

**RESOLUTION NO. 2022-30**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT FOR INDOOR  
PARKING/STORING OF TWELVE COMMERCIAL VEHICLES AND FOUR COMMERCIAL  
TRAILERS AT 7215 BOTTING ROAD, JORGE ORNELAS, APPLICANT AND OWNER.**

The Village Board for the Village of Caledonia resolves as follows:

**WHEREAS**, Jorge Ornelas, Owner and Applicant, requested a conditional use permit to store inside two existing barns, twelve commercial vehicles and four commercial trailers on the parcel located at 7215 Botting Road, Parcel ID No.: 104-04-22-12-009-000.

**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the request, subject to the conditions attached hereto as **Exhibit A**, and the Village Board considers the proposed use proper for the following reason:

1. The proposed use is allowed by underlying zoning through the conditional use process.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the requested conditional use set forth above, is hereby approved for the same reason set forth above and subject to the conditions recommended by the Plan Commission and set forth herein.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 4<sup>th</sup> day of April, 2022.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

James R. Dobbs  
Village President

Attest: \_\_\_\_\_

Joslyn Hoeffert  
Village Clerk

## EXHIBIT A – CONDITIONS

### 7215 Botting Road – Indoor Storage Commercial Vehicles & Trailers

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit. If 3 violations of the terms and conditions of this permit are verified within an 18-month period, the Village will proceed in the revocation of the conditional use permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. **Plans.** The proposed use (indoor storage of vehicles and trailers) must be located within the identified buildings shown on the site plan received March 1, 2022.
4. **Equipment and Vehicles.** This conditional use authorizes the indoor storage of the following types of commercial vehicles and trailers:
  - 1 14' box truck
  - 3 dump trucks
  - 8 light duty pickup trucks
  - 4 utility trailers not to exceed 16' in length
5. **Parking/Storage/Maintenance.** No equipment or materials associated with the home occupation business shall be outdoors. All trailer and vehicle maintenance must be conducted inside of the existing barns.
6. **Travel Routes.** Commercial vehicles and trailers will enter and exit the property at Botting Road and travel south to 6 Mile Road. Travel on Botting Road north with commercial vehicles is prohibited.
7. **Hazardous Fluids Storage and Containment.** Any oil or hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of Natural Resources regulations. There must be no discharge of any oils or hazardous fluids to the private onsite wastewater treatment systems that services the property.
8. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
9. **Expiration.** This approval will expire six (6) months from the date of the Village's final approval unless substantial work has commenced following such grant.
10. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.

11. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
12. **Hours of Operation.** The departure and arrival of commercial vehicles and trailers will occur between the hours of 7:00am and 6:00pm, Monday through Saturday. Any expansion of these hours of operation will require approval by the Plan Commission and Village Board as an amendment of the conditional use.
13. **Agreement.** Accepting the conditional use approval means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Jorge Ornelas and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
14. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.