

**RESOLUTION NO. 2022-88**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A BUILDING, SITE, AND OPERATIONS PLAN TO CONSTRUCT AND UTILIZE A ±709 SQUARE-FOOT ADDITION TO AN EXISTING INDUSTRIAL BUILDING, LOCATED AT 4133 COURTNEY 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**, Gene Bohn, Agent, requested approval of a building, site, and operation plan to construct and utilize a ±709 square-foot addition to the existing industrial building. The applicant has indicated that the proposed addition will be used to increase the capacity of the existing business. The subject site is zoned M-2, General Industrial District, on Parcel ID No. 168-04-21-36-001-220 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

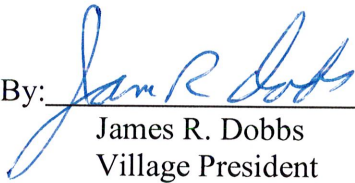
**WHEREAS**, the Village of Raymond has approved the building, site, and operation plan and the Village of Caledonia Plan Commission has recommended approval of the request with conditions in Exhibit A for the following reasons:

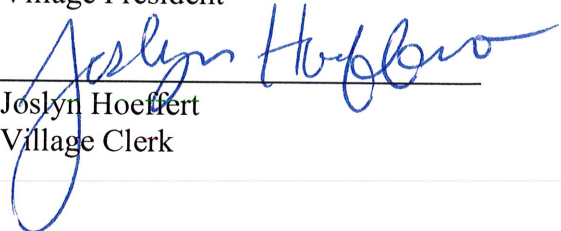
1. The Village of Raymond granted approval of the proposed building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance 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.

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

VILLAGE OF CALEDONIA

By:   
James R. Dobbs  
Village President

Attest:   
Joslyn Hoeffert  
Village Clerk

**Exhibit A: Conditions of Approval for the Building Addition Located at 4133 Courtney 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 addition shall be located, constructed, and utilized in accordance with the plan received on July 22, 2022.
3. **Landscaping.** The applicant will install three evergreen trees in the northwest corner of the site to comply with the design guideline standard requiring screening of garage doors from roadways. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.