

**Village Board Meeting
December 12, 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: Trustee Pierce, Trustee Stillman, Trustee Lambrecht, Trustee Martin, Trustee Wishau and President Weatherston.

Absent: Trustee McManus was excused

Staff: Administrator Kathryn Kasper, Public Services Director Tony Bunkelman, Engineer Ryan Schmidt, Finance Director Wayne Krueger, Development Director Peter Wagner, Planner/Zoning Administrator Todd Roehl, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, Assistant Attorney/HR Manager Tyler Helsel and Village Attorney Elaine Ekes.

4 – Approval of Minutes

Village Board – November 28, 2023

Motion by Trustee Pierce to approve the Village Board minutes of the 11/28/23 meeting as printed. Seconded by Trustee Martin. Motion carried unanimously.

5 – Public Comment

None

6 – Committee Reports

6A (1) - (Approval of A/P checks)

Motion by Trustee Wishau to approve the A/P checks as presented for \$1,324,662.35. Seconded by Trustee Pierce. Motion carried, unanimously.

6A (2) - (Approval of A/P checks)

Motion by Trustee Wishau to approve the A/P checks as presented for \$53,759.56. Seconded by Trustee Martin. Motion carried, unanimously.

7 – Ordinances and Resolutions

7A. Charter Ordinance 2023-001 - A Charter Ordinance To Amend Section 2-3-1 Of The Village Of Caledonia Municipal Code Of Ordinances Related To The Election Of Village Board; Elections; Trustees; Acting President (Committee of the Whole 11/28/23, 7,0)

Motion by Trustee Martin to approve Charter Ordinance 2023-001– A Charter Ordinance To 1Amend Section 2-3-1 Of The Village Of Caledonia Municipal Code Of Ordinances Related To The Election Of Village Board; Elections; Trustees; Acting President. Seconded by Trustee Stillman.

Roll call vote:

Trustee Pierce – aye	Trustee Martin – aye
Trustee McManus – aye	Trustee Wishau – aye
Trustee Stillman – aye	President Weatherston – aye
Trustee Lambrecht - aye	

7B. Ordinance No. 2023-19 - An Ordinance To Amend Section 9-4-5 (B) Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin, Relating To The REU Charge (Utility Commission 9/6/23, 4,0, Committee of the Whole 11/28/23, 7,0)

Motion by Trustee Pierce to approve Ordinance No. 2023-19 - An Ordinance To Amend Section 9-4-5 (B) Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin, Relating To The REU Charge. Seconded by Trustee Martin. Motion carried, unanimously.

7C. Ordinance No. 2023-20 - An Ordinance To Amend Section 9-1-56 (G) Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin, Relating To The REU Charge (Utility District 9/6/23, 4,0, Committee of the Whole 11/28/23, 7,0)8 – Closed Session Items

Motion by Trustee Wishau to approve Ordinance 2023-20 To Amend Section 9-1-56 (G) Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin, Relating To The REU Charge. Seconded by Trustee Martin. Motion carried, unanimously.

7D. Ordinance No. 2023-21 - An Ordinance To Renumber And To Amend All Sections Of Title 2 Chapter 3 Of The Village Of Caledonia Code Of Ordinances Except Sec. 2-3-1 Governing The Powers, Duties, Operating Procedures And Committees Of The Village Board For The Village Of Caledonia (Committee of the Whole 11/28/23, 7,0)

Motion by Trustee Pierce to approve Ordinance 2023-21 To Renumber And To Amend All Sections Of Title 2 Chapter 3 Of The Village Of Caledonia Code Of Ordinances Except Sec. 2-3-1 Governing The Powers, Duties, Operating Procedures And Committees Of The Village Board For The Village Of Caledonia. Seconded by Trustee Martin. Motion carried, unanimously.

7E. Ordinance No. 2023-22 - An Ordinance To Create Title 2 Chapter 8 Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin, Relating To Public Hearing Procedures (Committee of the Whole 11/28/23, 7,0)

Motion by Trustee Pierce to approve An Ordinance 2023-22 To Create Title 2 Chapter 8 Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin, Relating To Public Hearing Procedures. Seconded by Trustee Lambrecht. Motion carried, unanimously.

7F. Ordinance No. 2023-23 – An Ordinance To Amend Sections 15-1-23, 15-1-24, 15-1-25 And 15-1-27 Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin, Relating To The Building Code And Establishing Fee Schedules By Resolution. (Legislative & Licensing 4/4/23 laid over, 5/2/23 laid over, 5/16/23 3,0, Committee of the Whole 11/28/23, 7,0)

Motion by Trustee Stillman to approve Ordinance 2023-23 To Amend Sections 15-1-23, 15-1-24, 15-1-25 And 15-1-27 Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin, Relating To The Building Code And Establishing Fee Schedules By Resolution. Seconded by Trustee Pierce. Motion carried, unanimously.

7G. Ordinance No 2023-24- 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 ±22.5 Acres Of A ±28.95-Acre Parcel From B-4, Planned Business District And A-2, Agricultural District To B-3, Highway Business District For The Property Located Directly East Of 5735 USH 41, Parcel Id No. 104-04-22-19-038-000 (Plan Commission 11/27/23, 7,0)

Motion by Trustee Martin to approve Ordinance 2023-24 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 ±22.5 Acres Of A ±28.95-Acre Parcel From B-4, Planned Business District And A-2, Agricultural District To B-3, Highway Business District For The Property Located Directly East Of 5735 USH 41, Parcel Id No. 104-04-22-19-038-000. Seconded by Trustee Wishau. Motion carried, unanimously.

7H. Ordinance No. 2023-25 - 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 A ±5.994-Acre Parcel Located At 13038 Golf Road And A ±40.25-Acre Parcel Located Directly East Of 13038 Golf Road From A-2, Agricultural District To M-3, Heavy Manufacturing District, Parcel Id Nos. 104-04-22-31-021-000 & 104-04-22-31-007-000. (Plan Commission 11/27/23, 7,0)

Motion by Trustee Pierce to approve Ordinance 2023-25 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 A ±5.994-Acre Parcel Located At 13038 Golf Road And A ±40.25-Acre Parcel Located Directly East Of 13038 Golf Road From A-2, Agricultural District To M-3, Heavy Manufacturing District, Parcel Id Nos. 104-04-22-31-021-000 & 104-04-22-31-007-000. Seconded by Trustee Wishau. Motion carried, unanimously.

7I. Ordinance No. 2023-26 - 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 ±2.488 Acres Of A ±4.26-Acre Parcel From R-7, Multi Family Residential District To Rm-1, Multi Family Residential District For The Property Located Directly East Of 5333 Douglas Avenue, Parcel Id No. 104-04-23-20-102-131. (Plan Commission 11/27/23, 7,0)

Motion by Trustee Pierce to approve Ordinance 2023-26 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 ±2.488 Acres Of A ±4.26-Acre Parcel From R-7, Multi-Family Residential District To Rm-1, Multi Family Residential District For The Property Located Directly East Of 5333 Douglas Avenue, Parcel Id No. 104-04-23-20-102-131. Seconded by Trustee Stillman. Motion carried, unanimously.

7J. Ordinance No. 2023-27 – An Ordinance To Amend And Renumber Chapter 3, Chapter 5 And Chapter 6 Of Title 15 With The Amended Chapters To Be As Follows: Chapter 5 - Fences, Chapter 7 – Fair Housing, And Chapter 9 – Property Address Signs; To Repeal Chapter 4 - Grievances Regarding Access To Public Buildings By Handicapped Persons; And To Renumber Title 15 Chapter 2 – Construction Site Erosion Control Ordinance To Be Chapter 6; To Create Chapter 3 – Regulations For Moving And Razing Buildings, And To Create Chapter 4 – Swimming Pools; All Placed Within Title 15 Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin (Legislative & Licensing 4/4/23 laid over, 5/2/23 laid over, 5/16/23 3,0, Committee of the Whole 11/28/23, 7,0)

Motion by Trustee Stillman to send Ordinance 2023-27 To Amend And Renumber Chapter 3, Chapter 5 And Chapter 6 Of Title 15 With The Amended Chapters To Be As Follows: Chapter 5 -

Fences, Chapter 7 – Fair Housing, And Chapter 9 – Property Address Signs; To Repeal Chapter 4 - Grievances Regarding Access To Public Buildings By Handicapped Persons; And To Renumber Title 15 Chapter 2 – Construction Site Erosion Control Ordinance To Be Chapter 6; To Create Chapter 3 – Regulations For Moving And Razing Buildings, And To Create Chapter 4 – Swimming Pools; All Placed Within Title 15 Of The Code Of Ordinances For The Village Of Caledonia, Racine County, Wisconsin back to committee for revisions. Seconded by Trustee Wishau. Motion carried, unanimously.

7K. Resolution 2023-123 - Resolution Authorizing The Village Of Caledonia To Enter Into A Contract With Racine County Visitors And Convention Bureau For Tourism Services (Village Board 11/28/23 postponed to 12/12/23, 7,0)

Motion by Trustee Martin to approve Resolution 2023-123 Authorizing The Village Of Caledonia To Enter Into A Contract With Racine County Visitors And Convention Bureau For Tourism Services. Seconded by Trustee Pierce. Motion carried, unanimously.

Motion by Trustee Martin to reconsider the previous motion for Resolution 2023-123 Authorizing The Village Of Caledonia To Enter Into A Contract With Racine County Visitors And Convention Bureau For Tourism Services. Seconded by President Weatherston. Motion carried, unanimously.

Motion by Trustee Martin to approve Resolution 2023-123 Authorizing The Village Of Caledonia To Enter Into A Contract With Racine County Visitors And Convention Bureau For Tourism Services with the amendment/addition in Paragraph 4 of the contract to include Douglas Avenue & Franksville business districts. Seconded by Trustee Wishau. Motion carried, unanimously.

7L. Resolution 2023-125 – Resolution Adopting Building Code, Permit And Inspection Fee Schedule For Fees Under Title 15 Of The Village Of Caledonia Code Of Ordinances (Legislative & Licensing 4/4/23 laid over, 5/2/23 laid over, 5/16/23 3,0, Committee of the Whole 11/28/23, 7,0)

Motion by Trustee Martin to approve Resolution 2023-125 – Resolution Adopting Building Code, Permit And Inspection Fee Schedule For Fees Under Title 15 Of The Village Of Caledonia Code Of Ordinances. Seconded by Trustee Stillman. Motion carried, unanimously.

7M. Resolution 2023-126 - A Resolution To Approve A Site, Building, & Operations Plan To Construct A ±252 Square-Foot Storage Building For The Property Located At 8334 CTH V. (Plan Commission 11/27/23, 7,0)

Motion by Trustee Martin to approve Resolution 2023-126 - A Resolution To Approve A Site, Building, & Operations Plan To Construct A ±252 Square-Foot Storage Building For The Property Located At 8334 CTH V. Seconded by Trustee Wishau. Motion carried, unanimously.

7N. Resolution 2023-127 - A Resolution To Approve A Site, Building, & Operations Plan To Construct A ±647 Square-Foot Addition To The Existing Commercial Building For The Property Located At 10616 Northwestern Avenue. (Plan Commission 11/27/23, 7,0)

Motion by Trustee Martin to approve Resolution 2023-127 - A Resolution To Approve A Site, Building, & Operations Plan To Construct A ±647 Square-Foot Addition To The Existing Commercial Building For The Property Located At 10616 Northwestern Avenue. Seconded by Trustee Lambrecht. Motion carried, unanimously.

7O. Resolution 2023-128 – A Resolution Approving A Request For A Conditional Use Permit To Allow The Operation Of A Truck Logistic Business With Outdoor Storage Of Semi-Tractors And Trailers For The Property Located Directly East Of 5735 USH 41, Pavle Dunder, Parcel ID No. 104-04-22-19-038-000. (Plan Commission 11/27/23, 7,0)

Motion by Trustee Pierce to approve Resolution 2023-128 – A Resolution Approving A Request For A Conditional Use Permit To Allow The Operation Of A Truck Logistic Business With Outdoor Storage Of Semi-Tractors And Trailers For The Property Located Directly East Of 5735 USH 41, Pavle Dunder, Parcel ID No. 104-04-22-19-038-000. Seconded by Trustee Lambrecht. Motion carried, unanimously.

7P. Resolution 2023-129 - A Resolution Approving A Request For A Conditional Use Permit To Allow The Construction And Operation Of A 73-Unit Senior-Living Apartment Building For The Property Located Directly East Of 5333 Douglas Avenue, Parcel Id No. 104-04-23-20-102-131. (Plan Commission 11/27/23, 7,0)

Motion by Trustee Stillman to approve Resolution 2023-129 - A Resolution Approving A Request For A Conditional Use Permit To Allow The Construction And Operation Of A 73-Unit Senior-Living Apartment Building For The Property Located Directly East Of 5333 Douglas Avenue, Parcel Id No. 104-04-23-20-102-131 subject to the conditions as set forth by Plan Commission. Seconded by Trustee Pierce. Motion carried, unanimously. :

7Q. Resolution 2023-130 – A Resolution Approving A Request For A Conditional Use Permit To Allow the Construction and Operation of a Bio-Solids Storage Building For The Properties Located At 13038 Golf Road And The Parcel Located Directly East of 13038 Golf Road, Parcel Id Nos. 104-04-22-31-021-000 & 104-04-22-31-007-000. (Plan Commission 11/27/23, 6,1)

Discussion on the need for relocation of the bio-solids building. Trustee Martin expressed concerns with the length of time for the agreement, with the usage and with Act 67 application. Trustee Pierce expressed the desire to return this item for further review by Plan Commission. Atty. Ekes answered questions and explained Plan Commission role, Act 67 constraints and how Act 67 affects this item.

Motion by Trustee Wishau to approve Resolution 2023-130 – A Resolution Approving A Request For A Conditional Use Permit To Allow the Construction and Operation of a Bio-Solids Storage Building For The Properties Located At 13038 Golf Road And The Parcel Located Directly East of 13038 Golf Road, Parcel Id Nos. 104-04-22-31-021-000 & 104-04-22-31-007-000. Seconded by Trustee Lambrecht.

Motion by Trustee Pierce to amend the resolution to reflect that changes were made to the conditions of approval after Plan commission review, motion was not seconded. Motion failed.

Roll call vote requested on initial motion:

Trustee Pierce – nay	Trustee Martin – nay
Trustee Wishau – aye	Trustee Lambrecht – aye
Trustee Stillman – aye	President Weatherston – aye

7R. Resolution 2023-131 - Resolution Approving The Acquisition Of A Parcel Of Land With Parcel No. 104-04-22-31-021-000 Located At 13038 Golf Road From Racine County (Village Board only)

Motion by Trustee Stillman to approve Resolution 2023-131 - Resolution Approving The Acquisition Of A Parcel Of Land With Parcel No. 104-04-22-31-021-000 Located At 13038 Golf Road From Racine County. Seconded by Trustee Lambrecht. Motion carried, unanimously.

7S. Resolution 2023-132 - Resolution Approving an Option Agreement with Hintz Real Estate Development Company, LLC authorizing the Conveyance of a Parcel Of Land With Parcel No. 104-04-22-31-021-000 Located At 13038 Golf (Village Board only)

Motion by Trustee Stillman to approve 2023-132 - Resolution Approving an Option Agreement with Hintz Real Estate Development Company, LLC authorizing the Conveyance of a Parcel Of Land With Parcel No. 104-04-22-31-021-000 Located At 13038 Golf. Seconded by Trustee Lambrecht. Motion carried, unanimously.

7T. Resolution 2023-133–Resolution Appointing Election Officials For Years 2024-2025 (Village Board only)

Motion by Trustee Wishau to approve Resolution 2023-133–Resolution Appointing Election Officials For Years 2024-2025. Seconded by Trustee Martin. Motion carried, unanimously.

7U. Resolution 2023-134 – Resolution Authorizing The Village Of Caledonia To Execute A Slope Easement Agreement With Eric Pintar - Owner Of 6400 Running Horse Road Parcel Id 104-04-22-02-032-000 (Village Board only)

Motion by Trustee Stillman to approve Resolution 2023-134 – Resolution Authorizing The Village Of Caledonia To Execute A Slope Easement Agreement With Eric Pintar - Owner Of 6400 Running Horse Road Parcel Id 104-04-22-02-032-000. Seconded by Trustee Lambrecht. Motion carried, unanimously.

7V. Resolution 2023-135 – A Resolution Approving The Waiver Of Conflict Of Interest For Quarles & Brady LLP Related To A Development Project (Village Board only)

Motion by Trustee Martin to approve A Resolution Approving The Waiver Of Conflict Of Interest For Quarles & Brady LLP Related To A Development Project. Seconded by Trustee Pierce. Motion carried, unanimously.

7W. Resolution 2023–100 – Resolution To Approve A Settlement Agreement With Darlene Daines For The 4 Mile Road Watermain And Sewer Assessment (Caledonia Utility District 09/01/23 5,0; Village Board 9/12/23, 10/10/23 laid over to 11/14/23, 11/14/23 postponed to 12/12/23)

Motion by Trustee Martin to approve Resolution 2023–100 – Resolution To Approve A Settlement Agreement With Darlene Daines For The 4 Mile Road Watermain And Sewer Assessment. Seconded by Trustee Stillman. Motion carried, unanimously.

7X. Resolution 2023–101 – Resolution To Approve A Settlement Agreement With Rebecca Keeku For The 4 Mile Road Watermain And Sewer Assessment (Caledonia Utility District 09/01/23 5,0; Village Board 9/12/23, 10/10/23 laid over to 11/14/23, 11/14/23 postponed to 12/12/23)

Motion by Trustee Martin to approve Resolution 2023–101 – Resolution To Approve A Settlement Agreement With Rebecca Keeku For The 4 Mile Road Watermain And Sewer Assessment. Seconded by Trustee Stillman. Motion carried, unanimously.

7Y. Resolution 2023–102 – Resolution To Approve A Settlement Agreement With William & Judith Hurtienne For The 4 Mile Road Watermain And Sewer Assessment (Caledonia

Utility District 09/01/23 5.0; Village Board 9/12/23, 10/10/23 laid over to 11/14/23, 11/14/23 postponed to 12/12/23)

Motion by Trustee Martin to approve Resolution 2023–102 – Resolution To Approve A Settlement Agreement With William & Judith Hurtienne For The 4 Mile Road Watermain And Sewer Assessment. Seconded by Trustee Stillman. Motion carried, unanimously.

8. New Business

8A. Potential reschedule or cancellation of December 26th Village Board Meeting

Discussion was held on potential attendance in that week and consensus was to cancel the meeting of December 26th.

8B. Appointments to Parks Advisory Committee

Postponed to Village Board meeting of 1/9/24 as Trustee McManus was not in attendance.

9 – Adjournment

President Weatherston adjourned the meeting at 7:21 p.m.

Respectfully prepared and submitted,

Kathryn Kasper, Village Administrator