

**Village Board Meeting
April 11, 2023**

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

Absent: Trustee Stillman was excused.

Staff: Also present were Public Services Director Anthony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, Village Attorney/HR Manager Tyler Helsel, and Village Administrator Kathy Kasper.

4 – Communications and Announcements

5 – Approval of Minutes

Village Board – March 28, 2023

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

6 – Citizens Reports (citizen comments are in-person only)

Judy Michel, 6127 State Highway 31, expressed concerns about the blighted condition of neighboring properties at 6121 and 6135 State Highway 31, which makes it difficult to sell her property at its true value. She highlighted numerous unregistered vehicles and trash on the properties that is now spilling onto her own property. She shared that the neighbors continue to harass her and encroach on her property. Michel mentioned a survey done in 2017 that proved the neighbor cut trees down and the fence was placed 2 feet onto her property. She requested that action be taken to address these issues.

Representative Robert Wittke, Assembly District 62, presented President Dobbs with a plaque highlighting his accolades during his tenure and overall community impact in the Village, which included: Current Racine County Deputy Emergency Management Director Community Service; Current board member and past president of the Kiwanis Club of Greater Racine; Current President of the River Meadows Homeowner's Association; Past board member and treasurer of the 4th Fest Greater Racine Corporation; and Elective History: Appointed Village President in 2017; Re-elected in 2013, 2015, 2017; Elected Trustee No. 5 Village Board in 2011.

7 – Committee Reports**7A - (Approval of A/P checks)**

Village – \$1,211,826.33

US Bank – \$43,428.06

Motion by Trustee Wishau to approve the A/P checks as presented for \$1,211,826.33.
Seconded by Trustee Weatherston. Motion carried, unanimously.

Motion by Trustee Wishau to approve the US Bank list as presented for \$43,428.06.
Seconded by Trustee Weatherston. Motion carried, unanimously.

8 – Ordinances and Resolutions

Motion by Trustee Weatherston to take the agenda out of order, starting with item 8C.
Seconded by Trustee Folk. Motion carried, unanimously.

8C – Ordinance 2023-05 – 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(T) Adding An Amendment To The Village's Comprehensive Plan And Affecting Lots 1 And 3 Of CSM 3332 And Lot L Of CSM 1037, Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010, Village Of Caledonia; Containing 9.0 Acres, More Or Less; From Medium Density Residential To Commercial; Eric Ross, Owner (Planning Commission: 03/27/2023, Motion carried 7/0).

Motion by Trustee Weatherston to approve Ordinance 2023-05 – 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(T) Adding An Amendment To The Village's Comprehensive Plan And Affecting Lots 1 And 3 Of CSM 3332 And Lot L Of CSM 1037, Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010, Village Of Caledonia; Containing 9.0 Acres, More Or Less; From Medium Density Residential To Commercial; Eric Ross, Owner. Seconded by Trustee McManus.

Trustee Weatherston – aye

Trustee Wishau – aye

Trustee McManus – aye

Trustee Martin – nay

President Dobbs – aye

Trustee Folk – aye

Motion carried, 5/1.

8A – Ordinance 2023-03 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 16-2-3 Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±11.3 Acres From A-2, Agricultural District To B-3, Highway Business District For The Three Properties Located On 7 1/2 Mile Road, Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010, Village Of Caledonia, Racine County, WI., Eric Ross, Owner (Planning Commission: 03/27/2023, Motion carried 7/0).

Motion by Trustee Weatherston to approve Ordinance 2023-03 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 16-2-3 Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±11.3 Acres From A-2, Agricultural District To B-3, Highway Business District For The Three Properties Located On 7 1/2 Mile Road, Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010, Village Of Caledonia, Racine County, WI., Eric Ross, Owner (Planning Commission: 03/27/2023, Motion carried 7/0). Seconded by Trustee Folk. Motion carried, 5/1.

8B – Ordinance 2023-04 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 16-2-3 Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±4.2 Acres From R-4, Single Family Residential District To I-1, Institutional District For The Parcel Located At 10402 Northwestern Avenue, Parcel ID No. 104-04-22-33-075-000, Village Of Caledonia, Racine County, WI., Faithbridge Inc., Owner (Planning Commission: 03/27/2023, Motion carried 7/0).

Motion by Trustee Martin to approve Ordinance 2023-04 – An Ordinance To Amend Zoning Districts Of The Zoning Map Adopted Under Section 16-2-3 Of The Code Of Ordinances Of The Village Of Caledonia Approving A Request To Rezone ±4.2 Acres From R-4, Single Family Residential District To I-1, Institutional District For The Parcel Located At 10402 Northwestern Avenue, Parcel ID No. 104-04-22-33-075-000, Village Of Caledonia, Racine County, WI., Faithbridge Inc., Owner (Planning Commission: 03/27/2023, Motion carried 7/0). Seconded by Trustee Weatherston. Motion carried, unanimously.

8D – Resolution 2023-26 – A Resolution Of The Village Of Caledonia To Approve A Master Sign Plan For A Commercial Building For The Parcel Located At 3516 Ten Point Lane 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: 03/27/2023, Motion carried 7/0).

Motion by Trustee Weatherston to approve Resolution 2023-26 – A Resolution Of The Village Of Caledonia To Approve A Master Sign Plan For A Commercial Building For The Parcel Located At 3516 Ten Point Lane 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: 03/27/2023, Motion carried 7/0). Seconded by Trustee Folk. Motion carried, unanimously.

8E – Resolution 2023-27 – A Resolution Of Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±528 Square-Foot Storage Building For The Property Located At 6025 Douglas Avenue, Village Of Caledonia, Racine County, WI; David Cecchini, Applicant, S&P Holdings LLC, Owners (Planning Commission: 03/27/2023, Motion carried 7/0).

Motion by Trustee Martin to approve Resolution 2023-27 – A Resolution Of Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±528 Square-Foot Storage Building For The Property Located At 6025 Douglas Avenue, Village Of

Caledonia, Racine County, WI; David Cecchini, Applicant, S&P Holdings LLC, Owners (Planning Commission: 03/27/2023, Motion carried 7/0). Seconded by Trustee Folk. Motion carried, unanimously.

8F – Resolution 2023-28 – A Resolution Of The Village Of Caledonia Approving A Request For A Conditional Use Permit To Allow The Operation Of A Commercial Trailer (Not Semi-Tractor Trailer) Sales Business With Outdoor Storage Of Related Commercial Equipment And Materials For The Parcel Located At 12333 7 ½ Mile Road, Caledonia, Eric Ross, Applicant, Ross Holdings LLC, Owner (Planning Commission: 03/27/2023, Motion carried 7/0).

Motion by Trustee Folk to approve Resolution 2023-28 – A Resolution Of The Village Of Caledonia Approving A Request For A Conditional Use Permit To Allow The Operation Of A Commercial Trailer (Not Semi-Tractor Trailer) Sales Business With Outdoor Storage Of Related Commercial Equipment And Materials For The Parcel Located At 12333 7 ½ Mile Road, Caledonia, Eric Ross, Applicant, Ross Holdings LLC, Owner (Planning Commission: 03/27/2023, Motion carried 7/0). Seconded by Trustee Weatherston. Motion carried, unanimously.

8G – Resolution 2023-29 – A Resolution Of The Village Of Caledonia Approving A Request For A Conditional Use Permit To Allow For The Operation Of A Commercially Licensed Daycare Facility For The Parcel Located At 10402 Northwestern Avenue, Faithbridge Inc., Owner (Planning Commission: 03/27/2023, Motion carried 7/0).

Motion by Trustee Martin to approve Resolution 2023-29 – A Resolution Of The Village Of Caledonia Approving A Request For A Conditional Use Permit To Allow For The Operation Of A Commercially Licensed Daycare Facility For The Parcel Located At 10402 Northwestern Avenue, Faithbridge Inc., Owner (Planning Commission: 03/27/2023, Motion carried 7/0). Seconded by Trustee Folk. Motion carried, unanimously.

8H – Resolution 2023-30 – Resolution Approving An Updated Bond Schedule For The Village Of Caledonia Municipal Court (Village Board Only).

Motion by Trustee McManus to approve Resolution 2023-30 – Resolution Approving An Updated Bond Schedule For The Village Of Caledonia Municipal Court (Village Board Only) and adopt the amended exhibit. Seconded by Trustee Weatherston. Motion carried, unanimously.

8I – Resolution 2023-31 – Resolution Authorizing The Village Of Caledonia To Execute A Stormwater Easement Agreement With Ross Holdings LLC – 12333 7 1/2 Mile Road (Utility District Commission: 04/05/2023, Motion carried 7/0).

Motion by Trustee Wishau to approve Resolution 2023-31 – Resolution Authorizing The Village Of Caledonia To Execute A Stormwater Easement Agreement With Ross Holdings LLC – 12333 7 1/2 Mile Road (Utility District Commission: 04/05/2023, Motion carried 7/0). Seconded by Trustee Weatherston. Motion carried, unanimously.

8J – Resolution 2023-32 – Resolution Authorizing The Village Of Caledonia To Execute A Stormwater Easement Agreement With Eric & Maria Ross – Highway V (Utility District Commission: 04/05/2023, Motion carried 7/0).

Motion by Trustee Wishau to approve Resolution 2023-32 – Resolution Authorizing The Village Of Caledonia To Execute A Stormwater Easement Agreement With Eric & Maria Ross – Highway V (Utility District Commission: 04/05/2023, Motion carried 7/0).
Seconded by Trustee McManus. Motion carried, unanimously.

8K – Resolution 2023-33 – Initial Resolution Authorizing \$930,000 General Obligation Bonds For Street Improvement Projects (Village Board Only).

Motion by Trustee Weatherston to approve Resolution 2023-33 – Initial Resolution Authorizing \$930,000 General Obligation Bonds For Street Improvement Projects (Village Board Only). Seconded by Trustee Folk.

Trustee Weatherston – aye	Trustee Wishau – aye
Trustee McManus – aye	Trustee Martin – aye
President Dobbs – aye	Trustee Folk – aye

Motion carried, unanimously.

8L – Resolution 2023-34 – Initial Resolution Authorizing \$5,285,000 General Obligation Bonds For Community Development Projects In Tax Incremental Districts (Village Board Only).

Motion by Trustee Folk to approve Resolution 2023-34 – Initial Resolution Authorizing \$5,285,000 General Obligation Bonds For Community Development Projects In Tax Incremental Districts (Village Board Only). Seconded by Trustee Weatherston.

Trustee Weatherston – aye	Trustee Wishau – aye
Trustee McManus – aye	Trustee Martin – aye
President Dobbs – aye	Trustee Folk – aye

Motion carried, unanimously.

8M– Resolution 2023-35 – Resolution Providing For The Sale Of Not To Exceed \$6,215,000 General Obligation Corporate Purpose Bonds, Series 2023a (Village Board Only).

Motion by Trustee Folk to approve Resolution 2023-35 – Resolution Providing For The Sale Of Not To Exceed \$6,215,000 General Obligation Corporate Purpose Bonds, Series 2023a (Village Board Only). Seconded by Trustee Weatherston.

Trustee Weatherston – aye	Trustee Wishau – aye
Trustee McManus – aye	Trustee Martin – aye
President Dobbs – aye	Trustee Folk – aye

Motion carried, unanimously.

8N – Resolution 2023-36 – Resolution Authorizing The Village Of Caledonia To Award A Contract For The Caledonia Corporate Park Intersections Project (Village Board Only).

Motion by Trustee Wishau to approve Resolution 2023-36 – Resolution Authorizing The Village Of Caledonia To Award A Contract For The Caledonia Corporate Park Intersections Project (Village Board Only). Seconded by Trustee Martin. Motion carried, unanimously.

8O – Resolution 2023-37 – Resolution Authorizing The Village Of Caledonia To Award A Contract For 2023 Culvert Replacement Project (Utility District Commission: 04/05/2023, Motion carried 7/0).

Motion by Trustee Wishau to approve Resolution 2023-37 – Resolution Authorizing The Village Of Caledonia To Award A Contract For 2023 Culvert Replacement Project (Utility District Commission: 04/05/2023, Motion carried 7/0). Seconded by Trustee Folk. Motion carried, unanimously.

8P – Resolution 2023-38 – Resolution Authorizing The Village Of Caledonia To Enter Into An Access Agreement With Cornerstone Development Of S.E. Wisconsin For Parcels 104-04-23-21-021-000, 104-04-23-21-016-000, 104-04-23-21-016-010, And 104-04-23-16-021-000 (Village Board Only).

Motion by Trustee Weatherston to approve Resolution 2023-38 – Resolution Authorizing The Village Of Caledonia To Enter Into An Access Agreement With Cornerstone Development Of S.E. Wisconsin For Parcels 104-04-23-21-021-000, 104-04-23-21-016-000, 104-04-23-21-016-010, And 104-04-23-16-021-000 (Village Board Only). Seconded by Trustee Folk. Motion carried, unanimously.

9 – New Business

10 – Report from Village Administrator

- Introduction of new HR Manager/Assistant Village Attorney, Tyler Helsel.
- The Spring election had a smooth and impressive record voter turnout of 55%
- Successful referendum vote on public safety staff.
- WisPark and CSW completed a successful land transfer, indicating that all properties in DeBack Farms have been sold.
- Rezone request for Kmart building received and moving forward towards occupation.

11 – Adjournment

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

Meeting adjourned at 6:49 p.m.

Respectfully submitted,
Joslyn Hoeffert, Village Clerk