

RESOLUTION NO. 2018-86

A RESOLUTION TO APPROVE A SITE PLAN TO OCCUPY AN EXISTING BUILDING AND YARD AT 215 27TH STREET IN THE TOWN OF RAYMOND FOR OFFICE SPACE AND STORAGE OF EQUIPMENT, TOOLS AND VEHICLES, INCLUDING INSIDE MAINTENANCE AND REPAIR OF WORK TRUCKS (DBA VESEL CONTRACTORS); DANIEL AND SUZANNE BARTEL, OWNERS; VESEL CONTRACTORS, 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, site plans and conditional use permits if within the jurisdictional area of the Cooperative Plan; and

WHEREAS, Daniel and Suzanne Bartel requested to occupy an existing building and yard at 215 27th Street for office space and storage of equipment, tools and vehicles, including inside maintenance and repair of work trucks (DBA Vesel Contractors); Daniel and Suzanne Bartel, Owners; Vesel Contractors, Applicant; under the Cooperative Boundary agreement Between Town of Raymond and Village of Caledonia, Parcel No. 12042101007000; 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 including conditions recommended by the Village Attorney;

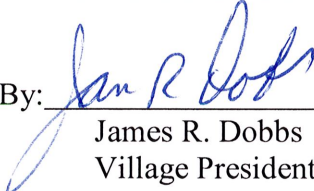
NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Caledonia that the site plan as set forth above is hereby approved as being consistent with the intent and requirements of the Cooperative Plan and for the following reasons and conditions set forth below and with the same conditions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


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/site plan.
9. Should any site or building improvements/changes be made to the existing proposed site for future Vessel Contractor operations they should first be reviewed by Caledonia staff to see if future conditional use permit requirements are required. Specifically, no outdoor storage of commercial trucking and materials shall be found as part of the operations without future CUP approvals

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 1st day of October, 2018.

VILLAGE OF CALEDONIA

By: 
 James R. Dobbs
 Village President

Attest: 
 Karie Torkilsen
 Village Clerk

Location Map

Daniel & Suzanne Bartel, Owners
Eric Vesel (Vesel Contractors), Applicant
Site Address: 215 27th Street

M-3 Site Plan Review to occupy an existing building & yard for office space & storage of equipment, tools, & vehicles, including inside maintenance & repair of work trucks



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

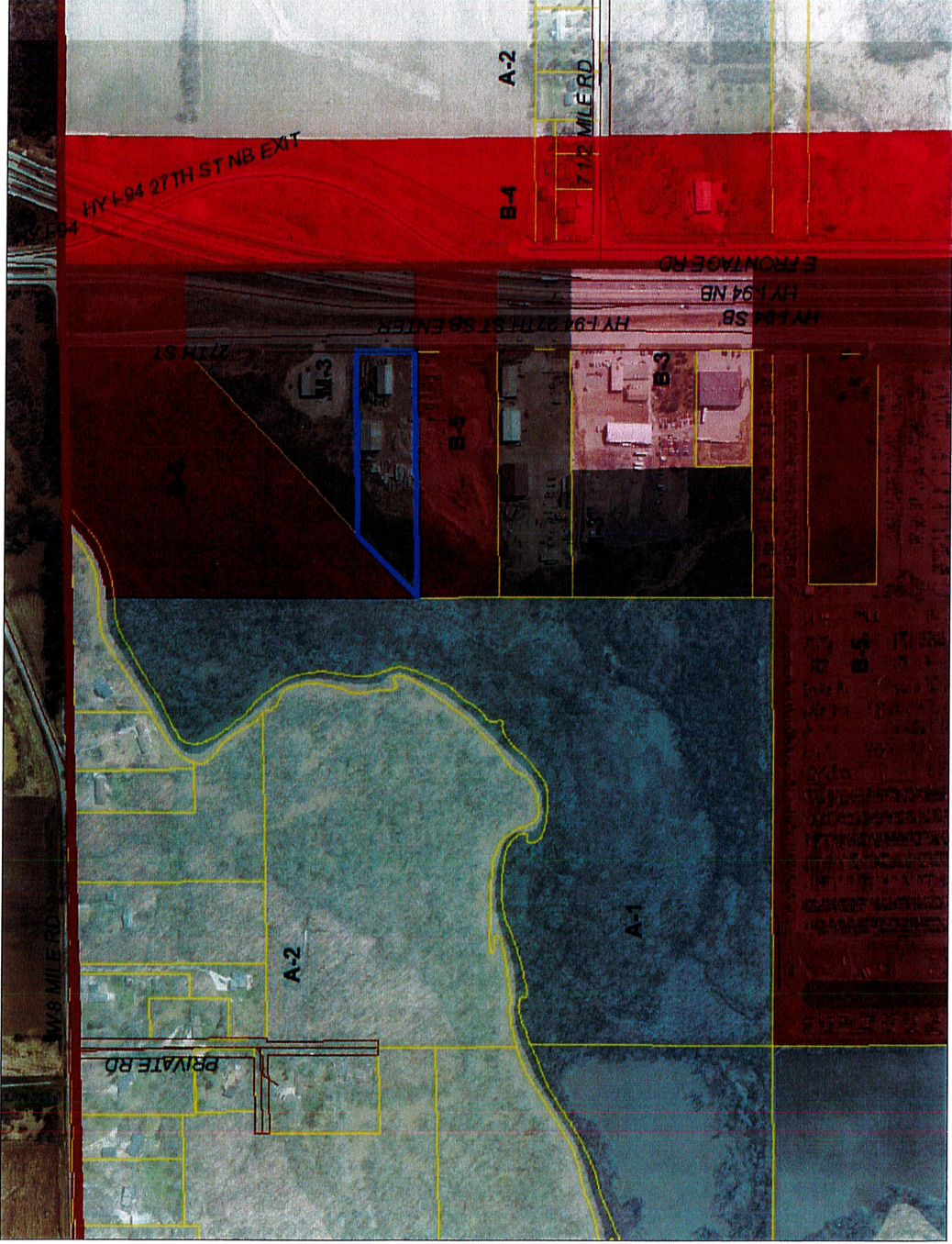


SEC 1 – T4N -- R21E
Town of Raymond

Zoning Map

Daniel & Suzanne Bartel, Owners
Eric Vesel (Vesel Contractors), Applicant
Site Address: 215 27th Street

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