

# Village Board Meeting Minutes

## July 9, 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 Elaine Ekes, Clerk Jennifer Olsen, and Deputy Clerk Norgie Montes De Oca-Metzinger.

### 4 – Approval of Minutes

**Motion by** Trustee Martin to approve the minutes of the June 25, 2024 Village Board and June 27, 2024 Special Village Board meetings, seconded by Trustee McManus.  
**The motion carried 7-0.**

### 5 – Public Comment

The following people appeared to speak before the Board:

1. Ron Coutts, Kentwood Dr – Concerns over yearly property tax assessments.

### 6 – Ordinances and Resolutions

**A. Ordinance 2024-08 – 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(V) Adding an Amendment to the Village’s Comprehensive Plan and Affecting the Parcel Located at 6040 Douglas Avenue, Parcel Id No. 104-04-23-18-300-230, Village of Caledonia; Containing 1.23 Acres, More or Less; From Governmental & Institutional to Commercial; Village of Caledonia, Owner (*Plan Commission 6/24/2024, 7-0*)**

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

**B. Ordinance 2024-09 – 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 ±1.23 Acres from M-1, Light Manufacturing District to B-2, Community Business District for the Parcel Located at 6040 Douglas Avenue, Parcel Id No. 104-04-23-18-300-230, Village**

**of Caledonia, Racine County, WI, Village of Caledonia, Owner (Plan Commission 6/24/2024, 7-0)**

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

- C. Ordinance 2024-10 – 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 ±3.05 Acres from A-2, Agricultural District to B-3, Highway Business District for the Parcel Located at 7930 Hagemann Road, Parcel Id No. 104-04-22-07-053-000, Village of Caledonia, Racine County, WI, Greg Thompson, Owner (Plan Commission 6/24/2024, 7-0)**

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

- D. Resolution 2024-079 – A Resolution Approving a Building, Site, and Operation Plan for the Construction of a ±4,875 Square-Foot Addition to a Commercial Building for the Parcel Located at 3039 6 ½ Mile Road 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. (Plan Commission 6/24/2024, 7-0)**

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

- E. Resolution 2024-080 – A Resolution Approving a Rezone to B-5, Highway Business District, a Conditional Use for a Truck Transportation Business with Outdoor Parking of Semi-Tractors and Trailers, and a Building, Site, and Operation Plan for the Construction of Two ±4,920 Square-Foot Commercial Buildings and Expanded Parking Lot for the Parcel Located at 405 27th Street 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. (Plan Commission 6/24/2024, 7-0)**

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

- F. Resolution 2024-081 – Approving a Master Sign Plan For A Commercial Building For The Parcel Located At 195 27th Street 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. (Plan Commission 6/24/2024, 7-0)**

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

- G. Resolution 2024-082 – Approving Certified Survey Map # \_\_\_\_\_ ; – Combining Parcel Ids 104-04-22-31-023-000, 104-04-22-31-022-000, 104-04-**

**22-31-024-000, and 104 04-22-31-008-000 Located in the SE ¼ & SW ¼ of Section 31, T4N, R22E, Village of Caledonia, Racine County, WI, Applicant – Ashley Ventures, LLC, Owner – Hintz Real Estate Development Company, LLC (Plan Commission 6/24/2024, 7-0)**

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

**H. Resolution 2024-083 – Approving Certified Survey Map # \_\_\_\_\_; – Parcel Id 104-04 22-08-005-000 Located in the NE ¼ of Section 8, T4N, R22E, Village of Caledonia, Racine County, WI – Owner – Paul K. Thomas & Hasan S. Salem Applicant – Ken Rusch (Plan Commission 6/24/2024, 7-0)**

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

**I. Resolution 2024-084 – Approving a Conditional Use and Building, Site, and Operation Plan to Construct a ±10,000 Square-Foot Commercial Building for the Operation of a Commercial Trailer Sales and Service Business with Outdoor Storage and Display of Merchandise for the Parcel Located on USH 41, South of 6009 USH 41, Caledonia Trailers LLC, Owner (Plan Commission 6/24/2024, 7-0)**

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

### **7 - 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.**

### **8 – Continuing Business**

None

### **9 – Adjournment**

President Weatherston adjourned the meeting at 6:14p.m.

*Respectfully submitted:  
Jennifer Olsen  
Village Clerk*