

Village Board Meeting Minutes
April 8, 2025

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 Wishau, Trustee Stillman, Trustee Martin, Trustee Lambrecht, and Trustee Pierce

EXCUSED: 0

STAFF: Administrator Todd Willis, Village Attorney Tim Pruitt, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Police Chief Chris Botsch, Fire Chief Walter Leininger, Deputy Clerk Norgie Metzinger, and Clerk Jennifer Bass

4 – Approval of Minutes

Motion by Trustee Pierce to approve the minutes of the March 25, 2025 Village Board meeting as amended, seconded by Trustee Lambrecht. **The motion carried 7-0.**

- **Amend minutes to include the final agreement approved with Resolution 2025-015 and to correct the date of the meeting from March 24 to March 25.**

5 – Public Comment

The following people appeared to speak before the Village Board:
None

6 – Ordinances and Resolutions

- A. Resolution 2025-024** – Approving the Receipt of a Designated Donation to the Village of Caledonia Fire Department for the Sole Source Purchase Request for the Lions Digital Fire Extinguisher Trainer (*CoW 3/25/2025, 7-0*)

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

- B. Resolution 2025-025** – Approving 2024 Year-End Budget Modifications (*CoW 3/25/2025, 7-0*)

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

- C. Resolution 2025-026** – Approving a Park Use Agreement for Angels Youth Softball Association, Inc. for Use of Crawford Park (*Parks 3/11/25, 5-0*)

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

- D. Resolution 2025-027** – Approving a Waiver to 14-1-5(G)(3)(B) for Exceeding the 2.5:1 Lot Size Ratio, a Waiver to 18-1-4-(D)(1) through (4) for Multiple Access Points on a Principal Thoroughfare, and Approving Certified Survey Map #_____; – Parcel Id 104-04-22-36-013-020 Located in The NW ¼ of Section 36, T4N, R22E, Village of Caledonia, Racine County, WI (*Plan 3/31/2025, 7-0*)

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

- E. Resolution 2025-028** – Approving the Final Plat of Homestead Acres Subdivision (*Plan 3/31/2025, 7-0*)

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

- F. Resolution 2025--029** – Approving the Preliminary Plat of Thomas Farms Subdivision (*Plan 3/31/2025, 5-1*)

Motion by Trustee Stillman to approve the resolution, seconded by Trustee Lambrecht.
Motion carried 5-2. Trustees Pierce and Martin voted nay.

- G. Resolution 2025-030** – Approving a Building, Site, and Operation Plan for the Construction of a ±53,000 Square-Foot Commercial Building for the Parcel Located at 3030 CTH K 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 3/31/2025, 7-0*)

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

- H. Resolution 2025-031** – Approving a Conditional Use Permit to Construct a Detached Accessory Building Consisting of a Storage Area on the First Floor and an Agricultural Laborer's Quarters (Not for Rent) on the Second Floor of the Building Located at 6208 STH 31, Village of Caledonia, Racine County, WI, Kjell Erlandsson & Elizabeth Cameron, Applicants and Owners (*Plan 3/31/2025, 7-0*)

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

- I. **Resolution 2025-032** – Approving an Updated Park and Opens Space Plan: 2050 for the Village of Caledonia (*Parks 2/11/25, 5-0; Plan 3/31/2025, 6-1*)

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

8 – Closed Session

- A. **The Village Board will take up a motion to go into CLOSED SESSION**, pursuant to s. 19.85(1)(e), Wis. Stat., “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 discuss the Development Agreement and Loan Agreement with CCM-Caledonia, LLC and Cardinal Capital Management, Inc. for the development known as Waters Edge Place and to provide negotiation direction.

Motion by Trustee Pierce to table the item until the April 22, 2025 meeting, seconded by Trustee McManus. **Motion carried 7-0.**

9 – Adjournment

President Weatherston adjourned the meeting at 6:11 p.m.

Respectfully submitted:
Jennifer Bass
Village Clerk