

RESOLUTION NO. 2019-85

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CONSTRUCT AND UTILIZE A ±5,260 SQUARE-FOOT COMMERCIAL BUILDING FOR THE SERVICING AND PARKING OF SEMI TRACTORS AND TRAILERS LOCATED AT 3015 W. 6 1/2 MILE ROAD 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, Musafar Group LLC, Scott Maier, Agent, requested approval of a Conditional Use to construct and utilize a ±5,620 square-foot commercial building. The applicant has indicated that the proposed building will be used for the parking and servicing of semi tractors and trailers. The subject site is zoned B-5 Highway Business District, on Parcel ID No. 012-04-21-12-038-030 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 have approved the requested conditional use and the Village of Caledonia Plan Commission has recommended approval of the request with the following conditions:

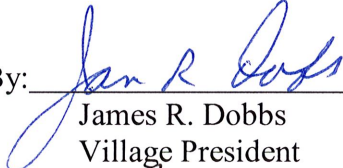
1. All rooftop mechanicals shall be screened upon construction with similar architectural materials found on the principal structure.
2. Any required ground mechanical equipment, misc. outdoor storage, or refuse containers shall be screened by landscaping or fencing.
3. The landscape plan shall be updated to include the addition of dense plantings (primarily evergreen trees) along the street frontage on the west side of the driveway to screen the semi-tractors and trailers from the view of the roadway, the addition of five (5) shrubs per 50-feet along the entire road frontage, and a three-foot wide foundation planting bed along the north elevation of the building. A revised landscape plan shall be submitted to the Village for review and approval by the Development Director, prior to issuance of a building permit.
4. When a development expansion is proposed, the employee/patron parking lot on the west side of the proposed building and the access drive from W. 6 ½ Mile Road shall be paved (concrete or asphalt). A revised paving plan shall be submitted to the Village for review and approval by the Development Director, prior to issuance of a building permit.

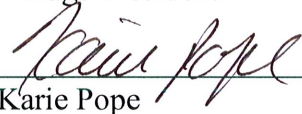
5. The width of the masonry band around the base of the building shall be increased to four feet, and windows consistent with the design and spacing of the windows on the north elevation of the service bay, shall be added to the west elevation to break up the plane of this wall. Revised architectural elevations shall be submitted to the Village for review and approval by the Development Director, prior to issuance of a building permit.
6. Any outdoor lighting shall be down-cast, full cut-off fixtures. Any pole lights shall not exceed 20 feet. Lights should produce no more than 0.5 foot-candles at the property line with no lighting to exceed 12 foot-candles. A lighting plan shall be submitted to the Village for review and approval by the Development Director, prior to issuance of a building permit.
7. 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.

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 7th day of October, 2019.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

Attest: 
Karie Pope
Village Clerk