



Ballpark Commons Office Building
7044 South Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
foth.com

July 14, 2025

Paul H. Pignet
STI Holdings, Inc.
Stoughton Trailers, LLC
Via Email: ppignet@stoughtontrailers.com

Re: Stoughton Trailers Use Approved via Similar Approved Use and Associated Conditional Use Approval for TK168042125004200 from Village of Raymond, Wisconsin

Dear Mr. Pignet:

This letter is being sent in response to an inquiry from you, representing the owners of property located at TK 168042125004200– STI Holdings, Inc. (formerly owned by Raymond 40, LLC), in the Village of Raymond, Wisconsin. This property is located on the West side of S. 27th St., and north of Trophy Lane (a private road) and having an approximate size of 39.9 Acres.

The property is currently zoned as B-3, Commercial Service District.

The original use was approved by the Village Board on May 24, 2021, as a Conditional Use, when the property was zoned as B-3 and permitted for a Conditional Use under Section 20-1339 (b) Highway Oriented Uses, to allow for the development of a multi-use site to include a semi-trailer sales, leasing, and storage facility, and a food product distribution facility.

These original approvals, and associated site plan approvals are in good standing order, with no current zoning violations. The Village zoning administrator, myself, has concluded back in October 4, 2024, that although the ownership has changed, and the preliminary site plans submitted are not substantially different from those previously recommended approved, and work has been ongoing to ready the site, the CUP, as originally approved, stands. A new zoning permit and associated site plan/engineering plans will now need to be reviewed and approved prior to issuance of a building permit. We have received the documents and are currently waiting on the application fee for the submittal prior to commencing review.

Should you have any further questions or concerns, feel free to contact the Village of Raymond Clerk's office at (262) 835-4426. Or you may contact the Village Zoning Administrator's office during regular business hours on Tuesdays from 8:30am to 11:00am at (414) 386-7171.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Kohout".

Ben Kohout, AICP, Village Staff Planner
Foth Infrastructure & Environment, LLC

Cc: Village Clerk, Address File for TK168042125004200