

**RESOLUTION NO. 2021-111**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CERTIFIED SURVEY MAP FOR THE PARCEL LOCATED AT 3205 WEST 3 MILE ROAD AND THE REZONE LOT 2 OF PROPOSED CERTIFIED SURVEY MAP FROM A-1, FARMLAND PRESERVATION DISTRICT AND A-2, GENERAL FARMING AND RESIDENTIAL DISTRICT II TO M-2, GENERAL INDUSTRIAL DISTRICT FOR THE FUTURE DEVELOPMENT OF A SEMI-TRUCK REPAIR AND STORAGE BUSINESS 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 and certified survey maps if within the jurisdictional area of the Cooperative Plan;

**WHEREAS**, Briohn Land Development LLC, Agent, requested approval of a Certified Survey Map and the Rezoning of Lot 2 of the Certified Survey Map from A-1, Farmland Preservation District and A-2, General Farming and Residential District II to M-2, General Industrial District for the parcel located at 3205 West 3 Mile Road with Parcel ID No. 168-04-21-25-004-200 in the Village of Raymond, and this tract of land is within the jurisdictional area of the Cooperative Plan giving the Village of Caledonia approving authority; and

**WHEREAS**, the Village of Raymond has approved the requested certified survey map and rezone and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons:

1. The proposed M-2 District is in accord with the 2035 Land Use Plan for the Village of Raymond.
2. The proposed certified survey map and rezoning is allowed by underlying zoning through the Cooperative Boundary Agreement review process.
3. Due to the parcel's proximity to the Interstate, the requested zoning district should be encouraged in this area.
4. At the time of development, the applicant will be required to come before the Village of Caledonia for site plan review. Any development will need to meet the intent of the Village of Caledonia development standards and be considered a spectacular use for this parcel to be allowed to proceed without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Raymond and Caledonia.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Caledonia that the requested certified survey map and rezone as set forth above is hereby approved, subject to the same conditions imposed by the Village of Raymond, as being consistent with the intent and requirements of the Cooperative Plan.

1st Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of November, 2021.

**VILLAGE OF CALEDONIA**

By: Lee Wishau

Lee Wishau  
Village Trustee

Attest: Joslyn Hoeffert

Joslyn Hoeffert  
Village Clerk