

# Village Board Meeting Minutes

## August 14, 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:** 6 – President Weatherston, Trustee Stillman, Trustee Martin, Trustee Lambrecht, Trustee McManus, and Trustee Pierce

**ABSENT:** 1 – Trustee Wishau

**STAFF:** Interim Administrator/Police Chief Christopher Botsch, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Finance Director Wayne Krueger, Development Director Peter Wagner, Fire Chief Jeff Henningfeld, Village Attorney Elaine Ekes, HR Manager/Assistant Village Attorney Tyler Helsel, Clerk Jennifer Olsen, and Deputy Clerk Norgie Montes De Oca-Metzinger

### 4 – Approval of Minutes

**Motion by** Trustee Pierce to approve the minutes of the July 23, 2024 Village Board meeting, seconded by Trustee Stillman. **The motion carried 6-0.**

Comment by Trustee Martin that the minutes regarding the discussion on Robert’s rules are too vague.

### 5 – Public Comment

The following people appeared to speak before the Board:

1. Jim McDannel, 4821 Douglas Ave – Complaint about how code enforcement action is being handled regarding his property.

### 6 – Presentations

A. [2023 Audit Report – Jordan Boehm](#)

Mr. Boehm presented an overview of the audit process and results, answering questions from the Board.

### 7 – Ordinances and Resolutions

A. **Ordinance 2024-11 – An Ordinance to Repeal and Recreate Chapter 12 of Title 16 Off-Street Parking of the Code of Ordinances of the Village of Caledonia, Racine County, Wisconsin (Plan Commission 7/29/24, 4-0)**

**Motion by** Trustee Pierce to approve the ordinance, seconded by Trustee Stillman. **Motion carried 6-0.**

- B. Resolution 2024-087 – Authorizing the Village of Caledonia to enter into a Development Agreement with Ashley Ventures, LLC for South Hills Commerce Centre in Tax Incremental District No. 4 (VB 7/23/24 layed over, 6-0.)**

Village Staff and Chris Rubacha from Ashley Ventures presented the development agreement and answered questions from the Board. Staff advised there were a few minor provisions of the agreement still being worked out addressing infrastructure as required by the Village's Code of Ordinances, but the overall material terms of the development agreement have not changed since last presented to the Village Board in closed session and are included in the provisions of the development agreement before the Village Board has been finalized. Village Staff presented on the material terms of the agreement. Trustee Martin expressed reservations in approving the item by giving authorization to staff to finalize the remaining provisions but that she is otherwise in favor of the agreement.

**Motion by** Trustee McManus to approve the resolution, seconded by Trustee Lambrecht. **Motion carried 5-1.** Trustee Martin voted nay.

- C. Resolution 2024-088 – Approving a Master Sign Plan For a Commercial Building for the Parcel Located at 215 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 7/29/24, 4-0)**

**Motion by** Trustee Lambrecht to approve the resolution, seconded by Trustee Pierce. **Motion carried 6-0.**

- D. Resolution 2024-089 – A Resolution Approving a Site, Building, & Operation Plan to Construct 11, ±2,500 Square-Foot Commercial Buildings for the Operation of Various Small Businesses Located at 7930 Hagemann Road, Village of Caledonia, Racine County, WI, Greg Thompson, Applicant and Owner (Plan Commission 7/29/24, 4-0)**

**Motion by** Trustee Martin to approve the resolution, seconded by Trustee Pierce. **Motion carried 6-0.**

- E. Resolution 2024-090 – Authorizing the Village of Caledonia to Award a Contract for the TID #4 Phase 4 Sanitary Sewer and Water Main Extension Project**

**Motion by** Trustee Pierce to approve the resolution, seconded by Trustee Lambrecht. **Motion carried 6-0.**

## **8 - New Business**

- A. Approval of A/P checks**

**Motion by** Trustee McManus to approve the A/P Checks, seconded by Trustee Stillman. **Motion carried, 6-0.**

**B. Discuss rescheduling of the 11/26/2024 and 12/24/2024 Village Board and Committee of the Whole meetings due to Holidays**

Staff recommends keeping the November meeting date as is, and moving the December meeting to 12/30/2024. All Board members agreed.

**9 – Continuing Business**

None

**10 – Adjournment**

President Weatherston adjourned the meeting at 7:10 p.m.

*Respectfully submitted:  
Jennifer Olsen  
Village Clerk*