

**RESOLUTION NO. 2025-86
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A BUILDING, SITE, AND OPERATION PLAN FOR THE
CONSTRUCTION OF A ±9,440 SQUARE-FOOT COMMERCIAL BUILDING FOR THE
PURPOSE OF A SEMI-TRAILER STORAGE AND REPAIR FACILITY LOCATED ALONG USH
41 IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE BOUNDARY AGREEMENT
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, Scott Truehl, Agent, requested approval of a building, site, and operation plan for the construction of a ±9,440 square-foot commercial building located along USH 41, Parcel ID No. 168-04-21-25-004-200 in the Village of Raymond. This parcel 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 for the construction of a ±9,440 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 proposed use is allowed by underlying zoning through the cooperative boundary agreement review process.
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 11 day of November, 2025.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

Attest: Jennifer Bass
Jennifer Bass
Village Clerk