

**RESOLUTION NO. 2019-51**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CHANGE OCCUPANCY OF THE EXISTING AUTO SALES SHOWROOM AND PREP BUILDING; RELOCATE EXISTING AUTO SALES, WITH AUTO REPAIR REMAINING IN THE EXISTING POLE BARN; AND ALLOW OUTSIDE STORAGE/PARKING OF VEHICLES FOR THE ADJACENT AUTO AUCTION BUSINESS LOCATED AT 405 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**, Richard Zarate, Owner, requested approval of a Conditional Use to change occupancy of the existing auto sales showroom and prep building; relocate existing auto sales, with auto repair remaining in the existing pole barn; and allow outside storage/parking of vehicles for the adjacent auto auction business. The easterly portion of the subject site is zoned B-3 Commercial Service District and the westerly portion of the subject site is zoned M-3 Heavy Industrial District, on Parcel ID No. 012042101005000 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:

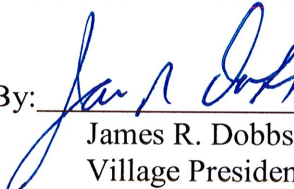
1. The proposed uses are allowed by underlying zoning through the conditional use process.
2. Based on other things going on in the area, the proposed uses appear to fit with other uses in this area.
3. The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have granted approval of the proposed uses.
4. The proposed uses meet the intent of the Village of Caledonia development standards and we find that the proposed uses are spectacular uses 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 vehicles and landscaping on the property.
8. The Village engaged Foth Infrastructure and Environment, LLC to conducted 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 6<sup>th</sup> day of May, 2019.

**VILLAGE OF CALEDONIA**

By:   
James R. Dobbs  
Village President

Attest:   
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:** "Zarate" – Town of Raymond Coop Boundary Request

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**BACKGROUND:**

1. Petitioner/Agent: Richard Zarate, Owner (Zarate land Enterprises, LLC)
2. Tax Key Number: 012042101005000
3. Address of Petitioned Parcel: 405 27<sup>th</sup> Street
4. Area: 10.25 acres
5. Existing Zoning: Easterly portion of the subject site is zoned B-3 Commercial Service District and the westerly portion of the subject site is zoned M-3 Heavy Industrial District (Racine County)

**BACKGROUND:**

The parcel in discussion is located on the W. Frontage Road at 405 27<sup>th</sup> Street (just west of Caledonia boundaries) and has been home to various vehicle related uses for many years. The proposal is to change occupancy of the existing auto sales showroom and preparation building; to relocate existing auto sales with auto repair remaining in the existing pole barn; and to allow outside storage/parking of vehicles for the adjacent auto auction business. Zoning and land uses are in place to allow the businesses as described. The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have approved the proposal to date

The proposal is in front of the Village Plan Commission and Board to determine approval and possible contingencies according to the Cooperative Boundary Agreement between the Village of Raymond and the Village of Caledonia.

**PLANNER COMMENTS:**

The proposal before the Planning Commission has limited review in terms of the Caledonia/Raymond Cooperative Boundary Agreement since no new commercial structures are being proposed. The proposal mainly is in regard to site planning and overall use of the property.

Plan Commission will note that the site is largely found today per the orthophoto herein. The petitioner has submitted a narrative and a new site plan depicting how they wish to use the site moving forward. In all, the site and buildings will remain the same except that the gravel parking areas will become more defined as to who the users of the site are. The proposed site plan is attached and shows that the lot will be split in use with Valenti Classics occupying the front (east) portion of the site and buildings, Zarate Auto Repair occupying the center of the site in the existing warehouse building, and the rear half of the site to now be occupied by Manheim Auto. The Manhiem Auto area is fully fenced at this time.

**RECOMMENDATIONS:**

Overall, staff recommends approval of the proposal as proposed. The existing frontage of the property along 27<sup>th</sup> St is already well maintained and the existing building along the frontage has building foundation landscaping that is well maintained as well. The storage uses proposed are in the rear of the property and the distribution of the proposed uses throughout the site should maintain the property in a more consistent way than even today.

The Cooperative Boundary Agreement items for Caledonia review are attached for reference in the event the Plan Commission wishes to comment or add contingencies.



## 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.

To whom it may concern,

The existing use is Zarates Auto Sales is in the front building and Zarates Auto repair is in the large building in the back of the property. Manheim is currently parking overflow vehicles in the rear of the property.

No new building are proposed. There is the showroom for selling vehicles in the front building that will be used by Valenti Classics for the purpose of selling cars. There is a building for prepping vehicles to be sold that is located directly behind the showroom. Manheim has constructed security fencing around the entire proposed parking area with a gate that opens up to the south end of their existing property.

Valenti Classics will have 2 full time and 2 part time employees. Their hours of operation are Tuesday-Friday 10am-5pm Saturday 10am-2pm

Zarates Auto Repair will have 2 full time and 1 part time employees. Their hours of operation are Monday-Friday 8am-5pm. Zarates Auto Sales will still hold a sellers license.

Manheim will only have employees that are moving vehicles to and from their over flow lot. Their hours of operation are Monday- Friday 9am-5pm

Valenti Classics would move in as soon as permit approvals are obtained.

Zarates Auto Sales is already approved to occupy the site.

Manheim is currently parking vehicles but would obtain their permit as soon as approvals are obtained.

The showroom building currently has a holding tank that is pumped monthly by Pat's Services. Zarates Auto repair building has a conventional septic system that is connected to the existing residence that is also on site.

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MAR 18 2019

RACINE COUNTY

Subject:           Occupancy Permit for Valenti Classics – 355 27<sup>th</sup> Street, Caledonia, WI 53108

**"Coming back home"**

**Valenti Classics** – Has been in business since 1991 and is a classic, antique, and collector car dealership offering sales, service, restoration, storage, and consulting. Ironically, our business was located at the subject property from 1994 through 2012. We moved our operation to Franklin, WI and are now looking to bring just our sales division back home to the Corvette on the roof. At this facility we will be selling classic, antique, collector, and special interest vehicles along with offering our detailing services. This will occupy the area highlighted in orange on the attached map.

**Zarate's Auto Sales** - Has a full-service repair shop, auto body shop, and storage facility. They will be occupying the area highlighted in purple on the attached map.

STEVE VALENTI  
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414.421.6300   OFFICE

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