

**RESOLUTION NO. 2025-030
VILLAGE OF CALEDONIA**

A RESOLUTION APPROVING A BUILDING, SITE, AND OPERATION PLAN FOR THE CONSTRUCTION OF A ±53,000 SQUARE-FOOT COMMERCIAL BUILDING FOR THE PARCEL LOCATED AT 3030 CTH K 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, Racine County, WI do resolve 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, site plans, and certified survey maps if within the jurisdictional area of the Cooperative Plan;

WHEREAS, Mark Molinaro Jr., Agent, requested approval of a building, site, and operation plan for the construction of a ±53,000 square-foot commercial building located at 3030 CTH K, Parcel ID Nos. 168-04-21-25-005-010 & 168-04-21-25-005-020 in the Village of Raymond. These tracts of land are 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 for the construction of a ±53,000 square-foot commercial building and the Village of Caledonia Plan Commission has recommended approval of the building, site, and operation plan for the following reason:

1. The Village of Raymond Plan Commission and Village Board 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 finds 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 requested 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 8 day of April, 2025.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Bass
Jennifer Bass
Village Clerk