

RESOLUTION NO. 2018-07

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST FOR A CONDITIONAL USE TO CONSTRUCT AND UTILIZE A ±13,815 SQUARE-FOOT TWO-STORY ADDITION (CORPORATE AND ADMINISTRATIVE OFFICES) TO AN EXISTING INDUSTRIAL BUILDING, 5102 DOUGLAS AVENUE, SEC. 20, T4N, R23E, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; JDJ REAL ESTATE LLC, OWNER; JOHN KORAKO, APPLICANT

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

WHEREAS, applicant requested a conditional use to construct and utilize ±13,815 Square-Foot Two-Story Addition (Corporate And Administrative Offices) to an Existing Industrial Building, 5102 Douglas Avenue, Sec. 20, T4N, R23E, Village of Caledonia, Racine County, WI. JDJ Real Estate LLC, Owner; John Korako, Applicant; Parcel No. 104042320116000.

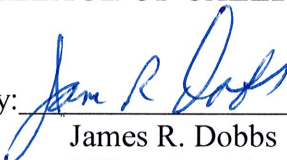
WHEREAS, the Village of Caledonia Plan Commission recommended approval of the request, subject to the conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. Based on other things going on in the area, the proposed use appears to fit with other structures and uses in the area.
3. The proposed ±13,815 square-foot two-story addition (corporate and administrative offices) to an existing industrial building is necessary to assist Knapp Manufacturing Inc. to expand and better meet the needs of their customers.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the requested conditional use 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 15th day of January, 2018.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

Attest: 
Karie L. Torkilsen
Village Clerk

EXHIBIT A - CONDITIONS
5102 Douglas Avenue

1. **Zoning Permit.** The applicant must obtain a zoning permit card from the office of the Village Zoning Administrator after paying a zoning permit fee of \$1500.00. 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, Applicant, and any other users of the Property Owner with respect to the uses on the Property.
4. **Plans.** The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on December 12, 2017, unless otherwise amended herein.
5. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for the site. Compliance with all regulations and requirements, as determined by the Caledonia Stormwater Utility District or the Village Engineer is required. There must be no disturbance in the existing stormwater drainage easement that is located on the subject property.
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. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached), as adopted by the Village of Caledonia.
8. **Lighting.** All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
9. **Landscaping.** The proposed landscaping at the site adjacent to the proposed addition to the existing industrial building must be in compliance with the submitted Landscaping Plan. The landscaping must be fully implemented by September 15, 2018. Existing landscaping at the site not adjacent to the proposed addition to the existing industrial building must be maintained.
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 included 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. **Outside Storage.** Outside storage is prohibited, and this property must be kept free of any refuse or debris. Refuse bins and/or scrap material (recycle) bins must be screened from public view.
13. **Parking.** Parking must be provided as shown on the submitted site plan. Each automobile parking space must be a minimum of nine feet wide and 180 square feet in area, exclusive of the space required for ingress and egress. Handicapped spaces must be provided in accordance with State requirements. Aisles and spaces must be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.
14. **Architecture.** The addition (corporate and administrative offices) to an existing industrial building must be compatible with the existing structure in terms of building façade, character, scale and mass, rooflines and roof shapes, material colors, and architectural details.
15. **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 grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
16. **Access.** The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
17. **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 and 16 of the Village of Caledonia Code of Ordinances.
18. **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.
19. **Amendments to Conditional Use Permit.** 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 Caledonia Zoning Administrator 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.

20. **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, JDJ Real Estate LLC, and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
21. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.