

RESOLUTION NO. 2019-75

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CONSTRUCT AND UTILIZE A ±14,784 SQUARE-FOOT COMMERCIAL BUILDING FOR A LANDSCAPE CONTRACTOR OFFICE AND YARD LOCATED AT 1331 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, Mortle Properties LLC, Agent, requested approval of a Conditional Use to construct and utilize a ±14,784 square-foot commercial building. The applicant has indicated that the proposed building will be for a landscape contractor office and yard. The subject site is zoned B-3 Commercial Service District, on Parcel ID No. 012042125038400 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, the Village of Raymond has approved the requested conditional use and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons:

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 Village of Raymond has 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

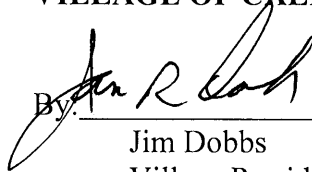
requirements for signage, layout, design, building materials, screening, outside storage/display and landscaping on the property.

8. The Village engages Foth Infrastructure and Environment, LLC has 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 August 22, 2019. Applicant must comply with all requirements outlined in the attached Foth Staff Review dated August 22, 2019.
9. All rooftop mechanicals shall be screened upon construction with similar architectural materials found on the principal structure.
10. Any required ground mechanical equipment, misc. outdoor storage, or refuse containers shall be screened by landscaping or fencing.
11. The landscape plan shall be updated to have similar dense landscaping or the Site Plan amended to have fencing along the western and southern property line to screen the outdoor storage/company vehicle parking area. This can be approved at the time of submitted building permits.
12. Any pole lights shall not exceed 20 feet above ground. 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, 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 3rd day of September, 2019.

VILLAGE OF CALEDONIA

By: 

Jim Dobbs
Village President

Attest: 

Karie L. Pope
Village Clerk