

**RESOLUTION NO. 2018-40**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST FOR A CONDITIONAL USE TO CONSTRUCT AND UTILIZE A VILLAGE OF CALEDONIA HIGHWAY DEPARTMENT GARAGE BUILDING, 6922 NICHOLSON ROAD, SEC. 16, T4N, R22E, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, VILLAGE OF CALEDONIA, APPLICANT**

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

**WHEREAS**, applicant requested a conditional use to construct and utilize a Village of Caledonia Highway Department Garage Building, 6922 Nicholson Road, Sec. 16, T4N, R22E, Village of Caledonia, Racine County, Wisconsin, Applicant, Village of Caledonia; Parcel I.D. No. 104-04-22-16-004-000.

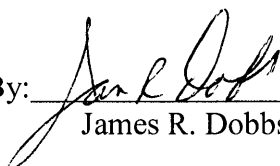
**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the request, subject to the conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. The proposed use appears to fit with other structures and uses in this area as the proposed ±35,600 square-foot addition and renovation to the existing Village of Caledonia Highway Department garage building will be located at an existing Village complex.
3. The proposed ±35,600 square-foot addition and renovation to the existing Village of Caledonia Highway Department garage building will be an improvement to the existing Village of Caledonia Highway Department garage building and will offer an upgraded facility to better serve residents of the Village, elected officials and staff.

**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 7<sup>th</sup> day of May, 2018.

**VILLAGE OF CALEDONIA**

By:   
James R. Dobbs, Village President

Attest:   
Karie L. Torkilsen, Village Clerk

**EXHIBIT A - CONDITIONS  
6922 NICHOLSON ROAD**

1. **Zoning Permit.** The applicant must obtain a zoning permit card from the office of the Village Zoning Administrator. 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. **Sanitary Permit.** Prior to the issuance of the zoning permit the applicant must obtain a sanitary permit from the office of the Village Zoning Administrator. This card must be displayed in a prominent location at the project site.
3. **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.
4. **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.
5. **Plans.** The proposed ±35,600 square-foot addition and renovation to the existing Village of Caledonia Highway Department garage building must be located, constructed and utilized in compliance with the plans and documents received by the Racine County Development Services Office on April 3, 2018.
6. **Parking.** All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site 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. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.
7. **Landscaping.** Landscaping shall comply with Title 16. The landscaping plan shall follow the Village of Caledonia planting requirements.
8. **Lighting.** Any lighting at the site must be full cut-off lights that shall not glare onto abutting properties or onto any public roadway.
9. **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.
10. **Caledonia Fire Department.** The property owner or designated agent must contact the Caledonia Fire Department regarding Fire Department regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Fire Department is required.

11. **Caledonia Police Department.** The property owner or designated agent must contact the Caledonia Police Department regarding Police Department regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Police Department is required.
12. **Caledonia Building Inspection Department.** The property owner or designated agent must contact the Caledonia Building Inspection Department regarding Building Inspection Department regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Building Inspection Department is required.
13. **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.
14. **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.
15. **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.
16. **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 facade.
17. **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.
18. **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.
19. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be

submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.

20. **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.
21. **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.
22. **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, the Village of Caledonia and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
23. **Subsequent Owner or Operator.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.