

**RESOLUTION NO. 2024-084  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A CONDITIONAL USE AND BUILDING, SITE, AND OPERATION  
PLAN TO CONSTRUCT A ±10,000 SQUARE-FOOT COMMERCIAL BUILDING FOR THE  
OPERATION OF A COMMERCIAL TRAILER SALES AND SERVICE BUSINESS WITH  
OUTDOOR STORAGE AND DISPLAY OF MERCHANDISE FOR THE PARCEL LOCATED ON  
USH 41, SOUTH OF 6009 USH 41, CALEDONIA TRAILERS LLC, OWNER**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

**WHEREAS**, Caledonia Trailers LLC, Owner, requested a conditional use and approval of a building, site, and operation plan to construct a ±10,000 square-foot commercial building for the operation of a commercial trailer sales and service business with outdoor storage and display of merchandise for the parcel located on USH 41, directly south of 6009 USH 41, Parcel ID No.: 104-04-22-19-037-000;

**WHEREAS**, the Village of Caledonia Plan Commission recommended approval of the conditional use with conditions outlined in **Exhibit A** for the following reasons:

1. The proposed use is permitted by conditional use permit in the B-3 Highway Business District through the conditional use review process.
2. The proposed conditional use is in accordance with the purpose and intent of Title 16 of Municipal Code and complies with all its sections.; and

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

1. The proposed use is consistent with the conditions of the conditional use permit.
2. The proposed meets the criteria for approval as stated in Sec. 16-4-1 (Required Plans) of Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the requested conditional use and proposed building, site, and operation plan as set forth above, are hereby approved for the same reason set forth above and subject to the conditions recommended by the Plan Commission and set forth herein.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 9 day of July, 2024.

**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Olsen  
Jennifer Olsen  
Village Clerk