

**Village Board Meeting  
June 13, 2023**

**1 - Order**

President Weatherston 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 Weatherston, Trustee Pierce, Trustee Stillman, Trustee Hammes, Trustee Martin, Trustee McManus, and Trustee Wishau.

Absent: None.

Staff: Also present were Public Services Director Anthony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Deputy Police Chief Shawn Engleman, Fire Chief Jeff Henningfeld, Finance Director Wayne Krueger, and Village Attorney/HR Manager Tyler Helsel. Village Attorney Elaine Ekes and Attorney Alan Marcuvitz were also present.

**4 – Communications and Announcements**

**4A. Tony Minto Service Recognition**

Trustee Wishau presented a plaque to Tony Minto in recognition of his service. Tony Minto was on the Caledonia Storm Water Utility District Commission for seven years, from 2010 – 2017, and in the Caledonia Water Utility District Commission for six years, from 2017 – 2023.

**5 – Approval of Minutes**

Village Board – May 23, 2023

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

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

Curt Kubert, 2009 4 Mile Road, had a neighbor cut down his trees. He is seeking a resolution and may go to small claims court.

**7 – Committee Reports**

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

Village – \$1,016,054.69

US Bank – \$35,674.52

Motion by Trustee Wishau to approve the A/P checks as presented for \$1,016,054.69. Seconded by Trustee Martin.

Trustee Hammes expressed a preference for supporting local businesses rather than Amazon.

Motion carried, unanimously.

Motion by Trustee Wishau to approve the US Bank List as presented for \$35,674.52. Seconded by Trustee McManus. Motion carried, unanimously.

## **7B. Legislative & Licensing**

### **1. Grant 2023-2024 Class A and Class B Beer & Liquor Licenses**

Clerk Hoeffert requested approval for the licenses, with the exception of Pick n' Save, which requires a last-minute agent change.

Motion by Trustee Martin to Grant 2023-2024 Class A and Class B Beer & Liquor Licenses listed, with the exception of Pick n' Save. Seconded by Trustee Hammes. Motion carried, unanimously.

Motion by Trustee Stillman to take the agenda out of order, starting with item 8O. Seconded by Trustee McManus. Motion carried, unanimously.

## **8 – Ordinances and Resolutions**

### **8O – Resolution 2023-63 – Resolution Of The Village Board Of The Village Of Caledonia Approving An Amended Tax Incremental District No. 5 Development Agreement With Cornerstone Development Of S.E. Wisconsin LLC For The Glen At Waters Edge And Approval Of Assignment Of Rights Under The Agreement To The Glen At Waters Edge As The Developing Entity (Village Board Only)**

Attorney Marcuvitz elaborated on the document changes and the process of recording them. There is one modification to the year-by-year payment due to a delayed start.

Motion by Trustee Martin to approve Resolution 2023-63 – Resolution Of The Village Board Of The Village Of Caledonia Approving An Amended Tax Incremental District No. 5 Development Agreement With Cornerstone Development Of S.E. Wisconsin LLC For The Glen At Waters Edge And Approval Of Assignment Of Rights Under The Agreement To The Glen At Waters Edge As The Developing Entity (Village Board Only). Seconded by Trustee Stillman. Motion carried, unanimously

### **8A – Ordinance 2023-09 – 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 ±1.25 Acres From B-4, Planned Business District To B-3, Highway Business District For The Property Located At 3947 USH 41, Parcel Id No. 104-04-22-30-048-000, Village Of Caledonia, Racine County, Wi., Betty Luebke-Solfest, Applicant, Gregory & Betty Solfest, Owner (Plan Commission: 05/22/2023, motion carried, 7/0)**

There was a clerical error regarding the zoning designation, which should be changed from B-3 Highway to B-2 Community.

Motion by Trustee Pierce to approve Ordinance 2023-09 – 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 ±1.25 Acres From B-4, Planned Business District To B-2, Community Business District For The Property Located At 3947 USH 41, Parcel Id No. 104-04-22-30-048-000, Village Of Caledonia, Racine County, Wi., Betty Luebke-Solfest, Applicant, Gregory & Betty Solfest, Owner (Plan Commission: 05/22/2023, motion carried, 7/0). Seconded by Trustee Stillman. Motion carried, unanimously.

### **8B – Ordinance 2023-10 – 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 The Western ±25.0 Acres From B-4, Planned Business District To B-3 Planned Business District For The Property Located Directly South Of 6009 USH 41 On Ush 41 (Parcel No. 104-04-22-19-037-000), Village Of Caledonia, Racine County, Wi. Luke Sebald, Applicant, Caledonia Trailers LLC, Owner (Plan Commission: 05/22/2023, motion carried, 7/0)**

Motion by Trustee Hammes to approve Ordinance 2023-10 – 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 The Western ±25.0 Acres From B-4, Planned Business District To B-3 Planned Business District For The Property Located Directly South Of 6009 USH 41 On Ush 41 (Parcel No. 104-04-22-19-037-000), Village Of Caledonia, Racine County, Wi. Luke Sebald, Applicant, Caledonia Trailers LLC, Owner (Plan Commission: 05/22/2023, motion carried, 7/0). Seconded by Trustee Martin. Motion carried, unanimously.

**8C – Resolution 2023-51 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Sign Plan For The Commercial Development Located On The Parcel Directly South Of 6009 USH 41; Luke Sebald, Applicant, Caledonia Trailers LLC, Owner (Plan Commission: 05/22/2023, motion carried, 7/0)**

Motion by Trustee Stillman to approve Resolution 2023-51 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Sign Plan For The Commercial Development Located On The Parcel Directly South Of 6009 USH 41; Luke Sebald, Applicant, Caledonia Trailers LLC, Owner (Plan Commission: 05/22/2023, motion carried, 7/0). Seconded by Trustee Stillman. Motion carried, unanimously.

**8D – Resolution 2023-52 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request To Amend The Conditional Use Permit To Allow Additional Time To Begin Construction Of A ±20,761 Square-Foot Commercial Building And Allow For The Operation Of A Commercial Trailer Sales And Service Business With Outdoor Display Of Merchandise For The Parcel Located Directly South Of 6009 Ush 41, Luke Sebald, Applicant, Caledonia Trailers LLC, Owner (Plan Commission: 05/22/2023, motion carried, 7/0)**

Motion by Trustee Martin to Resolution 2023-52 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request To Amend The Conditional Use Permit To Allow Additional Time To Begin Construction Of A ±20,761 Square-Foot Commercial Building And Allow For The Operation Of A Commercial Trailer Sales And Service Business With Outdoor Display Of Merchandise For The Parcel Located Directly South Of 6009 Ush 41, Luke Sebald, Applicant, Caledonia Trailers LLC, Owner (Plan Commission: 05/22/2023, motion carried, 7/0). Seconded by Trustee Stillman. Motion carried, unanimously.

**8E – Resolution 2023-53 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±20,671 Square Foot Commercial Building To Operate A Commercial Trailer Sales And Service Business With Outdoor Display Of Merchandise For The Parcel Located Directly South Of 6009 USH 41, Luke Sebald, Applicant, Caledonia Trailers LLC, Owner (Plan Commission: 05/22/2023, motion carried, 7/0)**

Motion by Trustee Pierce to approve Resolution 2023-53 – A Resolution Of The Village Board Of The Village Of Caledonia To Approve A Site, Building, & Operations Plan To Construct A ±20,671 Square Foot Commercial Building To Operate A Commercial Trailer Sales And Service Business With Outdoor Display Of Merchandise For The Parcel Located Directly South Of 6009 USH 41, Luke Sebald, Applicant, Caledonia Trailers LLC, Owner (Plan Commission: 05/22/2023, motion carried, 7/0). Seconded by Trustee Hammes. Motion carried, unanimously.

**8F – Resolution 2023-54 – 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 ±42,300 Square-Foot Refrigerated Warehouse Building Addition With Loading Docks At 12725 Four Mile Road, Village Of Caledonia, Racine County, Wi; Curtis Schroeder, Applicant; Central Storage Warehouse, Owner (Plan Commission: 05/22/2023, motion carried, 7/0)**

Motion by Trustee Stillman to approve Resolution 2023-54 – 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 ±42,300 Square-Foot Refrigerated Warehouse Building Addition With Loading Docks At 12725 Four Mile Road, Village Of Caledonia, Racine County, Wi; Curtis Schroeder, Applicant; Central Storage Warehouse, Owner(Plan Commission: 05/22/2023, motion carried, 7/0) . Seconded by Trustee Pierce.

It was noted that the expansion would result in increased traffic. There was confirmation regarding whether the expansion plan included provisions to address the issue of idling.

Motion carried, unanimously.

**8G – Resolution 2023-55 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Site, Building, & Operations Plan To Construct An Electric Vehicle Charging Station At 13712 Northwestern Avenue, Village Of Caledonia, Racine County, Wi; Douglas Walkup, Applicant; Pilot Travel Centers LLC, Owner (Plan Commission: 05/22/2023, motion carried, 7/0)**

Motion by Trustee Stillman to approve Resolution 2023-55 – A Resolution Of The Village Board Of The Village Of Caledonia Approving A Request For A Site, Building, & Operations Plan To Construct An Electric Vehicle Charging Station At 13712 Northwestern Avenue, Village Of Caledonia, Racine County, Wi; Douglas Walkup, Applicant; Pilot Travel Centers LLC, Owner(Plan Commission: 05/22/2023, motion carried, 7/0) . Seconded by Trustee Martin. Motion carried, unanimously.

**8H – Resolution 2023-56 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Payment To Thomas Nurmi For Auto Loss Claim Involving The Caledonia Police Department (Finance Committee: 05/23/2023, motion carried, 3/0)**

Motion by Trustee Wishau to approve Resolution 2023-56 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Payment To Thomas Nurmi For Auto Loss Claim Involving The Caledonia Police Department (Finance Committee: 05/23/2023, motion carried, 3/0). Seconded by Trustee Pierce. Motion carried, unanimously.

**8I – Resolution 2023-57 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Payment To Michael Strasser For A Claim Submitted To The Village On April 7, 2023 (Finance Committee: 05/23/2023, motion carried, 3/0)**

Motion by Trustee Wishau to approve Resolution 2023-57 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Payment To Michael Strasser For A Claim Submitted To The Village On April 7, 2023 (Finance Committee: 05/23/2023, motion carried, 3/0). Seconded by Trustee Stillman. Motion carried, unanimously.

**8J – Resolution 2023-58 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Payment To Matt Montemurro For A Claim Submitted To The Village On May 15, 2023 (Finance Committee: 05/23/2023, motion carried, 3/0)**

Motion by Trustee Wishau to approve Resolution 2023-58 – Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Payment To Matt Montemurro For A Claim Submitted To The Village On May 15, 2023

(Finance Committee: 05/23/2023, motion carried, 3/0). Seconded by Trustee Martin. Motion carried, unanimously.

**8K – Resolution 2023-59 – Resolution Of The Village Board Of The Village Of Caledonia Requesting Legislative Action To Change The Allocation Of Reserve “Class B” Liquor Licenses Within The State Of Wisconsin (Legislative and Licensing Committee: 06/06/2023, motion carried, 3/0)**

Motion by Trustee Martin to approve Resolution 2023-59 – Resolution Of The Village Board Of The Village Of Caledonia Requesting Legislative Action To Change The Allocation Of Reserve “Class B” Liquor Licenses Within The State Of Wisconsin (Legislative and Licensing Committee: 06/06/2023, motion carried, 3/0). Seconded by Trustee Hammes. Motion carried, unanimously.

**8L – Resolution 2023-60 – Resolution Authorizing The Village Of Caledonia To Accept A Grant From The Geiger Family Foundation To Be Used Towards The Purchase Of Fitness Equipment For The Public Safety Building (Finance Committee: 06/13/2023, Motion TBD)**

Motion by Trustee Stillman to approve Resolution 2023-60 – Resolution Authorizing The Village Of Caledonia To Accept A Grant From The Geiger Family Foundation To Be Used Towards The Purchase Of Fitness Equipment For The Public Safety Building (Finance Committee: 06/13/2023, Motion TBD). Seconded by Trustee Hammes.

The check was presented to Chief Botsch during the House of Harley Davidson's Law Enforcement Memorial Ride, which honors fallen officers and supports their families.

Motion carried, unanimously.

**8M – Resolution 2023-61 – Resolution Authorizing The Village Of Caledonia To Execute A Watermain Easement Agreement With Bluffside Estates LLC (Utility District Commission: 06/07/2023, motion carried, 5/0)**

Motion by Trustee Wishau to approve Resolution 2023-61 – Resolution Authorizing The Village Of Caledonia To Execute A Watermain Easement Agreement With Bluffside Estates LLC (Utility District Commission: 06/07/2023, motion carried, 5/0). Seconded by Trustee Martin. Motion carried, unanimously.

**8N – Resolution 2023-62 – Resolution Authorizing The Village Of Caledonia To Execute A Storm Water Drainage Easement Agreement With Bluffside Estates LLC (Utility District Commission: 06/07/2023, motion carried, 5/0)**

Motion by Trustee Wishau to approve Resolution 2023-62 – Resolution Authorizing The Village Of Caledonia To Execute A Storm Water Drainage Easement Agreement With Bluffside Estates LLC (Utility District Commission: 06/07/2023, motion carried, 5/0). Seconded by Trustee Martin. Motion carried, unanimously.

**8P – Resolution 2023-64 – Resolution Authorizing The Village Of Caledonia To Contract With Baycom, Inc. To Install Existing Radio Equipment On The 7 Mile Water Tower (Finance Committee: 06/13/2023, Motion TBD)**

Motion by Trustee Martin to approve Resolution 2023-64 – Resolution Authorizing The Village Of Caledonia To Contract With Baycom, Inc. To Install Existing Radio Equipment On The 7 Mile

Water Tower (Finance Committee: 06/13/2023, Motion TBD). Seconded by Trustee Hammes. Motion carried, unanimously.

## **9 – New Business**

### **9A. Pre-hiring Police Officers – 2023 (Village Board Only)**

The request to pre-hire police officers in 2023 was discussed. The authorized increase in police staffing from 36 to 44 officers will likely take over two years to implement. The Chief of Police requested authorization to pre-hire 2 to 4 officers in late 2023 to accelerate the hiring process. The estimated costs for pre-hiring non-certified candidates were provided. While the department lacks funding in the 2023 budget, it was suggested to explore alternative funding sources. The excess personnel funding in the 2024 budget could potentially offset the costs incurred in 2023. There was further discussion and consideration of the request.

Motion by Trustee McManus to approve Pre-hiring Police Officers – 2023. Seconded by Trustee Stillman. Motion carried, unanimously.

## **10 – Report from Village Administrator**

- Public meeting reminder for Horlick Dam proposal by Army Corps of Engineers held at River Bend on June 14<sup>th</sup>, from 5:30 PM – 7 PM.
- Retirement of Bob Lui, Utility Operations Supervisor, after 39 years of service
- Retirement of Bill Jacoby, Highway Operations Supervisor, after 41 years of service
- Village Hall adopted summer hours with a flexible schedule for hourly employees, allowing them to leave at noon on Fridays. Department heads will provide coverage during this time.

## **11 – Adjournment**

Motion by Trustee Wishau to adjourn. Seconded by Trustee Stillman. Motion carried, unanimously.

Meeting adjourned at 7:01 p.m.

Respectfully submitted, Joslyn Hoeffert, Village Clerk