

**RESOLUTION NO. 2025-063  
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO ENTER INTO  
A PRE-DEVELOPMENT AGREEMENT WITH DEWBERRY ENGINEERS, INC. FOR  
A PROPOSED TRANSITION LIGHT INDUSTRIAL DEVELOPMENT**

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

**WHEREAS**, Dewberry Engineers, Inc. (“Dewberry”) has proposed a transition light industrial development, rezoning and comprehensive plan amendment for consideration by the Village (the “Development”);

**WHEREAS**, the Village of Caledonia is willing to consider the request and submissions for the Development if Dewberry pays for the costs the Village incurs to do so; and

**WHEREAS**, given the size and scope of the Development, Village staff increased the responsibilities for financial cost recovery, increased the deposit and modified the scope of the standard pre-development agreement which requires additional review and approval by the Village Board.

**NOW, THEREFORE, BE IT RESOLVED THAT** the pre-development agreement in the form attached hereto as **Exhibit A** (the “Pre-Development Agreement”) is approved, and the Village President and Village Clerk are authorized to execute such agreement after approval.

**BE IT FURTHER RESOLVED**, that the Village Administrator is authorized to approve additional amendments to this Pre-Development Agreement that provide for additional amounts of pre-development cost recovery and the Village staff are authorized to take such actions as are provided for under the agreement.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 12 day of August, 2025.

**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Bass  
Jennifer Bass  
Village Clerk