

**RESOLUTION NO. 2024-095  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A SITE, BUILDING, & OPERATION PLAN TO CONSTRUCT A ±24,900 SQUARE-FOOT BUILDING FOR THE OPERATION FOR THE STORAGE OF BIO-SOLID MATERIAL LOCATED AT 13038 GOLF ROAD AND THE ABUTTING PARCEL LOCATED EAST OF 13038 GOLF ROAD, VILLAGE OF CALEDONIA, RACINE COUNTY, WI, HINTZ REAL ESTATE DEVELOPMENT COMPANY, APPLICANT, HINTZ REAL ESTATE DEVELOPMENT COMPANY AND RACINE COUNTY, OWNERS**

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

**WHEREAS**, Hintz Real Estate Development Company, Applicant, has requested an approval of a site, building, and operations plan to construct a ±24,900 square-foot storage building for the storage of bio-solid materials located at 13038 Golf Road and the parcel located directed east, Parcel ID Nos. 104-04-22-31-021-000 & 104-04-22-31-007-000, Village of Caledonia, Racine County, WI; and,

**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the site, building, and operations plan for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.
2. The proposed use is consistent with the approved conditional use permit allowing for the construction and utilization of a bio-solids storage facility.
3. There is little to no visibility anticipated of the structure and use from rights-of-way, including Interstate 94.
4. The proposed 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 10 day of September, 2024.

**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Olsen  
Jennifer Olsen  
Village Clerk

**EXHIBIT A - CONDITIONS**  
**Bio-Solids Storage Facility**  
**13038 Golf Road**

1. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s).
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 24,900 square-foot bio-solids storage building shall be located, constructed, and utilized in accordance with the plans and documents (dated June 14, 2024) received by the Village Planning Department.
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. Future Development Requirements. When a development is proposed abutting the property which results in making the building visible from the public right-of-way, the applicant will submit a landscape plan that will screen the storage facility from public view. Such plan will be submitted to the Planning & Zoning Department for review and approval by the Development Director or designee.
9. Combine Parcels. The applicant combines the lots located at 13038 Golf Road and the abutting 40-acre parcel to the east along Golf Road (Parcel ID No. 104-0422-31-007-00) prior to building permit applications being submitted.
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. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. Agreement. You're 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, Hintz Real Estate Development Company LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
17. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.