

**Village Board Meeting
April 4, 2011**

1 - Order

President Coutts called the Village Board Meeting to order at 7:11 p.m., at the East Side Community Center, 6156 Douglas Avenue, Racine, Wisconsin.

2 – Pledge of Allegiance

3 - Roll Call

Board: Trustee Burton, Trustee Griswold, Trustee Wanggaard, Trustee Bradley and President Coutts

Absent: Trustee Weatherston and Trustee Wishau were excused

Staff: Village Administrator Tom Lebak, Village Engineer Mike Hayek, Assistant Village Engineer Tony Bunkelman and Julie Anderson, Racine County Planning and Zoning Administrator

4 – Approval of minutes

Trustee Wanggaard moved, seconded by Trustee Wanggaard to approve the minutes of the following regular and/or special board, meeting(s), and hearing(s) as printed: March 10 and March 15, 2011. **Motion carried unanimously.**

5 – Communications and Announcements

April 6, at the Moose Club, the Supreme Governor will be present to celebrate the lodge's 100th anniversary.

6A - General comments from the audience

Bud Meyer was present talking about the excess water backup on his land and gave details. Jim Magruder, a resident on Emmertsen Road also stated he has water problems. Other residents of the area expressed the same concern. Further discussion was held regarding installing a clay dam. Bunkelman explained what they have done so far. The Utility District has already checked for water leaks and found none. Trustee Griswold suggested looking at installing a tile but stated that the Village does not get involved in ground water issues. Trustee Griswold will go out to the property with Bunkelman. Trustee Wanggaard suggested the Utility District recheck for a possible water main leak. Trustee Bradley stated that the Utility District did go back out there and did not find any chlorine and thought the developer should be involved. Johnson Bank bought out Belinski Builders, the developers of the subdivision.

Joyce Brainard asked the status of the sewer assessment charged to homeowners in Old Field Subdivision. President Coutts stated that all the board members have not had time to review other options and after they have, a special meeting will be held with the residents of the area. Bunkelman stated that he was out in Old Field regarding a drainage issue and thought the pond was in poor condition. Further drainage issues were discussed.

Gerry Otzelberger brought up the Milwaukee ban for sick leave ordinance. He also discussed the Walmart issue and comments that were made that he felt were rude.

7 - Committee Reports

7A(1) – Approval of A/P checks

Trustee Wanggaard moved, seconded by Trustee Burton to approve the A/P checks March 14, 2011 thru April 1, 2011, as follows:

General Fund	check no's 57779-57885	in the amount of \$714,146.46
Parks Enterprise	check no's 5286-5287	in the amount of \$315.17
Joint Health	check no's 9779-9793	in the amount of \$2,414.61
Joint Parks	check no's 7536-7543	in the amount of \$3,295.18

Motion carried unanimously.

7F(1) - Request to rezone from R-3A to C-1/Caledonia Conservancy intends to hold the land as undeveloped real estate in a natural condition/4 ½ Mile Road/#104-042320026005/Village of Caledonia, Owner/Caledonia Conservancy Ltd, Agent

Trustee Burton moved, seconded by Trustee Bradley to approve the rezone from R-3 to C-1 Caledonia Conservancy intends to hold the land as undeveloped real estate in a natural condition/4 ½ Mile Road/#104-042320026005/Village of Caledonia, Owner/Caledonia Conservancy Ltd, Agent. **Motion carried unanimously.**

Fran Martin explained the procedure involved. Trustee Griswold felt the village should keep ownership for liability reasons. He stated the village will always be here but the conservancy may not. Fran Martin stated that the conservancy has liability insurance. Julie Anderson explained the process involved in turning over the parcel to the conservancy. There would be no charge for the deed transfer. Further discussion continued regarding the wetlands of the area and the insurance that the conservancy holds. Trustee Wanggaard felt the conservancy should provide the village with a copy of their liability insurance. Fran Martin disagreed.

7F(2) - Request to rezone from A-2 General Farming & Residential District II to B-5 Highway Business District/to allow a commercial truck terminal (Time Transport Inc.)/5231 Hwy 41/#19054000/Gerry Buchmeier, Owner/Design 2 Construct (Chad Nicpon), Agent

Hayek explained that the rezone request is consistent with the Land Use Plan. Trustee Burton stated that the rezone states for a trucking company. Julie Anderson explained that rezones require some explanation of what is intended to happen in the area. It avoids

speculative rezones. A conditional use permit still has to be approved before the trucking terminal can happen.

Trustee Griswold moved, seconded by Trustee Bradley to approve the rezone from A-2 General Farming & Residential District II to B-5 Highway Business District/to allow a commercial truck terminal (Time Transport Inc.)/5231 Hwy 41/#19054000/Gerry Buchmeier, Owner/Design 2 Construct (Chad Nicpon), Agent

Many people from the surrounding area were present opposing the rezone. They did not want a trucking company in their back yard. Questions were asked regarding how much tax dollars would Time Transport actually bring to the Village. Environmental issues were also a concern. A resident stated that he was informed by a realtor that Time Transport would decrease property values by 25 percent. Trustee Wanggaard asked for documentation on that. Further audience comments were made about the desire for office buildings in that area, not trucking terminals.

The board was undecided and had concerns regarding speculative zoning. After further discussion they agreed to lay the rezoning request over until the information was received regarding the decreasing property value comment that was made.

Trustee Bradley moved, seconded by Trustee Griswold to withdraw the motion to approve the rezone from A-2 General Farming & Residential District II to B-5 Highway Business District/to allow a commercial truck terminal (Time Transport Inc.)/5231 Hwy 41/#19054000/Gerry Buchmeier, Owner/Design 2 Construct (Chad Nicpon), Agent

Trustee Wanggaard moved, seconded by Trustee Griswold to lay over action on the rezoning request until documentation was received to back up the comment made in regards to the 25 percent drop in property value made by a realtor if a trucking terminal is approved. **Motion carried unanimously.**

7F(3) - Request for Conditional Use/construction of a 19,024 sq. ft. office building & shop for Yutka Fencing, Inc. including outside storage/East Frontage Road/#104042230019010/In The Dog House LLC, Owner/Brett Yutka, Agent

Trustee Bradley moved, seconded by Trustee Griswold to approve the Conditional Use/construction of a 19,024 sq. ft. office building & shop for Yutka Fencing, Inc. including outside storage/East Frontage Road/#104042230019010/In The Dog House LLC, Owner/Brett Yutka, Agent, with conditions as outlined. **Motion carried unanimously.**

Trustee Griswold requested that a detailed drainage plan be required with all future conditional use applications.

7F(4) - Site Plan Review/for construction/conversion of campsites to cabins/#104042204017000/Bear Country Holdings, LLC, DBA Yogi Bear's Jellystone Park, Owner/Randy Isaacson, Applicant

The campsite will be adding 12 cabins; 4 will have plumbing. The land has been reviewed and approved for the plumbing.

Trustee Wanggaard moved, seconded by Trustee Griswold to approve the Site Plan Review/for construction/conversion of campsites to cabins/#104042204017000/Bear Country Holdings, LLC, DBA Yogi Bear's Jellystone Park, Owner/Randy Isaacson, Applicant. **Motion carried unanimously.**

8 – Resolutions and Ordinances

8(A) - Ordinance 2011-03 -1st Reading of an Ordinance to Create Section 9-2-6 of the Code of Ordinances for the Village of Caledonia Pertaining to Surface and Storm Water Management Requirements for Properties Located Within the Boundaries of the Milwaukee Metropolitan Sewerage District

A meeting with the board and MMSD has been requested and to find out if penalties are involved if the ordinance is not adopted.

9 - Unfinished Business

10- New Business

10(A) - Release Site Restoration Bond

Trustee Burton moved, seconded by Trustee Wanggaard to release site restoration bond for 5306 Douglas Avenue. **Motion carried unanimously.**

10(B) - Variance Request for Oversized Pole Barn/3804 Debby Lane/David Dilley

Trustee Wanggaard moved, seconded by Trustee Burton to approve the variance request for oversized pole barn at 3804 Debby Lane/David Dilley, with conditions. **Motion carried unanimously.**

11 - Report from Village Administrator

The documents from the post office will be delivered to the Village for signature regarding the 4 Mile under pass project.

12 – Adjournment

Trustee Wanggaard moved, seconded by Trustee Burton to adjourn. **Motion carried unanimously.**

Meeting adjourned at 8:35 p.m.

Respectfully submitted,
Karie Torkilsen
Village Clerk