

COMMITTEE OF THE WHOLE MEETING AGENDA

Tuesday, June 25, 2024

Immediately following the Village Board Meeting,

but not before 6:30 PM

Caledonia Village Hall - 5043 Chester Lane

1. **Meeting called to order**
2. **Roll Call**
3. **Approval of Minutes** – Committee of the Whole: 06/11/2024
4. **Public Comment** - Provides a two-minute opportunity for citizens to voice opinions to the Committee of the Whole. The Committee of the Whole cannot respond as this may conflict with open meeting requirements.
5. **New Business**
 - A. Traffic and speed limit issues, specifically on 4 Mile Rd, 4 1/2 Mile Rd, and 6 Mile Rd (*CoW 6/11/2024*)
 - B. Discussion on potential sidewalk requirement in new subdivisions (*CoW 6/11/2024*)
 - C. Discussion on the need to establish a new zoning district that would accommodate small scale farm uses (Hobby Farms) with residential uses (*CoW 6/11/2024*)
 - D. Driveway access request on 7 Mile Road
6. **Closed Session**
 - A. The Village Board will take up a motion to go into CLOSED SESSION, pursuant to Wis. Stat. S. 19.85(1)(e), 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 terms of potential development agreement with Ashley Capital.
7. The Village Board reserves the right to go back into OPEN SESSION, and possibly take action on the items discussed during the closed session and to move to the remaining items on the agenda.
8. **Adjournment**

**Committee of the Whole Meeting
June 11, 2024**

1 - Order

President Weatherston called the Committee of the Whole meeting to order at 6:42 p.m. at the Caledonia Village Hall.

2 – Roll Call

PRESENT: 4 – President Weatherston, Trustee McManus, Trustee Stillman, and Trustee Martin

EXCUSED: 3 – Trustee Lambrecht, Trustee Wishau, and Trustee Pierce

STAFF: Administrator Kathryn Kasper, Development Director Peter Wagner, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Finance Director Wayne Krueger, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, and Clerk Jennifer Olsen.

3 – Approval of Minutes

A motion was made by Trustee McManus to approve the Committee of the Whole minutes of 05/28/24, seconded by Trustee Stillman. **The motion carried 4-0.**

A motion was made by Trustee McManus to suspend the meeting for President Weatherston to make a statement, seconded by Trustee Stillman. **The motion carried 4-0.**

A motion was made by Trustee Martin to resume the meeting, seconded by Trustee McManus. **The motion carried 4-0.**

A motion was made by Trustee McManus to move item 6A ahead of 5A, and to table Public Comments until after item 6A is finished. seconded by Trustee Martin. **The motion carried 4-0.**

6 – Continuing Business

A. Discussion on Title 7, Chapter 1, Section 13(e): Licensing of Dogs; Regulation of Animals (CoW 5/14/24, directed staff to draft ordinance changes)

Staff presented on the item, summarizing the material provided in the packet and answering questions.

A motion was made by Trustee Martin to omit language about manure management from the recommendation to the Village Board, seconded by Trustee McManus. **The motion carried 4-0.**

A motion was made by Trustee Martin to recommend the remaining ordinance changes to the Village Board, seconded by Trustee McManus. **The motion carried 4-0.**

4 – Public Comment

The following people appeared to speak before the Committee:

1. Bill Stapleman, County Road H – Appeared to speak on Item 6A
2. Howard Stacey, 5 Mile – Appeared to speak on Item 6A
3. Libby Cameron, Highway 31 – Appeared to speak on Item 6A
4. Mr. Roberson, County Line Rd– Appeared to speak on Item 6A
5. Kim Hoover, Foley Road – Appeared to speak on Item 6A
6. Kat Neubauer, Anker Rd – Appeared to speak on Item 6A
7. Amy Schleicher, Foley Rd – Appeared to speak on Item 6A

5 – New Business

- A. Operator License Application Review – Tony Muniz

Staff presented on the item, summarizing the material provided in the packet and answering questions. Applicant appeared to speak on his behalf and answer questions from the Committee.

A motion was made by Trustee McManus to approve the license, seconded by Trustee Martin. **The motion carried 4-0.**

- B. Review and Approve South Hills Development Waiver to Titles 18-1-4(c)(5)(h),
C. Review and Approve South Hills Development Waiver to Title 18-1-4(c)(5)(f)(1)
D. Review and Approve South Hills Development exemption to Public Sidewalk Requirement per Ordinance 6-3-(4)(f)(2).

Staff presented on items 5B,5C, and 5D, summarizing the material provided in the packet and answering questions.

A motion was made by Trustee Stillman to move the item to the Village Board for approval, seconded by Trustee McManus. **Motion carried, 4-0.**

- E. Review and Approve South Hills Development Utility Installation Outside of Road Pavement.

Staff presented on the item, summarizing the material provided in the packet and answering questions.

A motion was made by Trustee Stillman to move the item to the Village Board for approval, seconded by Trustee McManus. **Motion carried, 4-0.**

- F. Review and Approve a Speed Limit Reduction on Golf Road.

Staff presented on the item, summarizing the material provided in the packet and answering questions.

A motion was made by Trustee McManus to move the item to the Village Board for approval, seconded by Trustee Martin. **Motion carried, 4-0.**

- G. Review and Approve a Speed Limit Reduction on 5 Mile Rd., Charles Street to Terminus

Staff presented on the item, summarizing the material provided in the packet and answering questions.

A motion was made by Trustee Martin to move the item to the Village Board for approval, seconded by Trustee McManus. **Motion carried, 4-0.**

H. Discussion on proposed text amendment Title 18, Ch. 12 Off-Street Parking

Staff presented on the item, summarizing the material provided in the packet and answering questions.

A motion was made by Trustee McManus to move the item to the Village Board for approval, seconded by Trustee Martin. **Motion carried, 4-0.**

I. Review and Approve TIA for Olympia Brown Expansion

Staff presented on the item, summarizing the material provided in the packet and answering questions.

A motion was made by Trustee Stillman to move the item to the Village Board for approval, seconded by Trustee McManus. **Motion carried, 4-0.**

J. Suggested items to be placed on the next meeting agenda (With No Action)

1. Discussion on traffic and speed limit issues, specifically on 4 Mile Rd, 4 1/2 Mile Rd, and 6 Mile Rd
2. Discussion on sidewalk requirements in new subdivisions
3. Discussion on Hobby Farms, specific to discussion on zoning

7 – Adjournment

President Weatherston adjourned the meeting at 7:56 p.m.

Respectfully submitted:

Jennifer Olsen

Village Clerk

MEMORANDUM

Date: June 18, 2024
To: Committee of the Whole
Village Board
From: Ryan Schmidt, P.E.
Village Engineer



Re: Second Driveway Access on Principal Thoroughfare – 7 Mile Road CSM

The Engineering Department has received a request to allow a second driveway access onto 7 Mile Road as part of the CSM and land split at Parcel 104-04-22-08-005-000 (Salem and Thomas Property). The property is located approximately 1500' west of STH 38 on the south side of 7 Mile Road. The property has been approved conceptually for the land split to divide the property into 2 - 9.8 acre lots. Each lot will have over 200' of frontage on 7 Mile Road and is currently going through the final CSM approval process.

Per Ordinance 18-1-4-(d)(1) through (4), all properties on principal thoroughfares are limited to 1 access as designated by the Village. Section (3)(b) clarifies even further that land lying on the principal thoroughfare may be divided into lots, but the frontage must be on a Local Road. This refers to a more typical subdivision control requirement where any new access would then be pushed onto the newly created road and not the principal thoroughfare. The Village traditionally authorized only 1 access based on the parent parcel and shared access would be required as part of the CSM. Staff's first review of the concept CSM requested this shared access for the two lot CSM that is attached hereto as Exhibit A. The owners have since requested individual access for each lot once they are created and approved by the Village Board, especially since these are 2 separate landowners. An aerial image has been included with the approximate locations below.

The Engineering Department feels that there is not a significant grade change along this corridor to warrant concern about sight distance. However, if the Committee of the Whole and Village Board are in favor of authorizing a waiver to allow two accesses, the individual owners would be required to supply a Right-of-Way Access Permit proposing the location of the driveway and if determined to be a concern by the Engineering Department, a sight distant exhibit will be required. If the CoW and VB are not in favor of the two access points, a shared access easement and agreement will be required on the CSM and only 1 access along 7 Mile will be authorized.

