

RESOLUTION NO. 2018-06

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
TO APPROVE A SITE PLAN TO OCCUPY A PORTION OF AN EXISTING
COMMERCIAL BUILDING WITH A CONTRACTOR'S OFFICE AND STORAGE OF
ITEMS ASSOCIATED WITH UNDERWATER CONSTRUCTION CORPORATION;
5144 DOUGLAS AVENUE; LOULY PROPERTIES LLC, OWNER; GRIFFIN ECKERT,
APPLICANT**

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

WHEREAS, applicant has requested a Site Plan Review to Occupy a Portion of an Existing Commercial Building with a Contractor's Office and Storage of Items Associated with Underwater Construction Corporation; 5144 Douglas Avenue; Louly Properties LLC, Owner; Griffin Eckert, Applicant; Parcel No. 104042320113000.

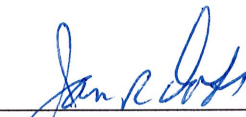
WHEREAS, the Village Plan Commission has recommended approval of the request, subject to the conditions attached hereto as **Exhibit A**, for the following reasons and requirements:

1. The proposed use is permitted by underlying zoning.
2. Based on other things going on in the area, the proposed use appears to fit with the uses in the district.

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 15th day of January, 2018.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

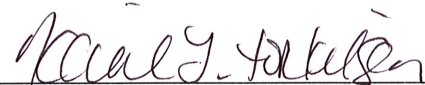
Attest: 
Karie L. Torkilsen
Village Clerk

EXHIBIT A
CONDITIONS
5144 Douglas Avenue

1. **Zoning Permit.** The applicant must obtain a zoning permit card from the office of the Village Zoning Administrator after paying a zoning permit fee of \$250.00. This card must be displayed in a prominent location at the subject site, and a copy of these conditions must be kept at the subject site at all times.
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 occupy a portion of an existing commercial building with a contractor's office and storage of items associated with Underwater Construction Corporation) must be located and utilized in accordance with the plans and documents received by the Racine County Development Services Office on December 4, 2017.
5. **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.
6. **Outside Storage.** Outside storage of items associated with Underwater Construction Corporation is prohibited, and this property must be kept free of any refuse or debris.
7. **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.
8. **Hazardous Fluids Storage and Containment.** Any oil or hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of Natural Resources (WI-DNR) regulations. Any oil or hazardous fluids must be disposed of in an environmentally sound manner.
9. **Compliance with Law.** The applicant must obtain all necessary federal, state, and local permits, approvals, and licenses, and they must comply with all applicable codes and regulations.
10. **Parking.** All parking and storage of items associated with Underwater Construction Corporation for this proposed use must be within the existing commercial building as

illustrated on the submitted plan. There must be no parking associated with the proposed use within the right-of-way of Douglas Avenue.

11. **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 Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
12. **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 implementation, operation, or maintenance.
13. **Agreement.** You're 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, Louly Properties LLC, Underwater Construction Corporation and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
14. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.