

**Meeting Minutes
Community Development Authority
Village of Caledonia
January 27, 2011**

President Coutts called the meeting to order at 6:00 p.m. at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

Members Present: Ron Coutts, Tom Weatherston, John Shannon, Dr. Timothy Schneider, Elizabeth Kocjan, Charles Kamakian

Members Excused: None

Staff Present: Tom Lebak, Village Administrator; Tim Pruitt, Village Attorney; Gordy Kacala, RCEDC

Special Guests: Nancy Andersen, AICP, Chief Community Assistance Planner, SEWRPC
Julie Andersen, Director, Racine County Planning
Peter Glaser, Vice-President, Retail Development, CB Richard Ellis

Others Present:

1. The meeting was called to order by President Ron Coutts at 6:00 p.m.

On a motion by Weatherston, seconded by Kamakian, the minutes of the February 17, 2010 Joint Meeting of the Village Board and CDA were approved unanimously.

On a motion by Weatherston, seconded by Kamakian, the minutes of the December 13, 2010 CDA were approved unanimously.

2. **President Coutts allowed persons desiring to be heard to address issues. No attendees asked to be heard.**
3. **Review and Consideration of 2011 Update to the Village of Caledonia Economic Development Plan (EDP)**

President Coutts asked Kacala to present the 2011 Update to the Village of Caledonia Economic Development Plan (EDP)

Kacala presented the 2011 EDP reviewing each of the challenges and attendant strategies. Discussion included the following:

Following the presentation, the following comments were offered:

- 1) Shannon indicated that he was glad to see Challenge 3, Strategy 2 in the EDP regarding east-west transportation corridors, indicating that improvements to 4

- Mile road would be most appropriate. General discussed took place with no changes to the EDP.
- 2) Kacala indicated that in the short term, Challenge 3, Strategy 5, the establishment of commuter rail would not be expected due to political opposition to this project at the State level.
 - 3) Caledonia Trustee Kathy Burton indicated that she was concerned with developing a stronger working relationship with RAMAC as indicated in Challenge 4, Strategy 3 due to RAMAC's strong ties to the City of Racine. General discussion took place with agreement not to change the EDP but to invite Mike Kobyłka, President, RAMAC to the CDA meeting to discuss RAMAC initiatives.
 - 4) Lebak asked, and the Committee agreed to re-word Challenge 6, Strategy 2 to read: Evaluate the management and nature of public and private recreational facilities in the Village and plan for the improvement of these facilities *and examine partnerships that can provide for implementation of the recommendations.*

On a motion by Kamakian and seconded by Shannon, the EDP 5.0 was unanimously approved and forwarded to the Village Board.

- 4. Chairman Coutts introduced Nancy Andersen, SEWRPC; Julie Andersen, Racine County; and Peter Glaser, CB Richard Ellis and indicated that the panel would provide a discussion with regard to the potential for future retail development at 4 Mile Road and Douglas Avenue and environs.**

The panel provided an extensive presentation on this issue taking turns addressing issues such as land use, environmental corridors, market potential due to the number of households in the area and existing development in downtown Racine, Oak Creek and development in the general vicinity of Regency Mall.

Discussion by the Committee and Village Board members was frequent and extensive.

Following the presentation and discussion, it was agreed that the following represented significant negative impact on future retail development in the area:

1. In the short term, vacancy rates remain high throughout the Region which will impact the potential for any new development. New development will not be speculative and will require a specific prospect that is committed to the project and has signed a lease.
2. There is a significant problem in assembling sufficient land for new development in the area given the existing development pattern in the area and environmental corridors.
3. There are not sufficient automobile trips in the area in comparison to other retail areas to warrant additional development of any scale.

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4. Due to the proximity of Lake Michigan and existing housing development in the area there is not sufficient roof-tops for any additional development.
5. The proximity of downtown Racine, retail development on Hwy. 38 in Oak Creek and retail development in and around Regency Mall impact the market for new development at the proposed intersection. With this existing development, new development would not be expected due to existing market penetration.

Overall, the conclusion that was reached by the panel is that significant regional retail development would not occur at the intersection and that efforts to recruit such development would not be successful. However, smaller, neighborhood retail could occur naturally over time, similar to the development that exists today.

The Committee then discussed alternative development that may be possible in the area. This discussion led to general agreement that community retail and services would be possible, as well as residential including multi-family housing. Such housing may be in demand due to the recent decline in home ownership due to the recession and problems that continue to plague the housing industry.

In summary, the group agreed that in order to logically think about the possible new development in the area that the Village Board should consider the following:

1. Updating the neighborhood plan for the area that was based on the establishment of commuter rail, or KRM. An update of this kind would enable appropriate zoning decisions.
2. Review other neighborhood plans for the Village that require too extensive of open space requirements to enable development to take place.
3. Sidewalk access to Milaegers and related development in the area, as well as better automobile access to Milaegers
4. Work with a local Committee being assembled by President Coutts to address the regional issue of the potential for constructing the Lake Arterial.

There being no further business, Weatherston moved to adjourn. The motion was seconded by Kamakian and approved unanimously. Meeting adjourned at 7:30pm

Gordon Kacala, Executive Director RCEDC and Thomas Lebak, Village Administrator