

**RESOLUTION NO. 2024-059
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO ENTER INTO
A STORM SEWER EASEMENT AGREEMENT WITH JOSEPH PASSARELLI**

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

WHEREAS, the Owner, Joseph Passarelli, applied for a Building Permit for a Single-Family Home at 9918 Dunkelow Road in the Village of Caledonia.

WHEREAS, in the early 2000's, the developer of the property rerouted an 18" Clay Drain Tile from bisecting the lot to a location near the West property line to make the property buildable.

WHEREAS, the developer was to grant a Storm Sewer Easement over the rerouted 18" Drain Tile but one was never recorded.

WHEREAS, as a condition of approval of the Single-Family Home Building Permit, a Storm Sewer Easement over the 18" Drain Tile will need to be granted.

WHEREAS, the Village has prepared said Storm Sewer Easement Agreement.

WHEREAS, the Owner, Joseph Passarelli has executed said Storm Sewer Easement Agreement.

WHEREAS, the Caledonia Utility District has authorized the President & Secretary of the Caledonia Utility District to execute the Storm Sewer Easement Agreement at their May 1, 2024 meeting.

WHEREAS, the President and Clerk of the Village need to execute the Storm Sewer Easement Agreement in order to allow it to be recorded.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Storm Sewer Easement Agreement as set forth in Exhibit A, which is attached hereto and incorporated herein by reference, is approved and that the Village President and Village Clerk are authorized to execute said Storm Sewer Easement Agreement.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this
14 day of May, 2024.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston, Village President

Attest: Jennifer Olsen
Jennifer Olsen, Village Clerk

STORM SEWER EASEMENT AGREEMENT:
JOSEPH PASSARELLI

This Storm Sewer Easement Agreement ("Agreement") is made the 3 day of April 2024, by and between **JOSEPH PASSARELLI**, building a home at 9918 Dunkelow Road, Franksville, Wisconsin 53126, referred to in this Agreement as "Owner", and the **VILLAGE OF CALEDONIA**, Racine County, Wisconsin and **VILLAGE OF CALEDONIA UTILITY DISTRICT**, a utility district of the Village of Caledonia, Racine County, Wisconsin. The Village of Caledonia and Village of Caledonia Utility District are referred to herein individually as appropriate and are collectively referred to in this Agreement as the "Grantees".

RECITALS

A. The Owner is the fee simple holder of certain real property in the Village of Caledonia, Racine County, State of Wisconsin, as more particularly described in the Letter Report of Title attached hereto as Exhibit A and hereby incorporated herein by reference. Said real property is referred to in this Agreement as the "Property".

B. The Grantees have requested that the Owner grant a permanent easement (referred to in this Agreement as the "Storm Sewer Easement") over that portion of the Property described in attached Exhibit B, hereinafter referred to in this Agreement as the "Storm Sewer Easement Area". The location of the Storm Sewer Easement Area with respect to the Property is as shown and described in Exhibit B.

C. The Grantees have requested that the Owner grant a permanent access easement (referred to in this Agreement as the "Ingress/Egress Easement") over the Owner's Property, that will grant to the Grantees, and their employees, officials, commissioners, contractors, consultants, and agents, pedestrian and/or vehicular ingress and egress over the Owner's Property to and from and the Storm Sewer Easement Area.

D. As used in this Agreement, the term "Drainage Facilities" shall mean the Storm Sewer Easement Area, the Ingress/Egress Easement, pipelines, storm sewers and any other structures or improvements that are constructed or installed upon the Storm Sewer Easement Area from time to time by the Grantees, or its contractors, successors, and assigns, for the conveyance of storm water under and through the Property.

AGREEMENT

For One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Owner, the parties agree as follows:
Racine County, Wisconsin

- 1) Grant of Easement. The Owner hereby grants to the Grantees, and to the Grantees' employees, officials, commissioners, contractors, consultants, agents, successors, and assigns, (i) the right to construct, install, inspect, maintain, repair, and/or replace the Drainage Facilities in the Storm Sewer Easement Area, and (ii) the Ingress/Egress Easement over and through the Owner's Property, for the purposes of (i) performing its easement rights granted to the Grantees under this Agreement, and/or (ii) inspecting, monitoring, and/or testing the Drainage Facilities and/or the Storm Sewer Easement Area, and/or (iii) for conveying storm waters through the Storm Sewer Easement Area and the Drainage Facilities, under the Owner's Property.

- 2) Removal of Obstructions. Owner hereby grants to the Grantees, and to Grantees' employees, officials, commissioners, contractors, consultants, and agents the right, but not the responsibility to:
 - a) Enter upon the premise to cut down and remove or trim all trees, bushes or other vegetation existing within the Storm Sewer Easement Area, and to cut down and remove or trim all trees, bushes and other vegetation located outside of the Storm Sewer Easement Area, that interfere with the installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Storm Sewer Easement Area.

 - b) Enter upon the premise and remove any structures or improvements located within the Storm Sewer Easement Area to the extent necessary to carry out the installation, construction, use, operation, cleaning, maintenance, alteration, repair and/or replacement of the Drainage Facilities within the Storm Sewer Easement Area.

- 3) Certain Owner Requirements.
 - a) No fences, structures or improvements shall be erected, and no trees, bushes or other vegetation shall be planted, within the Storm Sewer Easement Area; and

 - b) The elevation of the existing ground surface within the Storm Sewer Easement Area shall not be altered without the written consent of the Grantees.

- 4) Restoration of Surface. The Grantees shall reasonably restore the surface of the Property disturbed by the Grantees' (i) installation, construction, use, operation, cleaning, maintenance, alteration, repair, and replacement of the Drainage Facilities within the Storm Sewer Easement Area. Said restoration shall be to the condition that existed prior to the Grantees' entry on the Property; provided, however that the Grantees shall only be required to (i) restore any disturbed areas of soil with grass seed, and (ii) restore any

disturbed paved portion or gravel portion of the Property with similar materials.

- 5) Non-Use. Non-use or limited use of the rights granted to the Grantees in this Agreement shall not prevent the Grantees from the later use of said rights to the fullest extent authorized in this Agreement.
- 6) Covenants Run With Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land that is the Property and shall be binding upon, inure to the benefit of, and be enforceable by the Owner and the Grantees and their respective successors and assigns.
- 7) Warranty. The Owner does hereby warrant and covenant that the Owner owns the Property in fee simple and is lawfully seized and possessed of the Property; that the Owner has a good and lawful right to grant the rights granted to the Grantees hereunder; that the Property is free and clear of all liens and encumbrances, except for recorded easements and recorded covenants, that the persons executing this Agreement on behalf of the Owner are fully authorized to execute this Agreement on behalf of the Owner; and that this Agreement is the binding obligation of the Owner.
- 8) Term. The term of this Agreement shall continue indefinitely, in full force and effect, unless and until amended and/or terminated with the written approval of the Grantees.
- 9) Recording. Upon the execution of this Agreement by both Owner and the Grantees, the Grantees shall record this Agreement in the Office of the Racine County Register of Deeds.
- 10) Statutory Procedures. Pursuant to the provisions of Section 32.05(2a) of the Wisconsin Statutes:
 - a) The Letter Report of Title attached hereto as Exhibit A identifies all persons or entities (collectively, the "Recipients") that have an interest of record in the Owner's Property immediately prior to the execution of this Agreement; and
 - b) The Owner warrants and represents to the Grantees that the Owner has no notice or knowledge of any additional Recipients subsequent to the search date of the said Letter Report of Title (Exhibit A); and
 - c) The Grantees shall serve upon all of the Recipients, by Certified Mail, a copy of this Agreement, along with a letter advising each Recipient of the right, of that Recipient, to appeal the amount of compensation being paid to the Owner by the Grantees under this Agreement; and
 - d) The said letter to each Recipient shall further advise the Recipient that they/it may, within Six (6) Months after the date of the recording of this Agreement, appeal from the amount of compensation so paid to Owner, in the manner set forth in Subsections 32.05(9) to (12) and Chapters 808 and 809 of the Wisconsin Statutes, for appeals from

an award under Subsection (7) of this Section 32.05 of the Wisconsin Statutes. For the purposes of any such appeal, the amount paid to Owner under this Agreement shall be treated as the award, and the date of the recording of this Agreement shall be treated as the date of taking and the date of evaluation.

- 11) Contingency: Village Board/Utility District Commission Approval. This Agreement is expressly contingent upon the Village Board for the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission, approving its terms and conditions.
- 12) Payment of Monies Due Owner. Within Thirty (30) Business Days (Mondays- Fridays) after (i) this Agreement is signed by all of the parties, and (ii) the above-referenced Grantees approve this Agreement, the Grantees shall pay to Owner the monies due Owner under this Agreement.
- 13) Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Wisconsin. Venue for any legal action pertaining to and/or arising under this Agreement shall solely and exclusively be Racine County Circuit Court in Racine County, Wisconsin
- 14) Entire Agreement. All negotiations, promises, discussions, understandings, and agreements heretofore made or had between the parties are merged in this Agreement, and this Agreement alone fully and completely expresses the final agreements of the parties.
- 15) Amendments. This Agreement shall not be modified or amended except in a written document signed by the Grantees and the Owner, and then approved by the Village Board of the Village of Caledonia, Wisconsin, and the Village of Caledonia Utility District Commission.

OWNER:

Joseph Passarelli

BY: *[Signature]*
Joseph Passarelli

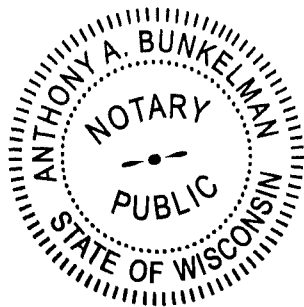
STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this 3rd day of April 2024, the above-named **Joseph Passarelli**, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said owner.

[Signature]
Notary Public, State of Wisconsin

Name: Anthony A. Bunkelman

My Commission: 7-26-27



**GRANTEES:
VILLAGE OF CALEDONIA**

By: *[Signature]*
Thomas Weatherston, President

Attest: *[Signature]*
Jennifer Olsen, Clerk

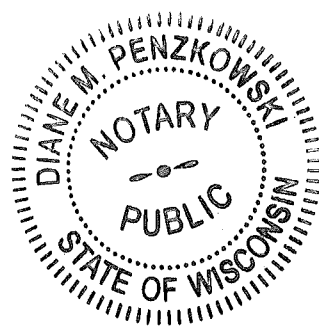
STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this 14th day of May 2024, the above-named **Thomas Weatherston, President** and **Jennifer Olsen, Clerk** to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of the Village of Caledonia.

[Signature]
Notary Public, State of Wisconsin

Name: Diane M. Penzkowski

My Commission: 9.14.2028



VILLAGE OF CALEDONIA UTILITY DISTRICT

By: *Howard Stacey*
Howard Stacey, President

Attest: *Robert Kaplan*
Robert Kaplan, Secretary

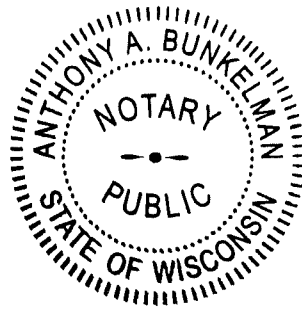
STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

Personally came before me this 1st day of May 2024, the above-named **Howard Stacey, President and Robert Kaplan, Secretary** to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of the Village of Caledonia Utility District.

Anthony A. Bunkelman
Notary Public, State of Wisconsin

Name: *Anthony A. Bunkelman*

My Commission: *July 26, 2027*



This instrument was drafted by:
Ryan Schmidt, PE
Village Engineer
Village of Caledonia
5043 Chester Lane
Caledonia, WI 53402

LETTER REPORT

TITLE REPORT PREPARED FOR: Village of Caledonia

TAX KEY NO.: 104-04-22-33-241-000

TITLE CO. REFERENCE NO.: 73235

LEGAL DESCRIPTION:

Lot 2, Block 1, Karen Jean Subdivision, according to the recorded plat thereof. Said land being in the Village of Caledonia, Racine County, Wisconsin.

OWNER:

Joseph Passarelli

PROPERTY ADDRESS:

9918 Dunkelow Road, Franksville, WI 53126

OPEN MORTGAGES:

NONE

UNSATISFIED LIENS, JUDGMENTS, WARRANTS:

NONE

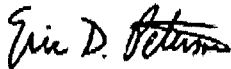
REAL ESTATE TAXES:

Taxes for the year 2023 in the amount of \$808.05, have been paid in full.

THIS report is compiled from the public records of the appropriate offices in which the property is located, and assumes no liabilities for the public record information or facts shown in detail herein. **THIS REPORT IS NOT AN ABSTRACT OR OPINION OF TITLE, TITLE COMMITMENT OF GUARANTY OR TITLE INSURANCE POLICY.** The liability hereunder is specifically limited to the fees paid for the preparation of this report.

This report is prepared and submitted as of March 25, 2024 at 12:00 AM

Landmark Title of Racine, Inc.



Eric D. Peterson
Authorized Signature or Signatory

9918 Dunkelow Road
Franksville, WI 53126



LANDMARK TITLE OF RACINE, INC.

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE, BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS; RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING, BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY

(continued)

OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT

DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDER TAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR, SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND /OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

Landmark Title of Racine, Inc. Privacy Policy

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our underwriters, Commonwealth Land Title and First American Title, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use the information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information about your transactions with us, our affiliated companies or others and;
- Information we receive from a consumer reporting agency

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Racine County

Owner (s):
PASSARELLI, JOSEPH

Location:
Sect. 33, T4N,R22E

Mailing Address:
**JOSEPH PASSARELLI
416 22ND AVE
KENOSHA, WI 53140**

School District:
4620 - UNIFIED SCHOOL DISTRICT

Request Mailing Address Change

Tax Parcel ID Number: Tax District: Status:
104-04-22-33-241-000 104-VILLAGE OF CALEDONIA Active

Alternate Tax Parcel Number: Government Owned: Acres:
0.0000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
KAREN JEAN SUBDIVISION LOT 2 BLK 1

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
9918 DUNKELow RD FRANKSVILLE, WI 53126

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year* Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2023	\$808.05	\$808.05	\$0.00	\$0.00	\$0.00	\$0.00
2022	\$769.81	\$769.81	\$0.00	\$0.00	\$0.00	\$0.00
2021	\$852.14	\$852.14	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$848.51	\$848.51	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$868.35	\$868.35	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$940.83	\$940.83	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$875.38	\$875.38	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$863.32	\$863.32	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$886.29	\$886.29	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$849.68	\$849.68	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$880.21	\$880.21	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$891.12	\$891.12	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$1,518.72	\$1,518.72	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$0.00

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **March 31, 2024.**

Assessments

Tax Year: 2023

[Click here for detailed assessment data. \(square footage, year built, building type, etc\)](#)

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	0.432	\$48,200	\$0	\$48,200
Total:		0.432	\$48,200	\$0	\$48,200

Estimated Fair Market Value:

\$49,300

Average Assessment Ratio:

0.97700046

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.

** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Special Assessments

Assessment	Value	Action
24 - STORM WATER UTILITY FEE	\$16.31	

Attachments

Districts

Other Districts

Type	Code	District
Special District	4CO	CAL UTILITY WATER
Special District	4RR	ROOT RIVER STORM (INACTIVE)
Special District	4CP	CAL UTILITY SEWER

Documents

Notes

Parcel History

Permits

VILLAGE OF CALEDONIA
5043 CHESTER LN
RACINE WI 53402

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

WIERCHKE, SARAH



Parcel Number: 104 042233241000
Bill Number: 638257

638257/104 042233241000
SARAH WIERCHKE
C/O
3937 S 56TH ST
MILWAUKEE WI 53220

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
9918 DUNKELOW RD
Sec. 33, T4N, R22E
KAREN JEAN SUBDIVISION LOT 2 BLK 1
0.000 ACRES

Please inform County of address changes.

ASSESSED VALUE LAND 48,200	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 48,200	AVERAGE ASSMT. RATIO 0.977000460	NET ASSESSED VALUE RATE 0.01642601 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 791.74	
ESTIMATED FAIR MARKET VALUE LAND 49,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 49,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 74.84	STORM WATER UTILITY FEE 16.31	
TAXING JURISDICTION		2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
RACINE COUNTY		817,357	1,063,188	149.54	145.65	-2.6%
VILLAGE OF CALEDONIA		2,269,023	2,566,300	252.60	280.30	11.0%
UNIFIED SCHOOL DISTRICT		48,238,714	48,597,647	311.01	330.78	6.4%
GATEWAY TEC VTAE		2,241,301	2,192,529	30.56	29.18	-4.5%
CAL UTILITY WATER		0	0	0.00	0.00	
CAL UTILITY SEWER		0	0	9.79	5.83	-40.4%
TOTAL		53,566,395	54,419,664	753.50	791.74	5.1%
FIRST DOLLAR CREDIT				0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				753.50	791.74	5.1%

TOTAL DUE: \$808.05
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2024

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
UNIFIED SCHOOL DISTRICT	4,463,824	63.35	2051				

PAY 1ST INSTALLMENT OF: \$412.18
BY JANUARY 31, 2024
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
5043 CHESTER LN
RACINE WI 53402

PIN# 104 042233241000
WIERCHKE, SARAH
BILL NUMBER: 638257

PAY 2ND INSTALLMENT OF: \$395.87
BY JULY 31, 2024
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
RACINE COUNTY TREASURER
730 WISCONSIN AVENUE
RACINE, WI 53403-1274

PIN# 104 042233241000
WIERCHKE, SARAH
BILL NUMBER: 638257

PAY FULL AMOUNT OF: \$808.05
BY JANUARY 31, 2024
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF CALEDONIA
5043 CHESTER LN
RACINE WI 53402

PIN# 104 042233241000
WIERCHKE, SARAH
BILL NUMBER: 638257



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

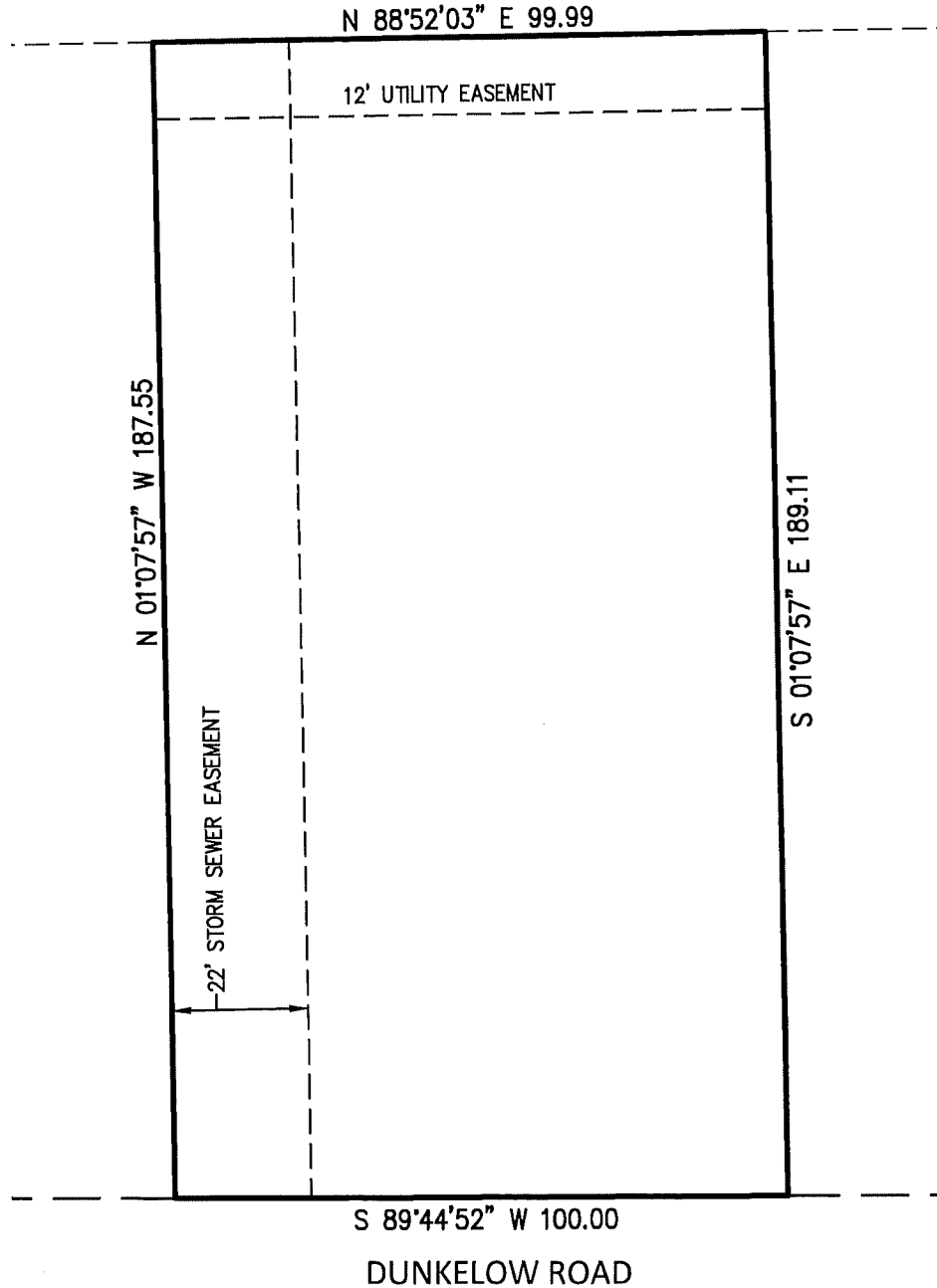
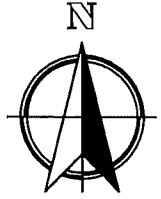


INCLUDE THIS STUB WITH YOUR PAYMENT

EXHIBIT B

DESCRIPTION OF A 22' WIDE STORM SEWER EASEMENT

The West 22.00 feet of Lot 2, Block 1, Karen Jean Subdivision, according to the recorded plat thereof. Said land being in the Village of Caledonia, Racine County, Wisconsin.



1:39:29 PM

Friday, March 22, 2024



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbosc.net

Scale: 1" = 30'
Drawn By: SCB
DATE: 3-22-2024
2024.0019.01
Easement Exhibit
Village of Caledonia
Caledonia, Wisconsin