

Village Board Meeting Minutes
June 25, 2024

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

President Weatherston led the board in the Pledge of Allegiance to the Flag.

3 - Roll Call

PRESENT: 7 – President Weatherston, Trustee McManus, Trustee Stillman, Trustee Martin, Trustee Lambrecht, Trustee Wishau, and Trustee Pierce

EXCUSED: 0

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

4 – Approval of Minutes

Motion by Trustee Martin to approve the minutes of the June 11, 2024 Village Board meeting as amended, seconded by Trustee Stillman. **The motion carried 7-0.**

5 – Public Comment

The following people appeared to speak before the Board:

1. Sue Gracyalny, 4 Mile Rd. – Spoke in favor of item 7F due to personal hardships and other concerns.
2. Alberto Januchowski, Charles St. – Concerns over the quarry blasting damaging his home.
3. Greg Berg, 6 Mile Rd. – Spoke against item 9A (TID 6)

6 – Presentations:

A. Presentation by SEWRPC regarding Conservation Subdivision History and Concepts (CoW3/26/2024)

Joel Dietl gave a presentation on the conservation subdivisions and answered questions from the Board.

7 – Ordinances and Resolutions

A. Ordinance 2024-06 To Amend Section 7-1-13(e) of the Code of Ordinances of the Village of Caledonia, Racine County, Wisconsin, Relating to Keeping of Livestock Under the Municipal Code (CoW 6/11/24, 4-0)

Motion by Trustee Martin to approve the ordinance, seconded by Trustee McManus. **Motion carried 7-0.**

- B. Ordinance 2024-07 – To Amend Section 10-1-19 (b), 10-1-19 (d), and 10-1-19 (f) of the Code of Ordinances of the Village of Caledonia, Racine County, Wisconsin, Relating to Speed Limits on Five Mile Road and Golf Road (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the ordinance, seconded by Trustee Stillman. **Motion carried 7-0.**

- C. Resolution 2024-073 – Authorizing the Issuance of a Taxable Tax Increment Revenue Bond (Scannell Properties Lot 2 - TID No. 4)**

Staff provided background on the resolution and explained the amended exhibits.

Motion by Trustee Martin to approve the resolution as amended, seconded by Trustee McManus. **Motion carried 7-0.**

- D. Resolution 2024-074 – Approving a Waiver to Ordinance Sec. 18-1-4(c)(5)(h) Modifying the Standard Cross Section for an Industrial Road for the Proposed South Hills Development (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Lambrecht. **Motion carried 7-0.**

- E. Resolution 2024-075 – Approving a Waiver to Ordinance Sec. 18-1-4(c)(5)(f)(1) Authorizing a Cul-De-Sac Length to Exceed 800’ for the Proposed South Hills Development (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Stillman. **Motion carried 7-0.**

- F. Resolution 2024-076 – Authorizing an Exemption to Requiring Public Sidewalk per Ordinance Sec. 6-3-4(f)(2) for the Proposed South Hills Development. (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee McManus. **Motion carried 7-0.**

- G. Resolution 2024-077 – Approving a Request for the Installation of Sanitary Sewer Outside of the Pavement Area within the South Hills Commerce Center (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Stillman. **Motion carried 7-0.**

- H. Resolution 2024-078 – Approving a Traffic Impact Analysis Performed by TADI For The Olympia Brown School Expansion Located at 2115 5-1/2 Mile Road (CoW 6/11/24, 4-0)**

Motion by Trustee Martin to approve the resolution, seconded by Trustee Lambrecht. **Motion carried 7-0.**

8. - New Business

A. Approval of A/P checks

Motion by Trustee Wishau to approve the A/P Checks, seconded by Trustee McManus. **Motion carried, 7-0.**

B. Approval of A/P checks

Motion by Trustee Wishau to approve the US Bank list, seconded by Trustee Pierce. **Motion carried, 7-0.**

C. Approval of Liquor License Renewals

Motion by Trustee McManus to approve the licenses, seconded by Trustee Martin. **Motion carried, 7-0.**

D. New Liquor License Application – Franksville Market LLC

Motion by Trustee Wishau to approve the license, seconded by Trustee Martin. **Motion carried, 7-0.**

E. Police and Fire Commission Appointment

Motion by Trustee Martin to approve the appointment of Gary Solfest to the Board of Police and Fire Commissioners, seconded by Trustee Stillman. **Motion carried 7-0.**

F. Request by Trustees Martin and Pierce to again provide relief from judgment awarded to Village for statutory costs against Mark and Sue Gracyalny in the Lawsuit Entitled: Mark Gracyalny, et al., v. Village Of Caledonia, et al., Racine County Case No. 2021-CV-0000950 and to provide direction to staff on amount of relief and deadline for payment. (VB 4/9/24 approved reduction 5-1, VB 5/28/24 approved rescinding reduction, 6-0)

Staff provided a timeline of events and answered questions from the Board.

Motion by Trustee Stillman to receive and file, seconded by Trustee Wishau. **Motion failed** by the following vote:

Ayes: 3 – Weatherston, Wishau, and Stillman

Nays: 4 – Lambrecht, Pierce, Martin, and McManus

Motion by Trustee McManus to accept the received payment at 50% reduction if the Gracyalny pay fees associated with legal action, seconded by Trustee Martin.

Motion carried 4-3. by the following vote:

Ayes: 4 – Lambrecht, Pierce, Martin, and McManus

Nays: 3 – Weatherston, Wishau, and Stillman

9 – Continuing Business

- A. **Resolution 2024-042** Creating Tax Incremental District No. 6, Approving its Project Plan and Establishing its Boundaries. Reference: <https://caledonia-wi.gov/sites/default/files/2024-042%20-%20Exhibit%20B%20-%20Project%20Plan.pdf> (*Plan Commission 3/25/2024, 3-2, Village Board 4/9/2024, 3-3*)

Objection was made by some Trustees on the procedure bringing the item back. Staff provided information on return of item in relation to April 9th tie vote.

Discussion on the proposed TID was similar to that of the 4/6/2024 meeting, including concerns regarding the residential development incentive component of the proposed project plan, including as a precedent, and potential increases in costs of services.

Motion by Trustee Stillman to end the debate, seconded by Trustee McManus.

Motion carried by the following vote:

Ayes: 4 – Weatherston, Lambrecht, Stillman, and McManus

Nays: 3 – Pierce, Wishau, and Martin

Motion by Trustee McManus to approve the resolution, seconded by Trustee Stillman.

Motion carried by the following vote:

Ayes: 4 – Weatherston, Lambrecht, Stillman, and McManus

Nays: 3 – Pierce, Wishau, and Martin

10 – Adjournment

President Weatherston adjourned the meeting at 7:26 p.m.

Respectfully submitted:

Jennifer Olsen

Village Clerk