Maintenance
Total BUY RIGHT, INC.:						43.68	
CORE & MAIN LP							
Water Utility Fund	405	CORE & MAIN LP	R591281	WATERMAIN REPAIR PARTS	10/24/2022	1,520.00	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	405	CORE & MAIN LP	R808582	WATERMAIN REPAIR PARTS	10/21/2022	2,319.89	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	405	CORE & MAIN LP	R814479	WATERMAIN REPAIR PARTS	11/18/2022	1,065.00	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	405	CORE & MAIN LP	R837435	WATERMAIN REPAIR PARTS	11/18/2022	47.24	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	405	CORE & MAIN LP	R871072	WATERMAIN REPAIR PARTS	11/18/2022	264.80	500-00-64240 Building Repairs & Maintenance
Total CORE & MAIN LP:						5,216.93	
FOTH INFRASTRUCTURE & ENVIRO, LLC							
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	80945	STH 32 STREAM RESTORATION	11/28/2022	870.00	502-00-65154 HWY 32 Stream Restoration
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	80946	WESTVIEW VILLAGE STORMWA	11/28/2022	902.00	502-00-65156 Westview Village Storm
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	80947	RIVERBEND SAFETY SITE	11/22/2022	7,441.45	501-18725-000 CIP-Riverbend Safety Site
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	80950	OCT-22; HOODS CREEK BASIN	11/22/2022	27,538.63	501-18736-000 CIP-Hoods Creek Attenuation
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	80951	N. KREMER WATERMAIN RELA	11/22/2022	1,255.00	500-18735-107 CIP - North Kremer Watermain
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	80954	WASHINGTON MEADOWN WAT	11/22/2022	23,759.34	500-18737-107 CIP - WASHINGTON MEADOWS
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	80955	OCT-22; GIS MAPPING	11/22/2022	153.00	500-00-62103 Mapping

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	80955	OCT-22; GIS MAPPING	11/22/2022	153.00	501-00-62103 Mapping
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	80957	GENERAL ENGINEERING	11/22/2022	1,348.58	500-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	80957	GENERAL ENGINEERING	11/22/2022	3,617.58	501-00-61340 Engineering Design Charges
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						67,038.58	
G & F EXCAVATING							
Water Utility Fund	687	G & F EXCAVATING	35613	WATERMAIN BREAK BY ST. MO	11/29/2022	8,798.75	500-00-64240 Building Repairs & Maintenance
Total G & F EXCAVATING:						8,798.75	
JIMS GARAGE DOOR SERVICE, INC.							
Water Utility Fund	943	JIMS GARAGE DOOR SERVICE,	214641	SHOP GARAGE DOOR OPENER	11/16/2022	841.00	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	943	JIMS GARAGE DOOR SERVICE,	214641	SHOP GARAGE DOOR OPENER	11/16/2022	841.00	501-00-64240 Building Repairs & Maintenance
Total JIMS GARAGE DOOR SERVICE, INC.:						1,682.00	
MIRON CONSTRUCTION CO., INC.							
Sewer Utility Fund	9227	MIRON CONSTRUCTION CO., IN	PAY APP. # 4	HOODS CREEK BASIN; PAY APP	11/28/2022	2,875,931.51	501-18736-000 CIP-Hoods Creek Attenuation
Sewer Utility Fund	9227	MIRON CONSTRUCTION CO., IN	PAY APP. # 5	HOODS CREEK BASIN; PAY APP	11/30/2022	1,505,021.00	501-18736-000 CIP-Hoods Creek Attenuation
Total MIRON CONSTRUCTION CO., INC.:						4,380,952.51	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	43314	IT SERVICES; FILE RECOVERY	11/21/2022	102.50	500-00-64320 IT Infrastructure
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	43314	IT SERVICES; FILE RECOVERY	11/21/2022	102.50	501-00-64320 IT Infrastructure
Total NETWORK SPECIALIST OF RACINE, INC.:						205.00	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5123	NOV-22; BAC "T" SAMPLES	11/15/2022	365.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER UTILITY:						365.00	
PURPOSE CONTRACTING ASPHALT							
Water Utility Fund	1538	PURPOSE CONTRACTING ASP	22109	3605 EMMERTSEN RD; DRIVEW	11/22/2022	1,500.00	500-00-64240 Building Repairs & Maintenance
Total PURPOSE CONTRACTING ASPHALT:						1,500.00	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
T & N TIRE SERVICE							
Water Utility Fund	3851	T & N TIRE SERVICE	14164	JET RODDER FRONT TIRES	11/30/2022	687.54	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	3851	T & N TIRE SERVICE	14164	JET RODDER FRONT TIRES	11/30/2022	2,062.62	501-00-63300 Vehicle Repairs & Maintenance
Total T & N TIRE SERVICE:						2,750.16	
U. S. CELLULAR							
Water Utility Fund	2026	U. S. CELLULAR	0542740768	NOV 22 UTILITY DISTRICT CELL	11/21/2022	20.00	500-00-64150 Communication Services
Sewer Utility Fund	2026	U. S. CELLULAR	0542740768	NOV 22 UTILITY DISTRICT CELL	11/21/2022	20.00	501-00-64150 Communication Services
Total U. S. CELLULAR:						40.00	
WANASEK CORP							
Storm Water Utility Fund	2097	WANASEK CORP	PAY APP # 2	WESTVIEW VILLAGE; STORM W	11/29/2022	22,689.14	502-00-65156 Westview Village Storm
Total WANASEK CORP:						22,689.14	
Grand Totals:						4,660,552.49	

RESOLUTION NO. 2022-120

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A LANDSCAPE CONTRACTORS YARD WITH OUTDOOR STORAGE OF RELATED COMMERCIAL EQUIPMENT AND MATERIALS FOR THE PARCEL LOCATED DIRECTLY NORTH OF 8420 CTH V, CALEDONIA, ERIC ROSS LLC, APPLICANT, ROSS HOLDINGS LLC, OWNER

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

WHEREAS, Eric Ross requested a conditional use permit to operate a landscape contractors yard with outdoor storage of related equipment and materials for the parcel located directly north of 8420 CTH V, Ross Holdings LLC, Owner; Parcel ID No.: 104-04-22-06-019-010.

WHEREAS, the Village of Caledonia Plan Commission recommended approval of the request, subject to the conditions attached hereto as **Exhibit A**, and the Village Board considers the proposed use proper for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use is similar to the abutting commercial use and will not negatively impact abutting parcels.
3. The proposed use is consistent with the 2035 Land Use Plan designating commercial use for the parcel.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the requested conditional use set forth above, is hereby approved for the same reasons set forth above and subject to the conditions recommended by the Plan Commission and set forth herein.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of December, 2022.

VILLAGE OF CALEDONIA

By: _____
James R. Dobbs
Village President

Attest: _____
Joslyn Hoeffert
Village Clerk

Exhibit A: Conditions and Restrictions

Applicant: Ross Landcare
Property Address(es): CTH V
Parcel ID No.: 104-04-22-06-019-010

Approved by Plan Commission: 11/28/22
Approved by Village Board: _____
Resolution No.: _____

1. LEGAL DESCRIPTION

Lot 1 of CSM 3332 being located in the SE ¼ of the NE ¼ of Section 6 and the NE ¼ of the SE ¼ of Section 6, Township 4 North, Range 22 East in the Village of Caledonia, County of Racine, State of Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and site plans received November 3, 2022 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions.
- C. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

2) **Landscape Plan**

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) **Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) **Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- D. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- E. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the B-3, Highway Business zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.
- B. Operation of a commercial landscape contractor business with outdoor storage of equipment and related materials is permitted.
 - i. Outdoor storage shall be limited to areas identified in the approved site plan.
 - ii. Outdoor storage of recreational vehicles and/or trailers, boats, or other equipment unrelated to the business is prohibited.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

4. PARKING AND ACCESS

Parking stall dimensions shall be in accordance with Title 16, Chapter 12 of the Municipal Code.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the planned unit development setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft	40 ft	10 ft
Accessory Structure	40 ft	10 ft	10 ft
Parking	25 ft	10 ft	10 ft

Exhibit A:

Conditions and Restrictions

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within eighteen (18) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Public Services Director before permits are issued.

10. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant 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. The site is not located within the Caledonia Sewer and Water Service Area. Due to sanitary sewer and watermain not being available, a declaration of restrictive covenants document will need to be executed by the owner prior to any building permits being issued. All buildings shall connect to public sanitary sewer and water when available.

12. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

13. 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.

14. 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.

15. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Title 16, Chapter 10, Section 4 of the Municipal Code, as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

Exhibit A:

Conditions and Restrictions

16. 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.
17. 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.
18. REIMBURSE VILLAGE COSTS
Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
19. AMENDMENTS TO CONDITIONAL USE
No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
20. BINDING EFFECT
These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.
21. VIOLATIONS & PENALTIES
Any violations of the terms of these conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.
22. REVOCAION
Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.
23. AGREEMENT
The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors and assigns. Therefore, Eric Ross, Ross Holdings LLC; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.
24. SUBSEQUENT OWNERS
It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

RESOLUTION NO. 2022-121

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A SITE, BUILDING, & OPERATIONS PLAN TO CONSTRUCT A ±8,160 SQUARE FOOT COMMERCIAL BUILDING FOR THE FUTURE OPERATION OF A LANDSCAPE CONTRACTORS YARD WITH OUTDOOR STORAGE LOCATED DIRECTLY NORTH OF 8420 CTH V, VILLAGE OF CALEDONIA, ERIC ROSS, APPLICANT, ROSS HOLDINGS LLC OWNER

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

WHEREAS, Eric Ross, Applicant, has requested an approval of a site, building, and operations plan to construct and utilize ±8,160 square-foot commercial building for the future use of a landscape contractor’s yard with outdoor storage of business-related equipment and materials located directly north of 8420 CTH V, 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 as part of the approved conditional use permit to operate a landscape contractor’s yard, for the following reasons:

1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of commercial.

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 December, 2022.

VILLAGE OF CALEDONIA

By: _____
James R. Dobbs, Village President

Attest: _____
Joslyn Hoeffert, Village Clerk

RESOLUTION NO. 2022-122

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A BUILDING, SITE, AND OPERATIONS PLAN TO CONSTRUCT AND UTILIZE A ±26,000 SQUARE-FOOT COMMERCIAL BUILDING ADDITION, LOCATED AT 4234 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.

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

WHEREAS, The Cooperative Plan dated November 12, 2009 between the Village of Caledonia and the Village of Raymond gives the Village of Caledonia authority to approve or deny requests for amendments to the Village of Raymond Land Use Plan and requests to rezone property, conditionals uses, sign plans, certified survey maps, and site plan reviews if within the jurisdictional area of the Cooperative Plan;

WHEREAS, Steven Wright, Applicant, requested approval of a building, site, and operation plan to construct and utilize a ±26,000 square-foot commercial building addition. The applicant has indicated that the proposed building will be used for warehouse space, bathrooms, lunchroom, and equipment storage for their growing business. The subject site is zoned M-2, General Industrial District, on Parcel ID No. 168-04-21-36-001-080 in the Village of Raymond and this tract of land is within the jurisdictional area of the Cooperative Plan giving the Village of Caledonia approving authority; and

WHEREAS, the Village of Raymond has approved the building, site, and operation plan and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons:

1. The Village of Raymond granted approval of the proposed building, site, and operation plan in accordance with plans received on November 11, 2022.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the proposed building, site, and operation plan as set forth above is hereby approved, subject to the same conditions imposed by the Village of Raymond, as being consistent with the intent and requirements of the Cooperative Plan.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this ____ day of December, 2022.

VILLAGE OF CALEDONIA

By: _____
James R. Dobbs
Village President

Attest: _____
Joslyn Hoeffert
Village Clerk

RESOLUTION NO. 2022-123

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF CALEDONIA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH MUELLER COMMUNICATIONS LLC FOR PUBLIC EDUCATION INITIATIVES

The Board of Trustees of the Village of Caledonia, Racine County, Wisconsin, do resolve as follows:

WHEREAS, the Village of Caledonia is reviewing public safety staffing needs and the funding required to achieve the necessary staffing levels.

WHEREAS, the Village of Caledonia would like to retain Mueller Communications LLC to counsel the Village in developing strategic communications for our residents regarding funding options for the Village’s public safety staffing needs.

WHEREAS, the Public Education professional services will be charged on a “pay as you go” basis as outlined in the Letter of Agreement for an amount not exceeding \$37,625 for Professional Services.

WHEREAS, the Public Education costs of materials and advertising will be charged on a “pay as you go” basis as outlined in the Letter of Agreement, estimated at \$14,763.

WHEREAS, funds for the expenditures of \$52,440.50 shall be transferred from Account 100-90-60000, Stop Loss, to Account 100-90-61000, Professional Services, as outlined in **Exhibit B**, Fiscal Note.

NOW THEREFORE BE IT RESOLVED THAT, the Board of Trustees of the Village of Caledonia approves the Professional Services Agreement set forth in **Exhibit A**.

BE IT FURTHER RESOLVED THAT, the Village Administrator is authorized to execute the said agreement and to take such actions necessary and consistent with the intent of this resolution and said agreement.

Adopted by the Board of Trustees of the Village of Caledonia, Racine County, Wisconsin, this ____ day of December, 2022.

VILLAGE OF CALEDONIA

By: _____
James Dobbs
Village President

Attest: _____
Joslyn Hoeffert
Village Clerk

VILLAGE OF CALEDONIA

FISCAL NOTE: BUDGET MODIFICATION TO REPROGRAM PREVIOUSLY APPROVED BUDGETED FUNDS IN THE INSURANCE STOP LOSS LINE ITEM TO THE CONTRACTED SEDRVICES LINE ITEM WITHIN THE GENERAL FUND; PROFESSIONAL DEPARTMENT.

FISCAL YEAR: **2022**

ACCOUNT NAME	ACCOUNT NUMBER	CURRENT BUDGET	YEAR TO DATE EXPENDITURES	CURRENT BALANCE	BUDGET MODIFICATION	BUDGET AFTER MODIFICATION	REMAINING BUDGET BALANCE
DEPARTMENT: GENERAL FUND; PROFESSIONAL							
Insurance Deductible / Stop Loss	100-90-60000	\$ 75,000	\$ 2,182	\$ 72,818	\$ (52,441)	\$ 22,559	\$ 20,377
Professional Services	100-90-61000	\$ 5,000	\$ 1,116	\$ 3,884	\$ 52,441	\$ 57,441	\$ 56,325
		\$ 80,000	\$ 3,298	\$ 76,702	\$ -	\$ 80,000	\$ 76,702



November 22, 2022

Kathy Kasper
Village Administrator
Caledonia
5043 Chester Lane
Racine, WI 53402

Re: Letter of Agreement

Dear Kathy:

This correspondence serves as Letter of Agreement between the Village of Caledonia (Caledonia) and Mueller Communications LLC (Mueller Communications). It outlines the nature and terms of the working relationship between our organizations.

Mueller Communications will provide strategic communications counsel and support to facilitate public dialogue and discussion to help Caledonia educate voters about an upcoming referendum aimed to address public safety staffing challenges.

Fees for these services will be billed on a monthly “pay as you go” basis. We anticipate our professional fees associated with the public information campaign will not exceed \$35,500.00 without prior permission. We also anticipate social media ad spend and third-party expenses related to printing and mailing materials to residents, costs which are currently estimated at \$14,763.

Unless specified otherwise by the client, Mueller Communications strives to have all work performed by the least costly, most qualified person on our staff to deliver the best and most comprehensive results for our clients.

In addition to professional fees, Mueller Communications charges an administrative service & technology fee of seven and a half percent (7.5%) of the monthly professional fees to cover internal expenses incurred on client’s behalf. A copy of Mueller Communications’ Standard Expense Reimbursement Policy has been enclosed for your review.

Mueller Communications posts invoices, which are payable upon receipt, at the end of each month for services performed that month. Each invoice includes a separate breakdown of out-of-pocket expenses and a total summary of activities performed. This contract may be terminated at any time with a 60-day advance notice to the affected parties.

LETTER OF AGREEMENT - MUELLER / CALEDONIA Nov. 22, 2022

Please sign a copy of this letter of agreement and email it back to me. Upon receipt, I'll return a countersigned copy of the agreement for your files.

Mueller Communications works aggressively to ensure open lines of communication on all aspects of the working relationship with a client. Please feel free to contact me personally if you have any questions or need additional information on any portion of this letter or any other matter.

Sincerely,

JAMES MADLON
Chief Executive Officer
Mueller Communications LLC

Accepted by:

KATHY KASPER
Village Administrator
Village of Caledonia, Wisconsin



Mueller Communications

PUBLIC AFFAIRS • PUBLIC RELATIONS • CORPORATE & CRISIS COMMUNICATIONS

STANDARD EXPENSE REIMBURSEMENT POLICY

In order to provide the high-quality services our clients have come to expect, Mueller Communications LLC (Mueller Communications) incurs reimbursable expenses on behalf of its clients. We have prepared this policy statement to ensure a full understanding of how these charges are handled and to provide clients with more information on our policy. Our main objective is to develop a relationship with clients based on mutual trust. To further that goal, Mueller Communications expends funds on a client's behalf with exactly the same care and concern we have for personal monies.

Mueller Communications charges an administrative service & technology fee of seven and a half percent (7.5%) of the monthly professional fees to cover internal expenses incurred on client's behalf. Included in this fee is access to our full suite of media database and monitoring services, basic administrative support, in-county travel, routine printing, telecom and technology services.

Any extraordinary expenses will be billed separately. All third-party vendors used are reputable and continually monitored for quality and competitiveness. All charges paid by Mueller Communications on behalf of the client will have 17.65 percent (17.65%) added to cover the cost of the oversight and administration. Typical services provided by third-party vendors include, but are not limited to, costs for design, ad buys, or direct mail / email services, as well as working meals and out-of-county travel.

We encourage clients to discuss any questions or comments they may have concerning this policy with us at any time.

2023 CALENDAR

JANUARY						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY						
S	M	T	W	TH	F	S
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12	13	14	15	16	17	18
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26	27	28				

MARCH						
S	M	T	W	TH	F	S
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12	13	14	15	16	17	18
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26	27	28	29	30	31	

APRIL						
S	M	T	W	TH	F	S
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Observed	Holiday
Jan. 2, 2023	New Year's Day
April 7, 2023	Good Friday
May 29, 2023	Memorial Day
July 4, 2023	Fourth of July
Sept. 4, 2023	Labor Day
Nov. 23, 2023	Thanksgiving
Nov. 24, 2023	Day after Thanksgiving
Dec. 25, 2023	Christmas Eve
Dec. 26, 2023	Christmas
Jan. 1, 2024	New Year's Eve
Jan. 2nd, 2024	New Year's Day

MAY						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
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28	29	30	31			

JUNE						
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25	26	27	28	29	30	

JULY						
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23	24	25	26	27	28	29
30	31					

AUGUST						
S	M	T	W	TH	F	S
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27	28	29	30	31		

Meetings/Public Hearings are held at 6:00pm at Caledonia Village Hall on the 2nd and 4th Tuesday of each month, unless otherwise indicated.

SEPTEMBER						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
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24	25	26	27	28	29	30

OCTOBER						
S	M	T	W	TH	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER						
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26	27	28	29	30		

DECEMBER						
S	M	T	W	TH	F	S
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24	25	26	27	28	29	30
31						

1st meeting	2nd meeting
1/10/2023	1/24/2023
2/14/2023	2/28/2023
3/14/2023	3/28/2023
4/11/2023	4/25/2023
5/9/2023	5/23/2023
6/13/2023	6/27/2023
7/11/2023	7/25/2023
8/8/2023	8/22/2023
9/12/2023	9/26/2023
10/10/2023	10/24/2023
11/14/2023	11/28/2023
12/12/2023	12/26/2023

REGULAR VILLAGE BOARD
 HOLIDAY