

**RESOLUTION NO. 2025-017  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A REQUEST FOR A BUILDING, SITE, AND  
OPERATION PLAN TO CONSTRUCT A ±13,542 SQUARE-FOOT BUILDING  
ADDITION WITH PARKING LOT MODIFICATIONS TO GIFFORD SCHOOL; 8332  
NORTHWESTERN AVENUE; RACINE UNIFIED SCHOOL DISTRICT, OWNER;  
JEFFREY BRIDLEMAN, APPLICANT**

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

**WHEREAS**, Jeffrey Bridleman, Applicant, has requested to construct a ±13,542 square-foot building addition with parking lot modifications for Gifford School at 8332 Northwestern Avenue; Parcel Id. No. 104-04-22-34-064-000, Village of Caledonia, Racine County, WI; and

**WHEREAS**, the Village Plan Commission has recommended approval of the building, site, and operation 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 site plan review process.
2. The proposed use is compatible with the existing use of a school on the property.

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

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 11 day of March, 2025.

**VILLAGE OF CALEDONIA**

By: Thomas R. Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Bass  
Jennifer Bass  
Village Clerk

**EXHIBIT A - CONDITIONS**  
**8332 Northwestern Avenue – Gifford School Building Addition**  
**(Parcel ID No. 104-04-22-34-064-000)**

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 ±13,542 square-foot, school building addition shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department dated January 9, 2025.
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. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
8. 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.
9. 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. All drives and parking areas shall be maintained in a dust free condition.
10. Performance Standards. The applicant must comply with the provisions of Title 16, Chapter 10, Section 4, Various Performance Standards.

11. Expiration. This approval will expire eighteen (18) 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.
12. 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.
13. 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.
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, Racine Unified School District, 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.