

RESOLUTION NO. 2019-53

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CONSTRUCT AND UTILIZE TWO 40' X 140' SELF-SERVICE STORAGE FACILITY BUILDINGS AT AN EXISTING SELF-SERVICE STORAGE FACILITY LOCATED AT 2941 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, Self Storage Consultants LLC, Jerry Seubert, Applicant, requested approval of a Conditional Use to construct and utilize two 40' x 140' self-service storage facility buildings at an existing self-service storage facility at the site located on W. Frontage Road at 2941 27th Street. The two proposed self-service storage facility buildings are to be constructed on an area of the subject property that is currently approved for and being utilized as outside storage for boats, recreational vehicles, etc, on Parcel ID No. 012042124029000 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 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 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

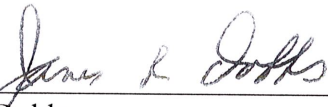
of Raymond which incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to requirements for signage, layout, design, building materials, screening, outside storage/display and landscaping on the property.

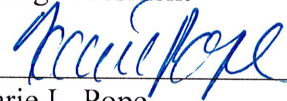
8. The Village engaged Foth Infrastructure and Environment, LLC to conduct a review of the application and provide a written recommendation/report to the Village for review by the Village Zoning Administrator, Engineer, Attorney and Village Board for compliance with the Cooperative Plan, including but 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.
9. At the time of building permits the petitioner must show a new landscape plan outlining the cleanup of existing landscaping and the addition of new landscaping in the grass area surrounding the existing business frontage sign.
10. A defined employee/patron access lot, and access area from W. Frontage Road, shall be defined around the structure and shall be hard surfaced. This can be approved at the time of submitted building permits.

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: 
Jim Dobbs
Village President

Attest: 
Karie L. 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: "Self-Storage Consultants" – Town of Raymond Coop Boundary Request

BACKGROUND:

1. Petitioner/Agent: Self Storage Consultants LLC
2. Tax Key Number: 012042124029000
3. Address of Petitioned Parcel: 2941 27th Street
4. Area: 1.682 acres
5. Existing Zoning: M-3 Heavy Industrial District (Racine County)
6. Land Use: Industrial/Business Park (Cooperative Plan)

BACKGROUND:

The parcel in discussion is located on the W. Frontage Road at 2941 27th Street and has been home to a storage facility for some time. Various vehicle related uses for many years. The proposal is to construct and utilize two 40' x 140' self-service storage facility buildings at an existing self-service storage facility. The two proposed self-service storage facility buildings are to be constructed on an area of the subject property that is currently approved for and being utilized as outside storage for boats, recreational vehicles, etc. This same proposal was made by the previous owner of this property and approved by the Village in 2013 by adopting 2013-92. For some reason the previous owner did not move forward with the approval at that time. 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. In the past, if a petitioner is mimicking past approved site and building techniques on a parcel the Plan Commission has been open to approving new additions in the same fashion. For this site, the petitioner is proposing two (2) new 40'x140' self-storage structures that will mimic the architecture and design of the previous two (2) self-storage structures. The structures are metal clad buildings that will each contain thirty-two (32) storage units. The structures will be surrounded by asphalt and the entire site is fenced in.

RECOMMENDATIONS:

The Cooperative Boundary Agreement items for Caledonia review are attached for reference in the event the Plan Commission wishes to comment or add contingencies. Staff only recommends that a new landscape plan is submitted at the time of building permits that adds street edge landscaping in front of the fence per Cooperative Boundary Requirement #2.

The landscaping hasn't been added in the past but can now compliment the site with the request for new buildings.

Current look of site
frontage

