

**RESOLUTION NO. 2024-080  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A REZONE TO B-5, HIGHWAY BUSINESS DISTRICT, A CONDITIONAL USE FOR A TRUCK TRANSPORTATION BUSINESS WITH OUTDOOR PARKING OF SEMI-TRACTORS AND TRAILERS, AND A BUILDING, SITE, AND OPERATION PLAN FOR THE CONSTRUCTION OF TWO ±4,920 SQUARE-FOOT COMMERCIAL BUILDINGS AND EXPANDED PARKING LOT FOR THE PARCEL LOCATED AT 405 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, and certified survey maps if within the jurisdictional area of the Cooperative Plan;

**WHEREAS**, Predrag Maric, Agent, requested approval of a rezone to B-5, Highway Business District, a Conditional Use for a truck transportation business with outdoor parking of semi-tractors and trailers, and a building, site, and operation plan for the construction of two ±4,920 square-foot commercial buildings and expanded parking lot located at 195 27<sup>th</sup> Street, Parcel ID No. 168-04-21-01-005-000 in the Village of Raymond. 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 rezone to B-5, Highway Business District; a Conditional Use for a truck transportation business with outdoor parking of semi-tractors and trailers; and a building, site, and operation plan for the construction of two ±4,920 square-foot commercial buildings and expanded parking lot and the Village of Caledonia Plan Commission has recommended approval of the rezone, conditional use, and building, site, and operation plan for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the rezoning, conditional use, and 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Caledonia that the requested rezone, conditional use, and 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 9 day of July, 2024.

**VILLAGE OF CALEDONIA**

By: Thomas Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Olsen  
Jennifer Olsen  
Village Clerk