

**RESOLUTION NO. 2019-82**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
AUTHORIZING THE ACCEPTANCE OF TITLE TO A PARCEL OF LAND LOCATED AT  
7209 DOUGLAS AVENUE IN THE VILLAGE OF CALEDONIA FROM RACINE COUNTY**

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

WHEREAS, title to a parcel of land located at 7209 Douglas Avenue in the Village of Caledonia was acquired by Racine County by tax foreclosure for the nonpayment of property taxes, special charges and special assessments per Racine County Circuit Court Judgment recorded with the Register of Deeds on October 19, 2018 as Document No. 2506132;

WHEREAS, the Village informed Racine County that it was interested in acquiring title to the parcel from Racine County so that the parcel did not become a burden to Racine County, and so that the Village could clean up the deteriorated site and raze the building;

WHEREAS, the Village's Park and Recreation Commission, Plan Commission and Finance Committee recommended the acquisition of the property; and

WHEREAS, the Racine County Finance Committee recommended the donation of the property to the Village on September 4, 2019 and the Racine County Board of Supervisors is expected to take action to approve the donation to the Village on September 24, 2019.

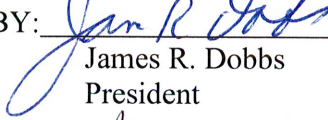
NOW, THEREFORE, BE IT RESOLVED, that the Village Board authorizes the acceptance of ownership from Racine County to the Village of the parcel of land located at 7209 Douglas Avenue.

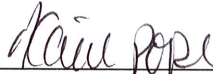
BE IT FURTHER RESOLVED, that the Village President and Village Clerk of the Village of Caledonia are authorized to take all actions necessary and execute all documents necessary to effect the transfer of the parcel to the Village of Caledonia.

BE IT FURTHER RESOLVED, that the Village Administrator is authorized to obtain written quotes for the razing and restoration of the site, to review possible redevelopment options, to proceed in accordance with Section 2-4-25(d)(3)(b) of the Village's Code of Ordinances and to enter into a contract for such razing and site restoration as provided for under the Village's ordinances or in the alternative to bring back before the village Board redevelopment options.

Adopted this 16<sup>th</sup> day of September, 2019, by the Village Board of the Village of Caledonia, Racine County, Wisconsin.

**VILLAGE OF CALEDONIA**

BY:   
James R. Dobbs  
President

Attest:   
Karie Pope  
Clerk

## Joslyn Hoeffert

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**From:** Elaine Sutton Ekes <esekes@peglawfirm.com>  
**Sent:** Thursday, September 12, 2019 9:28 AM  
**To:** Karie Pope; Joslyn Hoeffert  
**Cc:** Laura Million; Thomas J. Christensen; Eileen M. Zaffiro  
**Subject:** 7209 Douglas Avenue Resolution  
**Attachments:** Village Board Resolution on accepting title.docx; 7209 Douglas Ave - Google Maps.pdf; PropertyRecordReport.pdf; Aerial.pdf

Attached is the resolution for the board, the area map and property information on the property anticipated to be donated by the county to the Village. This property has been identified by the Village Staff and the Community Development Authority as a blighted property and this process will allow the Village to address the blight. The current value is approximately \$40,000 for the land per the assessor records and confirmed also by the Assessor that this would be the approximate fair market value. The property is zoned B-4. We are looking at options for possible redevelopment of the site. We recommend approval of this resolution in furtherance of the Village's goal on blight elimination for this important entry way into the Village.

*We have moved, please note our new address below; phone, fax and email remain the same.*

Elaine Sutton Ekes  
Pruitt, Ekes & Geary, S.C.  
Main Place  
245 Main Street, Suite 404  
Racine, WI 53403  
Email: [esekes@peglawfirm.com](mailto:esekes@peglawfirm.com)  
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Visit us on the Web at [www.peglawfirm.com](http://www.peglawfirm.com).

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## 2018 Property Record | Racine County, WI

*Assessed values not finalized until after Board of Review  
Property information is valid as of 8/20/2019 5:13:10 PM*

Owner Address	
RACINE COUNTY 730 WISCONSIN AVE RACINE, WI 53403	

Owner
RACINE COUNTY

Property Information	
<u>Parcel ID:</u>	104-042212123000
<u>Document #</u>	2506132
<u>Tax Districts:</u>	
UNIFIED SCHOOL DISTRICT	
CAL UTILITY WATER	
LAKE MICHIGAN STORM (INACTIVE)	
CAL UTILITY SEWER	

Property Description	
<i>For a complete legal description, see recorded document.</i>	
PT SE1/4 COM 1093 N OF SE COR N97 W233 SE93 E187 TO POB & COM SE COR N1/2 N1/2 S1/2 SE1/4 N108 W180 TO CL OF HWY SE TO PT W OF POB E120 TO POB EXC HWY #2435888 PT TO 104042212129000 IN 2016 FOR 2017 ROLL **TOTAL ACRES** 0.58	
<u>Municipality:</u>	104-VILLAGE OF CALEDONIA
<u>Property Address:</u>	7209 DOUGLAS AVE

Tax Information		<a href="#">Print Tax Bill</a>
<b><u>Installment</u></b>	<b><u>Amount</u></b>	
<u>First:</u>	2,128.14	
<u>Second:</u>	428.00	
<u>Third:</u>	0.00	
<u>Total Tax Due:</u>	2,556.14	
<u>Base Tax:</u>	926.82	
<u>Special Assessment:</u>	1,699.31	
<u>Lottery Credit:</u>	0.00	
<u>First Dollar Credit:</u>	69.99	
<u>Amount Paid:</u> (View payment history info below)	2,556.14	
<u>Current Balance Due:</u>	0.00	
<u>Interest:</u>	0.00	
<u>Total Due:</u>	0.00	

Land Valuation				
<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
1	0.58	\$40,400	\$4,400	\$44,800
	0.58	\$40,400	\$4,400	\$44,800
<u>Assessment Ratio:</u>			0.9324511810	
<u>Fair Market Value:</u>			48000.00	

Special Assessment Detail		
<u>Code</u>	<u>Description</u>	<u>Amount</u>
16	16 - GARBAGE COLLECTION	102.00
18	18 - DELINQUENT WATER	818.48
19	19 - DELINQUENT SEWER	590.05
24	24 - STORM WATER UTILITY FEE	65.25
25	25 - RECYCLING	53.00
53	53 - DELINQUENT FIRE FEE	70.53
		1699.31

Payment History					
<u>Date</u>	<u>Receipt</u>	<u>Amount</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
5/1/2019	169245	2556.14	0.00	0.00	2556.14

\*No data found for Delinquent Tax Summary in 2018





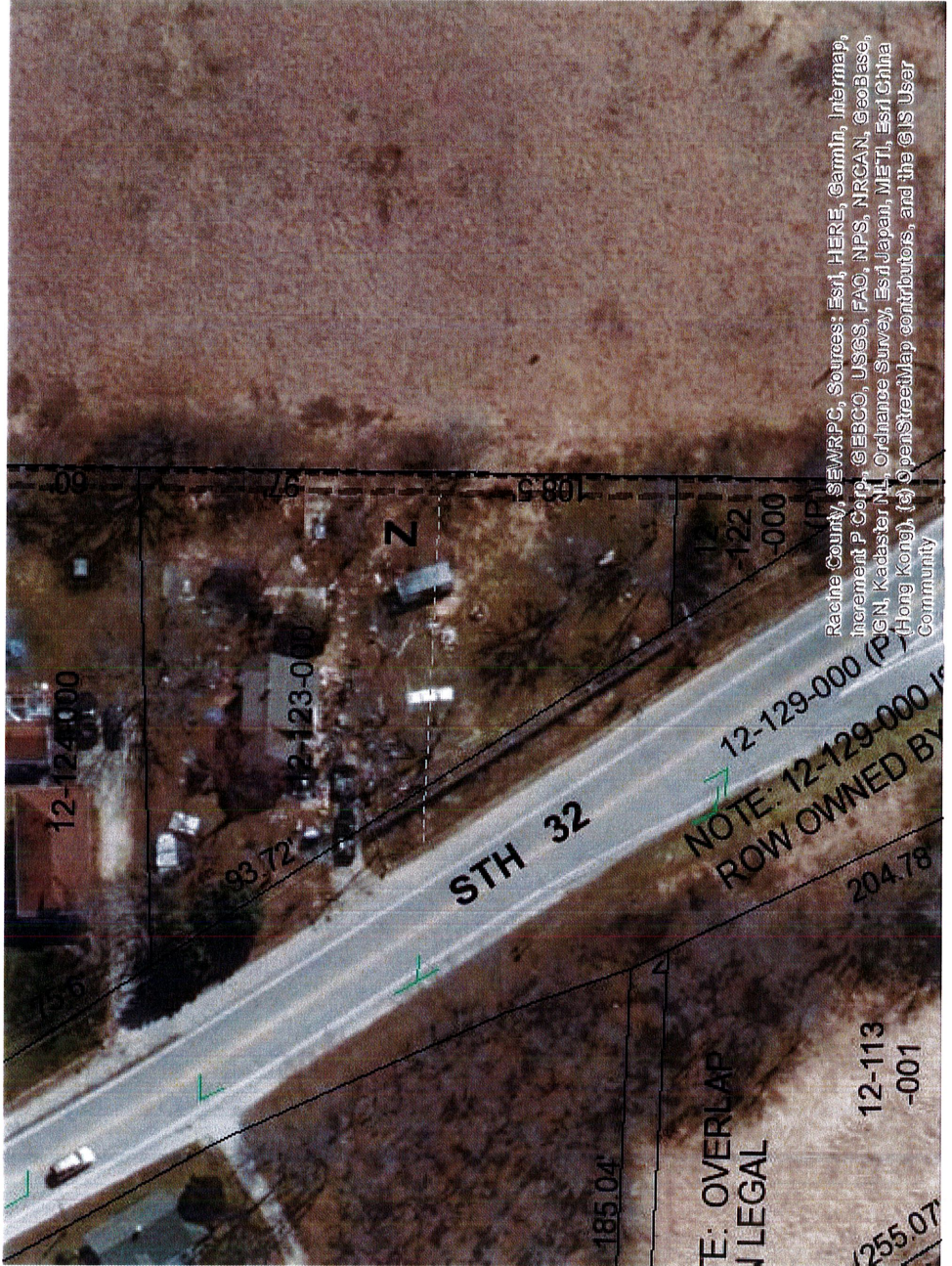
Racine, Wisconsin



Street View - Oct 2018

Image capture: Oct 2018 © 2019 Google





Racine County, SEWRPC, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community