

SUBSTITUTE RESOLUTION NO. 2019-67

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A SITE PLAN TO CONVERT THE EXISTING COMMERCIAL
BUILDING FROM A ONE TENANT BUILDING TO A MULTI-TENANT BUILDING;
5055 DOUGLAS AVENUE; GREENTREE STATION LLC, APPLICANT**

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

WHEREAS, Greentree Station, LLC, Owner/Applicant request Site Plan Review to convert an existing ±6,000 square-foot commercial building to multi-tenant use at 5055 Douglas Avenue, Parcel I.D. No. 104042320103150.

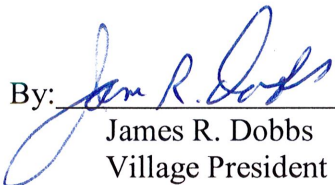
WHEREAS, the Village Plan Commission has recommended approval of the request, subject to the conditions attached hereto as **Exhibit A**, for the following reasons and requirements:

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 this area.
3. The Conversion is subject to 1-19 conditions.

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 29th day of July, 2019.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

Attest: 
Karie Pope
Village Clerk

**EXHIBIT A
CONDITIONS
5055 Douglas Avenue**

1. **Building Permit.** The applicant must obtain a building permit card from the office of the Village Zoning Administrator after paying the zoning and building permit fees for the Conversion 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 (To convert an existing $\pm 6,000$ square-foot commercial building to multi-tenant use) must be conducted in compliance with the plans and documents dated May 21, 2019, 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.
5. **Multi-Tenant Use at the Site.** This approval authorizes conversion of the existing $\pm 6,000$ square-foot commercial building to multi-tenant use. Any and all future occupants of the multi-tenant use building will require an Occupancy Permit prior to occupying the site. The fee imposed for each occupancy Permit for each tenant will be based upon the current fee schedule in place at the time of application.
6. **Required Inspections prior to Occupancy.** Prior to occupancy of the proposed multi-tenant 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.
7. **Landscaping.** The existing landscaping must be maintained at the subject site. Any dead, diseased or dying landscaping must be replaced and maintained with healthy landscape plantings.
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. This approval recognizes that each tenant will be allowed an advertising sign above their portion of the proposed multi-tenant building as outlined on the submitted plans.

10. **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.
11. **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.
12. **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.
13. **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.
14. **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.
15. **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.
16. **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.
17. **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.
18. **Agreement.** You're 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, Greentree Station LLC, Terry Thomas, and their heirs, successors, and assigns are responsible for full compliance with the above conditions.

19. **Subsequent Owner or Operator.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.