

**RESOLUTION NO. 2018-23**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
TO APPROVE A SITE PLAN TO OCCUPY AN EXISTING BUILDING AND SITE WITH AN  
AUTOMOBILE AND MOTORCYCLE SERVICE BUSINESS KNOWN AS RACINE SPEED  
AND POWER; 4543 DOUGLAS AVENUE; RICHARD AND JANICE BETCHKAL TRUST,  
OWNER; MATT PICHELMAN, APPLICANT**

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

**WHEREAS**, Matt Pichelman, Applicant, has requested to occupy an existing building and site with an automobile and motorcycle service business known as Racine Speed and Power; 4543 Douglas Avenue; Parcel Id. No. 104042329450000; Richard and Janice Betchkal Trust, Owner;

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

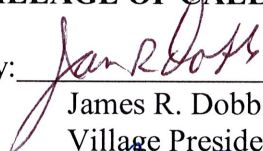
1. The proposed use is allowed by underlying zoning through the site plan review process.
2. Based on other things going on in the area, the proposed use appears to fit with other structures and uses in the area.

**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 5<sup>th</sup> day of March, 2018.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_

  
James R. Dobbs  
Village President

Attest: \_\_\_\_\_

  
Karie L. Torkilsen  
Village Clerk

**EXHIBIT A**  
**CONDITIONS**  
4543 Douglas Avenue

1. **Zoning Permit.** The applicant must obtain a zoning permit card from the office of the Village Zoning Administrator after paying the zoning permit fee of \$250.00 for the Occupancy Permit. 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. **Plans.** The proposed use (Racine Speed and Power) must be conducted in compliance with the plans and documents dated February 13, 2018, on file with the Racine County Development Services Office.
4. **Parking.** All employee and customer parking must be conducted in the existing parking lot as outlined on the submitted parking 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. There must be no parking associated with the proposed use within the right-of-way of Douglas Avenue.
5. **Vehicle Service at the Site.** All automobile and motorcycle service at the site must take place within the existing building.
6. **Loading and Unloading of Vehicles.** No loading or unloading of automobiles or motorcycles intended for service is permitted within the right-of-way of Douglas Avenue.
7. **Ingress and Egress for the Site.** There must be no vehicles backing out of the site into the right of way of Douglas Avenue or vehicles backing into the site from the right-of-way of Douglas Avenue.
8. **Test Driving of Vehicles.** Test driving of vehicles that are to be serviced at the subject site is not allowed on any local residential roads in this area. Any test driving of vehicles must take place on Douglas Avenue.
9. **Outside Storage.** There must be no outside storage of any automobile or motorcycle parts or tires at the site.
10. **Required Inspections prior to Occupancy.** Prior to occupancy of the proposed commercial building inspections may be required by the Caledonia Fire Department and the Caledonia Building Inspection Department. The owner and/or applicant must contact the Village of Caledonia to verify what inspections are required prior to occupancy.
11. **Hazardous Fluids Storage and Containment.** Any oil or hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of

Natural Resources (WI-DNR) regulations. Any oil or hazardous fluids must be disposed of in an environmentally sound manner.

12. **Landscaping.** The existing landscaping must be maintained at the subject site.
13. **Lighting.** Any lighting at the site must be full cut-off lights that shall not glare onto abutting properties or onto any public roadway.
14. **Hours of Operation.** The hours of operation shall be Monday through Friday 7:30 a.m. to 4:30 p.m., Saturday by appointment only and closed on Sundays.
15. **Signage.** Any proposed advertising sign at the site will require a separate zoning permit prior to installation. Please contact Village Zoning staff at 262-886-8440 for advertising sign regulations and permit procedures.
16. **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.
17. **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 grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
18. **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.
19. **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; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
20. **Access.** The applicants 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.
21. **Compliance with Law.** The applicants are 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.

22. **Hazardous Fluids Storage and Containment.** Any oil or hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of Natural Resources (WI-DNR) regulations. Any oil or hazardous fluids must be disposed of in an environmentally sound manner.
23. **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 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.
24. **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, Richard and Janice Betchkal Trust, Matt Pichelman, and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
25. **Subsequent Owner or Operator.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



4543 Douglas Ave.  
Racine, Wi. 53402

Phone: 262-930-1606  
e-mail: rsandpforme@gmail.com

## **Proposed land use for 4543 Douglas Ave.**

Currently, 4543 Douglas Ave. is operated by Zone2Extreme. The business sells and services snowmobiles, ATV's, lawnmowers, motorcycles, and other recreational vehicles. It has been located here since Feb. 2005. 2002-2005 used car sales/service owned by Jerry Hendricks. Prior to that, Visions motorcycle service and Big Dog motorcycle sales owned by Bob Skaggs from 1994-1998. I would like to reopen the business my Father started in 1959 and remained in operation until his death in 2008 49 years later. Racine Speed & Power will service both automobiles and motorcycles owned by the public and new or used car dealers. Structurally, the building will retain the same appearance other than some well needed maintenance. The brick front and southern walls with matching brown overhang make for a nice clean looking respectable building. Glass block windows are also placed on the west and southern walls. There is lighting in the overhang that will be made fully functional and business signs on these two storefronts that will be replaced to code according to the Village of Caledonia. Structure is currently sewerred.

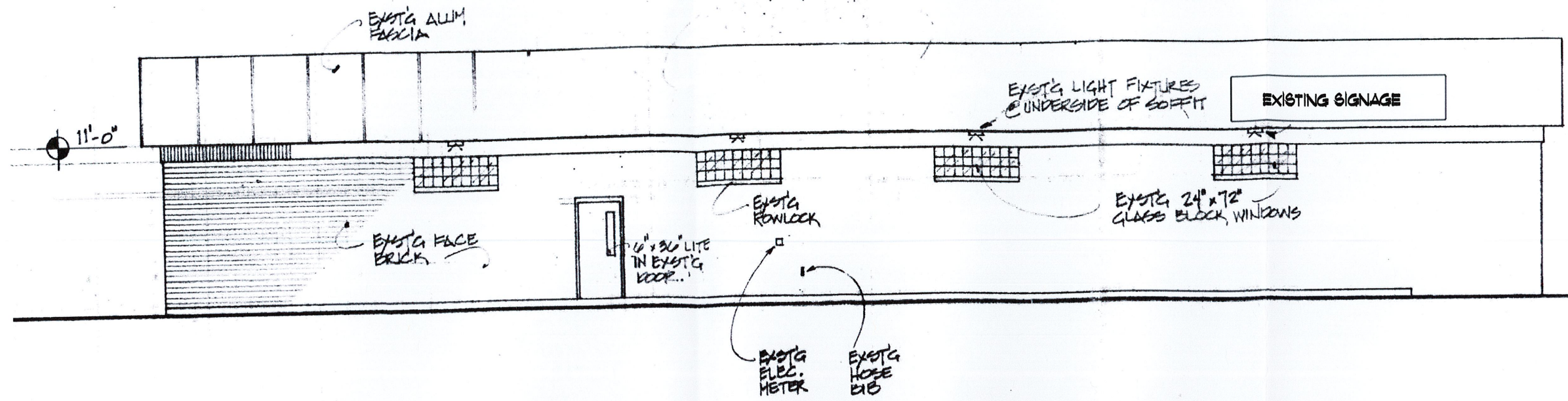
Racine Speed & Power will have at least 2 full time employees to start and more to come as the business grows. Standard hours of operation will be 7:30am - 4:30pm Monday - Friday, Saturday by appointment only.

We plan to start cleaning, painting and repairing the interior as soon as we close on the property and receive occupancy permit. Any improvements or alterations required will also be started at this time, weather permitting. Completion, Approx. 60 days.

I personally have a great reputation to uphold and a tremendous following in automotive and motorcycle repair after being in this business at different levels for over 30 years. This is sure to be a thriving business that will bring clients from Chicago to Milwaukee and many points at greater distances.

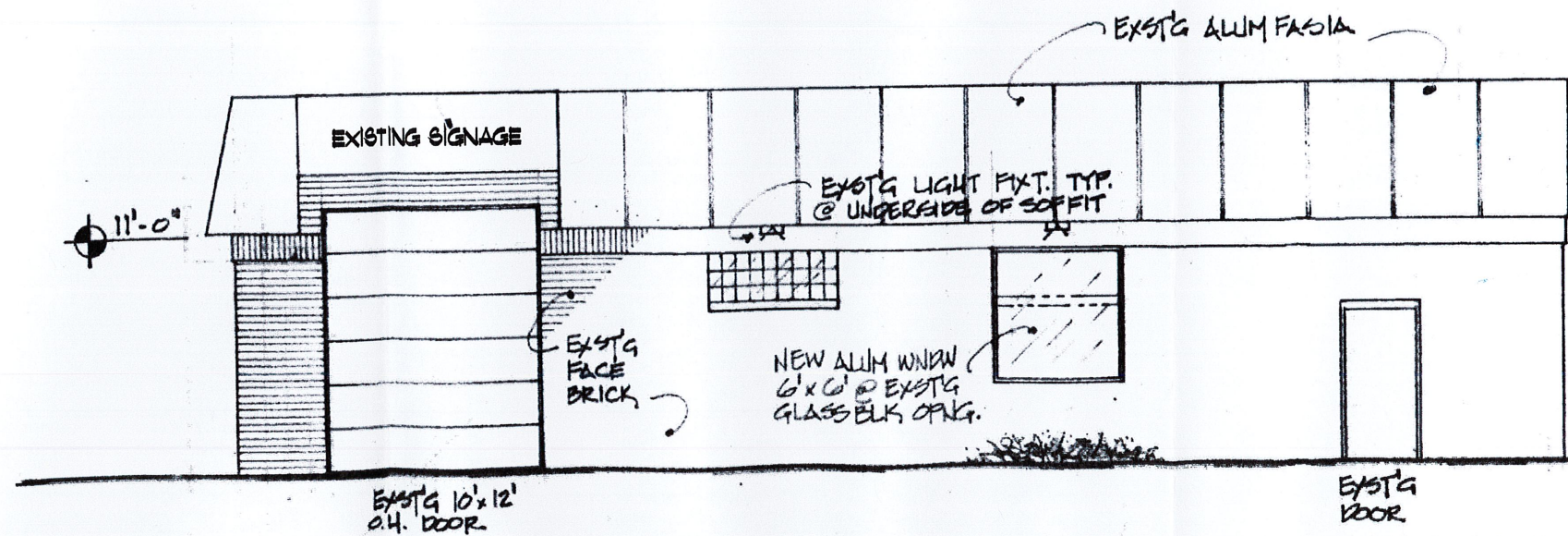
Regards,

Matt Pichelmanl



## EXISTING WEST ELEVATION

SCALE : 1/8" = 1'-0"



## EXISTING SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

**Butterfield  
Rudie  
& Seitz**  
ARCHITECTS

920 GOULD STREET  
RACINE, WI 53402  
262-634-5565

site plan drawing for:

# 4543 DOUGLAS AVE

RACINE, WI 53404

RECEIVED

FEB 13 2018

FEB. 12, 2018

RACINE COUNTY

DOUGLAS AVE.

EXISTING GRASS

10' SIDEYARD SETBACK

LOT 9

EXISTING GRASS

25' REAR YARD SETBACK

ONE-STORY BUILDING

MASONRY CONSTRUCTION  
4,100 SQ. FT.

UTL POLE

57.3'

25'-0" FRONT YARD SETBACK  
FROM NEW PROPERTY LINE

EXISTING PARKING STALLS

25'-0" FRONT YARD SETBACK  
FROM OLD PROPERTY LINE

LOT 10

OLD PROPERTY LINE  
(PRIOR TO DOUGLAS WIDENING)

612.5' EXISTING CONCRETE

EXISTING GRASS

EXISTING ASPHALT PAVING

NEW PARKING STALLS

20'-0" TYP.

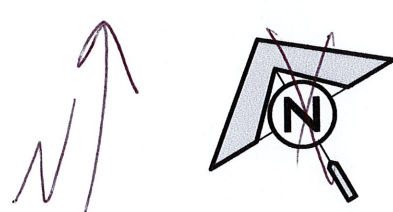
LOT 11

10' SIDEYARD SETBACK

UTL POLE

163.09'

EXISTING LIGHT POLE



SITE PLAN

SCALE : 1" = 20'-0"

Butterfield  
Rudie  
& Seitz  
ARCHITECTS

920 GOOLD STREET  
RACINE, WI 53402  
262-634-5565

site plan drawing for:

4543 DOUGLAS AVE

RACINE, WI 53404

ADJACENT BUILDING

RECEIVED

FEB 13 2018

RACINE COUNTY

FEB. 12, 2018