

**RESOLUTION NO. 2018-55**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA APPROVING A REQUEST FOR A CONDITIONAL USE TO RENOVATE THE EXISTING BUILDING FOR ARCHERY EQUIPMENT SALES AND SERVICE, THE CONSTRUCTION OF A ±6,400 SQUARE-FOOT ADDITION TO THE EXISTING BUILDING FOR AN INDOOR ARCHERY RANGE AND THE CONSTRUCTION OF AN OUTDOOR ARCHERY RANGE, 4820 SIX MILE ROAD, SEC. 12, T4N, R22E, VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, MARK GRACYALNY, APPLICANT**

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

**WHEREAS**, applicant requested a conditional use renovate the existing building for archery equipment sales and service, the construction of a ±6,400 square-foot addition to the existing building for an indoor archery range and the construction of an outdoor archery range, 4820 Six Mile Road, Sec. 12, T4N, R22E, BJKCLK LLC, Owner; Bernard Kupper, Applicant; Parcel Id. Nos. 104042212112000, 104042212120020, 104042212121000, 104042212121005 and 104042212121010.

**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:

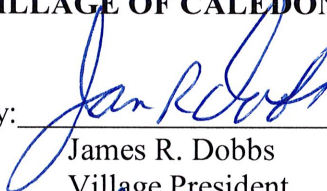
1. The proposed use is allowed by underlying zoning through the conditional use process.
2. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district as currently archery equipment sales and service has been conducted at the adjacent building for many years.

**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 2nd day of July, 2018.

**VILLAGE OF CALEDONIA**

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

  
James R. Dobbs  
Village President

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

  
Karie L. Torkilsen  
Village Clerk

**EXHIBIT A - CONDITIONS**  
**4820 Six Mile Road**

1. **Zoning Permits.** The applicant must obtain zoning permit cards from the office of the Village Zoning Administrator after paying the zoning permit fees of \$250.00 for the Occupancy Permit/Outdoor Archery Range and \$1500.00 for the ±6,400 square-foot addition to the existing building. These cards 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 use (to renovate the existing building for archery equipment sales and service, the construction of a ±6,400 square-foot addition to the existing building for an indoor archery range and the construction of an outdoor archery range) must be conducted in compliance with the plans and documents dated May 30, 2018, on file with the Racine County Development Services Office.
5. **Lot Line Adjustment.** The submitted plans illustrate that the proposed ±6,400 square-foot addition to the existing building will not comply with required zoning district setbacks. Prior to the issuance of the zoning permit for the proposed ±6,400 square-foot addition a lot line adjustment will have to occur and all required zoning district setbacks must be complied with.
6. **Outdoor Archery Range.** All outdoor archery shooting must be confined to the designated 100 foot by 300 foot outdoor shooting range area. Prior to the issuance of the zoning permit the applicant must submit a revised site plan for the outdoor archery range that illustrates the shooting line, target locations and that all discharge will be oriented north.
7. **Parking.** All employee and customer parking must be conducted in the existing parking lot as outlined in the submitted documents. 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. As illustrated on the submitted plans the parking lot must be modified when a portion of the existing parking lot is utilized for the proposed building addition.
8. **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.

9. **Landscaping.** The existing landscaping must be maintained at the subject site as outlined in the submitted documents.
10. **Lighting.** Any lighting at the site must be full cut-off lights that shall not glare onto abutting properties or onto any public roadway.
11. **Hours of Operation.** The hours of operation for the outdoor archery range shall be 9:00 a.m. to dusk and the hours of operation for the indoor aspects of the archery business shall be 9:00 a.m. to 9:00 p.m. Both the outdoor and indoor activities are allowed to take place within the designated hours of operation seven days per week.
12. **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.
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 façade.
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. **Reimburse Village Costs.** Applicant shall reimbursement to 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.
20. **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.
21. **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, BJKCLK LLC, Bernard Kupper and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
22. **Subsequent Owner or Operator.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.