

**RESOLUTION NO. 2020-102**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CONSTRUCT AND UTILIZE A ±1,800 SQUARE-FOOT COMMERCIAL BUILDING FOR CONTRACTOR OFFICES WITH OUTDOOR STORAGE OF TRACTOR TRAILERS, LOCATED AT 3500 FOURTEEN POINT LANE 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 and for conditionals uses if within the jurisdictional area of the Cooperative Plan;

**WHEREAS**, Daniel Oakes, Agent, requested approval of a Conditional Use to construct and utilize a ±1,800 square-foot commercial building with outdoor storage for tractor trailers. The applicant has indicated that the proposed building will be used for the operation of a truck trailer leasing business. The subject site is zoned B-3 Business Service District, on Parcel ID No. 168-04-21-25-004-000 in the Village of Raymond and 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 requested conditional use and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. Based on other uses in the area, this use appears compatible with current uses in the area.
3. 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.
4. Any change of use will require review by the Village of Raymond and the Village of Caledonia.
5. The proposed use will comply with conditions outlined in Exhibit A

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Caledonia that the requested conditional use 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.

2020 Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this  
day of November, 2020.

**VILLAGE OF CALEDONIA**

By: James R. Dobbs  
James R. Dobbs  
Village President

Attest: Karie Pope  
Karie Pope  
Village Clerk

770272.001 (584)

# Exhibit A: Conditions of Approval

Top Flite LLC  
3500 Fourteen Point Lane

1. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
2. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plans and documents approved by the Village Board.
3. **Screening of Rooftop & Ground Mechanicals.** All rooftop and ground mechanicals will be screened from public view utilizing fencing or landscaping.
4. **Signage.** Future signage will comply with design standards stated in Exhibit K of the Cooperative Boundary Agreement.
5. **Landscaping.** Landscaping at the site must be in compliance with the proposed installation of pine trees 30-feet along HWY k by the Village Board. The Village may require a letter of credit or bond to be posted to ensure implementation and maintenance. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
6. **Lighting.** Lighting at the site must be in compliance with the approved lighting plan submitted to the Village and comply with design standards design standards stated in Exhibit K of the Cooperative Boundary Agreement.