

**RESOLUTION NO. 2022-105**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A BUILDING, SITE, AND OPERATIONS PLAN TO CONSTRUCT AND UTILIZE A ±5,000 SQUARE-FOOT COMMERCIAL BUILDING, LOCATED AT 195 27<sup>TH</sup> STREET IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC. 66.0307, WIS. STATS.**

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

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

**WHEREAS**, August Hoppe, Applicant, requested approval of a building, site, and operation plan to construct and utilize a ±5,000 square-foot commercial building. The applicant has indicated that the proposed building will be used to store and repair business vehicles for their growing business. The subject site is zoned M-2, General Industrial District, on Parcel ID No. 168-04-21-01-004-000 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

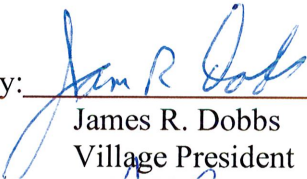
**WHEREAS**, the Village of Raymond has approved the building, site, and operation plan and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons:

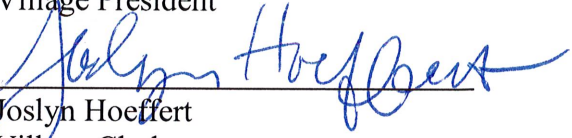
1. The Village of Raymond granted approval of the proposed building, site, and operation plan in accordance with plans received on September 20, 2022
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Caledonia that the proposed building, site, and operation plan 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.

3 Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of October, 2022.

**VILLAGE OF CALEDONIA**

By:   
James R. Dobbs  
Village President

Attest:   
Joslyn Hoeffert  
Village Clerk