

**RESOLUTION NO. 2019-50**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CONSTRUCT A ±50' X ±104' COMMERCIAL BUILDING AND OCCUPY WITH A UTILITY/CARGO TRAILER ACCESSORY BUSINESS (DBA ANDERSON TRAILERS LLC) REVISED FROM PREVIOUS VILLAGE APPROVAL LOCATED AT 4365 27TH STREET IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE VILLAGE 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 Village of Raymond gives the Village of Caledonia authority to approve or deny requests for amendments to the Village of Raymond Land Use Plan and requests to rezone property and for conditionals uses if within the jurisdictional area of the Cooperative Plan;

**WHEREAS**, Anderson Trailers LLC, Kevin Anderson, Applicant, requested approval of a Conditional Use to a ±50' x ±104' commercial building and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC). The subject site is zoned B-3 Commercial Service District, on Parcel ID No. 012042136005000 in the Village of Raymond 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 Village of Raymond have approved the requested conditional use and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons and conditions:

1. The proposed use is allowed by underlying zoning through the conditional use 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 Village 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 Village 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 Village

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 trailers/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, 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. Foth has outlined some requirements in an attached Staff Review dated April 18, 2019. Applicant must comply with all requirements outlined in the attached Foth Staff Review dated April 18, 2019.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Caledonia that the requested conditional use as set forth above is hereby approved, subject to the same conditions imposed by the Village of Raymond and Racine County, as being consistent with the intent and requirements of the Cooperative Plan.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 6th day of May, 2019.

**VILLAGE OF CALEDONIA**

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

Attest: Karie Pope  
Karie Pope  
Village Clerk



TO: Village of Caledonia Planning Commission  
 CC: Tom Christensen, Elaine Ekes, Jarmen Czuta  
 FROM: Jeff Muenkel AICP  
 RPT DATE: April 18, 2019  
 MTG DATE: April 29, 2019  
 RE: "Anderson Trailers" – Town of Raymond Coop Boundary Request

**BACKGROUND:**

1. Petitioner/Agent: Jean and Kevin Anderson (dba Anderson Trailers LLC)
2. Tax Key Number: 012042136005000
3. Address of Petitioned Parcel: 4365 S 27<sup>th</sup> St
4. Area: 1.33 acres
5. Existing Zoning: B-3, Commercial Service District (Racine County)
6. Future Land Use: Business and Industrial (Cooperative Plan)

**OVERVIEW:**

The "Anderson Trailers" conditional use application development 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.

**BACKGROUND:**

Anderson Trailers received approval from the Village Plan Commission and Board back in November 2018 to convert and occupy a single-family residence (OR construct a 50' x 100 commercial building) and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC) at 4365 27<sup>th</sup> Street in the Town of Raymond. Plan Commission may remember that the approval was contingent that the developer come back before Caledonia for review of design guidelines in the event they elected to construct the commercial building in lieu of utilizing the single-family residence for their business purposes. Anderson Trailers has since determined that they wish to build a new commercial structure and have submitted the architectural and site plans for a new Caledonia design guide and conditional use review.

**PLANNER COMMENTS:**

The newly proposed commercial structure building elevations are found attached and depict a 5,200 square foot barn-type architecture structure that will house Anderson Trailers needed office and warehouse space. The structure is proposed to be constructed with metal siding with a red color on the sides and a grey color for the roof. A 3-foot band of brick wainscoting is to be found along the entire base elevation of the structure. An overhang and multiple windows are found on the "left end" elevation. The "front" side elevation has two (2) smaller overhead doors with a couple windows and access doors. The "right side" elevation will have two large overhead doors occupying most of the façade and the "back" elevation will not have any features.

The site plan is updated since the utilization of the former residential structure is now removed. The site plan shows a frontage driveway that accesses off of 27<sup>th</sup> Street to the new structure on the south side of the property. The northern rear portion of the property will still be used for storage and the frontage of the property will be used for employee/patron parking.

The following Caledonia/Raymond design guidelines apply to the newly proposed structure.

1. Loading Docks/Mechanicals/Shipping Areas Screening – Requires overhead door/receiving areas to be screened or designed with high degree of visual appeal. Screening can be completed with fencing, topography, and/or landscaping.



## Staff Review

- a. The smaller two (2) overhead doors along the north elevation will be internal to the fenced in storage yard. The two (2) large overhead doors on the west elevation will be totally out of view from the roadway and will also be internal to the fenced in storage yard.
2. Four Sided Architecture Required – Requires similar architecture and use of materials throughout all facades of a proposed structure.
  - a. The proposed utilizes four-sided architecture subject to any Plan Commission discussion on types of materials being used per sub section 5 below.
3. Roof Style/Materials – Requires hip, gambrel, gable roofs utilizing cedar, asphalt, or dimensional shingles unless metal roofs compliment neighborhood character of area.
  - a. A standing seam metal roof is proposed. These types of buildings are commonly found along the 27<sup>th</sup> St frontage road here. Given that the building will be new and next to residential structures the proposed should be fine and appropriate but subject to Plan Commission discussion.
4. Rooftop Mechanicals Screening– Requires all future rooftop mechanicals to be screened with similar architectural materials.
  - a. No rooftop mechanicals currently shown. A contingency will be added to screen any that may arise in the future structure construction.
5. Appropriate Building Materials – Requires the primary façade be finish grade materials (glass, brick, stone, wood, or decorative block as examples).
  - a. A metal façade with a 3-foot band of wainscoat brick is found throughout the structure. As previously noted, commercial metal buildings are common along the 27<sup>th</sup> St frontage road here. Given that the building will be new and next to residential structures the proposed materials may work well in the area. However this is subject to Plan Commission discussion and changes since the proposed does not technically meet this requirement outright at this time.
6. Building Placement – Requires building facades to be parallel or perpendicular to the right-of-way.
  - a. The proposed new structure is perpendicular.

### RECOMMENDATIONS:

Overall, staff recommends approval of the new structure and site plan subject to the contingencies below along with any Plan Commission added items.

Structure contingencies per the Caledonia/Raymond design guidelines:

1. All rooftop mechanicals shall be screened upon construction with similar architectural materials found on the principal structure.

Past site plan contingencies that are still valid per the Caledonia/Raymond design guidelines:

1. A landscape plan shall be approved as part of a future zoning permit that incorporates street edge landscaping with mature trees planted at least every 50' on center parallel to the right-of-way. Such trees shall be planted in front of the fence enclosure along the 27<sup>th</sup> Street right-of-way.
2. Any required ground mechanical equipment, misc. outdoor storage, or refuse containers shall be screened by landscaping or fencing.
3. Any future outdoor lighting shall be down-cast cut-off fixtures. Any pole lights shall not exceed 20 feet and shall have a concrete base of no more than 6" above ground. Lights should produce no more than 0.5 foot candles at the property line with no lighting to exceed 12 foot candles.
4. The patron/employee parking and driveway shall be hard surfaced while the enclosed trailer space can be gravel as shown.

## 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 lights 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))	<i>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)</i>

#### 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 less 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 tilt. 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.

REVISIONS

OWNER  
**KEVIN  
 ENDERS**

PROJECT  
**GAMBRELL**


LOCATION  
**FRANKSVILLE  
 WISCONSIN**

SALES REP / DEALER  
**CHAD OLSON**

DRAWN BY  
**TBB** ON *1/1/19*  
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 - ON -

ESTIMATED BY  
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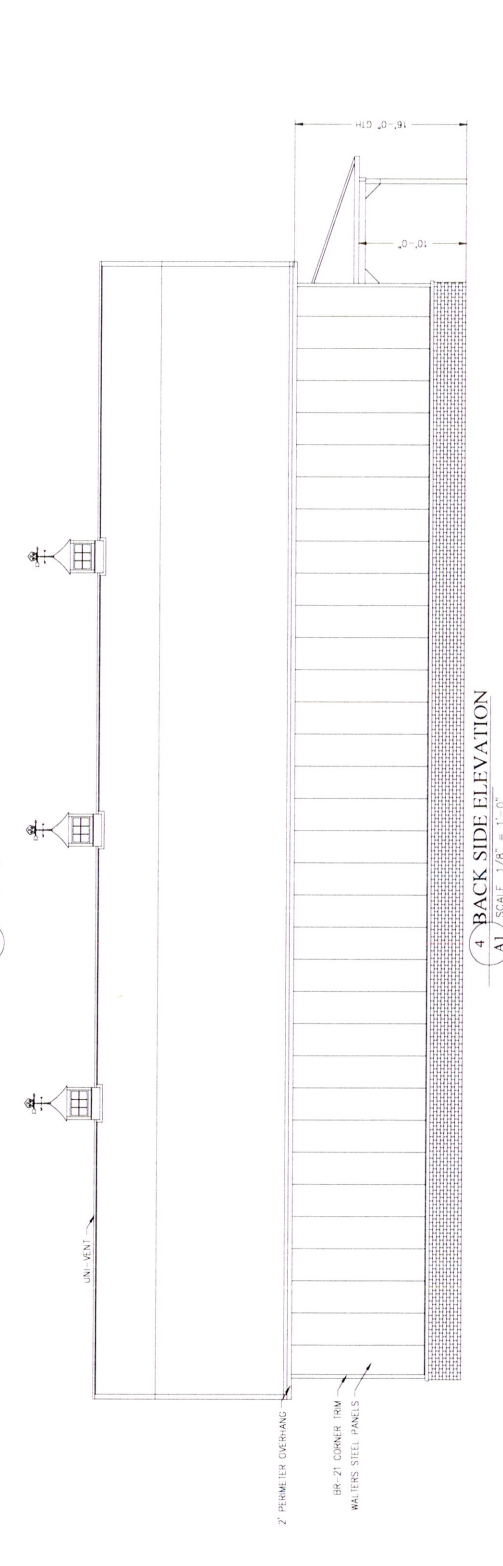
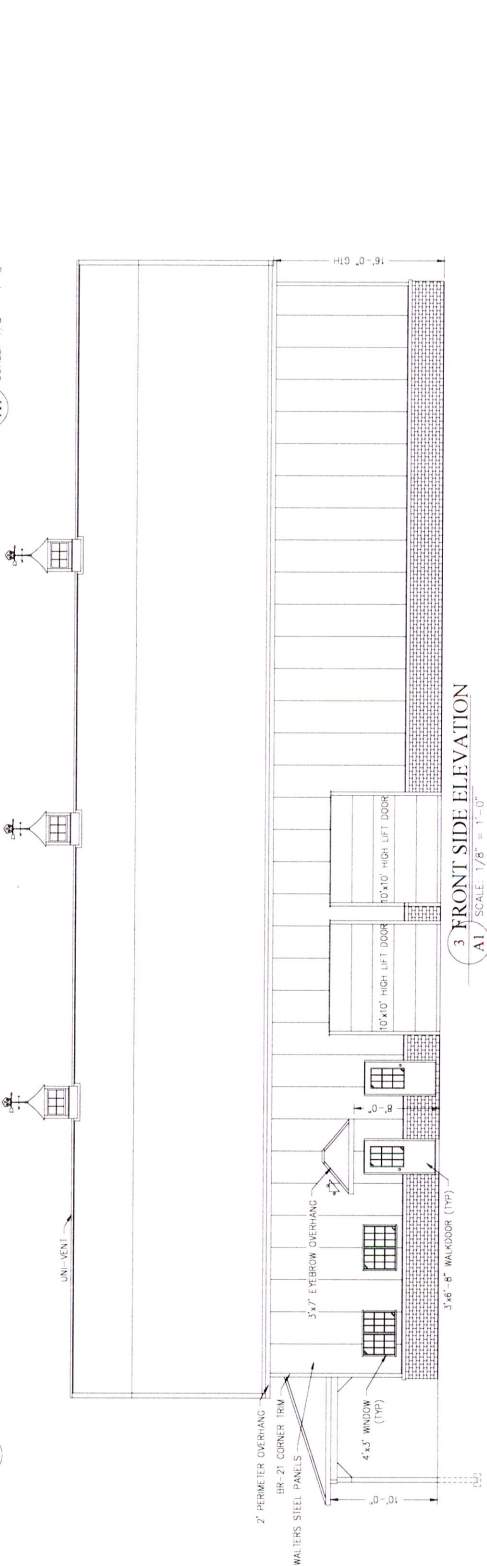
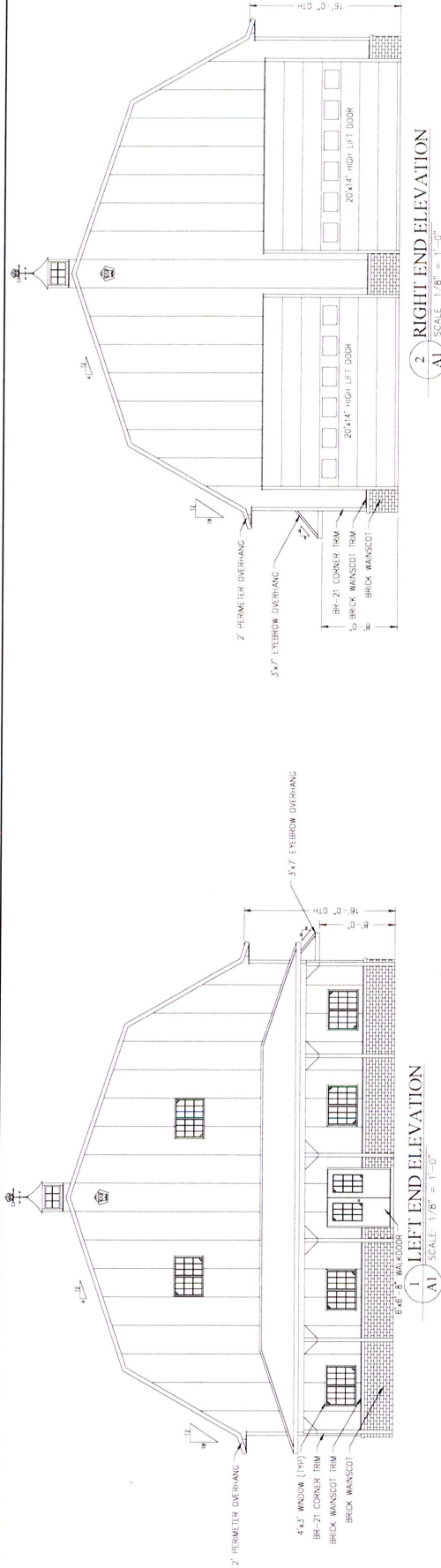
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SCALE  


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**P94-039**

SHEET NUMBER

**A1** OF A2





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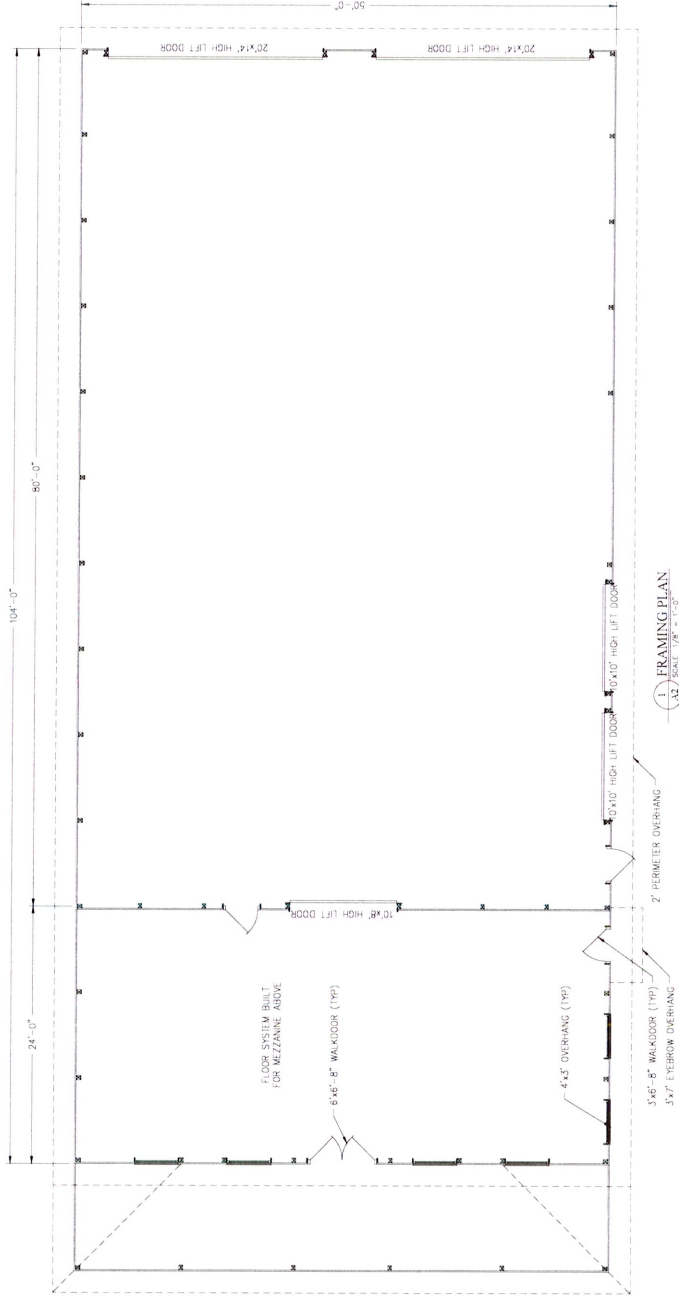
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SHEET NUMBER  
P94-039

SHEET NUMBER

A2 of A2





REVISIONS
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OWNER  
 KEVIN  
 ENDERS

PROJECT  
 GAMBREL

LOCATION  
 FRANKSVILLE  
 WISCONSIN

SALES REP / DEALER  
 CHAD OLSON

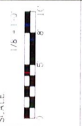
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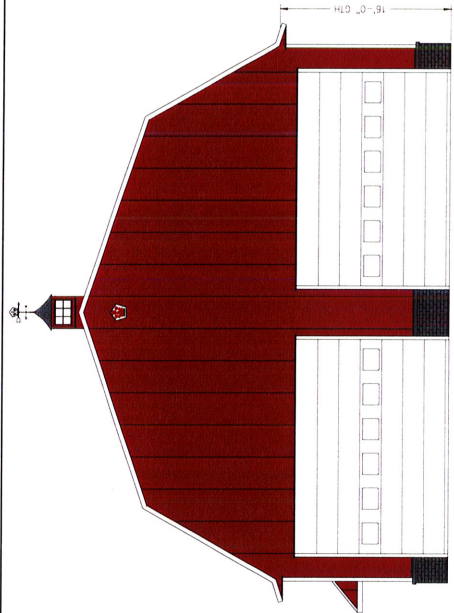
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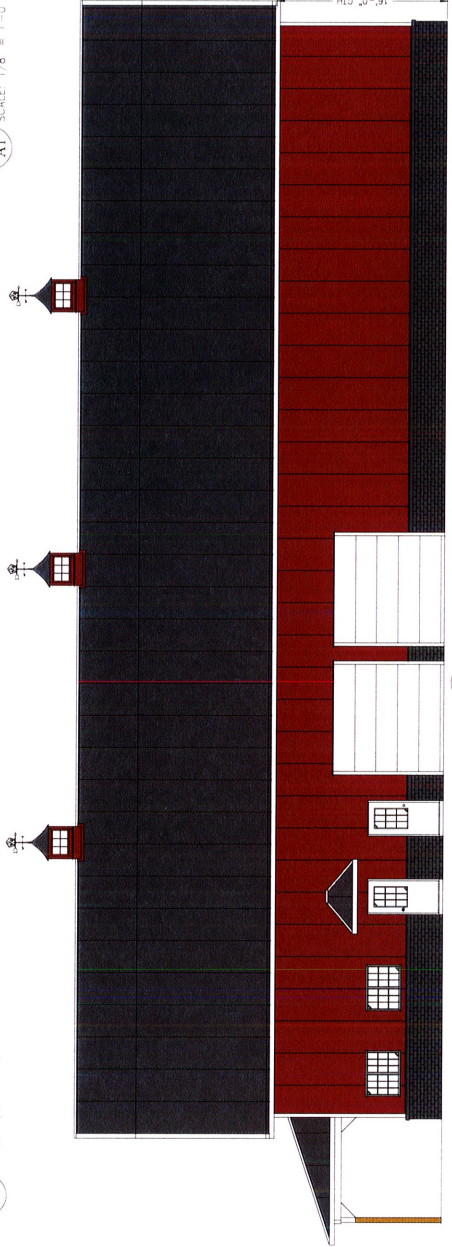


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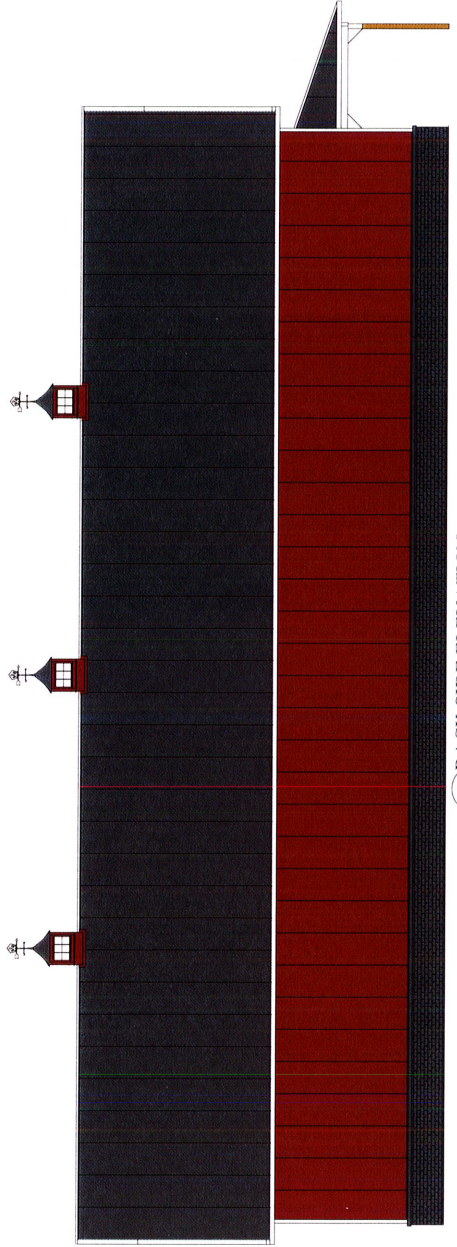
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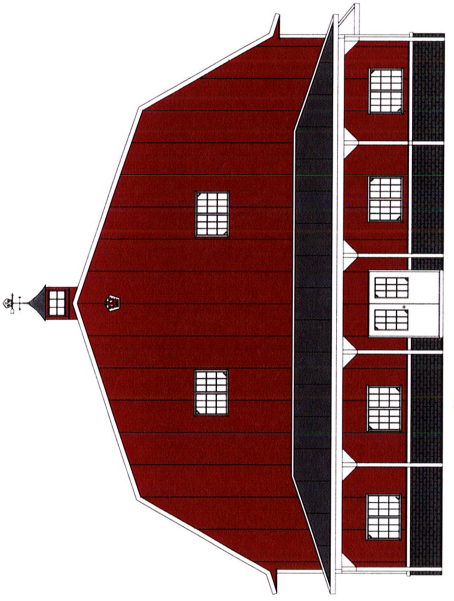
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3 FRONT SIDE ELEVATION  
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4 BACK SIDE ELEVATION  
 A1 SCALE: 1/8" = 1'-0"



1 LEFT END ELEVATION  
 A1 SCALE: 1/8" = 1'-0"



REVISED  
Plan "9"

PLAT OF SURVEY  
-OF-

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, IN TOWNSHIP 4 NORTH, RANGE 21 EAST, BOUNDED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; RUN THENCE WEST ALONG THE SOUTH LINE OF SAID 1/4, 304.23 FEET TO THE WEST LINE OF THE RIGHT-OF-WAY OF HIGHWAY 41; THENCE NORTH ALONG THE WEST LINE OF SAID RIGHT-OF-WAY 480.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, 119.34 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 290.40 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID RIGHT-OF-WAY, 290.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, IN TOWNSHIP 4 NORTH, RANGE 21 EAST, BOUNDED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; RUN THENCE WEST ALONG THE SOUTH LINE OF SAID 1/4, 304.23 FEET TO THE WEST LINE OF SAID RIGHT-OF-WAY; THENCE NORTH 600 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, 100 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 290.40 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID RIGHT-OF-WAY, 100 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 290.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

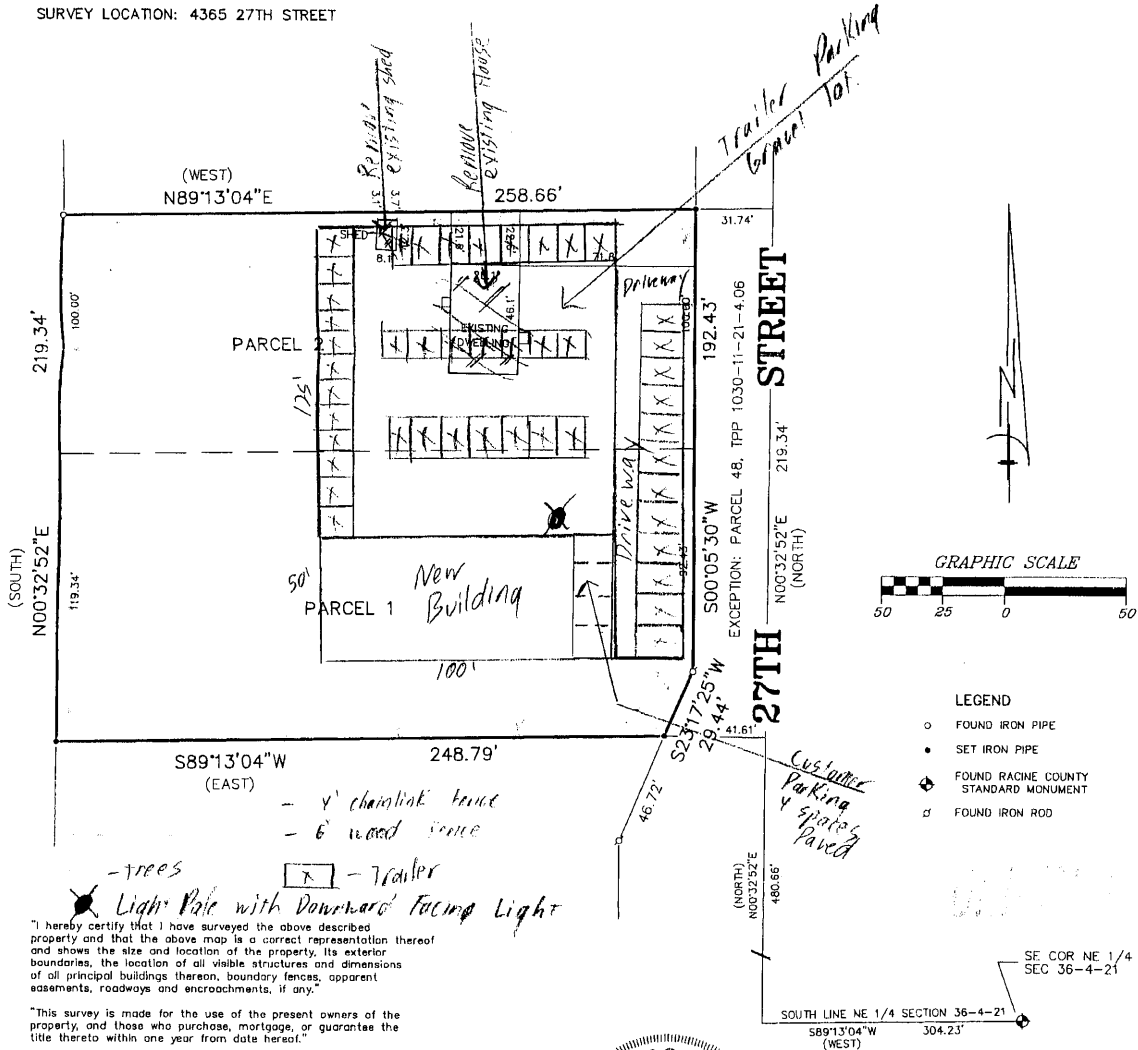
EXCEPTING THEREFROM:

DOCUMENT NO. 2301143, RECORDED ON NOVEMBER 23, 2011 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, BEING PARCEL 48 OF TRANSPORTATION PROJECT PLAT 1030-11-21-4.06, RECORDED IN VOLUME 1 OF TRANSPORTATION PROJECT PLATS, PAGE 167, AS DOCUMENT 2281354, RECORDED IN RACINE COUNTY, WISCONSIN.

SAID LAND BEING IN THE TOWN OF RAYMOND, RACINE COUNTY, WISCONSIN.

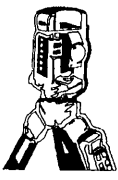
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SURVEY LOCATION: 4365 27TH STREET



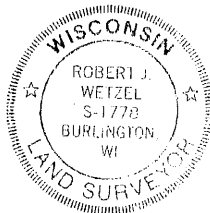
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."



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MAPPING AND PLANNING  
412 N. PINE STREET  
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(262)-767-0225



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*Robert J. Wetzel*  
ROBERT J. WETZEL S-1778

JUNE 22, 2018  
DATE

9650  
JOB NUMBER