

RESOLUTION NO. 2018-112

A RESOLUTION TO APPROVE A REZONE FROM A-2 GENERAL FARMING AND RESIDENTIAL DISTRICT II TO B-3 COMMERCIAL SERVICE DISTRICT; 4365 27TH STREET; JEAN ANDERSEN, OWNER; KEVIN ANDERSON, APPLICANT; UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE TOWN OF RAYMOND UNDER SEC. 66.0307, WIS. STATS.

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

WHEREAS, The Cooperative Plan dated November 12, 2009 between the Village of Caledonia and the Town of Raymond gives the Village of Caledonia authority to approve or deny requests for amendments to the Town of Raymond Land Use Plan, requests to rezone property and conditional use permits if within the jurisdictional area of the Cooperative Plan;

WHEREAS, Kevin Anderson requested a rezone from A-2 General Farming and Residential District II to B-3 Commercial Service District; 4365 27th Street; Jean Andersen, Owner; Parcel No. 012042136005000; and this tract of land is within the jurisdictional area of the Cooperative Plan giving the Village of Caledonia approving authority; and

WHEREAS, Racine County and the Town of Raymond have approved the requested rezoning and the Village of Caledonia Plan Commission has recommended approval of the request in accordance with the Zoning Administrator's recommendation;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the rezoning request as set forth above is hereby approved as being consistent with the intent and requirements of the Cooperative Plan and for the following reasons set forth below:

1. This rezoning will not adversely affect the surrounding property values.
2. The 2035 Land Use Plan recognizes the subject property and adjacent properties as Industrial/Business Park. The proposed B-3 zoning district is in accord with the 2035 Land Use Plan designation for the subject property.
3. Due to the subject property's proximity to the Interstate, the requested zoning district which would allow for commercial uses and development would be encouraged in this area.
4. The Racine County Economic Development and Land Use Planning Committee and the Town of Raymond have granted approval of the proposed use.
5. The proposed rezoning meets the intent of the Village of Caledonia development standards and we find that the rezoning could allow for a proposed use that is a spectacular use for this parcel to be allowed to proceed without connecting to sewer and water in accordance with the Cooperative Plan between Caledonia and Raymond.
6. The Applicant be required to enter into the Commercial Predevelopment Agreement and post a \$2,000 deposit to cover the Village's costs in accordance with Sec. 16-6-1 which is also required by the Cooperative Plan with Raymond.

7. At the time of development of this parcel the applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village and the Town of Raymond which incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building materials, screening, outside storage/display of equipment and landscaping on the property.
8. The Village engaged Foth Infrastructure and Environment, LLC to conduct a review of the application and provide a written recommendation/report to the Village for review by the Village Zoning Administrator, Engineer, Attorney and Village Board for compliance with the Cooperative Plan.

BE IT FURTHER RESOLVED, that the Commercial Predevelopment Agreement is hereby approved and the Village President and Village Clerk are authorized to execute the same.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 5th day of November, 2018.

VILLAGE OF CALEDONIA

By: James R. Dobbs
James R. Dobbs
Village President

Attest: Karie Torkilsen
Karie Torkilsen
Village Clerk

770272.001 (584) 10-31-18