

RESOLUTION NO. 2020-09

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A CONDITIONAL USE AND SITE PLAN TO EXPAND THE TRUCK AND
TRAILER PARKING AREA FOR AMSTON SUPPLIES INC.; 7213 HIGHWAY 41;
HRIBAR HOLDINGS, LLC, APPLICANT/OWNER**

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

WHEREAS, Hribar Holdings, LLC, Owner and Applicant, requested approval of a conditional use and site plan to expand the truck and trailer parking for Amston Supplies Inc. at 7213 Highway 41; Parcel I.D. No. 104042207100000; and

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 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.
3. The proposed expansion of the truck and trailer parking is necessary to support business growth.

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 this 3rd day of February, 2020.

VILLAGE OF CALEDONIA

By: James R. Dobbs
James R. Dobbs, President

Attest: Karie Pope
Karie Pope, Clerk

**EXHIBIT A
CONDITIONS
7213 Highway 41**

1. **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.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agents, and any other users of the Property Owner with respect to the uses on the Property.
3. **Plans.** The proposed operation (Expansion of truck and trailer parking at the subject site) shall be located, constructed, and utilized in accordance with the plans and documents approved by the Village Board on February 3, 2020.
4. **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.
5. **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.
6. **Parking.** Parking at the site must be in compliance with the submitted plans. All truck/trailer, employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each conventional vehicle 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. Each truck/trailer parking space shall be a minimum of twelve feet wide and sixty feet in length as illustrated on the submitted plan. 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 at the site must be in compliance with the previously approved Landscaping Plan received by the Racine County Development Services Office on September 17, 2015.
8. **Lighting.** Lighting at the site must be in compliance with the previously approved Lighting Plan. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
9. **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.
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 (a copy is attached), as adopted by the Village of Caledonia.
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 include 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 facade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

12. **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 and the Village Board grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
13. **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.
14. **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, 16 and 18 of the Village of Caledonia Code of Ordinances.
15. **Reimburse Village Costs.** Applicant shall reimburse to the Village all costs incurred by the Village for review of this site plan review 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.
16. **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 Village of Caledonia 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.
17. **Previous Conditional Use Requirements.** All applicable conditions from the previous conditional use approval for Hribar Holdings LLC and subsequent amendments outlined in Resolutions Nos. 2014-29, 2015-82, and 2017-20 shall remain in effect, unless otherwise amended herein. Nothing contained herein affects the requirements of the conditional uses and conditions set forth in Village Board Resolution numbers 2019-78 and 2017-80 which address another portion of the parcel and such resolutions and their conditions shall remain in full force and effect with respect to that other portion of the parcel.
18. **Agreement.** Your accepting the site plan review approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Hribar Holdings LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
19. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
20. **Vehicle Storage.** Vehicles stored in the Phase III parking lot shall be in working and road worthy condition. Vehicles include but are not limited to new and used dry van trailers, dump trailers, tank trailers, flat bed trailers, drop deck trailers, log trailers, grain trailers, tank trailers, and semi-trucks.
21. **No Automotive Parts and Fluid Storage.** No storage of vehicle parts or vehicle fluids, such as but not limited to, oil, anti-freeze, truck parts and tires.