

Village Board Meeting Minutes
November 11, 2025

1 - Order

President Weatherston called the Village Board meeting to order at 7:06 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: 5 – President Weatherston, Trustee Lambrecht, Trustee Martin, Trustee Pierce, and Trustee McManus

EXCUSED: 2 – Trustee Stillman and Trustee Wishau

STAFF: Village Administrator Todd Willis, Village Attorney Elaine Ekes, Finance Director Wayne Krueger, Human Resources Manager Amanda Ardis, Public Works Director Anthony Bunkelman, Village Engineer Ryan Schmidt, Development Director Peter Wagner, Police Chief Christopher Botsch, Fire Chief Walter Leininger, Deputy Clerk Brittany Kickland, and Village Clerk Jennifer Bass

4 – Approval of Minutes

- A. **Motion by** Trustee Lambrecht to approve the minutes of the October 28, 2025 Village Board meeting, seconded by Trustee Martin. **The motion carried 5-0.**
- B. **Motion by** Trustee Lambrecht to approve the minutes of the November 3, 2025 Special Village Board meeting, seconded by Trustee Martin. **The motion carried 5-0.**

5 – Public Comment

The following people appeared to speak before the Village Board:

- 1. Nancy Washburn, 7450 County Line Rd, Mt. Pleasant – Provided information on how public input for Plan Commission meetings is handled in Mt. Pleasant.

6 – Ordinances and Resolutions

- A. **Ordinance 2025-13** – To Amend Title 7, Chapter 15, Section 2 Related to Tax Exempt Reports and Fees (*CoW 10/28/25, 6-0*)

Motion by Trustee Pierce to approve the ordinance, seconded by Trustee Martin.
Motion carried 5-0.

- B. **Ordinance 2025-14** – To Create Title 5, Chapter, 3 Section 3: Regulation of the Sale, Application, and Use of Coal Tar and High-PAH Sealant Products (*CoW 10/28/25, 6-0*)

Motion by Trustee McManus to approve the ordinance, seconded by Trustee Lambrecht.
Motion carried 4-1. President Weatherston voted nay.

- C. **Resolution 2025-085** – Approving and Authorizing the Village of Caledonia to Enter Into an Agreement with Paramedic Billing Services, Inc. (*CoW 10/28/25, 6-0*)

Motion by Trustee Lambrecht to approve the resolution, seconded by Trustee Martin.
Motion carried 5-0.

- D. **Resolution 2025-086** – Approving a Building, Site, and Operation Plan for the Construction of a ±9,440 Square-Foot Commercial Building for the Purpose of a Semi-Trailer Storage and Repair Facility Located Along USH 41 in the Village of Raymond under the Cooperative Boundary Agreement Dated November 12, 2009 Between the Village of Caledonia and the Village of Raymond (*PC 10/27/2, 5-0*)

Motion by Trustee Lambrecht to approve the resolution, seconded by Trustee McManus.
Motion carried 5-0.

- E. **Resolution 2025-087** – Approving the Final Plat for Thomas Farms Subdivision (*PC 10/27/2, 5-0*)

Motion by Trustee McManus to approve the resolution, seconded by Trustee Lambrecht.
Motion carried 5-0.

- F. **Resolution 2025-088** – Approving a Waiver to 14-3-5(B) (Conservation Easement) for Homestead Acres Subdivision, Authorizing Acceptance of a Preservation Easement and Authorizing an Amendment to the Development Agreement to Address the Waiver (*PC 10/27/2, 5-0*)

Motion by Trustee McManus to approve the resolution, seconded by Trustee Martin.
Motion carried 4-1. Trustee Pierce voted nay.

- G. **Resolution 2025-089** – Authorizing the Village of Caledonia to Execute a Drainage Easement Agreement with the Edward J. Matichek Trust Dated 4/25, 2006

Motion by Trustee Martin to approve the resolution, seconded by Trustee McManus.
Motion carried 5-0.

- H. **Resolution 2025-090** – Authorizing the Village of Caledonia to Execute a Drainage Easement Agreement with the Marcia K. Hayek Revocable Trust

Motion by Trustee Martin to approve the resolution, seconded by Trustee Lambrecht.
Motion carried 5-0.

- I. **Resolution 2025-091** – Authorizing the Village of Caledonia to Execute a Drainage Easement Agreement with the Driftwood Living Trust Dated July 17, 2015

Motion by Trustee Martin to approve the resolution, seconded by Trustee Lambrecht.

Motion carried 5-0.

7 – New Business

A. Approval of A/P Checks

Motion by Trustee Lambrecht to approve the A/P checks, seconded by Trustee McManus. **Motion carried 5-0.**

B. Discussion on December Meeting Dates

Motion by Trustee Pierce to move the December 23, 2025 Village Board meeting to December 22, 2025, seconded by Trustee Martin. **Motion carried 5-0.**

C. Discussion and possible action – Setting Date and Procedures for Administrative Review Hearing filed by StorageShopUSA

Motion by Trustee Martin that the hearing be before the Village Board on Tuesday November 25, 2025, to begin at 6:30 pm and to direct as follows:

1. Direct the Village Clerk to issue the Notice of Hearing including hearing parameters and Legal Counsel contact information;
2. Authorize the recording of the hearing by a stenographer;
3. Set a deadline for the parties to exchange witness lists and submit them to the office of Attorney Todd Terry by November 21, 2025;
4. Authorize the President to address prehearing matters, be the primary contact for Attorney Todd Terry and to issue any requested subpoenas (deadline for parties to request subpoenas is November 18, 2025);
5. The parties shall pre-mark proposed exhibits with exhibit stickers and submit an exhibit list at the beginning of hearing (Noted as “Appellant” or “Village Staff” accordingly; parties shall bring 4 copies of each exhibit to the hearing);
6. Order of case presentation (testimony, witnesses, exhibits, argument) at hearing: First: Appellant. Second: Village Staff;
7. Attorney Todd Terry, in consultation with the Village President, may establish additional prehearing and procedural requirements to facilitate an effective and efficient hearing in this matter.

Seconded by Trustee Pierce.

Motion carried 5-0.

D. Resolution 2025-092 – Authorizing the Village of Caledonia to Enter Into a Special Counsel Engagement Agreement with the Law Firm of Terry & Nudo, LLC

Motion by Trustee McManus to approve the resolution, seconded by Trustee Martin. **Motion carried 5-0.**

8 – Closed Session

A. The Village Board may take up a motion to go into CLOSED SESSION, for the following reasons:

- i. pursuant to s. 19.85(1)(g), Wis. Stat., “Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved,” and Wis. Stat. § 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 discuss the Agreement between the Village and Alberto Januchowski for the Keeping of Animals Previously Declared Prohibited and Release of Claims executed on March 9, 2025.”
- ii. 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 possible developments in TID 6 (involving two different developers one of which is F Street Caledonia, LLC); and
- iii. 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," and Wis. Stat. s. 19.85(1)(g), "to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved," **specifically**: to discuss a Notice of Potential Material Change of Circumstances from the City of Racine under the Racine Area Intergovernmental Sanitary Sewer Service, Revenue-Sharing, Cooperation and Settlement Agreement dated April 25, 2002; and
- iv. pursuant to s. 19.85(1)(c), Wis. Stat., “Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility,” **specifically**: to conduct Village Administrator Annual Review.

Motion by Trustee McManus to go into closed session, seconded by President Weatherston. **Motion carried by the following roll call vote:**

Ayes: 5 – Weatherston, Martin, McManus, Lambrecht, and Pierce

Nays: 0

Excused: 2 – Stillman and Wishau

- B. **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.

Motion by Trustee McManus to go back into open session, seconded by Trustee Pierce.
Motion carried 5-0.

Relating to item 8A-i: Motion by Trustee Pierce to direct staff to proceed with the enforcement of the agreement with Alberto Januchowski to euthanize the dog and for Village staff to pursue court order if necessary, seconded by Trustee Pierce.

Motion carried 5-0.

- C. **Resolution 2025-093** – Approving and Authorizing the Village of Caledonia to Enter Into a Reimbursement Agreement with F Street Caledonia, LLC Related to a Single Family and Multi-Family Development

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

Motion carried 5-0.

9 – Adjournment

President Weatherston adjourned the meeting at 9:29 p.m.

Respectfully submitted:

Jennifer Bass Village Clerk