

**RESOLUTION NO. 2024-112  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO PARK NO MORE THAN  
FOUR DUMP TRUCKS INSIDE AN EXISTING POLE BARN LOCATED AT 7938 DOUGLAS  
AVENUE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI, VIANEY SANCHEZ AND  
DAVID SANCHEZ-MORA, APPLICANTS AND OWNERS**

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

**WHEREAS**, David Sanchez-Mora, Applicant, has requested an approval of a conditional use permit to park no more than four dump trucks inside an existing pole barn on the parcel located at 7938 Douglas Avenue, Parcel ID No. 104-04-22-12-008-000, Village of Caledonia, Racine County, WI; and,

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

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. The proposed use will not negatively impact neighboring parcels.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia, that the requested conditional use permit 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 12 day of November, 2024.

**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Bass  
Jennifer Bass  
Village Clerk

**EXHIBIT A: 7839 Douglas Avenue Conditions of Approval**

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, Applicant, and any other users of the Property Owner with respect to the uses on the Property.
3. **Plans.** The proposed use (parking of four dump trucks) must be located within the existing pole building on the parcel as shown on the plan received by the Village Planning & Zoning Department on September 20, 2024.
4. **Hours of Operation.** The hours of operation of the proposed business operation are from 7:00 a.m. – 5:00 p.m. Monday through Saturday.
5. **Dump Truck Parking/Storage/Maintenance.** This conditional use approval authorizes the indoor storage and maintenance of no more than four dump trucks to be stored inside the existing pole barn. All vehicle maintenance must be conducted inside of the existing pole barn.
6. **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. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Caledonia Plan Commission and the Village Board grants a written extension. Written extension requests must be submitted to the Village Planning & Zoning Department thirty (30) days before permit/approval expiration.
7. **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 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
8. **Amendments to Conditional Use Approval.** 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.
9. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, David Sanchez, David SM Trucking LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
10. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.