
PLANNING COMMISSION AGENDA
Monday, March 27, 2023 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting called to order

2. Roll Call/Introductions

3. Approval of Minutes

4. Citizens' Comments

5. Public Hearing and Possible Action on Items set for Public Hearing

- A. REZONE & CONDITIONAL USE REVIEW – Review a request to rezone a parcel consisting of ±4.225 acres from R-4, Single Family Residential to I-1, Institutional District for the operation of a church and a commercial licensed children's daycare facility located at 10402 Northwestern Avenue submitted by Rod Parsons, Applicant, Faithbridge Inc., Owner. (Parcel ID No. 104-04-22-33-075-000)
- B. LAND USE AMENDMENT REVIEW – Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for three parcels located along 7 ½ Mile Road, north and west of 8420 CTH V, from Medium Density Residential to Commercial submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. (Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010)
- C. REZONE REVIEW – Review a request to rezone three parcels, consisting of ±11.136 acres, located along 7 ½ Mile Road, north and west of 8420 CTH V, from A-2, Agricultural District to B-3, Highway Business District for future commercial development, submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. (Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010)
- D. CONDITIONAL USE AMENDMENT – Review a request to amend the Conditional Use Permit allowing for the operation of a trailer sales business with outdoor storage located at 12333 7 ½ Mile Road submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. (Parcel ID No. 104-04-22-06-019-010)

6. New Business

- A. BUILDING, SITE, & OPERATION PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of a ±528 square-foot, storage building located at 6025 Douglas Avenue, submitted by David Cecchini, Applicant, S&P Holdings LLC, Owner. (Parcel ID Nos. 104-04-23-18-175-000, 104-04-23-18-177-000, & 104-04-23-18-181-000)
- B. BOUNDARY AGREEMENT REVIEW – Review a master sign plan for an existing commercial development located at 3516 Ten Point Lane, Village of Raymond, submitted by Gateway Industrial Power Inc., Applicant, National Retail Properties LLC, Owner. (Parcel ID No. 168-04-21-01-003-000)

7. Adjournment

Dated March 23, 2023

Joslyn Hoeffert
Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a "meeting" within the meaning of Wisconsin's open meeting law. Nevertheless, only the commission's agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

1. Meeting called to order

President Dobbs called the meeting to order at 6:00 p.m. at Village Hall, 5043 Chester Lane.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Weatherston, Nancy Pierce, President Dobbs, Scott Olley, Joseph Kiriaki and Tim Just.

Also Present: Development Director Peter Wagner

3. Approval of Minutes

Approval of January 30, 2023, meeting minutes.

Motion by Trustee Weatherston to approve the minutes as presented.

Seconded by Pierce.

Motion carried unanimously.

4. Citizens' Comments

None

5. Public Hearing and Possible Action on Items set for Public Hearing

A. PLANNED UNIT DEVELOPMENT AMENDMENT - Review a request to amend a planned unit development agreement for the properties at 5915, 5919, & 5945 Erie Street allowing for modifications to building setbacks, parking requirements, and other development details as it pertains to the Water's Edge Condominium Development submitted by Jessica Timmer, Applicant, CCM-Caledonia, LLC. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000)

Wagner read from his report submitted with the Plan Commission packet.

Dobbs opened the Public Hearing at 6:10 p.m.

Dobbs asked three times if anyone wanted to speak in favor of the proposal.

Jessica Timmer of RINKA Inc., 756 N. Milwaukee St., Milwaukee, addressed the board stating that Wagner had summarized the proposal accurately and offered to answer any other questions about the proposal.

Trustee Fran Martin, 5630 5 Mile Road, asked whether the shrinkage and number of units will affect the assessed value of the development. Dobbs said the revised development will meet or exceed the value of the initial proposal.

Dobbs asked three times if anyone wanted to speak against the proposal.

None

Dobbs closed the Public Hearing at 6:15 p.m.

5. Commission Deliberation

Motion by Weatherston that the Plan Commission recommends to the Village Board that the amended Planned Unit Development Agreement modifying building setback requirements, parking requirements, and other

development details as it pertains to the Water's Edge Condominium Development located at 5915, 5919, and 5945 Erie Street be approved as outlined in Exhibit A for the following reasons:

1. The amended PUD for the proposed multi-family development is allowed by underlying zoning and through the planned unit development review process.
2. The amended PUD will allow for the construction of 175 condominium units as proposed by the concept plan illustrated in Exhibit B.

Seconded by Kiriaki

Motion carried anonymously.

6. New Business

B. Building, Site and Operations Plan - Review a building, site, and operation plan for the expansion of 76 campsites at Jellystone Campground located at 8425 STH 38 submitted by Scott Bender, Applicant, Bear Country Holdings LLC, Owner. (Parcel ID No. 104-04-22-04-017-000)

Wagner read from his report submitted with the Plan Commission packet.

6. Commission Deliberation

George Bender, 10310 George, Oak Creek, spoke about the planned tree planting on site and how it differs from a landscape plan. It is a long-term plan to plant 1500 to 2000 trees in 10 years. He discussed buffering the newly developed area from the houses to the north.

Wagner noted that an official plan for landscaping is required as part of the Conditions of Approval and for the building permit to be issued.

Motion by Pierce that the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of 10 cabins, 46 water/electric/sewered camp sites, 20 seasonal sites, and a bathhouse on the northern portion of the property located at 8425 STH 38 be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing recreational uses on the property.

Seconded by Weatherston

Motion carried unanimously.

6. - Adjournment

Motion to adjourn by Pierce.

Seconded by Weatherston.

Motion carried unanimously. Meeting adjourned at 6:30 p.m.

Respectfully submitted,
Helena Dowd
Planning & Zoning Technician



Meeting Date: March 27, 2023

Item No. **5a**

PLAN COMMISSION REPORT

Proposal: Rezone & Conditional Use

Description: Review a request to rezone the parcel located at 10402 Northwestern Avenue consisting of ± 4.225 acres from R-4, Single Family Residential District to I-1, Institutional District with a conditional use to operate a commercial licensed daycare facility.

Applicant(s): Rod Parsons

Address(es): 10402 Northwestern Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that the parcel consisting of ± 4.225 acres located at 10402 Northwestern Avenue be rezoned from R-4, Single Family Residential District to I-1, Institutional District with a Conditional Use to operate a commercial licensed daycare facility as outlined in Exhibit A, for the following reasons:

1. The proposed daycare facility is allowed through the conditional use review process.
2. The I-1 Zoning District is consistent with the current use as a church.

Owner(s): Faithbridge Inc.

Tax Key(s): 104-04-22-33-075-000

Lot Size(s): 4.225 acres

Current Zoning District(s): R-4, Single Family Residential District

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Low Density Residential, Medium Density Residential, & Government and Institutional

Background: The applicant is requesting a rezoning of their property located at 10402 Northwestern Avenue from R-4, Single Family Residential to I-1, Institutional District with a conditional use to operate a commercial licensed daycare facility. The parcel has been used as a church for several decades.

The reason for the rezoning request is two-fold. The Village recently updated the zoning code and has created a dedicated zoning district for institutional uses such as churches, government buildings, fire stations, police stations, and schools. In addition, a list of conditional uses was created as it related to institutional uses such as daycare facilities, airports, cemeteries, and recycling drop-off sites. To transition institutional uses that are not currently zoned I-1 District, the Village created a process when a property owner wishes to modify their use, the property owner is to rezone the property into the new zoning district. In this case, the church wanted to operate a commercially licensed daycare. Therefore, the applicant is required to rezone the property to the most suited zoning district. In this case, the I-1 District is the best suited as it allows for a daycare as a conditional use.

The proposed daycare will operate within the newly expanded facility that was approved in 2021 and is currently under construction. The applicant has provided a traffic flow map showing how drop-off and pickup can be accommodated with minimum impact to the area. The proposed access to the daycare facility will not result in a queuing of cars along Northwestern Avenue and should not negatively impact traffic on Morris Street.

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion to approve the proposed rezone to I-1 with a conditional use to operate a commercial daycare facility located at 10402 Northwestern Avenue.

Respectfully submitted:



Peter Wagner, AICP
Development Director



LOCATION MAP: 10402 NORTHWESTERN AVENUE

0 50 100 200 Feet



Faithbridge Childcare Learning Center Usage at Faithbridge Church

Faithbridge Childcare Learning Center (FCLC) will be occupying space at the Faithbridge Church in Franksville WI. Here is a recap of how the childcare center will occupy this space each day M-F.

The center will be open from 6:30AM-6:00PM Monday through Friday. We will have children ages 6wks up to age 5. There will be up to 7 classrooms that will be occupied for childcare classrooms. Four of these classrooms will be located in the new addition and will house children up to 30 months of age, and up to 3 classrooms will be located on the lower level which will house children over 30 months of age. FCLC is licensed by the Department of Children and Families to care for these children in a group environment. Our license will be based on the occupancy allowed for each of the spaces housed for children. Here is a list of the current rooms:

- Infant Room- - Main Floor 8 infants with 2 teachers
- Toddler Room- Main Floor 8 toddlers 12-18 months with 2 teachers
- Toddler Room- Main Floor 8 toddlers 18-24 months with 2 teachers
- Discovery Room- Main Floor 12 two year olds 24-30months with 2 teachers
- Discovery II Room- Lower Level 8 two and a half year olds 30-36 months with 1 teacher
- Pre 3K Room- Lower Level 12 three year olds 36-48 months with 2 teachers
- Alternate Room Lower Level 12 students between 30-48 months with 2 teachers
 - Total maximum children licensed for estimated per day is between 56-and 68 children depending on our maximum space available

We will also utilize the fenced in play area off of the new addition as well as a large open area in the new addition and a large open area on the lower level that will be used for resting and large motor activities.

The facility will be handicap accessible with an elevator to the lower level as well as handicap accessible bathrooms on both levels.

FCLC will not cook meals for children at our center nor will transportation be provided. Our center will be open year round. All of our staff are licensed with the State of Wisconsin DCF.

Exhibit A:

Faithbridge Church Conditions and Restrictions

Applicant: Faithbridge Inc.
Property Address(es): 10402 Northwestern Avenue
Parcel ID No.: 104-04-22-33-075-000

Approved by Plan Commission: February 27, 2023
Approved by Village Board: _____

1. LEGAL DESCRIPTION

A part of the Southwest¼ of Section 33, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of Certified Survey Map (CSM) No. 1884 also being on the East right-of-way of Morris Street; thence South 89°23'02" East along the South line of said CSM No. 1884, a distance of 121.25 feet to the Point of Beginning; thence continuing South 89°23'02" East along the South line of said CSM No. 1884, a distance of 20.00 feet to a jog in the said South line; thence North 01°39'52" West along the said South line of CSM No. 1884, a distance of 2.92 feet to a jog in the said South line; thence South 89°42'35" East along the said South line, a distance of 470.89 feet to the Southeast corner of said CSM No. 1884; thence South 00°17'01" West, a distance of 220.11 feet; thence North 89°56'51" West, a distance of 364.34 feet; thence South 00°21'12" West, a distance of 313.19 feet to the centerline of Northwestern Avenue; thence North 59°34'14" West along the said centerline, a distance of 283.65 feet to a point on the East right-of-way line of Morris Street extended southerly; thence North 00°00'32" West along the said East right-of-way line of Morris Street and said line extended southerly, a distance of 315.36 feet; thence South 88°48'23" East, a distance of 119.62 feet; thence North 01°13'54" East, a distance of 76.20 feet to the Point of Beginning.

Said Parcel contains a total of 185,293 square feet or 4.254 acres more or less.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and site plans approved December 6, 2021 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

- | | |
|--|---|
| a) Detailed building/structure location(s) with setbacks | k) Location of storm sewer (existing & proposed) |
| b) Square footage of all buildings/structures | l) Location(s) of wetlands (field verified) |
| c) Area(s) for future expansion | m) Location(s) and details of sign(s) |
| d) Area(s) to be paved | n) Location(s) and details of proposed fences/gates |
| e) Access drive(s) (width and location) | |
| f) Sidewalk location(s) | |
| g) Parking layout and traffic circulation | |
| i) Location(s) and future expansion | |
| ii) Number & type(s) of dwellings | |
| iii) Number of garage & surface parking spaces | |
| iv) Dimensions | |
| v) Setbacks | |
| h) Location(s) of loading berth(s) | |
| i) Location of sanitary sewer (existing & proposed) | |
| j) Location of water (existing & proposed) | |

Exhibit A:

Faithbridge Church Conditions and Restrictions

2) Landscape Plan

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) Building Plan

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) Lighting Plan

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the I-1, Institutional zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.

B. Operation of a commercially licensed children's daycare facility.

- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

4. PARKING AND ACCESS

The site plan shall include the minimum number parking stalls and dimensions as outlined in Title 16, Chapter 12 of the Village Zoning Code.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the development shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft	40 ft	40 ft
Accessory Structure	40 ft	10 ft	10 ft
Parking	15 ft	10 ft	10 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within eighteen (18) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Public Services Director before permits are issued.

10. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. The site is located within the Caledonia Sewer and Water Service Area, but sanitary sewer and watermain are not available at this time. Due to sanitary sewer and watermain not being available, a declaration of restrictive covenants document will need to be executed by the owner prior to any building permits being issued. All buildings shall connect to public sanitary sewer and water when available.

12. 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. Please contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

13. 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.

14. 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.

15. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Title 16, Chapter 10, Section 4, Various Performance Standards, as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

16. 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.

17. 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.

18. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and PUD Planned Unit Development Overlay District approval 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.

19. AMENDMENTS TO CONDITIONAL USE

No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

20. BINDING EFFECT

These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.

21. VIOLATIONS & PENALTIES

Any violations of the terms of these conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

22. REVOCATION

Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

23. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors and assigns. Therefore, Faithbridge Inc.; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

24. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

DRAWN BY: CJB 11/15/2021 10:12:11 AM



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

NOT FOR CONSTRUCTION

PLAN COMMISSION REVIEW
BID PACKAGE:
DATE: 11-15-21
JOB NO: 210151-01
SHEET NO:

A920

FAITHBRIDGE CHURCH
Campus Expansion

10402 NORTHWESTERN AVE, FRANKSVILLE, WI 53126

REVISIONS:

PERSPECTIVE VIEWS

prad
PLUNKETT RAYSICH
ARCHITECTS, LLP

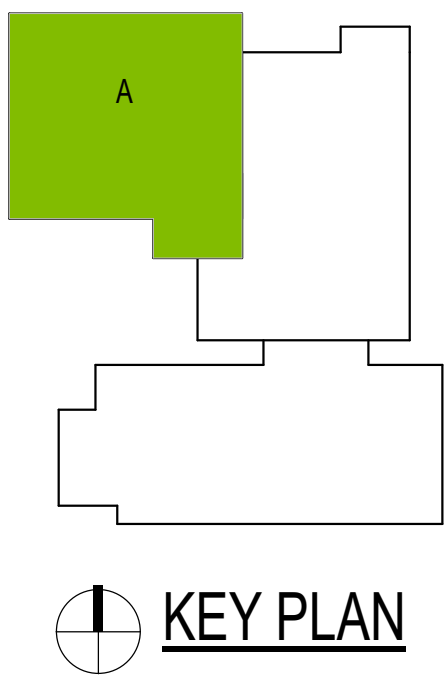
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FLOOR PLAN SYMBOLS LEGEND			
	EXISTING WALLS TO REMAIN		NEW WALL/PARTITION
	EXISTING DOOR TO REMAIN		NEW DOOR
	SECTION REFERENCE		EXISTING DOOR RECEIVING NEW WORK - REFER TO DOOR SCHEDULE
	EXTERIOR ELEVATION		DETAIL REFERENCE
	INTERIOR ELEVATION		EQUIPMENT
	FLOOR PLAN NOTE		WINDOW TYPE
	CONSTRUCTION LIMITS		WALL/PARTITION TYPE
	ONE HOUR RATED FIRE WALL		FLOOR DRAIN - PITCH FLOOR TO DRAIN
	THREE HOUR RATED FIRE WALL		SEMI-RECESSED FIRE EXTINGUISHER

- FLOOR PLAN GENERAL NOTES**
- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS



Faithbridge Church – Campus Expansion
10402 Northwestern Ave, Franksville, WI 53126
November 15, 2021

PROJECT SUMMARY

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- D. Building Heights
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- H. Existing Environmental Features
- I. Future Expansion

A. PROJECT CONTACTS

Faithbridge Church
Rod Parsons, Ministry Board Chair
262.497.2566
ministryboard@faithbridgewi.com

Plunkett Raysich Architects, LLP
Jason Puestow, AIA, NCARB, CSI, CCCA
414.630.8962
jpuestow@prarch.com

MSA Professional Services, Inc.
Kevin Lord, Municipal Engineer & Surveyor
608.242.6617
klord@msa-ps.com

B. PROJECT DESCRIPTION

This project consists of a 9,700 square foot, 1 story building to be constructed on the west side of the existing sanctuary. The existing zoning of the property is R-4 and this will remain the same. Faithbridge Inc owns the 104042233117000, 104042233075000 and 104042233076000 parcels of land. The church and offices are located on the 104042233117000 parcel. The other two parcels contain rental houses that the church manage and maintain. The campus expansion project is proposing to demolish the house and garage on the 104042233075000 parcel. As a condition of approval, the church will combine the 104042233117000 and

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
1900 main street suite 309 sarasota, florida 34236 941 444 8845

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104042233075000 parcels before building permit applications are submitted. The proposed land use is commercial and the designation on the 2035 Comprehensive Plan is listed as governmental and institutional.

The church is constructing this building as a dedicated space for their youth and children's ministries. The floor plan includes staff offices, collaboration space, a kitchenette, restrooms, relocated worship and recreation space for both the youth and children, as well as four classrooms. These classrooms will be used for younger children during church activities, but could double as daycare space for the Mother's Day Out program during the week. The church has had discussions about moving the MDO program from their downtown campus to this new building. If this relocation were to occur, the building will have approximately 60 occupants during MDO's hours of operation and could have as many as 400 occupants during church activities in a post-pandemic setting. Other than the potential of MDO, the church is not expecting to accommodate any additional occupants at this time.

The church has a strong desire to break away from the design of their existing buildings. They want this new building to be contemporary to match their worship style and help draw families to the congregation. To achieve this aesthetic, we have designed a structure with multiple roof lines and a mix of more modern building materials.

At the base of the building, we are proposing to use a split-face CMU. This will help tie the new building back to the existing masonry building in a subtle way, while also helping to ground the lively design of the building. The main exterior cladding material will be fiber cement panels of various colors and sizes. Above, and between, some of the windows, will be a decorative banding that acts as a datum to the existing masonry building. Most of the roofs will be standing seam metal with a matching metal fascia color along the edges. The canopy at the main entry and the roof over the Kid Life Rec space will be flat, membrane roofs. All windows and doors will be aluminum storefront systems. The fence at the playground will be vinyl or metal.

C. SITE INFORMATION

PT SW ¼ - BEG CTR LN HWY K & E LN MORRIS ST, N130', E120', N38', E10', N43', W10', N176', E495', S220', W356', S313', NW ON CTR LN HWY K TO POB. SECTION 33, TOWNSHIP 4 NORTH, RANGE 22 EAST

104042233117000 parcel: 6.25 total acres

104042233075000 parcel: 0.20 total acres

104042233076000 parcel: 0.29 total acres

Floor area ratio: 0.15

Landscape surface area: 7,978 SF



There will be some added traffic to the site if the Mother's Day Out program chooses to operate out of this new building. The added traffic would be predominately during child drop-off and pick-up times at the beginning and end of each weekday. If the youth and children's ministries grow in attendance, there would also be added traffic on Wednesday evenings and Sunday mornings. We are not proposing to add any parking stalls or change the current traffic pattern as part of this project.

D. BUILDING HEIGHTS

As currently designed, the tallest roof edge (north elevation) is 31'-0" from grade.

E. OPERATIONS

Building hours will be as follows:

-Mother's Day Out daycare: Monday through Friday, 7:00am – 5:00pm

-Youth and Kid Life programs: Wednesdays, 6:30pm- 8:00pm and Sundays, 9:00am-12:00pm

F. PROJECTED PROJECT COSTS

Costs listed below are approximate.

\$2,500,000 – Project Target Total

G. PROJECT SCHEDULE

It is anticipated that construction will commence sometime in April 2022 and estimated building completion in April 2023

H. EXISTING ENVIRONMENTAL FEATURES

The site has a retention pond in the northeast corner that was constructed in 2008. There are no other known environmental features on any of the church's three parcels.

I. FUTURE EXPANSION

The only future expansion that has been discussed, is a desire to create more parking. After completion of this project, the church will explore the option of demolishing the structures on the 104042233076000 parcel of land. They would like to add some parking stalls to the north of the new building entry and another small lot where the existing playground is located. Our civil engineer has taken this into account when calculating for the retention pond expansion.



Faithbridge Childcare Learning Center Usage at Faithbridge Church

Faithbridge Childcare Learning Center (FCLC) will be occupying space at the Faithbridge Church in Franksville WI. Here is a recap of how the childcare center will occupy this space each day M-F.

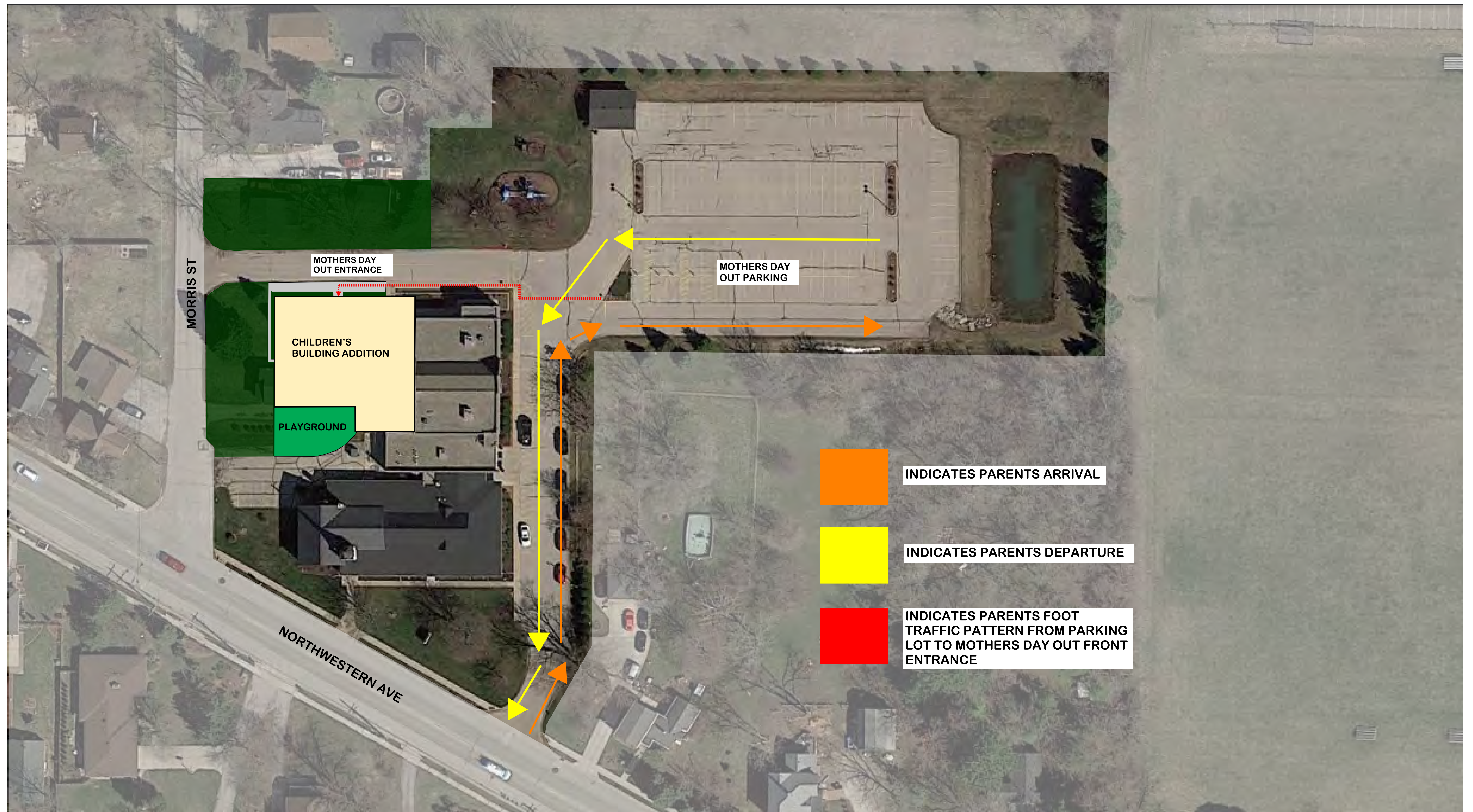
The center will be open from 6:30AM-6:00PM Monday through Friday. We will have children ages 6wks up to age 5. There will be up to 7 classrooms that will be occupied for childcare classrooms. Four of these classrooms will be located in the new addition and will house children up to 30 months of age, and up to 3 classrooms will be located on the lower level which will house children over 30 months of age. FCLC is licensed by the Department of Children and Families to care for these children in a group environment. Our license will be based on the occupancy allowed for each of the spaces housed for children. Here is a list of the current rooms:

- Infant Room- - Main Floor 8 infants with 2 teachers
- Toddler Room- Main Floor 8 toddlers 12-18 months with 2 teachers
- Toddler Room- Main Floor 8 toddlers 18-24 months with 2 teachers
- Discovery Room- Main Floor 12 two year olds 24-30months with 2 teachers
- Discovery II Room- Lower Level 8 two and a half year olds 30-36 months with 1 teacher
- Pre 3K Room- Lower Level 12 three year olds 36-48 months with 2 teachers
- Alternate Room Lower Level 12 students between 30-48 months with 2 teachers
 - Total maximum children licensed for estimated per day is between 56-and 68 children depending on our maximum space available

We will also utilize the fenced in play area off of the new addition as well as a large open area in the new addition and a large open area on the lower level that will be used for resting and large motor activities.

The facility will be handicap accessible with an elevator to the lower level as well as handicap accessible bathrooms on both levels.

FCLC will not cook meals for children at our center nor will transportation be provided. Our center will be open year round. All of our staff are licensed with the State of Wisconsin DCF.



DROP-OFF AND PICKUP TRAFFIC PLAN



Meeting Date: March 27, 2023

PLAN COMMISSION REPORT

Item No. **5b & 5c**

Proposal: Land Use Amendment & Rezone

Description: Review a request to change the Land Use Plan Map for three parcels south and west of 8420 CTH V from Medium Density Residential to Commercial, and a request to rezone the same parcels from A-2, Agricultural to B-3, Highway Business District for future commercial development.

Applicant(s): Eric Ross

Address(es): 12333 7 ½ Mile Road, and vacant parcels on 7 ½ Mile Road

Suggested Motions:

LAND USE AMENDMENT

That the Plan Commission adopts Resolution 2023-001 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Medium Density Residential to Commercial for the properties located directly south and west of 8420 CTH V (Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010), for the following reasons:

1. This land use amendment is compatible with the land use classifications of surrounding properties.
2. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the B-3, Highway Business District.

REZONE

That the Plan Commission recommends to the Village Board that ±11.136 acres of the properties located directly south and west of 8420 CTH V (Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010) be rezoned from A-2, Agricultural District, to B-3, Highway Business District for the following reasons:

1. Due to the subject property's proximity to other parcels zoned B-3, commercial uses should be encouraged in this area.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation of commercial for the subject property.

Owner(s): Ross Holdings LLC

Tax Key(s): 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010

Lot Size(s): 3.063, 7.17, & 2.96 acres

Current Zoning
District(s): A-2, Agricultural

Overlay
District(s): n/a

Wetlands: ☒ Yes ☐ NoFloodplain: ☐ Yes ☒ No

Comprehensive Plan: Medium Density Residential & Isolated Natural Resource Area

Background:**LAND USE AMENDMENT**

The applicant is requesting a Land Use Amendment and subsequently a Rezone for future commercial development located on three vacant parcels located at 7 ½ Mile Road, comprising approximately 13 acres. These parcels are currently vacant and owned by Ross Holdings LLC. Approval of a Land Use Amendment does not constitute approval of any concept plan that is submitted as part of this review. If the amendment is approved, additional approvals such as rezone, conditional use, and site plan review will be required for future development of the area.

These parcels are located outside the sanitary and water service area and will require either a septic system or holding tank and a well system which may limit how intense of a commercial use that may be allowed on the site. Abutting these properties is a land-care business owned by the applicant.

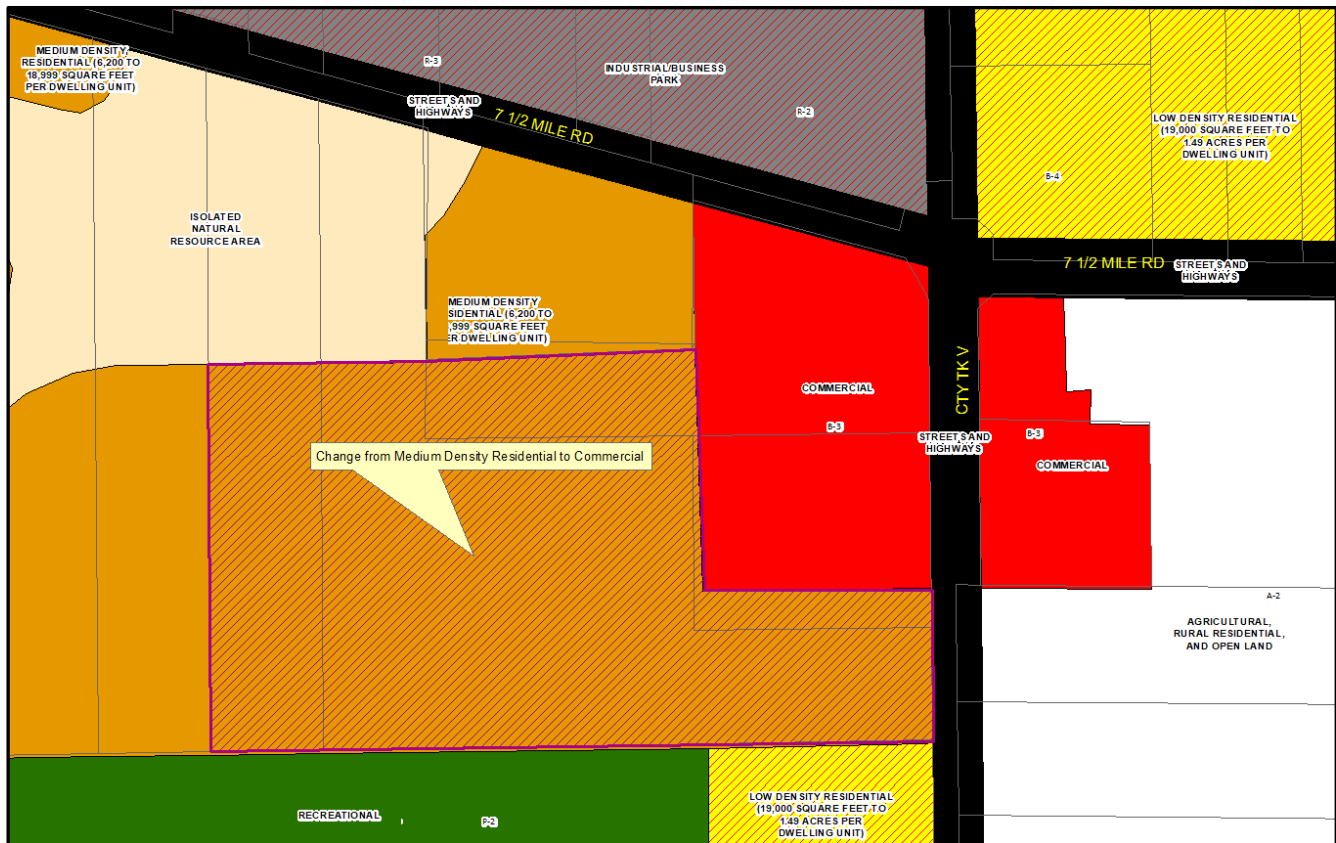
There exists one residential parcel along 7 ½ Mile Road that abuts the parcels being reviewed which is located along 7 ½ Mile Road. To mitigate the visual impact of a commercial use, the applicant intends to construct a 4-foot berm with plantings along the portion of the property that abuts the residential property. The areas surrounding the proposed land use, to the west, are mostly wetlands and cannot be developed. As a result, the area will have a natural buffer for future residential land uses further to the west. The southern abutting parcel is a soccer and picnic area for St. Nikolas and should not be negatively impacted by the change in land use.

The proposed land use category, Commercial, is consistent with the existing businesses zoning in the area. Should the Land Use Amendment be approved, future reviews will be needed to mitigate the impacts resulting from the change in use. This will be done by creating buffer areas, installing landscaping, and regulating lighting to reduce impacts the development may cause to existing residential areas.

Conceptual development plans propose the construction of two commercial buildings that would be similar in style/use as the existing building at 8420 CTH V. When future development occurs, the applicant will need to get Village development approvals prior to construction.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010, must be consistent with the goals, objectives, and policies contained within the Land Use Plan. Approval of these changes to the Land Use Plan Map would create consistency for the future use of parcels located on 7 ½ Mile Road.

If the Plan Commission is comfortable with the proposed land use amendment from Medium Density Residential to Commercial, there is a suggested motion to adopt the resolution approving the land use amendment. Keep in mind that the land use area designated as isolated natural resource area will remain the same. Only the residential land use category would be changed.

Exhibit A: Land Use Map of Area**REZONE**

The applicant is requesting a change in zoning for the three vacant parcels south and west of 8420 CTH V Road from A-2, Agricultural District, to B-3, Highway Business District to accommodate for future commercial development.

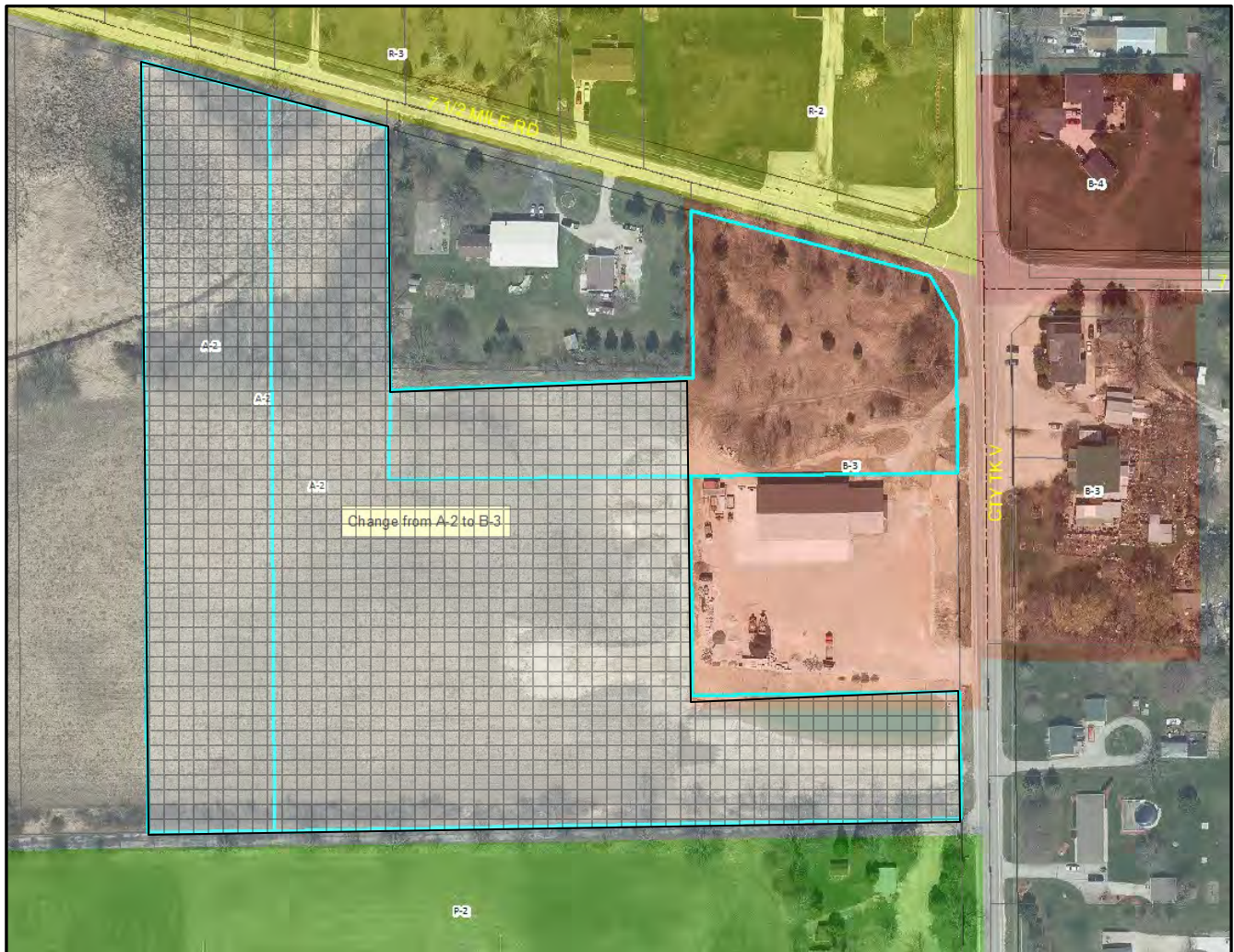
Abutting parcels to the west are zoned A-2, Agricultural and are contain large areas of wetlands. Potential residential development of these parcels is severely reduced as a result and any future commercial development will be restricted to the southern portions of the parcels.

For the Plan Commission to consider this Rezone request, the Plan Commission will need to have recommended approval of the Land Use Amendment for the parcels from Medium Density Residential to Commercial. If the land use amendment is not approved, the proposed rezone request would not be consistent with the Village's land use map and be in violation of Wisconsin's Smart Growth Law.


If the Plan Commission does not recommend these changes, members must include findings of fact as to why the land use amendment should not be granted and include similar findings for any denial of the rezoning. The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010, must be consistent with the goals, objectives, and policies contained within the Land Use Plan.

If the Plan Commission feels the proposed rezoning from A-2 to B-3 is appropriate, staff drafted a suggested motion to recommend approval of the rezone request for the three parcels located along 7 ½ Mile Road with Parcel ID Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010.

Exhibit B: Zoning Map of Area



Respectfully submitted:


Peter Wagner, AICP
Development Director

RESOLUTION NO. PC2023-001

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY CHANGING THE LAND USE DESIGNATIONS FROM “MEDIUM DENSITY RESIDENTIAL” TO “COMMERCIAL” AS IT PERTAINS TO PARCELS 104-04-22-06-019-016, 104-04-22-06-019-030, & 104-04-22-06-019-010 IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

The Plan Commission for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

WHEREAS, the Village Board adopted “A Multi-Jurisdictional Comprehensive Plan for Racine County, 2035” as the Village Comprehensive Plan on June 22, 2009 (the “Comprehensive Plan”) and has amended the Comprehensive Plan from time-to-time; and

WHEREAS, Eric Ross has proposed an amendment to the Comprehensive Plan to change the land use designation of the parcels located directly north and west of 8420 CTH V (Parcel Nos. 104-04-22-06-019-016, 104-04-22-06-019-030, 104-04-22-06-019-010) from medium density residential to commercial on the Village land use plan map adopted by the Village Board as part of the Comprehensive Plan, as depicted on the attached Exhibit A; and

WHEREAS, the Village has duly noticed a public hearing on the aforementioned amendment to the Comprehensive Plan and the Plan Commission held a public hearing on March 27, 2023, regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and that the Comprehensive Plan, with the proposed amendment, is internally consistent and is in the public’s best interest.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Caledonia Plan Commission hereby recommends approval of the proposed amendment and further recommends adoption of an ordinance by the Village Board amending the Comprehensive Plan as it pertains to the Village of Caledonia land use plan map.

Adopted this _____ day of March, 2023.

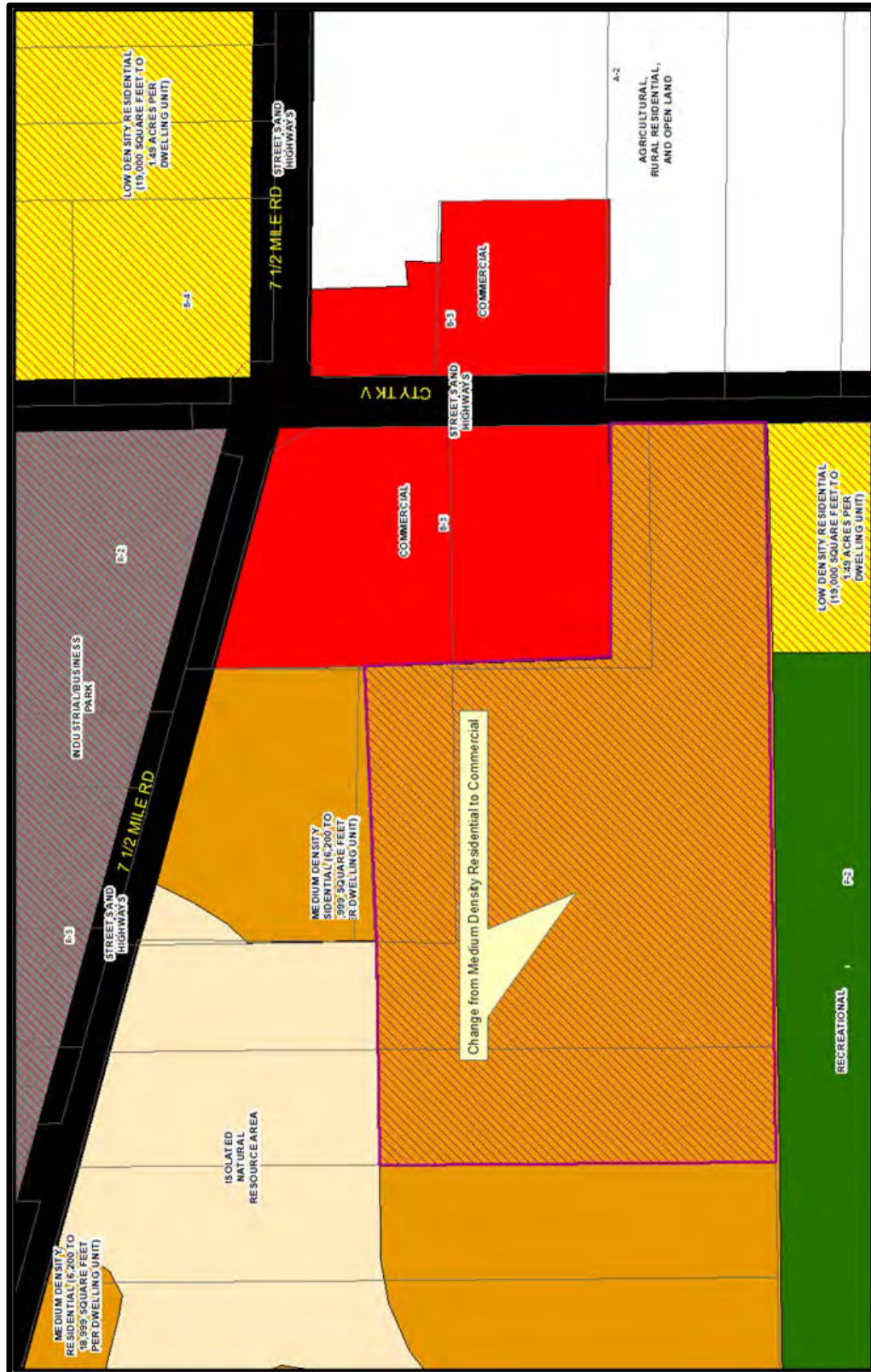
Ayes _____ Noes _____ Absent _____

VILLAGE OF CALEONDIA PLAN COMMISSION

By: _____
James Dobbs
Plan Commission President

Attest: _____
Tom Weatherston
Acting Plan Commission Vice-President

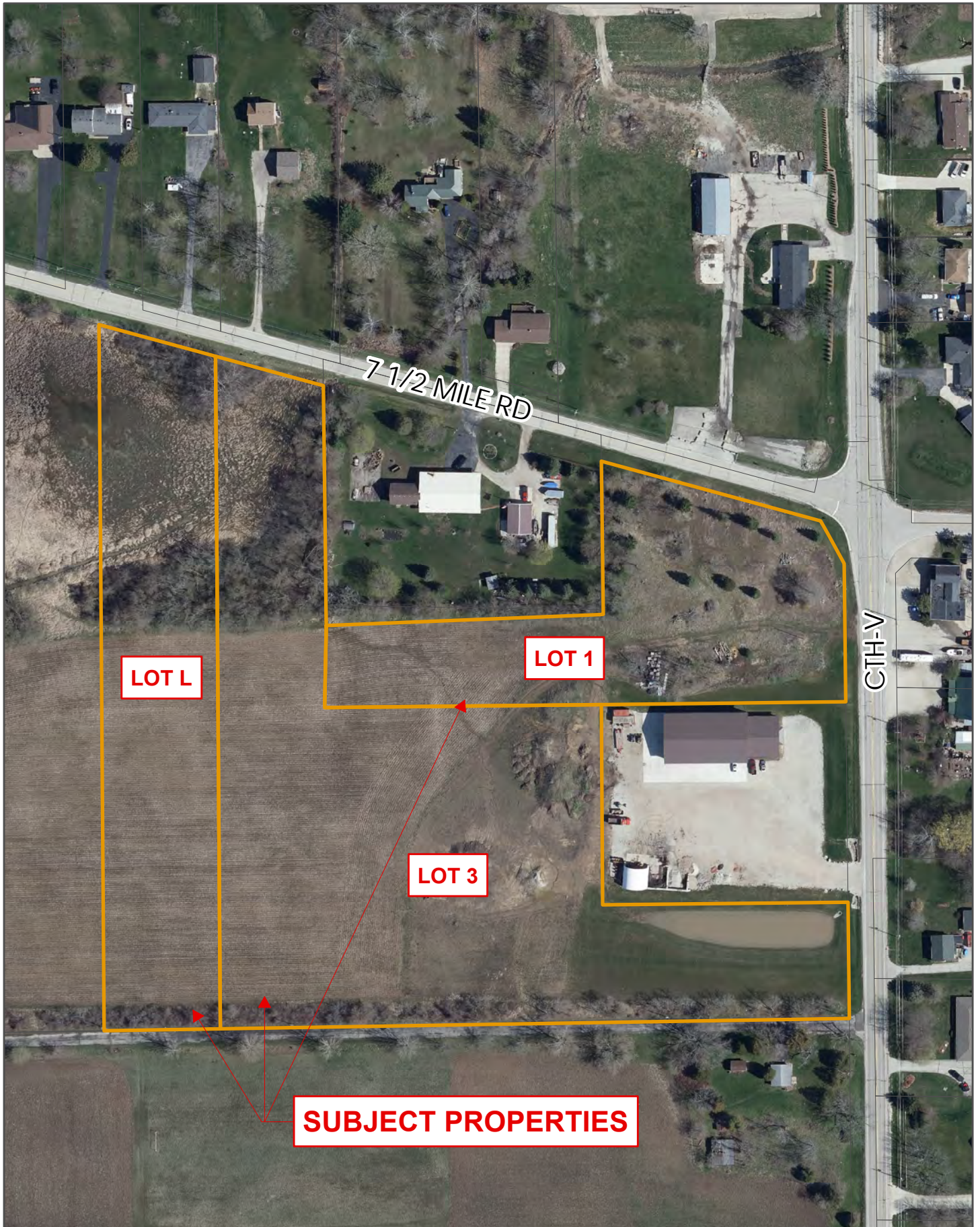
EXHIBIT A





LOCATION MAP: LOTS 1 & 3 OF CSM NO. 3332
& LOT L OF CSM NO. 1037

0 50 100 200 Feet





(262) 909-1981
info@rosslandcare.com
rosslandcare@gmail.com
www.rosslandcare.com

February 1, 2023

Plan Commission Members
Village of Caledonia
5043 Chester Lane
Re: Ross Landcare Commercial Development

Plan Commission Members:

Ross Holdings is excited to present and explain to the Plan Commission our vision for the future development of land on the southwest corner of Hwy V and 7 1/2 Mile Road. This vision will require the Plan Commission to approve a Land Use Amendment and Rezoning. We believe our plan is the best use of this land as well as the most advantageous financial impact for the Village of Caledonia.

Currently, Ross Holdings has developed one commercial property (Ross Landcare facility) and is in the process of developing a second commercial property which the Plan Commission recently approved. This second commercial development is corner Lot 1 of CSM #3332. As a result of working with Twelve2 Commercial Group, Ross Holdings has received a proposed lease agreement from Interstate/Trailer Plus. Trailer Plus is a nationwide, utility trailer retail company that sells new product through online sales. With over 70 locations nationwide, this agreement would mark the second location in the state of Wisconsin. Trailer Plus is excited about this location and the opportunity to become involved in supporting the community of Caledonia. In addition to Lot 1, Trailer Plus is requesting 1 additional acre to help facilitate secured storage of their new utility trailers. This additional acreage would be directly west of Lot 1 and would require the rezoning from A2 to B3 (See attached Rezone Map/Concept Plan). A Quit Claim Deed has already been filed with Racine County Register of Deeds to accomplish the necessary lot line adjustments.

Phase 2 of our development includes the 11+ acres of farm land directly west of the Ross Landcare facility. The goal of Phase 2 is to construct two additional storage/office facilities to replicate the two existing commercial buildings on Lot 1 & Lot 2 (CSM #3332). Access to these two buildings would come from a shared driveway off of Hwy V. This access point for Lot 3 was approved by Racine County in 2018. In addition to access, a preliminary stormwater and grading plan has been researched by PSE Engineering that we believe would fit this site well (See attached Rezone Map/Concept Plan for driveway access and pond location). Finally, Ross Holdings would work with Twelve2 Commercial Group to market and acquire two reputable tenants that fit the B-3 zoning requirements. The likely timeline for any beginning development of Phase 2 would be 3-5 years.

The above paragraph along with the Rezone Map/Concept Plan explain our vision for the future development of this land. Let us now explain why we believe this plan is in fact the best use of this land.

First, surrounding 2035 Land Use Plan (*It should be noted the parcels for Phase 2 have a 2035 Land Use Plan of Medium Density Residential*). The 2035 Land Use Plan shows heavy commercial use for the immediate area surrounding the land for Phase 2 development. The north side of 7 1/2 Mile Road from Hwy V west to I-94 is almost exclusively commercial. The west side frontage of Hwy V from Lot 2 (CSM #3332) all the way north to the Milwaukee County border is also entirely commercial. The east side frontage of Hwy V at 7 1/2 Mile Road is commercial. It should be noted this is approximately 200 acres of surrounding land with a future designation of commercial. In addition, the land on the north and south side of 7 Mile Road at Hwy V extending west to I-94 is mixed-use commercial. This accounts for approximately 215 acres of surrounding land with a future designation of mixed-use commercial. There is a strong argument that the immediate area surrounding the Phase 2 development has a heavy commercial land use on the 2035 plan.

Landscape Design & Install ♦ Hardscape ♦ Lawn Maintenance ♦ Brick Pavers
Retaining Walls ♦ Landscape Maintenance ♦ Patios & Walks ♦ Snow Removal

Residential & Commercial
Oak Creek, Wisconsin



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info@rosslandcare.com
rosslandcare@gmail.com
www.rosslandcare.com

Second, the development fits the area. Currently, the only immediate structures in the area are the two commercial buildings already constructed by Ross Holdings, an antique store and apartment complex on the east side of Hwy V at 7 1/2 Mile Road and 1 residential home directly north of Lot 3. Ross Holdings has included in its development plan a berm with pine trees to screen the neighbor to the north. To the south of this Phase 2 development is the St. Nikola Cemetery and Recreational Buildings. There already exists a natural tree/shrub line that provides natural screening from St. Nikola and the Phase 2 development. The St. Nikola property has a 2035 Land Use of recreational as well as government/institutional. It should also be noted that with no plans of sewer or water in this area, we believe this is an exceptional use of this property that can operate on well water and a holding tank.

Third, accessibility. Ross Holdings and Eric/Maira Ross own all of the frontage off of Hwy V making the remaining three parcels to the west of Lot L (CSM #1037) inaccessible. This was also true before Ross Holdings and Eric/Maira Ross purchased Lot 1,2,3,L. There was never any accessibility to these remaining parcels from Hwy V. The only other access point for these parcels would be off of 7 1/2 mile however, due to DNR wetlands this is not possible. It should also be noted that one of the three remaining parcels to the west has been seized by Racine County. Ross Holdings has an obvious interest in acquiring this parcel. The other two parcels are owned by two brothers associated with the St. Nikola property. Ross Holdings has discussed purchasing the remaining two parcels with the current owners.

Lastly, economic impact. The Phase 2 development presented by Ross Holdings will have a positive economic impact for the village of Caledonia. By constructing uniform, attractive buildings along with beautiful landscaping, Ross Holdings can attract reputable tenants with a history of positive business success. As a result, this development will help produce higher levels of education, greater employment opportunities, higher income levels as well as boost tax income for the village of Caledonia.

In closing, Ross Holdings would like to thank Pete Wagner for his direction on this project as well as the Plan Commission's consideration. Our goal since acquiring this property has been to make it a beautiful site that helps set the standard for commercial development in the rural areas of Caledonia. The Phase 2 development is the next step in the process of achieving that goal.

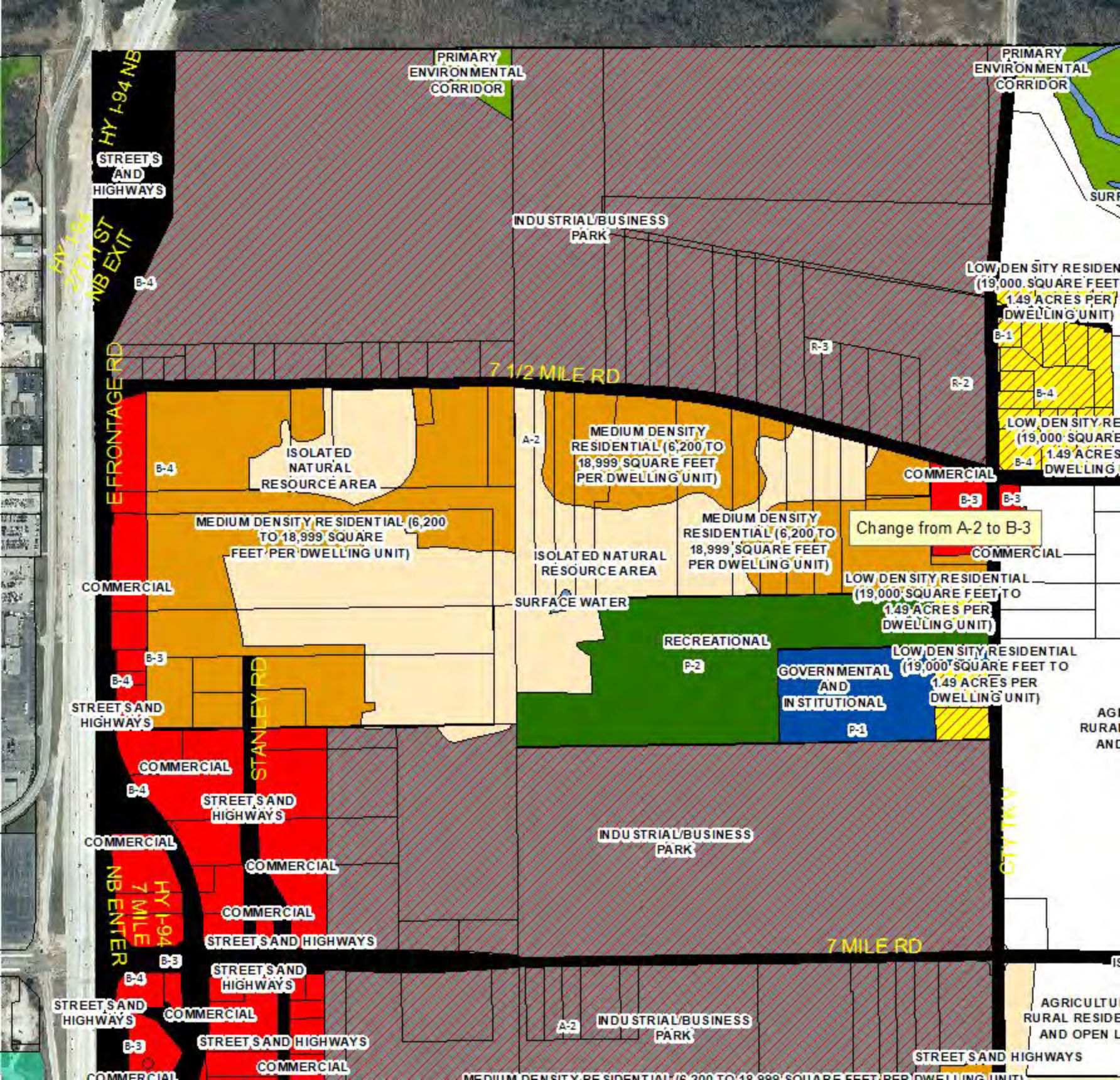
Thank you for your time and consideration.

Respectfully,

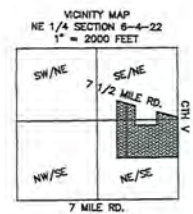
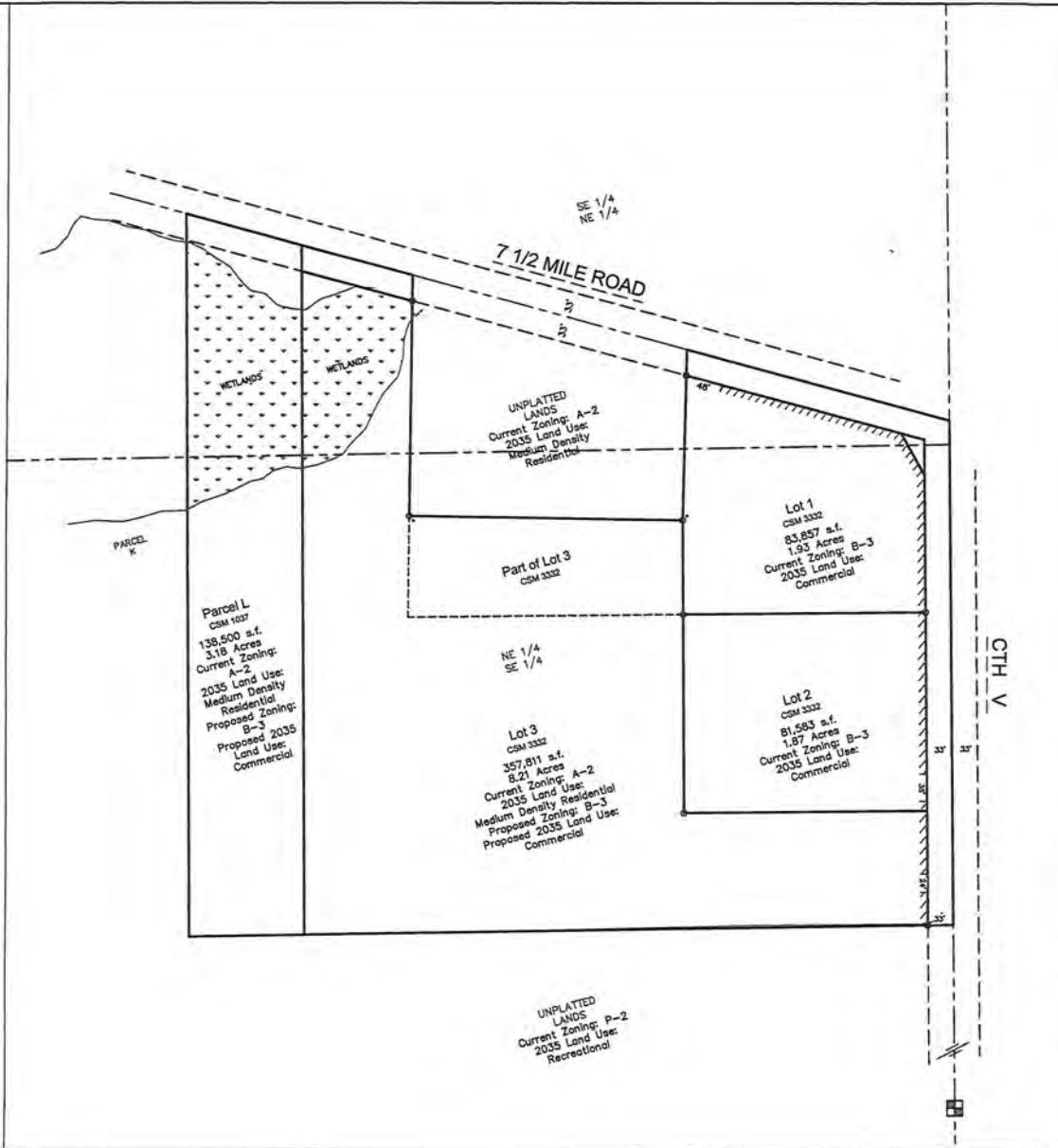
Eric Ross

Landscape Design & Install ♦ Hardscape ♦ Lawn Maintenance ♦ Brick Pavers
Retaining Walls ♦ Landscape Maintenance ♦ Patios & Walks ♦ Snow Removal

Residential & Commercial
Oak Creek, Wisconsin



REZONING MAP





Meeting Date: March 27, 2023

PLAN COMMISSION REPORT

Item No. 5d

Proposal: Conditional Use Amendment

Description: Review of a request to amend the existing conditional use permit to allow for the operation of a commercial trailer (not semi-tractor trailer) sales business with outdoor storage of related commercial equipment for the property located 12333 7 ½ Mile Road.

Applicant(s): Eric Ross

Address(es): 12333 7 ½ Mile Road

Suggested Motion: That the Plan Commission recommends that the Village Board approves the Conditional Use amendment allowing the operation of a commercial trailer sales business with outdoor storage of related commercial equipment for the property located at 12333 7 ½ Mile Road with amended conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use is consistent with the 2035 Land Use Plan designating commercial use for the parcel.

Owner(s): Eric Ross

Tax Key(s): 104-04-22-06-019-010

Lot Size(s): 2.924 acres

Current Zoning District(s): B-3, Highway Business District

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial


Background: In November of 2022, the applicant received approval of a conditional use to operate a landscape contractor's yard with outdoor storage of related business equipment and materials for the

property located at 12333 7 ½ Mile Road. Since that time the applicant has changed the intended use of the site and is requesting approval of a commercial trailer (not semi-tractor trailers) sales business with outdoor storage on the site. The B-3 Zoning District allows for this type of use as a conditional use. To accommodate for this use, the applicant reconfigured the parcel to include an additional acre from the abutting property to the west for the storage of trailers.

The applicant will be limited to the storage of trailers in the rear portion (newly acquired) of the property that is screened from the roadways. The applicant intends to install a 4-foot earthen berm with plantings along the portion of the lot line abutting the residential property on 7 ½ Mile Road. The gravel area to the north of the building will be used for customer parking and pickup of product and not to be used for outdoor display of merchandise. To accommodate the expanded use of the site, staff recommends requiring the applicant to submit a new landscape plan and grading plan for staff review and approval prior to construction. As part of the conditions of approval, staff included language prohibiting the sale and storage of semi-tractor trailers on the property.

If the Plan Commission is comfortable with the proposed conditional use amendment, staff has drafted a suggested motion with amended conditions of approval for the proposed commercial trailer sales business with outdoor storage.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Peter Wagner".

Peter Wagner, AICP
Development Director



LOCATION MAP: 12333 7 1/2 MILE ROAD

0 50 100 200 Feet

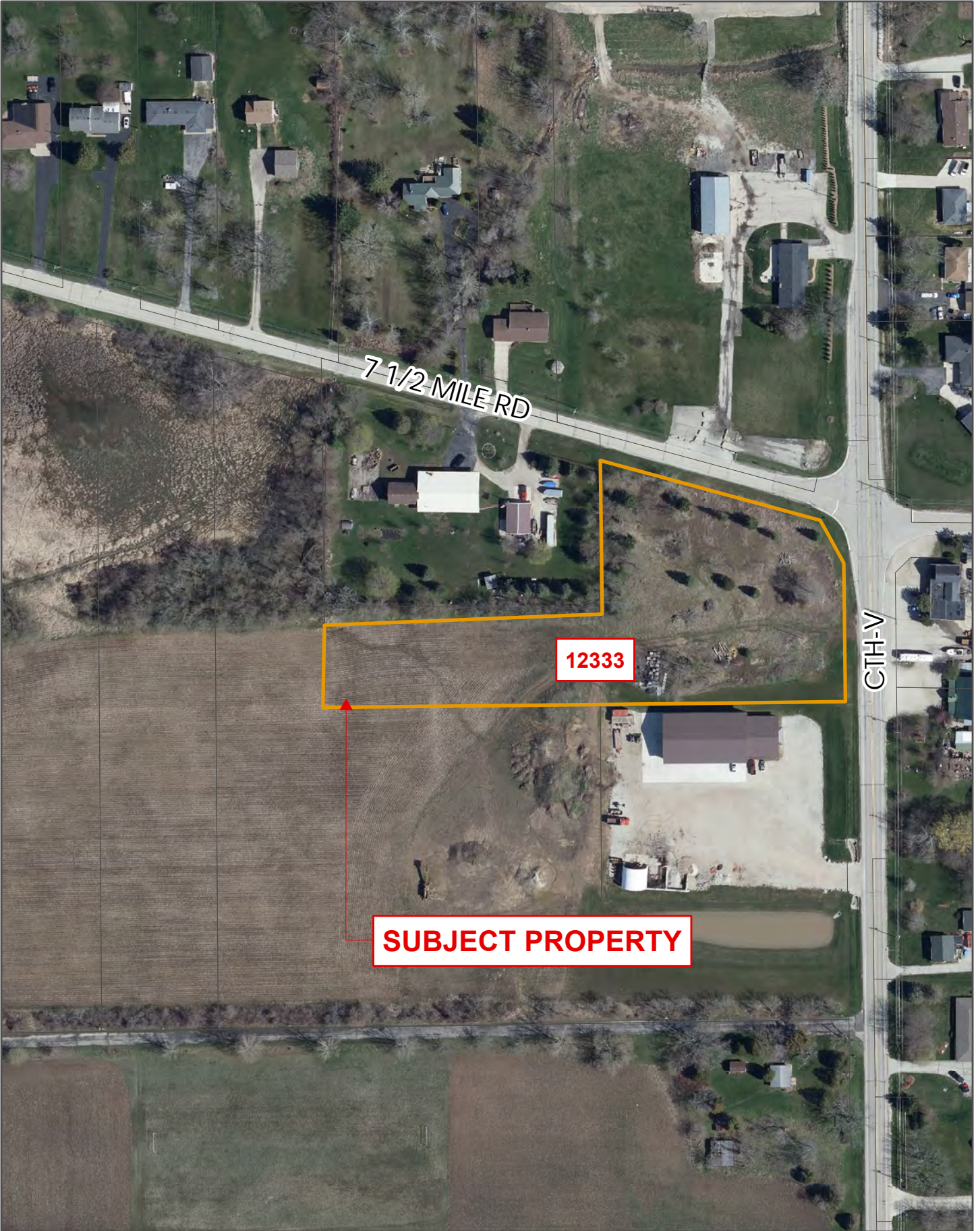


Exhibit A:

Conditions and Restrictions

Applicant: Ross Holdings LLC
Property Address(es): 12333 7 ½ Mile Road
Parcel ID No.: 104-04-22-06-019-010

Approved by Plan Commission: _____
Approved by Village Board: _____

1. LEGAL DESCRIPTION

Lot 1 of CSM No. 3332 being located in the SE ¼ of the NE ¼ of Section 6 and the NE ¼ of the SE ¼ of Section 6, Township 4 North, Range 22 East in the Village of Caledonia, County of Racine, State of Wisconsin.

Part of Lot 3 of CSM No. 3332, recorded as document 2511326, being part of the northeast ¼ of the southeast ¼ of Section 6, Township 4, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin, described as follows:

Beginning at the southwest corner of Lot 1 of said CSM No. 3332; thence south 89°23'15" west, 358.50 feet, along the westerly extension of the south line of said Lot 1; thence north 00°35'39" east, 131.96 feet, along the southerly extension of the northeast line of said Lot 3 to the northern corner of said Lot 3; thence south 89°05'02", 356.31 feet, along the north line of said Lot 3 to the angle point in the west line of said Lot 1; thence south 00°23'51" east, 122.42 feet along the southwest line of said Lot 1 to the point of beginning.

Contains 45, 452 square feet // 1.0434 acres, more or less.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and site plans received **March 27, 2023** are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions.
- C. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

- | | |
|--|---|
| a) Detailed building/structure location(s) with setbacks | j) Location of water (existing & proposed) |
| b) Square footage of all buildings/structures | k) Location of storm sewer (existing & proposed) |
| c) Area(s) for future expansion | l) Location(s) of wetlands (field verified) |
| d) Area(s) to be paved | m) Location(s) and details of sign(s) |
| e) Access drive(s) (width and location) | n) Location(s) and details of proposed fences/gates |
| f) Sidewalk location(s) | |
| g) Parking layout and traffic circulation | |
| i) Location(s) and future expansion | |
| ii) Number & type(s) of dwellings | |
| iii) Number of garage & surface parking spaces | |
| iv) Dimensions | |
| v) Setbacks | |
| h) Location(s) of loading berth(s) | |
| i) Location of sanitary sewer (existing & proposed) | |

Exhibit A:

Conditions and Restrictions

2) Landscape Plan

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) Building Plan

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) Lighting Plan

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.
- F. Revised Landscape Plan will be submitted for review and approval by the Development Director prior to building permits being issued.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the B-3, Highway Business zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.
- B. Operation of a commercial landscape contractor business with outdoor storage of equipment and related materials is permitted.
 - i. Outdoor storage shall be limited to areas identified in the approved site plan.
 - ii. Outdoor storage of recreational vehicles, trailers, boats, or other equipment unrelated to the business is prohibited.
- C. Operation of a commercial trailer sales (not semi-tractor trailers) business with outdoor storage of trailers is permitted.
 - i. Outdoor storage of commercial trailers (not semi-tractor trailers) shall be limited to the rear yard of the property located to the west of the principal building.
 - ii. Street yard display of commercial trailers (not semi-tractor trailers) or equipment is prohibited.
- D. Solid waste collection and recycling shall be the responsibility of the applicant.
- E. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

4. PARKING AND ACCESS

Parking stall dimensions shall be in accordance with Title 16, Chapter 12 of the Municipal Code.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the planned unit development setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft	40 ft	10 ft
Accessory Structure	40 ft	10 ft	10 ft
Parking	25 ft	10 ft	10 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within eighteen (18) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall reapply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Public Services Director before permits are issued.

10. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. The site is not located within the Caledonia Sewer and Water Service Area. Due to sanitary sewer and watermain not being available, a declaration of restrictive covenants document will need to be executed by the owner prior to any building permits being issued. All buildings shall connect to public sanitary sewer and water when available.

12. 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. Please contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

13. 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.

14. 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.

15. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Title 16, Chapter 10, Section 4 of the Municipal Code, as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

16. 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.

17. 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.

18. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning approval 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.

19. AMENDMENTS TO CONDITIONAL USE

No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

20. BINDING EFFECT

These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.

21. VIOLATIONS & PENALTIES

Any violations of the terms of these conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

22. REVOCATION

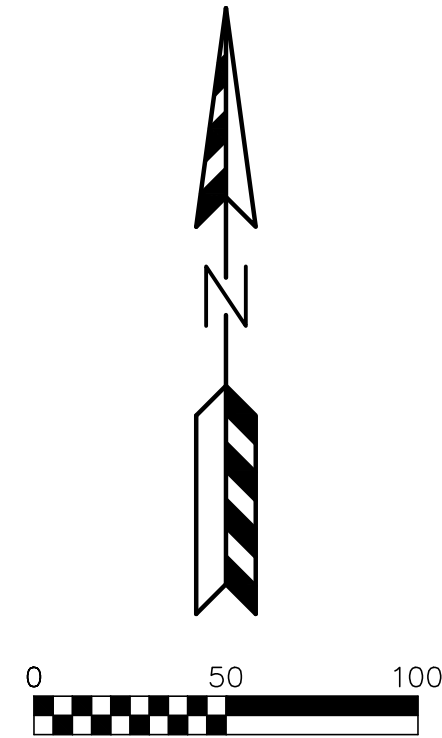
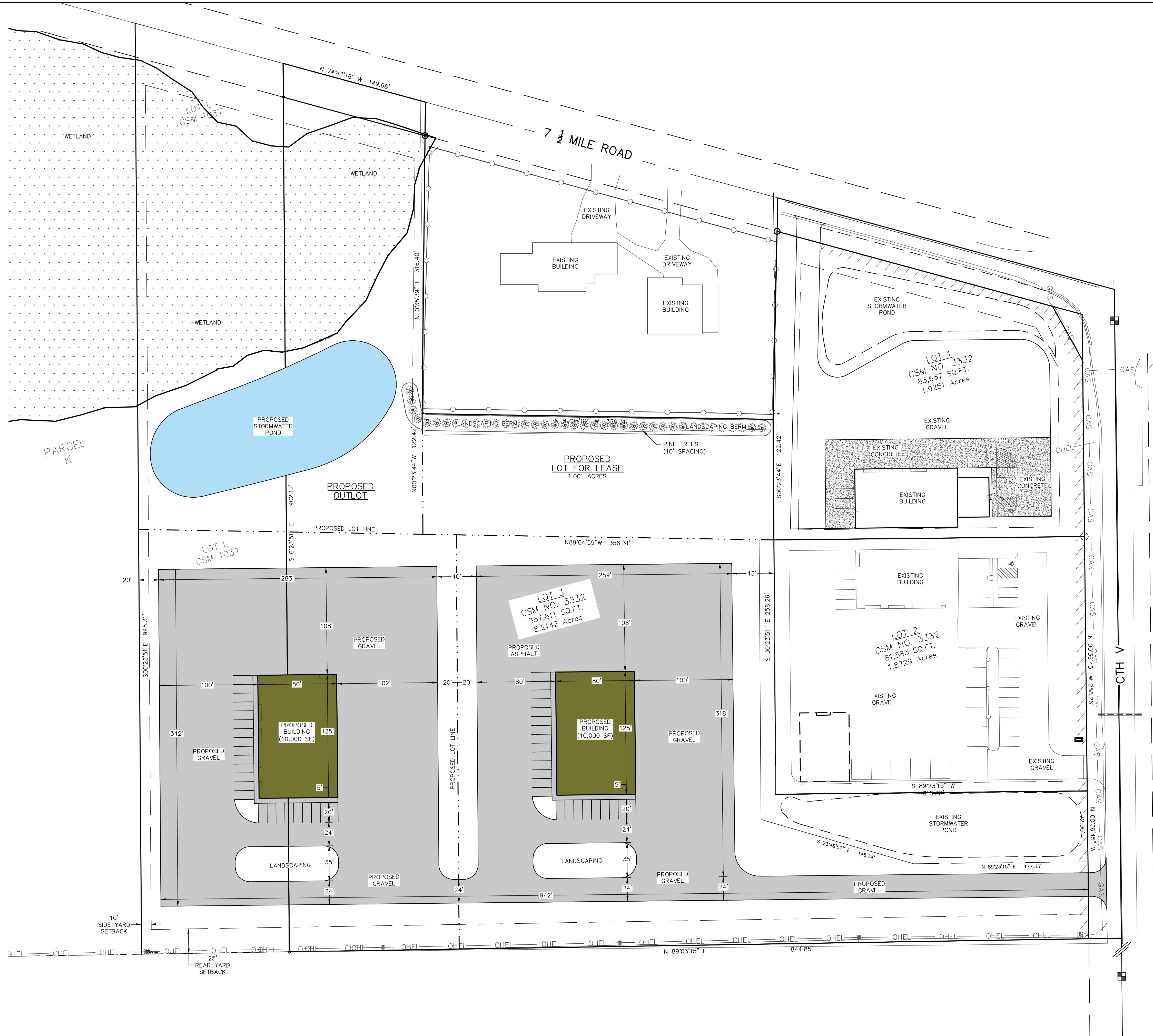
Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

23. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors and assigns. Therefore, Eric Ross, Ross Holdings LLC; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

24. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**ROSS HOLDINGS, LLC
7 1/2 MILE ROAD
CALEDONIA, WI 53108**

PLAN TITLE:
**CONCEPT
PLAN**

DRAWN BY:
M.SWARTWOUT

DESIGNED BY:

CHECKED BY:
K.PARISH

PLAN DATE:
01-23-2023

PROJECT NO:
\RL-02-18

CONCEPT

SHEET NO:
C1.02



PROJECT NARRATIVE

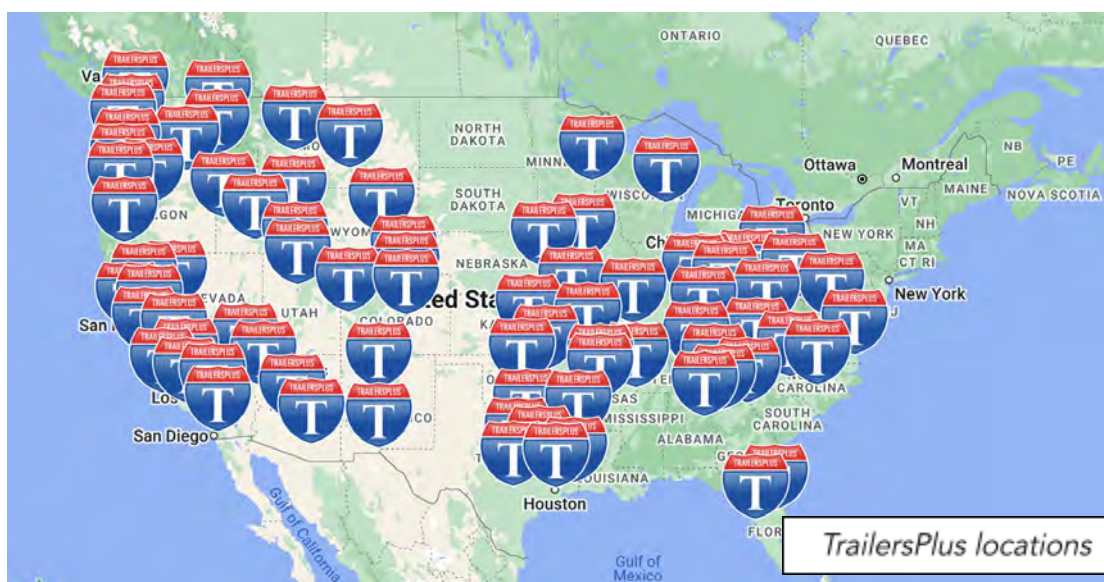
TrailersPlus

12333 7 ½ Mile Rd., Caledonia, WI 53108

Michael Snow, CEO

Corporate Operations Contact: Tracey Hill hillt@interstatecargo.com 208.442.7613

TrailersPlus is your one-stop destination for [trailer sales](#), parts, and service. With more than 80 locations across the country and over 8000 trailers available nationwide, we are the largest independent trailer dealership in the USA. TrailersPlus is in the process of expanding and has identified Caledonia, WI as a potential second retail location in Wisconsin, with Appleton, WI being the first.



About TrailersPlus and Interstate Cargo

We offer a VIP appointment experience for each of our customers to make sure they have undivided attention from our sales staff and are able to get the service they deserve. With more than 80 locations across the country and over 8000 trailers available, at TrailersPlus we are the largest independent trailer dealership in the USA. TrailersPlus is owned and operated by Interstate, which has manufactured enclosed cargo trailers for over 25 years and has over 450,000 satisfied customers. TrailersPlus is your one-stop destination for trailer sales, parts, and service.

Interstate Cargo trailers are built exclusively in the United States, with 95% of the trailer weight (parts and materials) being sourced from the United States. With four manufacturing plants nationwide, the newest manufacturing plant is being built in Ocala, Florida with an estimated 2024 operational goal. We are committed to doing our part to help the environment by actively taking steps toward [sustainability](#). Our products are a reflection of our company, and thus it is vital that we utilize materials that are not only sustainable but also environmentally friendly. We understand the importance of material sourcing, and that is why we seek to utilize only the best materials possible.

TrailersPlus is involved in the many communities across the country in which they locate. From actively sponsoring kids' robotics competitions and little league teams to other local projects, the company is always looking for more ways to get [involved](#) in the local community.

We strive for consistency through processes, to standardize expectations for all locations. Please see the [video](#) that we share with our 3rd-party auditors for frequent site inspections and the standards we expect from each employee and at every TrailersPlus location.

TrailersPlus operates Tuesday through Saturday from 10am to 6pm. Nothing late or early - lot lighting is mute for our use - normal lighting for building and exterior for customer parking would be expected.

We stock factory direct new trailers only and do not have old, used or grossly damaged units. Any repairs or service (tire change, add a ladder rack, light repair, etc) would be done in the shop and items are turned around within hours or days. No storage of units on the lot.

Please see three samples of existing TrailersPlus locations that take into consideration the roadside presence of the property. As an appointment driven business, drive by traffic / trailer display is not necessary.



TrailersPlus Nampa, ID with setbacks / landscape buffer



TrailersPlus San Marcos, TX / showing clean aesthetic and tidy lot



TrailersPlus is currently in negotiations to lease the industrial building and lot at 12333 7 1/2 Mile Rd., Caledonia, WI to be built and completed Q2 2023.

AERIAL OVERVIEW

12333 7 1/2 Mile Road, Caledonia, WI 53108





Meeting Date: March 27, 2023

Item No. **6a**

PLAN COMMISSION REPORT

Proposal: Building, Site & Operations (BSO) Plan Review

Description: Review a request to approve a site plan for the construction and utilization of a ±528 square-foot storage building for property located at 6025 Douglas Avenue.

Applicant(s): David Cecchini

Address(es): 6025 Douglas Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for a ±528 square-foot storage building located at 6025 Douglas Avenue be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed building is consistent with the existing use on the property.

Owner(s): S&P Holdings LLC

Tax Key(s): 104-04-23-18-175-000, 104-04-23-18-177-000, 104-04-23-18-181-000

Lot Size(s): 4.68 acres

Current Zoning District(s): B-2, Community Business District

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No **Floodplain:** ☐ Yes ☒ No

Comprehensive Plan: Commercial, & High Density Residential

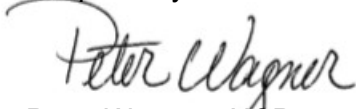
Background: The applicant is requesting approval for the construction and utilization of a ±528 square-foot storage building located at 6025 Douglas Avenue. This building will replace an existing 1-car garage.

The proposed building is designed to be used as a storage facility for equipment and materials for the restaurant business that operates on the site. The building design is to look like a residential garage. The exterior of the building will be residential style siding with metal roofing. The west elevation of the building will have a 10'x8' overhead door for main access and doorway. The overall height of the building is 13'8". Per code, height is determined by the average of the wall height and peak height, which cannot exceed 17 feet and is compliant with code. The building location conforms with setback requirements for an accessory structure.

There will be no requirements to address stormwater runoff as it does not disturb enough land or create enough additional impervious surface on the site. Engineering has reviewed the proposed structure and has no concerns. Staff recommends approving the proposed accessory structure as it complies with Village Code requirements.

If the Plan Commission is comfortable with the proposed storage building, staff has drafted a suggested motion recommending approval of the ±528 square-foot storage building located at 6025 Douglas Avenue.

Respectfully submitted:



Peter Wagner, AICP
Development Director

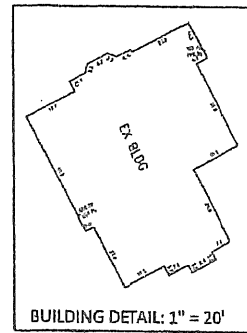
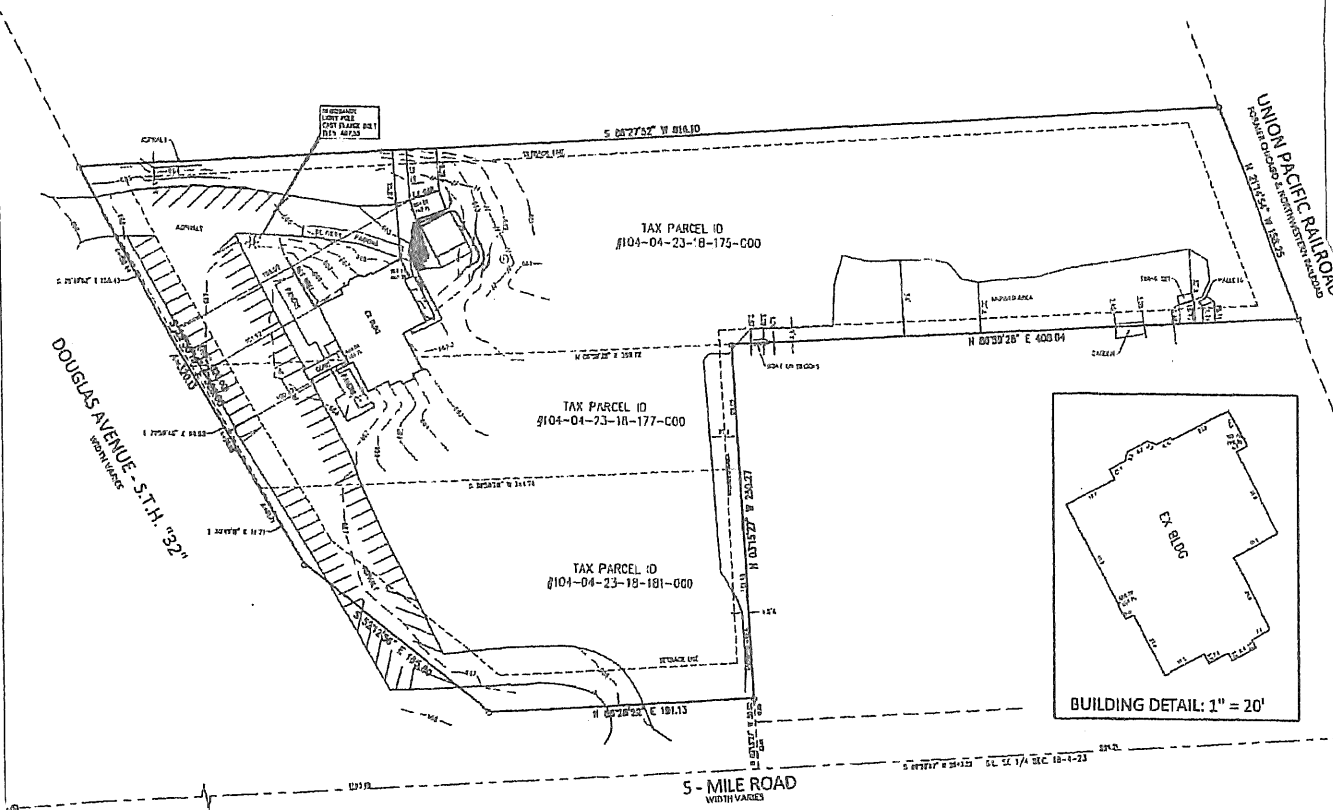
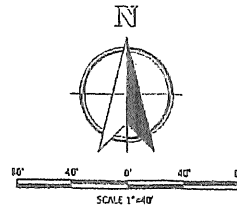


LOCATION MAP: 6025 DOUGLAS AVENUE

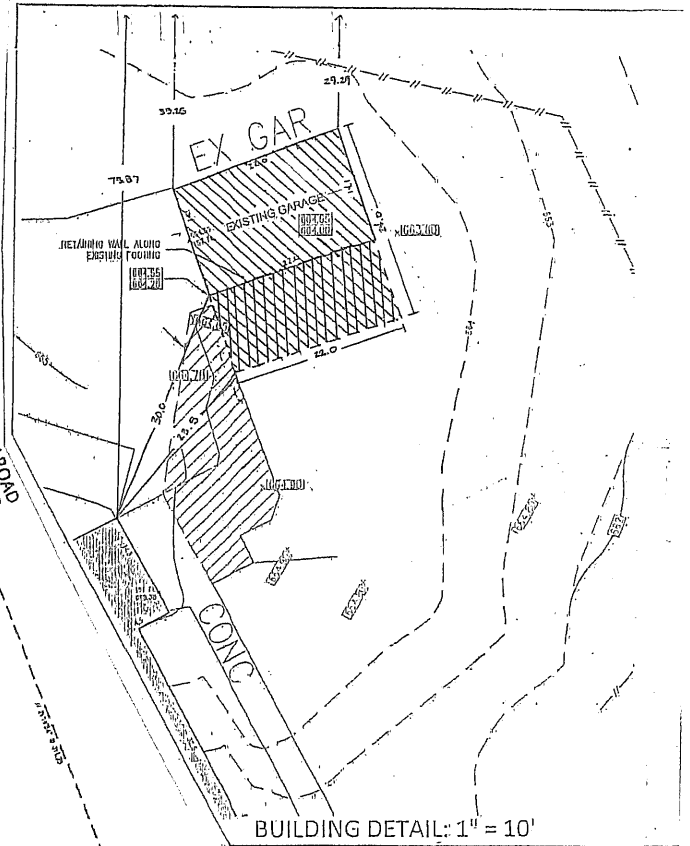
0 50 100 200 Feet



Part of a survey for Public Subdivision etc. That part of the Southern 1/4 of Section 10, Township 4 North, Range 21 East, described as follows: Begin at a point on the Western line of the Union Pacific Railroad right of way (Harmory Chicago North-western Railroad Company Right-of-way), and proceed along N 21° 14' 54" W 311.31 feet from the intersection of said right of way line and the boundary of said section measured along the right of way; thence N 21° 45' 54" W along said right of way 632.5 feet; thence S 67° 27' 32" W 510.50 feet to a point on the Eastern line of State Trunk Highway 27 and a point on a curve thence Southerly along the Eastern line 210.11 feet upon the arc of said curve, whose chord bears S 27° 29' 12" W 120.42 feet and whose radius is 2,655.56 feet; thence N 18° 17' 27" E 152.00 feet along the East line of State Trunk Highway 27 to the North line of S-Mile Road; thence N 64° 27' 12" E 191.13 feet along said North line; thence N 63° 15' 27" W 210.23 feet; thence N 62° 27' 27" E 400.24 feet to the point of beginning. Said lands being in the Village of Caledonia, County of Racine, and State of Wisconsin.



BUILDING DETAIL: 1" = 20'



BUILDING DETAIL: 1" = 10'

Existing Building New Building

NOTES

1. EXISTING BLDG. WAS REMOVED. NEW BLDG. TO BE CONSTRUCTED IN PLACE OF EXISTING BLDG. AS SHOWN ON THIS PLAN.

LEGEND

1. EXISTING BLDG. WAS REMOVED. NEW BLDG. TO BE CONSTRUCTED IN PLACE OF EXISTING BLDG. AS SHOWN ON THIS PLAN.

PARKING SPACES:

1. EXISTING BLDG. WAS REMOVED. NEW BLDG. TO BE CONSTRUCTED IN PLACE OF EXISTING BLDG. AS SHOWN ON THIS PLAN.

LEGEND

1. EXISTING BLDG. WAS REMOVED. NEW BLDG. TO BE CONSTRUCTED IN PLACE OF EXISTING BLDG. AS SHOWN ON THIS PLAN.

Sebastian's

6025 Douglas Ave, Caledonia, WI 53402

Garage Replacement

Subject

UNITED

Construction Corp.
1510 Wilbur Street - Racine, Wis 53402

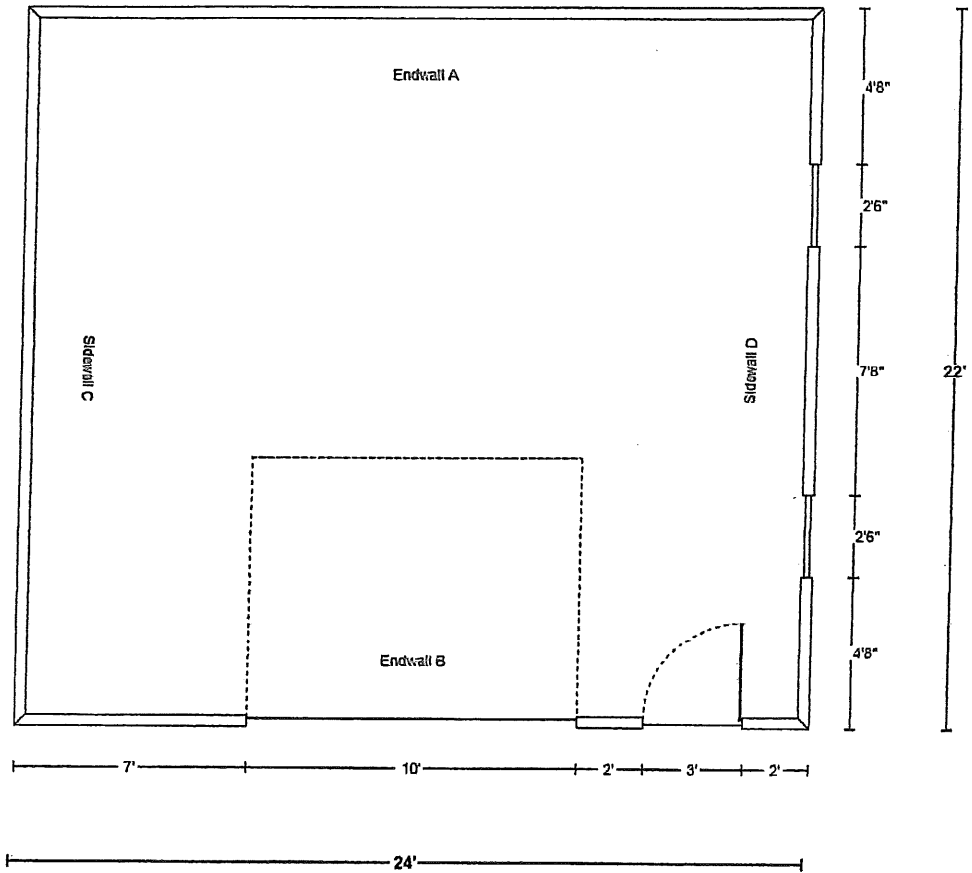
Drawing No:
SG-020323.dwg

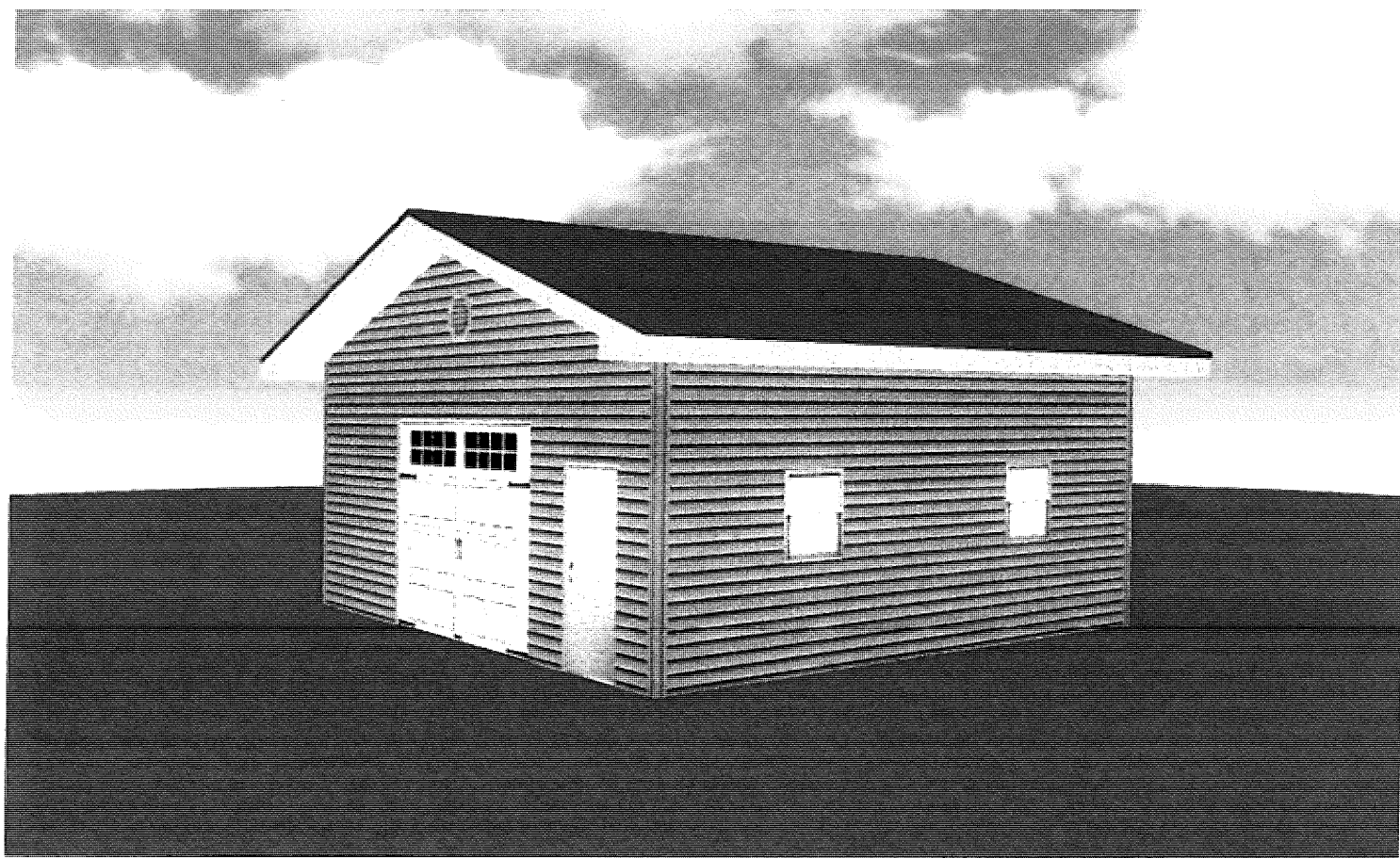
Drawn By: **MEC**
Date: 2/9/2023

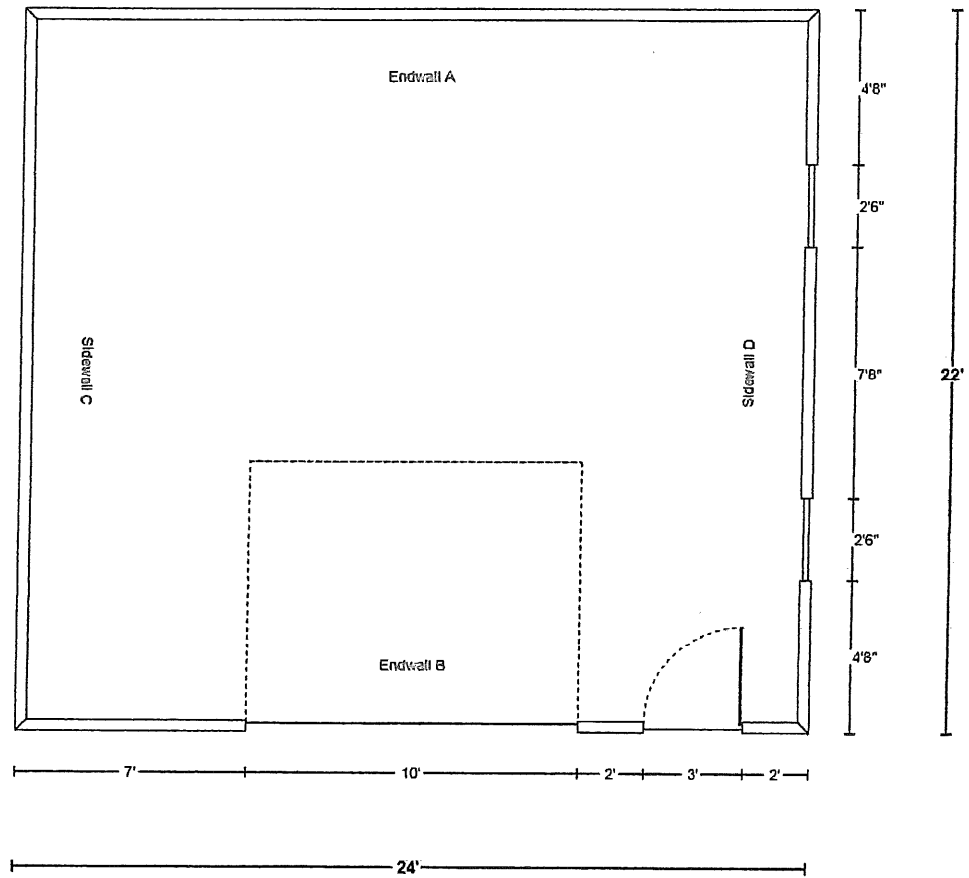
Scale: —

Sheet No. —

Revisions:



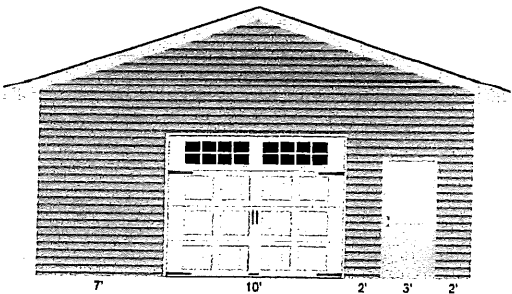




Dimensions

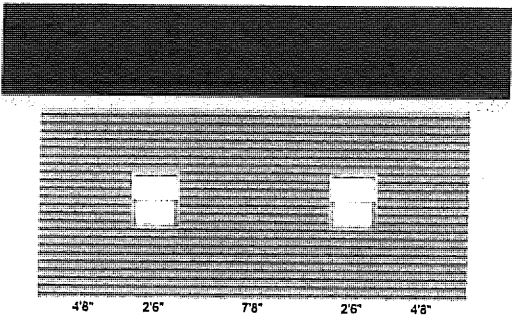
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



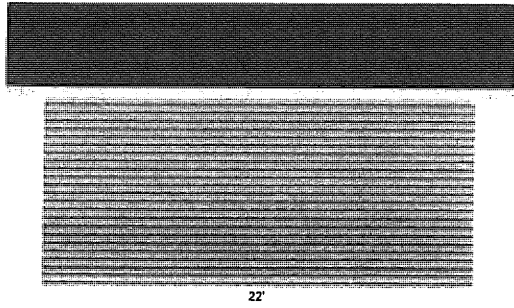
ENDWALL B

Mastercraft®; 36W x 80H Primed Steel Half Lite
Ideal Door®; Designer 10' x 8' White Insulated

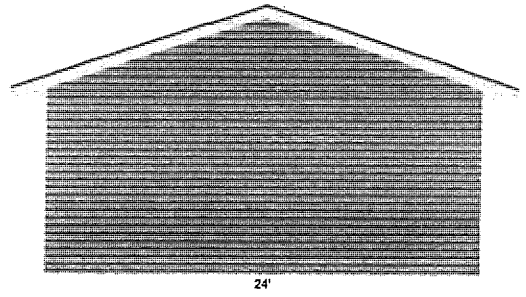


SIDEWALL D

30"W x 36"H Northview Aspen Single Hung
30"W x 36"H Northview Aspen Single Hung



SIDEWALL C



ENDWALL A

Village of Caledonia

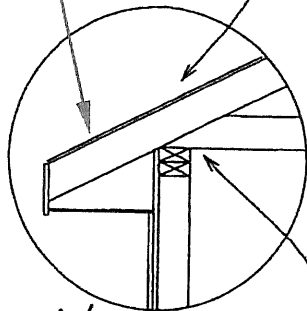
Application for Accessory Building

Shingles:
Fiberglass
Asphalt

METAL

Roof Sheathing
4' X 8' X 1/2"
X OSB
PLY
15lb Felt

12
Pitch



~~X~~ Trusses
@ 24" OC

For Spans Greater than 6 Feet Use
Mechanical Clip Fasteners at Plate to
Rafter/Truss Connection
*Span Includes Overhang

Wall Sheathing
4' X 8' X 7/16" OSB

Siding
5' VINYL LAP SIDING

Grade Beam Foundation
(entire perimeter)

Anchor Bolts: Max. 18"
from Corners
and 6' Apart

Min 8"

Min 8"

~~Rafter Size ___ X ___
Rafter Spacing ___ OC
Collar Tie Size ___ X ___
Collar Tie Spacing ___ OC
Joist Size ___ X ___
Joist Spacing ___ OC
Rafter Species/Grade ___
Joist Species/Grade ___
Ridge ___ X ___~~

Wall Studs 2" X 4"
@ 16" OC

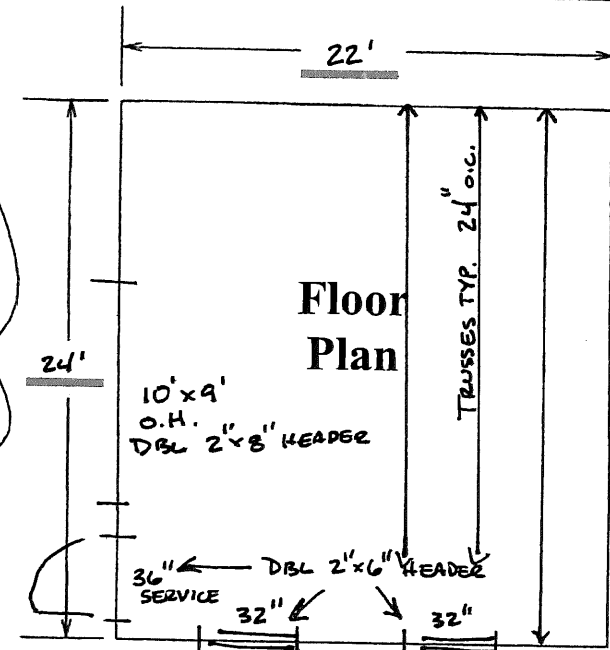
Interior Finish? - NONE -

Insulation? - NONE -

Will Structure Be Heated? - No -

Will Electric be Installed? - YES -

Treated Bottom Plate



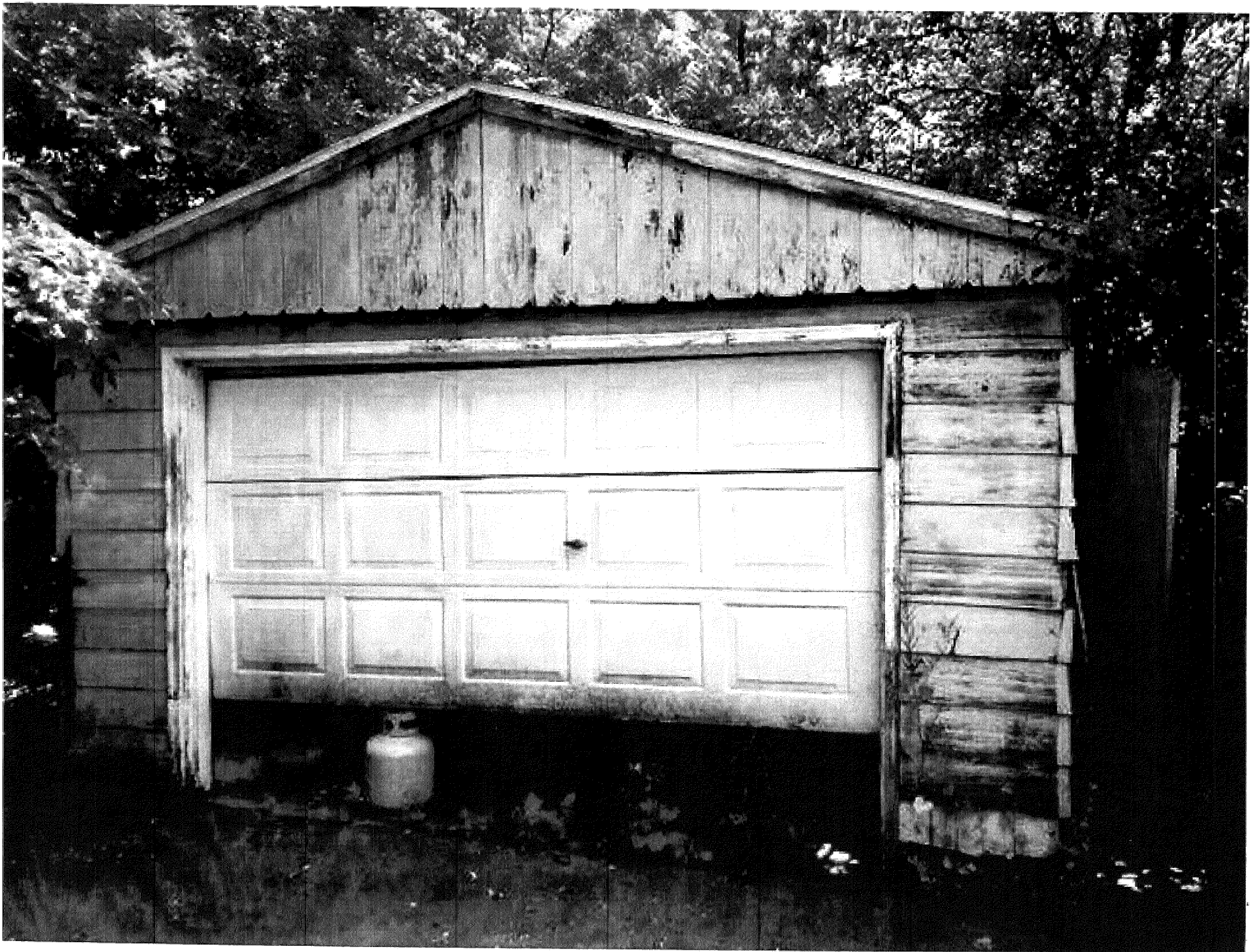
Indicate the Following on Floor Plan Above:

- 1) Dimension (L X W)
- 2) Location & Size of Windows & Doors
- 3) Joists, Truss and/or Rafter Direction
- 4) Length & Size of all Headers
 - a) At Service Door
 - b) At Overhead Door
 - c) At Windows

Height of Building
From Grade to Peak 13'8"

Min. 4" Concrete Reinforced with
6 X 6 X #10 Woven Wire Mesh over
Min 4" Compacted Granular Fill

Accessory Structure Wall Section





Meeting Date: March 27, 2023

Item No. **6b**

PLAN COMMISSION REPORT

Proposal: Boundary Agreement Review - Sign Plan Review

Description: Review a sign plan for installation of an oversized wall and pole sign for the proposed commercial building located at 3516 Ten Point Lane in the Village of Raymond.

Applicant(s): Gateway Industrial Power Inc.

Address(es): 3516 Ten Point Lane

Suggested Motion: That the Plan Commission recommends that the Village Board approve the sign plan submitted by Gateway Industrial Power Inc. as presented for the property located at 3516 Ten Point Lane for the following reasons:

1. The proposed number, height and size of signs are permissible through the sign plan review process.
2. The proposed wall and pole sign will not create sign clutter or confusion along the freeway corridor.

Owner(s): National Retail Properties LLC

Tax Key(s): 168-04-21-25-004-030

Lot Size(s): 2.684 acres

Current Zoning District(s): B-3, Commercial Service District

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial & Isolated Natural Resource Area

Background: The applicant is requesting approval of a master sign plan for the commercial site located at 3516 Ten Point Lane to allow for the installation of a wall sign that exceeds the maximum size of 64 square feet in area and a pole sign that exceeds 64 square feet in area. Village Code allows for the modification to sign regulations as it pertains to number, size, and height on a case-by-case basis if an overall master sign plan is reviewed and approved by the Village.

Currently, there exists three smaller wall signs on the east elevation of the existing building. The sum of the three signs exceeds the 64-foot area for a wall sign. The smaller signs are internally lit box signs with

a plastic facing. The proposed wall sign will be channel letter design that will be halo lit with LED lighting. The proposed sign will be 242 square feet in area. The replacement sign will be slightly larger than the existing signs, however, staff believes the proposed design and proposed illumination improves the aesthetic of the building and should reduce the amount of glare cast from the wall sign. The proposed pole sign will utilize the existing pole sign and replace the existing sign with 144 square-foot illuminated box sign than meets height regulations for pole signs. The existing sign comprises of two box signs. Staff believes the consolidation to one box sign that exceeds the 64 square-foot limit is acceptable in this case, since the sign would not be readable from the freeway if the sign size was 64 square feet in area. Future development along the frontage road and Fuhrman Drive will ultimately screen the pole sign or reduce the visual impact from the freeway. Per code, a tenant is permitted one wall sign and one pole/monument sign per parcel. The applicant is asking the Village to provide relief from the Caledonia Code as part of the oversight granted the Village as part of the Cooperative Boundary Agreement. The proposed signs comply with the Village of Raymond sign code.

The applicant is proposing two signs. If in the future the applicant wants to install additional signage, the applicant will need to come back to the Village for an amended sign plan. Staff recommends approval of the proposed sign plan as the large wall and pole sign does not create confusion or clutter along the road landscape with signs and provides better readability from the freeway.

If the Plan Commission is comfortable with the proposed sign plan, a suggested motion has been prepared at the beginning of this report.

Respectfully submitted by:

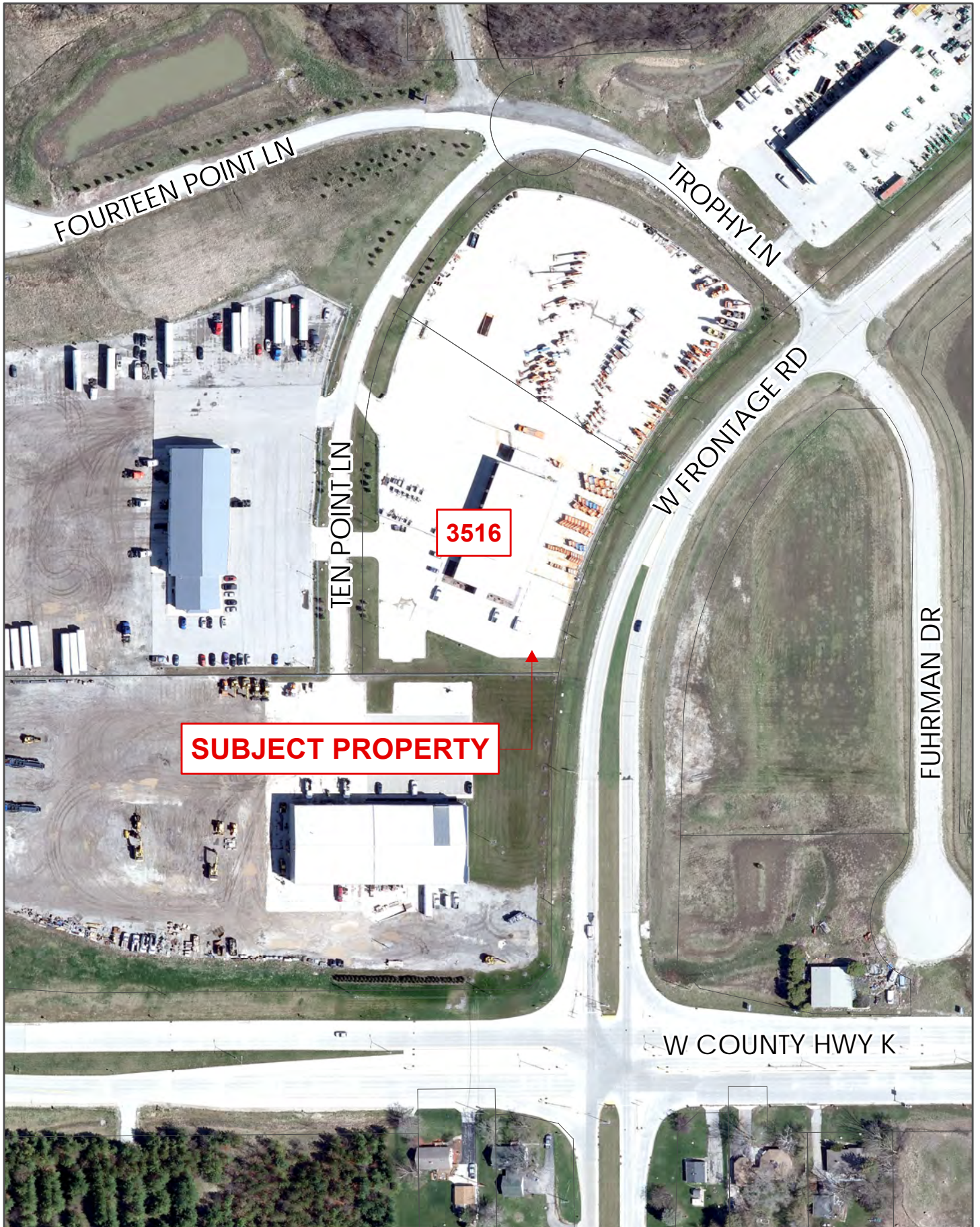


Peter Wagner, AICP
Development Director

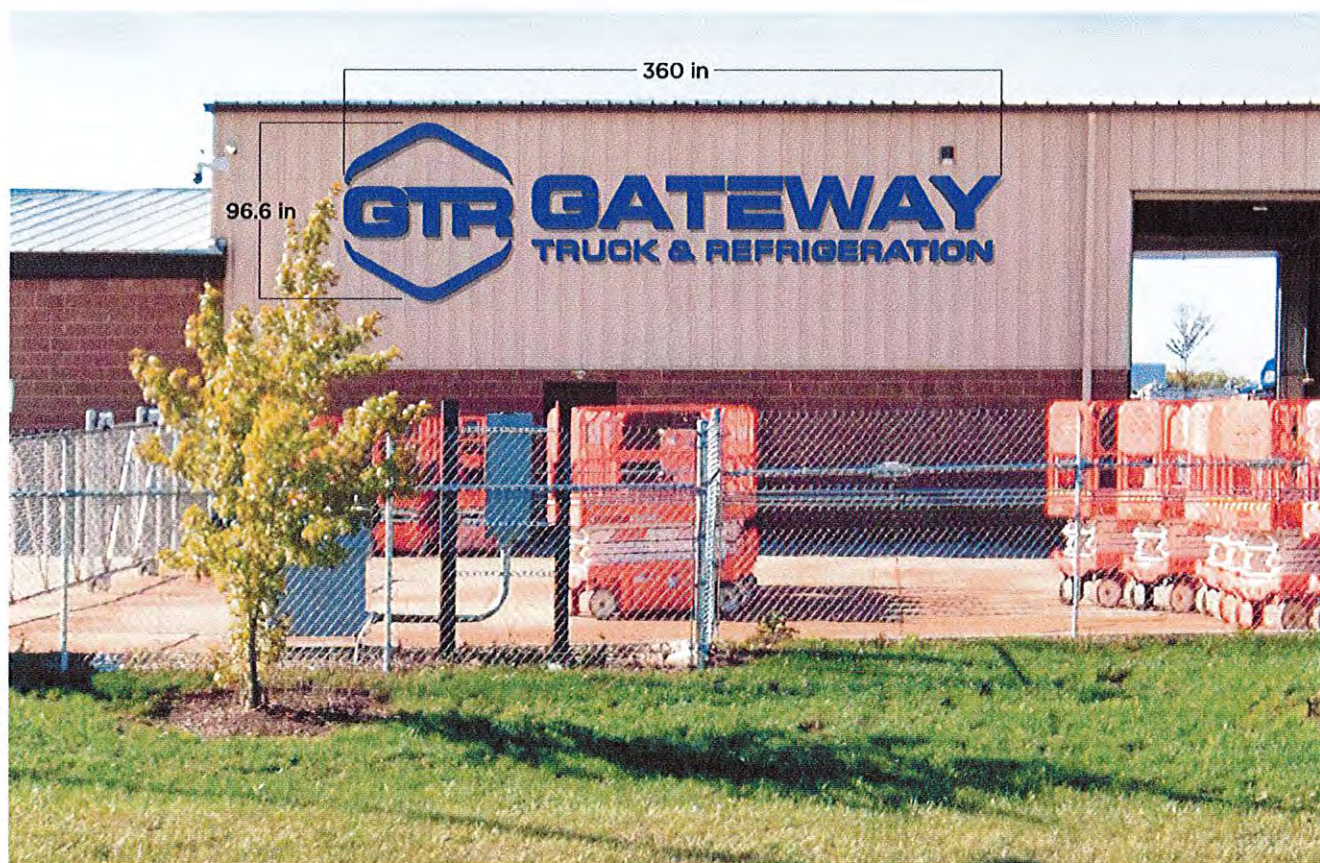
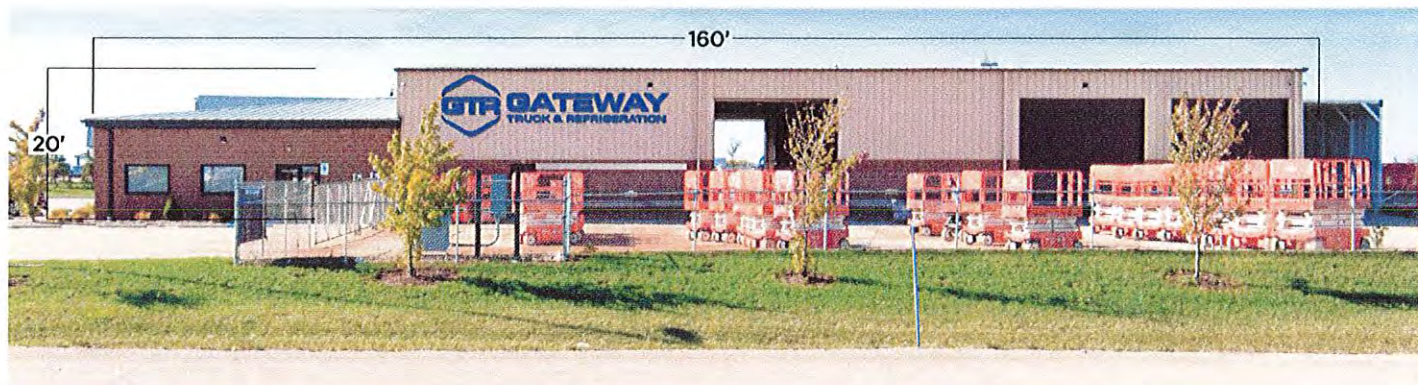


LOCATION MAP: 3516 TEN POINT LANE

0 50 100 200 Feet

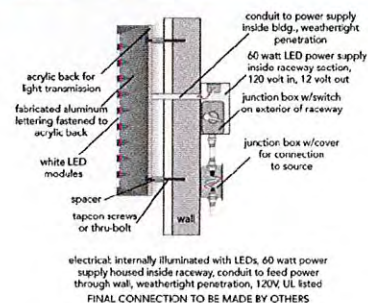


Gateway Truck & Refrigeration



ordinance criteria: total of all wall signs not to exceed 500 SF
 description: HALO LIT channel lettering, internally illuminated
 with LEDs, stud mounted to wall with spacers, 241.5 SF

■ MP10147 Impulse



SIGNATURE:

DATE:

DRAWING: Raymond WI exterior

MANAGER: M. Tiesma

DATE:



1124 Electric Ave.
 Wayland, MI 49348
 midwestsignco.com
 616-583-1743

PROJECT: Gateway Truck & Refrig/Raymond, WI

DESIGN: R. Sobota

11/1/2022

3.0

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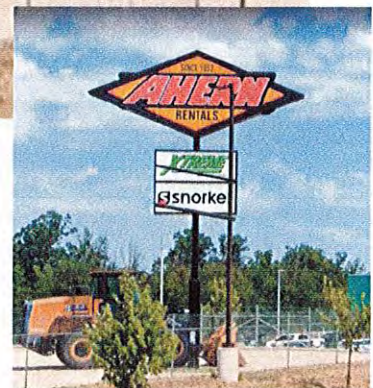


Gateway Truck & Refrigeration



ordinance criteria: adjacent to state highway, 300 SF, 35 FT height
(matches existing sign height)
description: custom fabricated internally illuminated sign cabinet,
flexible fabric faces with translucent graphics, re-purpose
existing pole structure, 144 SF

■ MP10147 Impulse



SIGNATURE:

DATE:

DRAWING: Raymond WI exterior

MANAGER: M. Tiesma

DATE:



1124 Electric Ave.
Wayland, MI 49348
midwestsignco.com
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11/1/2022

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Wisconsin

Google Street View

Oct 2022

See more dates



Image capture: Oct 2022 © 2022 Google

New pylon sign cabinets will be placed on existing pole

