

RESOLUTION NO. 2019-93

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA MAKING TECHNICAL CORRECTIONS TO CONDITIONS SET FORTH IN ORDINANCE NO. 2019-10 ESTABLISHED AN R-7 MULTIFAMILY RESIDENTIAL DISTRICT/PUD PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT FOR THE PURPOSE OF SENIOR APARTMENT BUILDINGS – SW ¼ OF SEC. 20, T4N, R23E -- THIS PROPERTY IS LOCATED ON A VACANT PARCEL DIRECTLY NORTH OF THE EXISTING PARKVIEW CAMPUS, VILLAGE OF CALEDONIA, RACINE COUNTY, WI. PARKVIEW COMMONS LLC, OWNER; ALFRED G. MCCONNELL, APPLICANT

The Village Board for the Village of Caledonia resolves as follows:

WHEREAS, Ordinance No. 2019-10 was approved by the Village on August 5, 2019 establishing a R-7 Multifamily Residential District/PUD Planned Unit Development Overlay District comprised of ±15.2 acres SW ¼ of Sec. 20, T4N, R23E, a vacant parcel directly north of the existing Parkview Campus, Village of Caledonia, Racine County, WI Parkview Commons LLC, Owner; Alfred G. McConnell, Applicant; Parcel Id. No. 104042320091000 subject to conditions and requirements as set forth in that ordinance;

WHEREAS, the applicant has asked the Village to clarify some of the conditions of the planned unit development and the Village's Director of Development supports such clarifications as technical corrections to avoid confusion in the future as this is a phased development;

NOW, THEREFORE, BE IT RESOLVED, that the following technical corrections for the planned unit development are approved:

1. Condition 7 – Road Access and Road Improvements - would allow the installation of fire lanes out to 4 ½ Mile Road that are gated and locked if required by the Village's Fire Department and any such fire lanes would be determined at site plan review for individual buildings;
2. Condition 13 – Parking – the size of the parking spaces applies to above ground surface parking;
3. Condition 14 – Perimeter Landscape Screening – the landscape buffer of evergreen trees would also contain other species of trees and foliage to provide diversity in the event of diseases and would be determined at site plan review for individual buildings. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance for a sufficient number of years to ensure viability in an amount to be determined by the Development Director;
4. Condition 15 – Lighting – Village staff will review the final lighting plan;
5. Condition 16 – Signage – Banners, balloons, flashing or animated signs are regulated as per Village Code and if allowed on internal drives or next to buildings shall not be visible from Village rights-of-way or adjacent parcels unless allowed by Village Code.

6. Condition 27 – Agreement – the Village recognizes that Alfred G. McConnell made this application as the managing member of Parkview Commons, LLC and not in his capacity as an individual. Compliance with the conditions runs with the land and is binding on all owners, users and operators of the property as per Code.

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
James R. Dobbs
Village President

Attest: Karie Pope
Karie Pope
Village Clerk

770272.137 (10-7-19)

