

RESOLUTION NO. 2018-114

A RESOLUTION TO APPROVE A SITE PLAN TO CONSTRUCT A ±960 SQUARE-FOOT LOADING DOCK ADDITION TO AN EXISTING INDUSTRIAL BUILDING; 2713 NICHOLAS STREET; 2713 NICHOLAS LLC, OWNER; ROBERT LATTA, AGENT, UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE TOWN OF RAYMOND ADOPTED 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, site plans and conditional use permits if within the jurisdictional area of the Cooperative Plan; and

WHEREAS, Robert Latta, Agent requested to construct a ±960 square-foot loading dock addition to an existing industrial building; 2713 Nicholas Street; 2713 Nicholas LLC, Owner; under the Cooperative Boundary agreement Between Town of Raymond and Village of Caledonia, Parcel No. 012042136001030; 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 site plan and the Village of Caledonia Plan Commission has recommended approval of the request in accordance with the Zoning Administrator's recommendation;

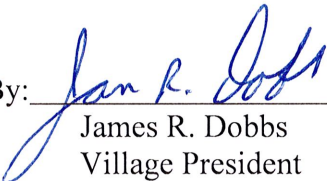
NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the site plan as set forth above is hereby approved as being consistent with the intent and requirements of the Cooperative Plan and for the following reasons and conditions set forth below and with the same conditions approved by Racine County and the Town of Raymond:

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 uses in this area.
3. The Racine County Economic Development and Land Use Planning Committee and the Town of Raymond have granted approval of the proposed use.
4. The proposed use meets the intent of the Village of Caledonia development standards and we find that the proposed use 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.
5. Any change of use will require review by the Town of Raymond, Racine County, and the Village of Caledonia.

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. 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 engages 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, including but not limited to the requirements for improvements specified under Exhibit K of the Cooperative Plan and to incorporate appropriate recommendations into the final conditions for this conditional use permit all as set forth on the attached Exhibit A incorporated herein by reference.

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
Village President

Attest: 
Karie L. Torkilsen
Village Clerk

EXHIBIT A



Staff Review

TO: Village of Caledonia Planning Commission
CC: Tom Christensen, Elaine Ekes, Jarmen Czuta
FROM: Jeff Muenkel AICP
RPT DATE: October 17, 2018
RE: Factory Warehouse (2713 Nicholas Road) – Town of Raymond Site Plan Review Request

BACKGROUND:

1. Petitioner/Agent: Robert Latta
2. Tax Key Number: 012042136001030
3. Area: ~2.8 acres
4. Existing Zoning: M-2 General Industrial District (Racine County)
5. Proposed Zoning: N/A
6. Future Land Use: Business and Industrial (Cooperative Plan)

OVERVIEW:

The Factory Warehouse (2713 Nicholas Road) site plan review request is within the Town of Raymond and requires review under the adopted Village of Caledonia and Town of Raymond Cooperative Plan Design Standards (Exhibit K-Attached), which are based on standards within Title 16 of the Village of Caledonia Code of Ordinances.

The proposal is to construct a ±960 square-foot loading dock addition to the existing Industrial building per the submittal attached.

PLANNER COMMENTS:

The current owner processes precious metals and alloys from the existing Industrial building. The existing site consists of a 35,214 SF structure with a flat roof and masonry split face CMU block (buff cream color with decorative rust red accents). The proposed addition is taking place northeast portion of the structure. The addition will be a prefabricated Nucor metal building type structure (Sagebrush tan color (light brown)).

Given that this is an existing structure on a parcel that is well kept in the Blackhawk Industrial Park there is limited recommendations required from the Boundary Agreement Design Standards. While the proposed materials of the addition are different than the principal structure the proposed addition should fit well with the well-kept building and match decently in color. The proposed addition is in an area where outdoor storage is sometimes kept and the loading dock should eliminate some of this outside storage after it is erected. The only issue seems to be that the loading dock extends into the parking lot area. However, the overall site layout isn't necessarily a topic of review for the boundary agreement and the Town of Raymond would have to be concerned with any site access modifications (The Town has already approved the request as submitted).

Overall, the petitioner believes that the addition fits the operations for their business and Caledonia Planning staff recommends approval subject to any concerns the Plan Commission may have.

EXHIBIT K: DESIGN STANDARDS

The requirements of Title 16 of the Village of Caledonia Code of Ordinances shall apply, as modified by the categories below, in the Raymond Plan Area.

CATEGORY 1 - JOINT REGULATIONS WITHIN THE RAYMOND PLAN AREA

The following regulations are intended to ensure that the appearance of new commercial buildings, landscapes, and signage elements in the Raymond Plan Area match the corresponding elements in the Village of Caledonia.

Guidelines to be based on Caledonia standards

1	Loading dock and shipping/receiving area requirements/screening (16-3-2 (c) (8))	Garage doors, loading areas, service entries and areas, and mechanical equipment shall be screened or designed with a high degree of visual appeal. This treatment can minimize the negative visual impact such necessary functions have and can help enhance and define adjacent spaces. Various techniques should be used to completely screen views into these areas. Densely planted trees, shrubs, opaque fencing, and/or garden walls should be used to screen service areas, loading areas, trash receptacles and ground-floor mechanicals. These elements should be at least seven (7) feet high (plant material should be at least seven (7) feet within 2 years of planting).
2	Street edge landscaping (16-3-3 (b) (1))	Trees no more than 50' on center of the tree trunk. Trees shall be planted parallel to the right-of-way. Trees shall be canopy, deciduous trees from the Village Street Tree List. Trees bordering a parcel shall be of the same species in 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 created using 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 approval is given by the Village Board. When berms are approved for use, they shall have a minimal slope in contrast to the surrounding landscape. When a berm is intended to screen a building from a public right-of-way, the berm must be configured so that the building is screened at all visual angles from the public right-of-way. Trees, fences, and hedges 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.
3	Encourage four-sided architecture	Four-sided architecture, which utilizes similar building materials and design for all sides of a proposed structure, is encouraged.
4	Roof style/material recommendations	Pitched roofs such as hip, gambrel, gable, etc. should be required, utilizing cedar, architectural asphalt or dimensional shingles is preferred. Metal roofs should be considered only where they complement the residential character of the proposed architecture. The use of raised steel seamed panels or other similar materials is generally discouraged and is subject to review and approval of the Plan Commission.
5	Screening rooftop mechanicals	Roof top mechanical installations should be screened so as to block the view from adjacent streets and properties. Screening should match or complement the overall theme of the building. All screening is subject to review and approval by the Plan Commission.
6	Building massing, height, and form (16-3-2 (c) (3))	Buildings shall be comprised of a visually distinct base, middle and top. Buildings shall not exceed two (2) stories except as noted in the standards for specific types of places or as may be allowed for by a conditional use or in a planned unit development. This provides a flexible method of relating the building to the pedestrian (base), to the surrounding architecture (middle), and the opportunity for unique identity where the building meets the sky (top). Expression of the elements should be handled through changes in plane and material, horizontal bands, cornices, and/or varied window openings. Large buildings should be comprised of a series of masses and forms to give the building hierarchy, scale and visual richness. Building massing and components should demonstrate consistent proportional harmonies as indicated in the guideline illustrations.
7	Signage (excluding freeway signage) (16-3-5; 16-7)	Signage shall consist of both freestanding and building signs. Freestanding signage should be of the following types: agriculture, directional, freeway, home occupation, monument, subdivision, off-premises, private property, street banner, governmental, recreational, trail, or temporary. Building signage should be of the following types: awning or canopy, projecting, wall, or window. Prohibited signs include beacons, streamers, pennants, pinwheels, and strings of signs not permanently mounted to a rigid background, and inflatable signs, tethered balloons, and signs affixed to a cart, trailer or other rolling mechanism, unless specifically permitted as a temporary sign but not to exceed 30 days of use in each calendar year. Prohibited signs also include signs that revolve, are animated, have moving parts, or are illuminated by flashing or moving lights. Billboards and pole signs where the bottom of the sign is more than 11 feet from grade, and roof signs that are separated from the rest of the roof by more than 12 inches are also prohibited.
8	Freeway Signage (16-3-5)	Freeway signage shall be defined as a freestanding sign within one-hundred fifty (150) feet of the Interstate 94 right-of-way. The road side edge of such sign should be located as close to the interstate right-of-way as feasible, but shall maintain a minimum of five (5) feet from the public right-of-way. Freeway signs shall be constructed as set forth in the accompanying Freeway Sign Diagram.
9	Appropriate building materials (16-3-2 (c) (4))	The primary facade and sides of the building visible from the public space, public parking, walkways, and rights-of-way shall be clad in finish grade materials unless otherwise allowed under a conditional use or planned unit development. Glass, brick, stone, wood, and decorative block are examples of finish grade materials that are appropriate for use on visible facades. The rear or side of the building shall use the same materials.
10	Building placement guidelines (16-3-2 (c) (2))	Modified from current regulation: Building facades shall be parallel or perpendicular to the right-of-way (or parallel or perpendicular to the tangent to curve taken at the midpoint)

Guidelines to be based on Raymond standards

11	Preserve existing tree lines/Open space, natural resource protection	Landscaping for development sites should be designed to complement the built and natural environment of the subject project and adjacent sites. Existing tree lines should be preserved. If removal of existing tree line is required due to its undesirable nature, new plantings that result in no loss of a screening effect shall be required when adjacent to residential uses. Tree species that are native to Wisconsin and the Town of Raymond are encouraged.
12	Lighting specifications	All off-street lighting shall be down-cast, cutoff fixtures with a zero-degree bit. The total height of fixtures, measured from grade to the highest point of the pole and/or lamp, should be no more than 15 to 20 feet. The base should be no greater than 6' above grade. Low pressure sodium bulbs are strongly discouraged.
13	Lighting position specifications	Lighting should be positioned so as not to cause glare on adjacent properties and streets. A maximum of 0.5 foot candles of light at the property line should be permitted. Require the submittal of a photometric site plan which illustrates the amount of light, measured in foot candles. No lighting should be permitted to exceed 12 foot candles. Consider exceptions to the height of lighting fixtures, provided that the total fixture height is equal or less than the height of adjacent building eaves.
14	Color guidelines	The coloring of all brick, decorative masonry, or stone shall be expressed as integral to the product and not painted on the surface of the product. Neutral colors are preferred over primary colors.