

**RESOLUTION NO. 2021-87**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CONSTRUCT AND UTILIZE A ±4,500 SQUARE-FOOT COMMERCIAL BUILDING FOR A LICENSED COMMERCIAL VEHICLE STORAGE FACILITY AND A ±21,600 SQUARE-FOOT COMMERCIAL BUILDING FOR A FOOD PRODUCT DISTRIBUTION FACILITY, LOCATED ON USH 41 NORTH OF 3500 FOURTEEN POINT LANE IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC. 66.0307, WIS. STATS.**

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

**WHEREAS**, The Cooperative Plan dated November 12, 2009 between the Village of Caledonia and the Village of Raymond gives the Village of Caledonia authority to approve or deny requests for amendments to the Village of Raymond Land Use Plan and requests to rezone property and for conditionals uses if within the jurisdictional area of the Cooperative Plan;

**WHEREAS**, Bridget Weasler, Agent, requested approval of a Conditional Use to construct and utilize a ±4,500 square-foot metal building and a ±21,600 square-foot masonry building for the purpose of a licensed commercial vehicle storage facility and a food product distribution facility. The subject site is zoned B-3, Business Service District, on 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

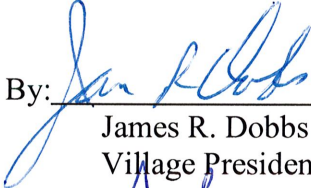
**WHEREAS**, the Village of Raymond has approved the requested conditional use and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. Based on other uses in the area, this use appears compatible with current uses in the area.
3. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
4. Any change of use will require review by the Village of Raymond and the Village of Caledonia.
5. The proposed use will comply with conditions outlined in Exhibit A.

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

2nd Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of August, 2021.

**VILLAGE OF CALEDONIA**

By:   
James R. Dobbs  
Village President

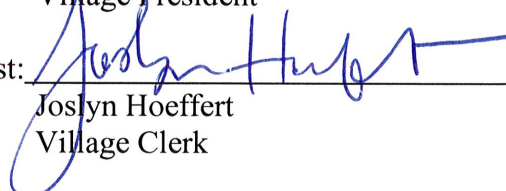
Attest:   
Joslyn Hoeffert  
Village Clerk

Exhibit A: Conditions of Approval  
Raymond 40 LLC

1. The approved use of this site shall be for multiple principal uses, to include semi-trailer sales, leasing, and storage, and food product distribution facility. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Village Plan Commission for consideration and recommendation and to the Village Board for approval.
2. Hours of operation shall be:
  - a. Tenant 1: Sales, leasing and storage of semi-trailers: 8:00 a.m. to 6:00 p.m. Monday through
  - b. Friday, with occasional delivery or pick up after those hours (occasional meaning no more than 2
  - c. times per week).
  - d. Tenant 2: Food product distribution: 6:00 a.m. to 5:00 p.m.
3. The following plans are hereby approved by the Village Plan Commission and Village Board. All plans shall be implemented and adhered to for the development of the property.
  - a. Site Plan (dated 6/22/21)
  - b. Grading Plan/Erosion Control Plan (dated 6/22/21)
  - c. Lighting Plan (dated 5/8/21)
  - d. Landscape Plan (dated 6/23/21)
  - e. Architectural Elevations, floor plan and building materials (dated 6/21/21)
4. If roof top mechanicals are needed for any building, the units shall be screened. Prior to installation, the proposed screening method shall be shown on the plans and submitted to the Plan Commission and Village Board for approval.