

RESOLUTION NO. 2018-41

A RESOLUTION TO APPROVE A SITE PLAN TO OCCUPY AN EXISTING ±12,800 SQUARE-FOOT COMMERCIAL BUILDING AND SITE WITH A CONSTRUCTION EQUIPMENT RENTAL, SALES, AND SERVICE BUSINESS KNOWN AS AHERN RENTALS; 3516 TEN POINT LANE, TOP FLIGHT LLC, OWNER; DAN OAKES, APPLICANT, 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 and conditional use permits if within the jurisdictional area of the Cooperative Plan; and

WHEREAS, Daniel Oakes requested a conditional use to occupy an existing ±12,800 square-foot commercial building and site with a construction equipment rental, sales, and service business known as Ahern Rentals; 3516 Ten Point Lane, Top Flight LLC, under the Cooperative Boundary Agreement Between Town of Raymond and Village of Caledonia, Parcel Nos. 012042125004020 and 012042125004030; 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 conditional use permit and the Village of Caledonia Plan Commission has recommended approval of the request in accordance with the Zoning Administrator's recommendation including conditions recommended by the Village Attorney;

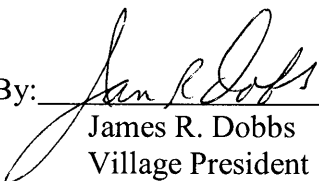
NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the conditional use permit as set forth above is hereby approved as being consistent with the intent and requirements of the Cooperative Plan and for the following reasons and conditions set forth below and with the same conditions approved by Racine County and the Town of Raymond except that the Village Board hereby delegates to the Village's Zoning Administrator and Village Engineer/Utility Director the authority to review the report to be prepared by Foth and to incorporate appropriate recommendations into the final conditions for this conditional use permit:


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 and Applicant is required to comply with any conditions of approval.
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 for sale and landscaping on the property.
8. The Village engages Foth 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. Applicant shall comply with the recommendations on the Forth memo dated April 10, 2018.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 7th day of May, 2018.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

Attest: 
Karie Torkilsen
Village Clerk