

RESOLUTION NO. 2023-18

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A SITE, BUILDING, & OPERATIONS PLAN TO CONSTRUCT ±1,800 SQUARE FOOT BATHHOUSE AND 76 CAMPSITES ON THE NORTHERN PORTION OF PROPERTY LOCATED 8425 STH 38, VILLAGE OF CALEDONIA, SCOTT BENDER, APPLICANT, BEAR COUNTRY HOLDINGS LLC, OWNER

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

WHEREAS, Scott Bender, Applicant, has requested an approval of a site, building, and operations plan to construct and utilize ±1,800 square-foot bathhouse and 76 campsites consisting of 10 rental cabins, 20 seasonal sites, and 46 campsites with water/electric/sewer connections located on the north portion of the property located at 8425 STH 38, Parcel ID No. 104-04-22-04-017-000, Village of Caledonia, Racine County, WI; and,


WHEREAS, the Village of Caledonia Plan Commission recommended approval of the site, building, and operations plan, subject to the conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing recreational uses on the property.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the requested building, site, and operations plan set forth above, is hereby approved for the same reasons set forth above and subject to the same conditions and contingency imposed by the Village Plan Commission.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 14 day of March, 2023.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs, Village President

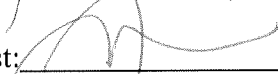
Attest: 
Joslyn Hoeffert, Village Clerk

EXHIBIT A - CONDITIONS
Bear Country Holdings LLC Recreational Facilities
(Northside Development Expansion - 76 Campsites & Bathhouse)

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.
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 76 campsite expansion consisting of 10 cabin rentals, 46 camp sites with water/electric/sewer connections, and 10 seasonal campsites shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on February 23, 2023.
4. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
5. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
6. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
7. Lighting. Any future lighting of the area will require the submittal of a photometric plan and received approval from the Development Director prior to submitting for electrical permits. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
8. Landscape Plan. The applicant will submit a landscape plan for the proposed expansion and submit it for review and approval to the Development Director prior to submitting any permit applications.
9. 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.
10. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.

All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

11. Performance Standards. The applicant must comply with the provisions of Title 16, Chapter 10, Section 4 of the Municipal Code, as adopted by the Village of Caledonia and any conditions established by any Conditional Use Approvals.
12. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
13. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
14. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
15. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Bear Country Holdings LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
16. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.