

RESOLUTION NO. 2021-29

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CONSTRUCT A ±50' X ±120' COMMERCIAL BUILDING AND OCCUPY WITH A UTILITY/CARGO TRAILER ACCESSORY BUSINESS (DBA ANDERSON TRAILERS LLC) REVISED FROM PREVIOUS VILLAGE APPROVAL LOCATED AT 4365 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, Anderson Trailers LLC, Kevin Anderson, Applicant, requested approval of a Conditional Use to a ±50' x ±120' commercial building and occupy with a utility/cargo trailer accessory business (DBA Anderson Trailers LLC). The subject site is zoned B-3 Commercial Service District, on Parcel ID No. 012042136005000 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

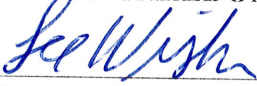
WHEREAS, Racine County and the Village of Raymond have approved the requested conditional use and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons and conditions:

1. The proposed use is allowed by underlying zoning through the Cooperative Boundary Agreement review process.
2. 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.
3. Any change of use will require review by the Village of Raymond, Racine County, and the Village of Caledonia.
4. 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 trailers/equipment and landscaping on the property.
5. The proposed use will comply with conditions outlined in Exhibit A.

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 15th day of March, 2021.

VILLAGE OF CALEDONIA

By: 
Lee Wishau, Acting Village President

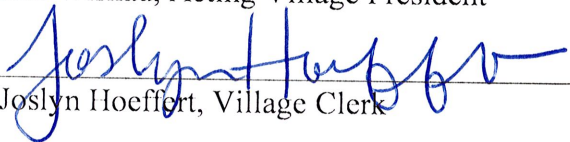
Attest: 
Joslyn Hoeffert, Village Clerk

EXHIBIT A - CONDITIONS
Anderson Trailers, 4356 27th Street

1. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. Plans. The proposed 6,000 square-foot commercial building shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on February 18, 2021.
5. Parking. Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.
1. Landscaping. The applicant must submit a landscape plan that meets the minimum landscaping standards as outlined in Title 16 to the Planning Department and be approved by the Development Director prior to building permit application submittal.
7. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
8. Signage. The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Banners, balloons, flashing or animated signs are prohibited.
9. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
10. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

11. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
12. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
13. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
14. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
15. Reimburse Village Costs. Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
16. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Anderson Trailers LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
17. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.