

**RESOLUTION NO. 2020-64**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE AND SITE, BUILDING, & OPERATIONS PLAN TO CONSTRUCT AND UTILIZE A 5,328 SQUARE-FOOT COMMERCIAL MULTI-TENANT BUILDING, AT 4959 & 4917 DOUGLAS AVENUE, VILLAGE OF CALEDONIA, RACINE COUNTY, WI; JOHNSON FINANCIAL GROUP & WISCONSIN DEPARTMENT OF TRANSPORTATION, OWNER; LEE JARAMILLO, APPLICANT**

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

**WHEREAS**, Lee Jaramillo, Applicant, has requested a conditional use and site, building, and operations plan to construct and utilize a 5,328 square-foot commercial multi-tenant building addition at 4959 & 4917 Douglas Avenue, Sec. 29, T4N, R23E, Village of Caledonia, Racine County, WI; and,

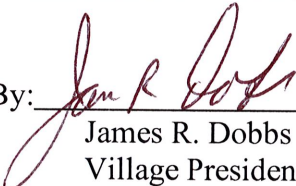
**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the site, building, and operations plan, subject to the conditions attached hereto as **Exhibit A**, for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. This use will not adversely affect the surrounding property values.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the requested building, site, and operations plan 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.

3rd Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of August, 2020.

**VILLAGE OF CALEDONIA**

By:   
James R. Dobbs  
Village President

Attest:   
Karie Pope  
Village Clerk

**EXHIBIT A:  
Conditions of Approval for True North Commons Development**

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, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. **Combined Parcels.** The applicant must combine parcels located at 4959 & 4917 Douglas Avenue via certified survey map that has been recorded with Racine County Register of Deeds prior to building permits issued.
4. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the revised plans and documents received by the Village Planning Office on July 29, 2020.
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. **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.
7. **Fire Department Approval.** Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
8. **Parking.** Parking at the site must be in compliance with the submitted plans. 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 eighteen feet long exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. The driveway and all parking areas must be maintained in a hard-surfaced, dust-free condition.
10. **Landscaping.** Landscaping at the site must be in compliance with the submitted Landscaping Plan received on July 29, 2020. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall comply with Title 16. The landscaping plan shall follow the Village of Caledonia planting requirements. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
11. **Lighting.** The lighting plan must be in compliance with the submitted lighting plan July 21, 2020. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.

12. **Signage.** No signs are proposed at this time. Prior to installation of any signs, a sign permit will be required prior to installation. Banners, balloons, flashing or animated signs are prohibited.
13. **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.
15. **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.
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 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 façade.
17. **Expiration.** This approval will expire twelve (12) 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 development will be required to resubmit their application and go through the conditional use process.
18. **Access.** The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
19. **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.
20. **Reimburse Village Costs.** Applicant shall reimburse 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.
21. **Amendments to Conditional Use Permit.** 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 Village Development Director, may be made at a staff level, if authorized by the Village Development Director.
22. **Caledonia Utility District.** The property owner or designated agent must contact the Caledonia Utility District regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Utility District is required.
23. **Site Plan and Title 16 Review.** The final site plan and site design and architectural details required under Title 16 of the Village's Code of Ordinances shall be reviewed and approved for compliance by the Village Development Director.

25. **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, Lee Jaramillo, Northterra Management LLC, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
26. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

**LEGEND**

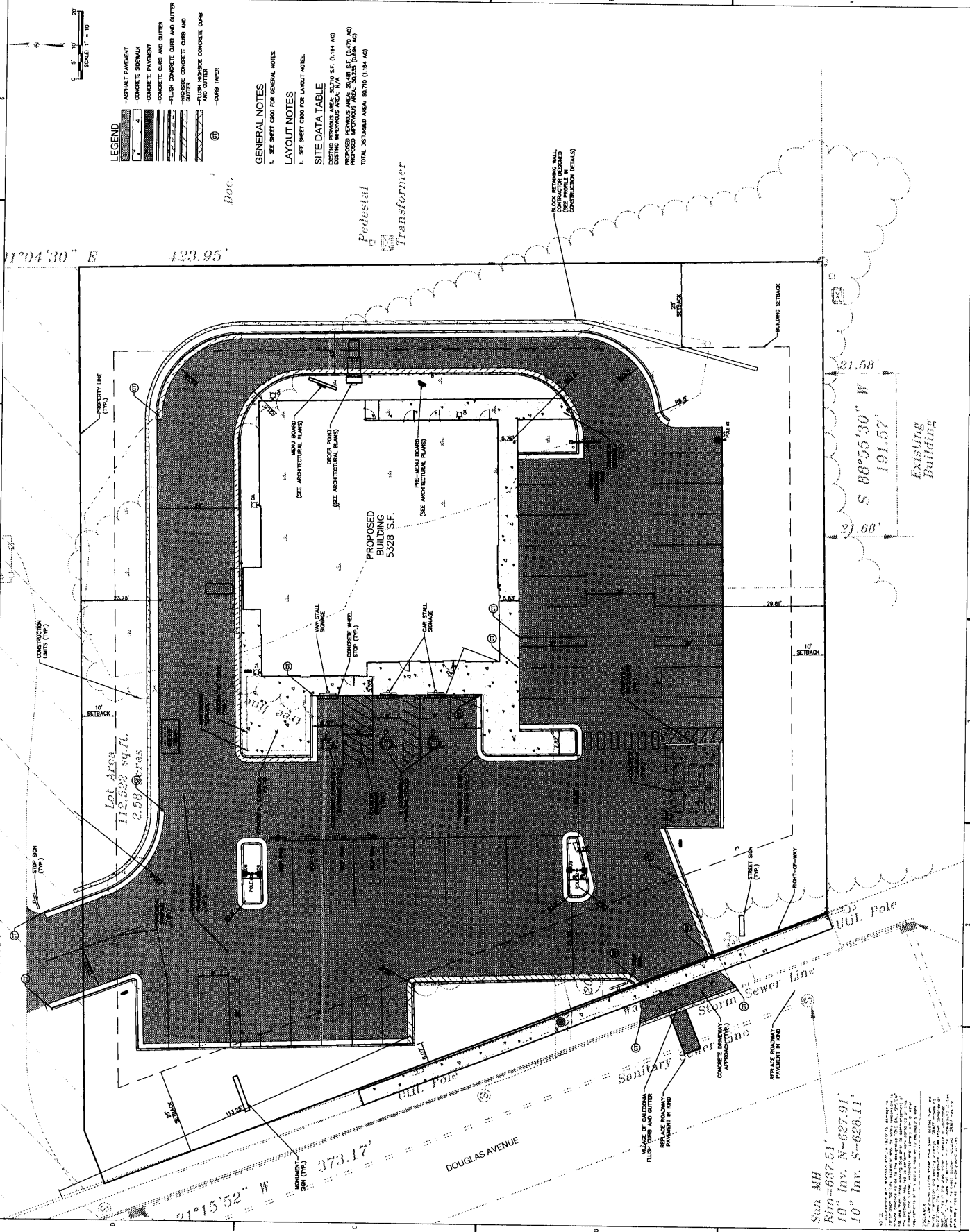
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PLACED
- CONCRETE CURB AND GUTTER
- FRESH CONCRETE CURB AND GUTTER
- FLASH CONCRETE CURB AND GUTTER
- FLASH INTERLOCK CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- CONCRETE SIDEWALK
- CONCRETE PLACED
- CONCRETE CURB AND GUTTER
- FRESH CONCRETE CURB AND GUTTER
- FLASH CONCRETE CURB AND GUTTER
- FLASH INTERLOCK CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER

**GENERAL NOTES**  
 1. SEE SHEET C300 FOR GENERAL NOTES

**LAYOUT NOTES**  
 1. SEE SHEET C300 FOR LAYOUT NOTES

**SITE DATA TABLE**

EXISTING IMPAVED AREA	50,770 S.F. (1,184 AC)
PROPOSED IMPAVED AREA	20,441 S.F. (0,470 AC)
TOTAL IMPAVED AREA	71,211 S.F. (1,654 AC)



San MH  
 Elevation = 637.51'  
 10" Inv. N = 627.91'  
 10" Inv. S = 628.11'





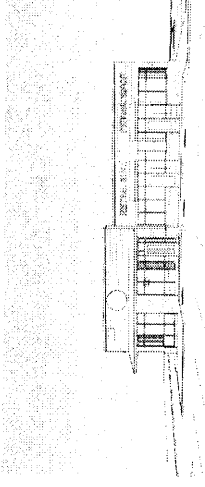
414.220.9440  
751 N Jefferson St.  
Milwaukee, WI 53202

CONSULTANTS

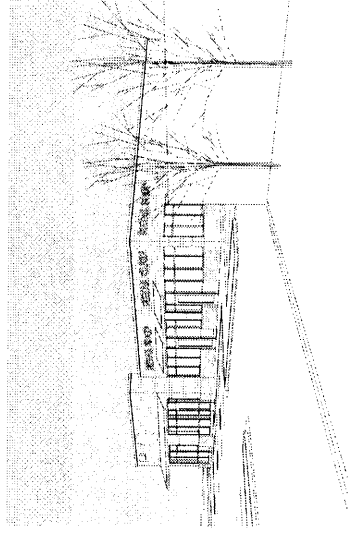
TRUE NORTH COMMONS  
4959 DOUGLAS AVENUE  
CALDWELL, WI 53402

SHEET TITLE  
3D VIGNETTES

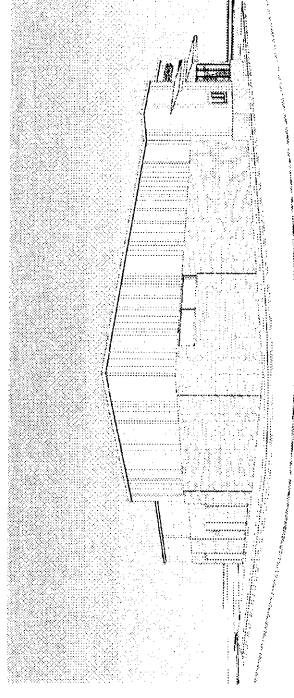
SCALE	VARIABLES
PROJECT NUMBER	200206
SHEET	BSD SUBMITTAL
DATE ISSUED	07/26/2006
SHEET NUMBER	11



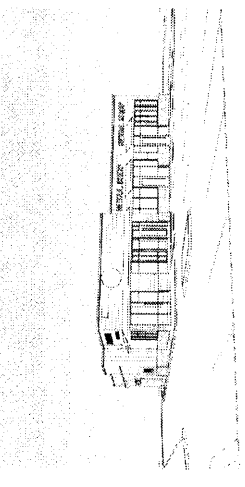
2 SIDEWALK VIEW - WEST  
Scale 1" = 8'-0"



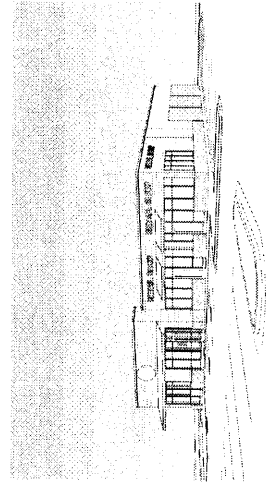
4 SIDEWALK VIEW - SOUTHWEST  
Scale 1" = 8'-0"



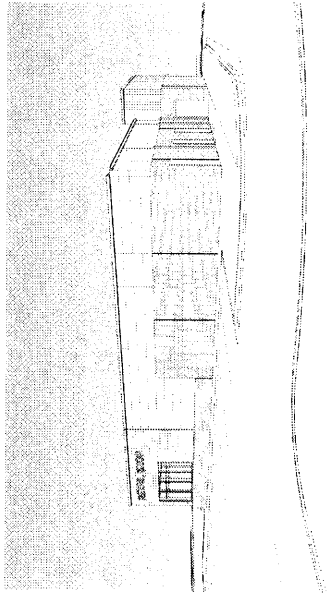
6 DRIVE THRU VIEW - NORTHEAST  
Scale 1" = 8'-0"



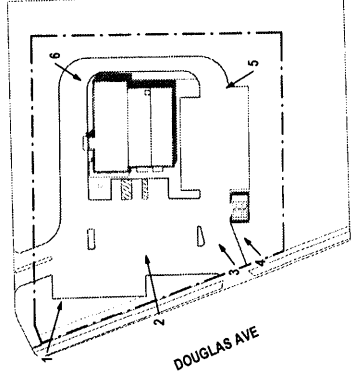
1 SIDEWALK VIEW 1 - NORTHWEST  
Scale 1" = 8'-0"



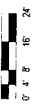
3 ENTRY VIEW - SOUTHWEST  
Scale 1" = 8'-0"



5 DRIVE THRU VIEW - SOUTHEAST  
Scale 1" = 8'-0"



7 KEY PLAN  
Scale 1" = 32'-0"





TRUE NORTH  
COMMONS  
4935 Douglas Ave.,  
Caledonia, WI

BSO Submittal  
7/13/2020  
7/30/2020 REV/SED

# SITE PLANTING PLAN

4:5/5/CS

SCALE: 1" = 20'-0"  
DATE: 7-3-2020  
DRAWN BY: DS, E-AC, B-ES  
SHEET:

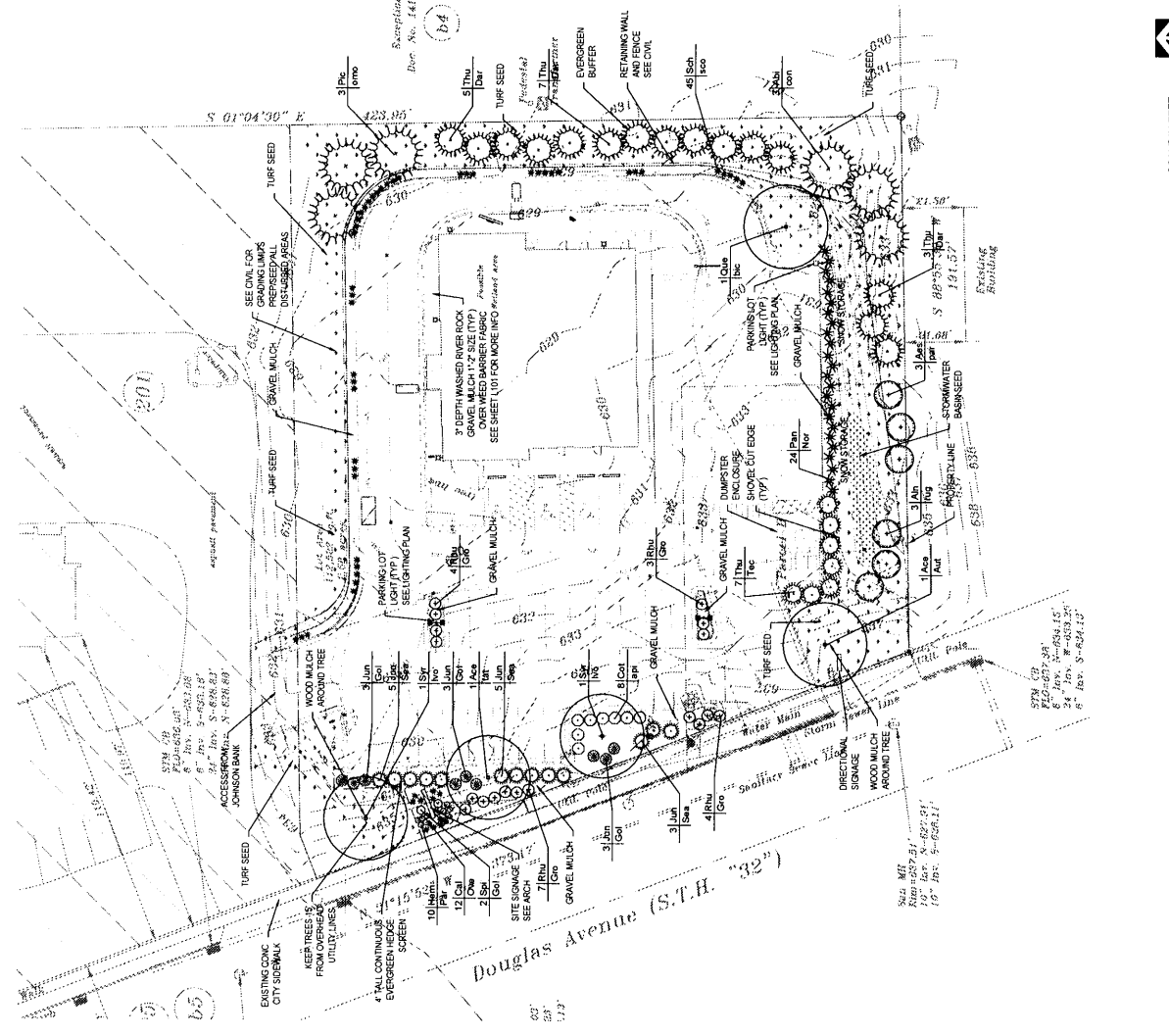
# L100

**CITY REQUIREMENTS:**  
STREET EDGE LANDSCAPING (16.3.3 (b) (1)): TREES NO MORE THAN 60' ON CENTER OF THE TREE TRUNK FROM THE VILLAGE STREET PARALLEL TO THE RIGHT OF WAY. TREES SHALL BE CANOPY DECIDUOUS TREES ORDER TO PROVIDE VISUAL CONTINUITY ALONG THE STREET EDGE. IN ADDITION TO RHYTHMIC PLANTING OF TREES, A SECONDARY LANDSCAPE LAYER LOCATED BEHIND THE TREE LINE SHOULD BE PLANTING ORNAMENTAL FENCES AND CONTINUOUS EVERGREEN HEDGES THAT BLOCK VIEWS OF PARKING AREAS. UNLESS OTHERWISE NOTED THESE SHOULD HAVE A MINIMUM HEIGHT OF 4' ABOVE THE ELEVATION AT THE RIGHT OF WAY. BERMS SHOULD NOT BE USED AS A DEVICE FOR VISUAL SCREENING UNLESS SPECIFIC MINIMUMS ARE GIVEN BY THE VILLAGE BOARD. WHEN BERMS ARE APPROVED FOR USE, THEY SHALL HAVE A MINIMUM HEIGHT OF 4' ABOVE THE ELEVATION AT THE RIGHT OF WAY. THE PERMITS OFFICE SHALL BE SCREENED FROM PUBLIC VIEW. THE PERMITS OFFICE SHALL BE SCREENED FROM PUBLIC VIEW. TREES, FENCES, AND BERMS MAY BE ELIMINATED WHEN THERE IS A PLANNED VIEW OF AN OPEN LANDSCAPED AREA INCLUDED AS PART OF A LONG-TERM OPEN SPACE MANAGEMENT PLAN.

## PLANT INSTALLATION SCHEDULE:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	AVERAGE MATURE SIZE
Deciduous Trees							
Asa / Aut	1	Acer x fraxinifolium 'Jefferson'	PP 4884	2 1/2" x 3"	BB		45' H x 4.0' spread
Asa / Lat	1	Acer latifolium	Tabern Maple	1 1/2" x 2"	BB		25' H x 2.0' spread
Aln / Ing	3	Alnus incana	Spotted Alder	1 1/2" x 2"	BB		20' H x 1.2' spread
Syr / Ho	2	Syringa robusta 'Ivory Silk'	Ivory Silk Tree Lilac	2" x 2 1/2" BB			25' H x 1.5' spread
Evergreen Trees							
Abi / con	3	Abies concolor	White Fir	7" x 8" H	BB		70' H x 4.5' spread
Pice / omo	3	Picea canadensis	Scots Pine	5" x 7" H	BB		50' H x 2.5' spread
Thu / Da	15	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	7" H	BB		25' H x 1.0' spread
Thu / Tec	7	Thuja occidentalis 'Sail Boat'	Techno Arborvitae	6" H	BB		15' H x 2.8' spread
Evergreen Shrubs							
Jun / Gol	13	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" x 30" Cont.			5' H x 7' spread
Jun / Gol	5	Juniperus chinensis 'Sea of Gold'	Sea of Gold Juniper	24" x 30" Cont.			5' H x 4' spread
Deciduous Shrubs							
Asa / par	3	Asclepias speciosa	Bottle Bush Butterfly	35" x 48" Cont.			10' H x 1.2' spread
Col / spi	8	Cornus alternifolia	Crabapple	18" x 24" Cont.			2.5' H x 4.4' spread
Rhu / Go	18	Rhus aromatica 'On-look'	On-look Sumac	2 gallon Cont.			3' H x 7' spread
Sp / Col	2	Spirea japonica 'Goldmound'	Goldmound Spirea	15" x 18" Cont.			2' H x 2.2' spread
Perennials							
Hem / Fir	10	Hemerocallis x Pardon Me	Pardon Me Daylily	1 gallon Cont.			1' H x 2' spread
Overmature Grasses							
Sch / Iso	45	Subochrysan scoparium	Lute Bluetem	1 gallon Cont.			1.5' H x 1.5' spread

REFER TO SHEET L101 FOR PLANT INSTALLATION NOTES AND DETAILS







Landscape Plan and Detail Revisions Narrative  
BSO Submittal Revision  
True North Commons  
4935 Douglas Ave., Caledonia, WI  
July 30, 2020

**Site Landscape Plan – Sheet L100**

1. Additional evergreen plantings were added to help screen car headlights into adjacent residential properties to the east and south. Installed heights of the arborvitae were also increased from 6' to 7' tall. In addition, large ornamental grasses were added at the top of the hill along the parking lot edge.
2. The deciduous shrubs around the dumpster enclosure were replaced with arborvitae that will be installed at 6' height.
3. The 4' tall continuous evergreen hedge (per City code) along the west property line was shifted to follow the parking lot edge instead of being parallel to the road per City email from Peter Wagner on 7/29/2020. This allows more direct screening of the car headlights and less crowded circulation along the city sidewalk.

**Plant installation schedule, notes, and details – Sheet L101**

1. Plant schedule shows additional evergreen plants and taller installed heights. +16 arborvitae, +7 sumac, + 2 little bluestem grass, + 24 switch grass, + 4 daylillies, - 6 dogwood, -5 juniper.
2. Plant installation details include additional note for either gravel mulch over fabric or shredded hardwood mulch dependent on location, as noted on plan.

Thanks,

**Dana Schumacher, PLA, ASLA**  
Project Manager