

RESOLUTION NO. 2018-24

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA FOR A SIX MONTH EXTENSION AND AMENDMENT OF THE APPROVAL OF A CONDITIONAL USE TO CONVERT A PORTION OF THE EXISTING INDUSTRIAL BUILDING TO AN INSIDE STORAGE WAREHOUSE AND CONSTRUCT FOUR SELF-SERVICE STORAGE FACILITY BUILDINGS, 2825 FOUR MILE ROAD, VILLAGE OF CALEDONIA; ERICA-NICOLE HARRIS, APPLICANT; 2825 FOUR MILE ROAD LLC, OWNER.

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

WHEREAS, the Village Board approved Resolution No. 2016-135 on December 5, 2016 to approve a conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings, 2825 Four Mile Rd., Sec. 29, T4N R23E, Village of Caledonia; Parcel No. 104042329171000;

WHEREAS, the Village board approved Resolution No. 59 on July 17, 2017 approving a six-month extension on the approval of the aforementioned conditional use; and

WHEREAS, Applicant, Erica-Nicole Harris is requesting another 6-month extension of the previously granted conditional use approval and also requesting an amendment of the approval to allow two of the self-service storage facility buildings to be relocated to the western portion of the subject property verses the eastern portion of the subject property.

WHEREAS, the Village of Caledonia Plan Commission has recommended approval of the extension request, for the following reasons and subject to the following conditions:

The conditional use approval to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings was granted by the Caledonia Village Board on December 5, 2016 and due to some design, financing and market issues the applicant has encountered, more time is required to move forward with the previously approved conditional use approval. Approval is subject to compliance with all applicable Village Ordinances and other applicable Wisconsin Statutes and regulations at the time of construction and compliance with all the previous conditions of approval outlined in Resolution 2016-135 and the approval letter dated December 6, 2016 and compliance with the revised site plan received by the Racine County Development Services office on February 13, 2018. The extension shall expire October 31, 2018.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the requested extension above, is hereby approved for the same reasons 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 5th day of March, 2018.

VILLAGE OF CALEDONIA

By: 

James R. Dobbs
Village President

Attest: 

Karie L. Torkilsen
Village Clerk

770272.001 (599)



E-MAIL MEMORANDUM

TO: Karie Torkilsen (ktorkilsen@caledoniawi.com)
Village of Caledonia Clerk

SUBJECT: 2825 Four Mile Road LLC, Owner
Erica-Nicole Harris, Applicant
2825 Four Mile Road
Parcel Id. No. 104042329171000

February 26, 2018, 6-month conditional use extension and amendment request

DATE: February 19, 2018

Background

On December 5, 2016, the Caledonia Village Board adopted Resolution No. 2016-135 approving a conditional use to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings, 2825 Four Mile Road, Parcel Id. No. 104042329171000. On July 17, 2017, the Caledonia Village Board adopted Resolution No. 2017-59 granting a six-month extension on the approval of the aforementioned conditional use. At this time, the applicant is requesting another 6-month extension of the previously granted conditional use approval and also requesting an amendment of the approval to allow two of the self-service storage facility buildings to be relocated to the western portion of the subject property verses the eastern portion of the subject property.

If the Village feels that the proposed extension and amendment request is appropriate approval is recommended as:

The conditional use approval to convert a portion of the existing industrial building to an inside storage warehouse and construct four self-service storage facility buildings was granted by the Caledonia Village Board on December 5, 2016 and due to some design, financing and market issues the applicant has encountered, more time is required to move forward with the previously approved conditional use approval. Approval should be subject to compliance with all applicable Village Ordinances and other applicable Wisconsin Statutes and regulations at the time of construction and compliance with all the previous conditions of approval outlined in Resolution 2016-135 and the approval letter dated December 6, 2016 and compliance with the revised site plan received by the Racine County Development Services office on February 13, 2018. The extension shall expire October 31, 2018.

c: Elaine Sutton Ekes, Jim Dobbs, Tom Christensen
Anthony Bunkelman, Jim Keecker, Tom Lazcano
Erica-Nicole Harris (enharris@wispark.com), File



Wispark LLC
231 W Michigan St - P423
Milwaukee WI 53203
P 414 221 5500
F 414 221 5503

February 9, 2018

Jarmen Czuta, Zoning Administrator
Racine County Planning
14200 Washington Avenue
Sturtevant WI 53177

Re: 2825 4 Mile Road, Caledonia, WI; Parcel Id. No. 104042329171000

Dear Mr. Czuta:

On December 5, 2016, the Caledonia Village Board approved a conditional use permit (CUP) to allow conversion of a portion of an existing industrial facility to an inside storage warehouse and construction of four self-storage facility buildings on the above referenced site. The CUP was extended on July 17, 2017.

We have been unable to start construction due to challenges securing the necessary funding for the construction of the project. In August we were approached by an investor who was interested in purchasing a portion of the property to develop the self-storage project approved under the CUP independently. We have been in negotiations with the developer and recently entered into an agreement to sell the project. The sale will not occur prior to the expiration of the CUP. We are therefore requesting an extension of the CUP to give us time to transfer the property to the new developer and for them to start construction.

We are also requesting a minor change to the location of two of the four outside storage buildings approved. The initial plans submitted and approved showed two outside storage buildings being constructed on the east parking lot and two being constructed on the west. After more detailed engineering was performed, we discovered gas, sanitary and water laterals within the proposed construction area in the east parking lot. These utilities would need to be relocated at a significant cost to construct the two storage buildings in the east lot. Therefore, we are requesting to amend the CUP to allow construction of four self-storage facility buildings in the west parking lot as shown on the attached site plan. Renderings are also attached for reference.

Please let me know if you have any questions or concerns with this request.

Regards,

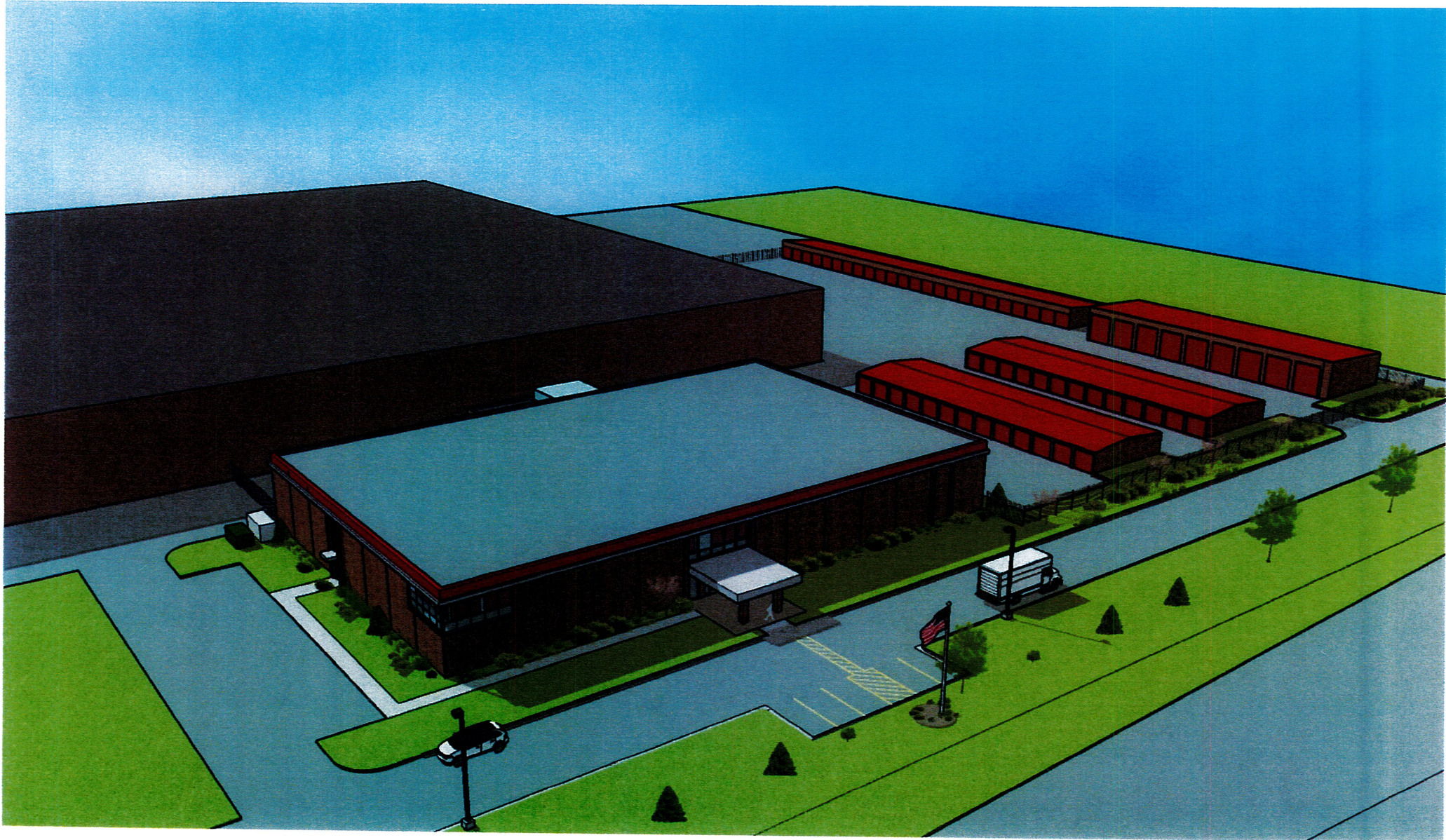
Erica-Nicole Harris
Vice President

Enclosures

RECEIVED

FEB 13 2018

PLANNING DEPARTMENT



SITE/GRADING WORK (COORDINATE W/ CIVIL PLANS)

1. VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.
2. REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.
3. STRIP AND REMOVE ALL REMAINDER VEGETATION 4" TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. ALL EXCESS MATERIAL TO REMAIN ON SITE. LOCATION AS DIRECTED BY THE CONSTR. MANAGER. PROVIDE ALTERNATE FOR TRUCKING OFF SITE (WITH QUANTITY). RE-SURFACE OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.
4. CUT (OR FILL) THE BUILDING AREA 180' BEYOND PERIMETER OF BUILDING (METAL BUILDINGS MUST BE 120' FOR ERECTION).
5. CUT THE PERIMETER FOUNDATION FOOTINGS TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN. BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART 1926 IF NECESSARY.
6. PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.
7. ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY.
8. ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY, INTERIOR BACKFILL MATERIAL SHALL BE 3" CLEAR STONE.
9. NOT USED.
10. ALL BACKFILL 4" FILL MATERIALS SHALL BE INSPECTED AND APPROVED BY ANDERSON-ASHTON PRIOR TO PLACEMENT. ALL FILL MATERIALS SHALL BE COMPACTED IN 8" MAX. LIFTS @ 95% MODIFIED PROCTOR.
11. PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS TO 4'-0" @ 10'.
12. PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.

13. PROVIDE TRACKING MAT ACCORDING TO THE LOCATION SHOWN ON C10. THE TRACKING MAT SHALL BE 6" THK * (2) CLEAR STONE.
14. RETURN AFTER THE BUILDING IS ENCLOSED 4" FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS SEWER AND WATER UTILITY TRENCHES.
15. GRADING CONTRACTOR SHALL FIX AND REPAIR PARKING AREA AND DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL. AND/OR GRAVEL BASE AND BEFORE PAVING BEGINS AND SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES.
16. GRADING CONTRACTOR SHALL BE PREPARED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE.
17. AWARDER GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES.

UTILITY WORK

ALL SITE UTILITIES WITHIN PAVEMENT AREAS ARE TO BE BACKFILLED UTILIZING CLEAR LIMESTONE THE FULL DEPTH OF THE EXCAVATION TO PAVEMENT SUBGRADE. #1 LIMESTONE IS TO BE USED IN ALL SANITARY, WATER AND STORM SEWER EXCAVATIONS. IN NARROWER TRENCHES SUCH AS ELECTRICAL OR PRIVATE GAS LINES, 3/8" LIMESTONE CHIPS ARE TO BE USED. UNDER NO CIRCUMSTANCES ARE SITE MATERIALS TO BE USED UNLESS PRIOR APPROVAL IS OBTAINED FROM AN ANDERSON-ASHTON, INC. REPRESENTATIVE.

ASPHALT PAVING WORK

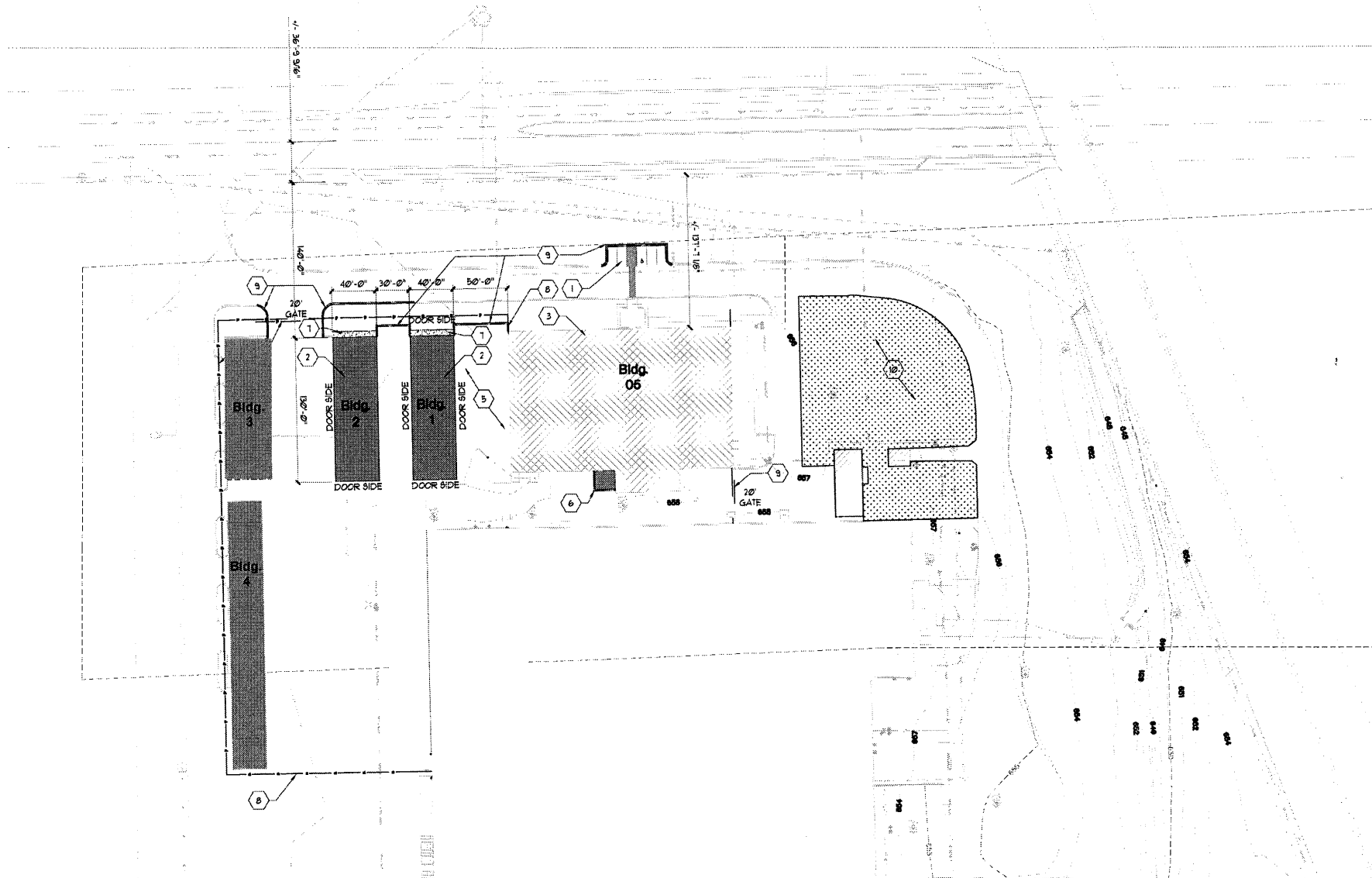
1. FURNISH AND INSTALL A CRUSHED LIMESTONE COMPACTED BASE AT THE PARKING AREA.
2. FINE GRADE AND COMPACT STONE BASE.
- 3A. FURNISH AND INSTALL A 3" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT PARKING AREAS.
- 3B. FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS.
4. FURNISH AND INSTALL ALL PARKING STALL STRIPING, H.C. SYMBOLS, & H.C. SIGNS ON METAL POSTS.

SITE PLAN NOTES

1. DIMS TO THE PROPERTY LINE ARE TAKEN PERPENDICULAR AND PARALLEL UNLESS NOTED OTHERWISE.
2. BUILDING ALIGNED TO LOT BOUNDARY OF MAJOR STREET. SEE CIVIL DRAWINGS FOR DIMENSIONS.
3. VERIFY ALL PUBLIC & PRIVATE UTILITY LOCATIONS AND SIZE (ELECTRICAL, GAS METER, SANITARY LATERAL, WATER LATERAL, ETC.) WITH THE OWNER & GENERAL CONTRACTOR PRIOR TO INSTALLATION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR PRESENCE OR LACK THERE OF ANY UTILITIES.
4. UTILITIES TO NEW STRUCTURE FROM EXISTING LATERALS IN PUBLIC RIGHT OF WAY. GENERAL CONTRACTOR TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES W/ LOCAL MUNICIPALITY.
5. ANY SEDIMENT REACHING THE STREET DURING CONSTRUCTION SHALL BE CLEANED UP IMMEDIATELY.
6. ALL ROOF DRAINS AND DOWNSPOUTS DRAIN TO ON-SITE STORM SEWER/WATER DETENTION AREA.
7. SEE CIVIL DRAWINGS.
8. DO NOT SCALE THESE DRAWINGS.
9. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK.

SITE PLAN KEYED NOTES:

1. NEW PARKING AREA W/ (1) VAN ACCESSIBLE PARKING SPACE.
2. NEW SELF STORAGE BUILDING. SEE INDIVIDUAL FLOOR PLANS FOR MORE DETAIL.
3. EXISTING BUILDING CONVERT TO SELF STORAGE BUILDING. SEE INDIVIDUAL FLOOR PLANS FOR MORE DETAIL.
4. PORTION OF EXISTING BUILDING CONVERT TO SELF STORAGE. (B) 20' X 40' UNITS WITH OVERHEAD DOORS.
5. PROVIDE NEW PAVEMENT AS NEEDED TO ACCOMMODATE (DEMOLITION PHASE) APRON APPROACH TO NEW OVERHEAD DOORS.
6. NEW (2) STORY BUILDING ADDITION FOR NEW ELEVATOR SYSTEM. REFER TO FLOOR PLAN FOR ADDITIONAL DETAILS.
7. NEW 5'-0" CONCRETE WALK ENTIRE WIDTH OF BUILDING.
8. NEW FENCING - SEE SITE PLAN FOR ENTRY/EXIT GATE LOCATIONS.
9. NEW CONCRETE CURB.
10. RE-SEED NEW GRASS THIS AREA.
11. FUTURE SINGLE STORY STORAGE BUILDINGS.
12. EXISTING EQUIPMENT MEZZANINE TO BE REMOVED.
13. EXISTING UTILITIES.



ARCHITECTURAL SITE PLAN - OPTION 3

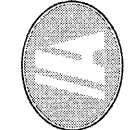
1" = 60'-0"

1
AS.2



REVISIONS

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2700 S. 26th St., Suite 100
New Berlin, WI 53151
Phone: 262.595.5555
Fax: 262.595.5555



Wisconsin Registered Contractor
ID #: 1948911 WI Dept of Commerce

PROPOSED PROJECT FOR:
4 MILE ROAD SELF STORAGE
4 MILE ROAD
CALEDONIA, WI

DRAWN BY: S.L.W.
PROJECT DESIGNER: S.L.W.
SUBMITAL DATE: 12/16/2016
DESIGN NO: 3732
CONSTRUCTION NO: XXXX

AS.3

5/16/2017 4:17:32 PM