

RESOLUTION NO. 2022-67

A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE AND BUILDING, SITE, AND OPERATIONS PLAN TO ALLOW THE OUTDOOR PARKING AND STORAGE OF SEMI-TRACTORS AND TRAILERS, LOCATED ON A PARCEL DIRECTLY SOUTH OF 215 S. 27TH STREET IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC. 66.0307, WIS. STATS.

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

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

WHEREAS, Besim and Gina Ferati, Agents, requested approval of a conditional use and building, site, and operation plan to allow the outdoor parking and storage of semi-tractors and their trailers on the parcel located directly south of 215 S. 27th Street. The subject site is zoned M-2, General Industrial District, on Parcel ID No. 168-04-21-01-002-000 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

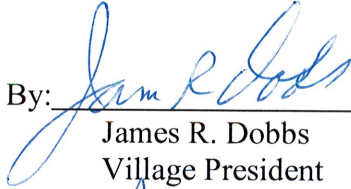
WHEREAS, the Village of Raymond has approved the conditional use and building, site, and operation plan and the Village of Caledonia Plan Commission has recommended approval of the request with conditions outlined in **Exhibit A** for the following reasons:

1. 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.
2. 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 conditional use and 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.

 11 Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of July , 2022.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

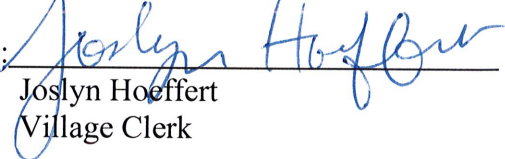
Attest: 
Joslyn Hoeffert
Village Clerk

Exhibit A: Conditions of Approval
for the parcel located directly south of 215 S. 27th Street

1. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
2. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plan received on June 21, 2022. The storage of semi-tractors and their trailers are only permitted in the locations as identified in the submitted plan. Outdoor storage of materials, equipment, or other vehicles is prohibited.
3. **Signage.** No signs are permitted on the parcel until such time a building is constructed. Semi-tractor trailers shall not be used for advertisement along the parcel road frontage.
4. **Landscaping.** Landscaping at the site must be in compliance with the proposed landscape plan received on June 21, 2022. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
5. **Lighting.** If the site is to be illuminated in the future, the applicant must submit a photometric plan for review and approval by the Village Development Director prior to installation. Lighting at the site will need to comply with design standards design standards stated in Exhibit K of the Cooperative Boundary Agreement.