

**RESOLUTION NO. 2024-046
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A SITE, BUILDING, & OPERATIONS PLAN TO
CONSTRUCT AND UTILIZE A ±310,561 SQUARE-FOOT COLD-STORAGE INDUSTRIAL
BUILDING LOCATED ON THE PARCEL LOCATED SOUTH OF 4321 CAROL ROAD,
VILLAGE OF CALEDONIA, RACINE COUNTY, WI, JASON LUEDERS, APPLICANT, TI
INVESTORS OF CALEDONIA LLC, OWNER**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

WHEREAS, Jason Lueders, Applicant, has requested an approval of a site, building, and operations plan to construct and utilize a ±310,561 square-foot, cold-storage, industrial building located on the parcel directly south of 4321 Carol Road, Parcel ID No. 104-04-22-30-38-030, 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 conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Industrial/Business Park.

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 contingency imposed by the Village Plan Commission.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 9 day of April, 2024.

VILLAGE OF CALEDONIA

By: 
Thomas Weatherston
Village President


Attest: 
Jennifer Olsen
Village Clerk

EXHIBIT A - CONDITIONS
Zilber Building #3
Northwestern Avenue (Future Baxter Court)

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. 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.
3. 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.
4. Plans. The proposed ±310,561 square-foot industrial building located on Northwestern Avenue, south of 4321 Carol Road shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on March 11, 2024.
5. Stormwater. The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
6. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
7. 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.
8. 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.
9. Parking. Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.

10. Lighting. Lighting must comply with the approved lighting plan dated March 11, 2024. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.
11. Parcel Creation. The applicant must record a certified survey map with the Racine County Register of Deeds to create the legal parcel for this site plan prior to building permits being submitted.
12. Signage. The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. The Village may require a Master Sign Plan for the entire new business park where this use is locating and signage at the site may, at the Village's option, be required to comply with the Master Sign Plan in accordance with Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Banners, balloons, flashing, or animated signs are prohibited.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

19. Reimburse Village Costs. Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
20. Amendments to Building, Site & Operations Plan. 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 Village Development Director, may be made at a staff level, if authorized by the Village Development Director.
21. 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, Jason Lueders, TI Investors of Caledonia LLC, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
22. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.