

RESOLUTION NO. 2020-40

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
DESIGNATING VILLAGE OWNED LAND AS PARKLAND
TO BE ATTACHED TO CRAWFORD PARK**

The Village Board for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

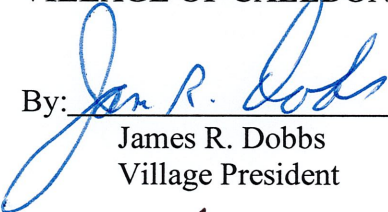
WHEREAS, the Village Board previously authorized the use of impact fees to offset the purchase of land via Resolution No 2019-76 and needs to designate the specific acreage of land for park use and such specific park uses to be determined in the future by the Village;

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that 5.6 acres of land owned by the Village is designated as parkland in the location as depicted and described on the attached **Exhibit A** representing the application of \$129,483.98 of park impact fees towards land purchase price. The intention is that this land shall become attached to Crawford Park at such a time as the Village Board shall determine upon recommendation of the Parks and Recreation Commission or its successor committee, the Parks and Recreation Advisory Committee, along with determination of the specific park usages for the land; and

NOW, BE IT FURTHER RESOLVED, that the Village President, Village Clerk, Village Administrator and other necessary Village officials are authorized to take all actions on behalf of the Village to execute documents, undertake, direct and complete required activities in accordance with this resolution.

Adopted this 21st day of May, 2020.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs
Village President

Attest: 
Karie Pope
Village Clerk

RESOLUTION NO. 2019-76

FINAL RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA AUTHORIZING THE FUNDING TO CLOSE THE TRANSACTION ON THE OFFER TO SELL FOR PROPERTY RECEIVED BY THE VILLAGE FROM ARMIN CLOBES ON BEHALF OF MILLENNIUM TRUST COMPANY LLC FOR APPROXIMATELY 9.3+/- ACRES LOCATED ADJACENT TO THE VILLAGE HALL/CRAWFORD PARK (NO ADDRESS ASSIGNED/FOUR MILE ROAD – TAX PARCEL ID NO: 104-04-23-20-132-000)

WHEREAS, on July 15, 2019, the Village Board reviewed an offer to sell property from Armin Clobes on behalf of Millennium Trust Company LLC for approximately 9.3+/- acres located adjacent to the Village Hall/Crawford Park (no address assigned/Four Mile Road - Tax Parcel ID No: 104-04-23-20-132-000) and authorized the Village Administrator or Assistant Administrator to execute the Offer to Sell subject to the conditions and contingencies discussed in closed session including, review and recommendations from the Village Plan Commission and the Village Park and Recreation Commission with the Final Resolution to be brought back to the Village Board prior to closing. The Offer to Sell is attached hereto as **Exhibit A** to this Resolution;

WHEREAS, it is anticipated that this property will be utilized in the future for an expansion of the Village Hall campus and expansion of Crawford Park with the amount of acreage for each expansion yet to be determined by the Village Board;

WHEREAS, such purchase was reviewed by the Village's Park and Recreation Commission on August 13, 2019 and was recommended for approval;

WHEREAS, such purchase was reviewed by the Village's Plan Commission on August 26, 2019 and was recommended for approval;

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Offer to Sell attached as **EXHIBIT A** is finally accepted and funding to complete such transaction shall be taken from the funds “set aside” from the sale of the East Side Community Center and Woodland Park as per Village Board Resolution No 2017-113 and shall be considered an expense of the Village subject to satisfaction of all conditions and contingencies, and final review and approval by the Village's Public Works Director, the Village's Utility Director and the Village Attorney.

NOW, BE IT FURTHER RESOLVED in regard to future park usage, when the Village Board determines what amount of acreage should be utilized as new parkland, park impact fees may be utilized to offset the cost of the new land in accordance with the Village's Code of Ordinances and Wisconsin Statutes.

NOW BE IT FURTHER RESOLVED, that the Village Administrator is authorized to take all actions on behalf of the Village to execute documents, undertake, direct and complete required activities to close the transaction in accordance with the terms of the accepted and approved Offer to Sell and this Resolution.

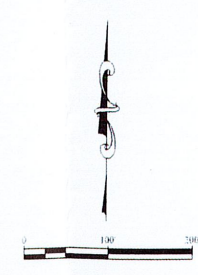
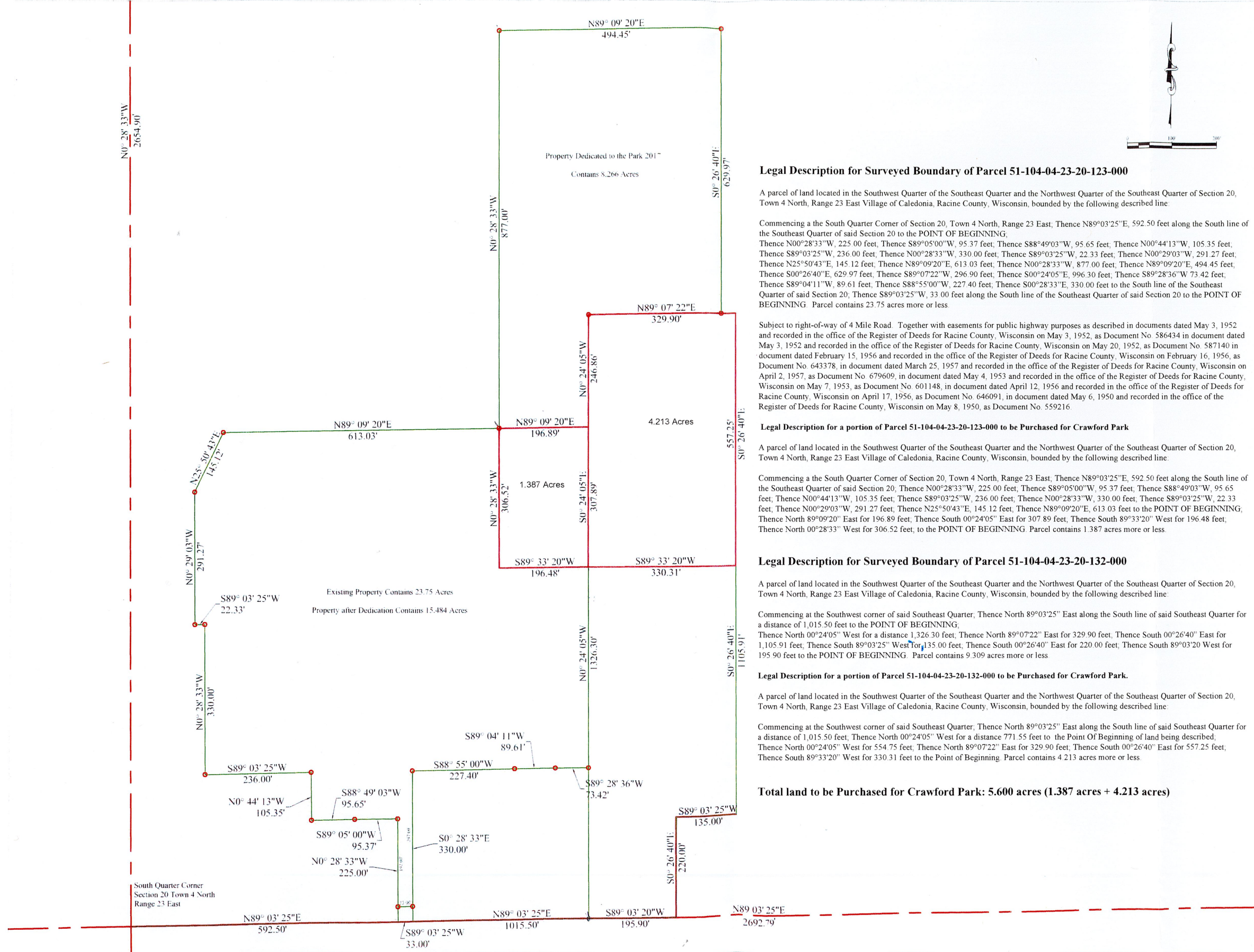
Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 3rd day of September, 2019.

VILLAGE OF CALEDONIA

By: James R. Dobbs
James R. Dobbs, President

Attest: Karie Pope
Karie Pope, Clerk

770272.001 (819)



Legal Description for Surveyed Boundary of Parcel 51-104-04-23-20-123-000

A parcel of land located in the Southwest Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 20, Town 4 North, Range 23 East Village of Caledonia, Racine County, Wisconsin, bounded by the following described line:

Commencing at the South Quarter Corner of Section 20, Town 4 North, Range 23 East, Thence N89°03'25"E, 592.50 feet along the South line of the Southeast Quarter of said Section 20 to the POINT OF BEGINNING; Thence N00°28'33"W, 225.00 feet, Thence S89°05'00"W, 95.37 feet, Thence S88°49'03"W, 95.65 feet, Thence N00°44'13"W, 105.35 feet, Thence S89°03'25"W, 236.00 feet, Thence N00°28'33"W, 330.00 feet, Thence S89°03'25"W, 22.33 feet, Thence N00°29'03"W, 291.27 feet, Thence N25°50'43"E, 145.12 feet, Thence N89°09'20"E, 613.03 feet, Thence N00°28'33"W, 877.00 feet, Thence N89°09'20"E, 494.45 feet, Thence S00°26'40"E, 629.97 feet, Thence S89°07'22"W, 296.90 feet, Thence S00°24'05"E, 996.30 feet, Thence S89°28'36"W 73.42 feet, Thence S89°04'11"W, 89.61 feet, Thence S88°55'00"W, 227.40 feet, Thence S00°28'33"E, 330.00 feet to the South line of the Southeast Quarter of said Section 20; Thence S89°03'25"W, 33.00 feet along the South line of the Southeast Quarter of said Section 20 to the POINT OF BEGINNING. Parcel contains 23.75 acres more or less.

Subject to right-of-way of 4 Mile Road. Together with easements for public highway purposes as described in documents dated May 3, 1952 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 3, 1952, as Document No. 586434 in document dated May 3, 1952 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 20, 1952, as Document No. 587140 in document dated February 15, 1956 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 16, 1956, as Document No. 643378, in document dated March 25, 1957 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on April 2, 1957, as Document No. 679609, in document dated May 4, 1953 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 7, 1953, as Document No. 601148, in document dated April 12, 1956 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on April 17, 1956, as Document No. 646091, in document dated May 6, 1950 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 8, 1950, as Document No. 559216.

Legal Description for a portion of Parcel 51-104-04-23-20-123-000 to be Purchased for Crawford Park

A parcel of land located in the Southwest Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 20, Town 4 North, Range 23 East Village of Caledonia, Racine County, Wisconsin, bounded by the following described line:

Commencing at the South Quarter Corner of Section 20, Town 4 North, Range 23 East, Thence N89°03'25"E, 592.50 feet along the South line of the Southeast Quarter of said Section 20, Thence N00°28'33"W, 225.00 feet, Thence S89°05'00"W, 95.37 feet, Thence S88°49'03"W, 95.65 feet, Thence N00°44'13"W, 105.35 feet, Thence S89°03'25"W, 236.00 feet, Thence N00°28'33"W, 330.00 feet, Thence S89°03'25"W, 22.33 feet, Thence N00°29'03"W, 291.27 feet, Thence N25°50'43"E, 145.12 feet, Thence N89°09'20"E, 613.03 feet to the POINT OF BEGINNING; Thence North 89°09'20" East for 196.89 feet, Thence South 00°24'05" East for 307.89 feet, Thence South 89°33'20" West for 196.48 feet, Thence North 00°28'33" West for 306.52 feet, to the POINT OF BEGINNING. Parcel contains 1.387 acres more or less.

Legal Description for Surveyed Boundary of Parcel 51-104-04-23-20-132-000

A parcel of land located in the Southwest Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 20, Town 4 North, Range 23 East Village of Caledonia, Racine County, Wisconsin, bounded by the following described line:

Commencing at the Southwest corner of said Southeast Quarter, Thence North 89°03'25" East along the South line of said Southeast Quarter for a distance of 1,015.50 feet to the POINT OF BEGINNING; Thence North 00°24'05" West for a distance 1,326.30 feet, Thence North 89°07'22" East for 329.90 feet, Thence South 00°26'40" East for 1,105.91 feet, Thence South 89°03'25" West for 135.00 feet, Thence South 00°26'40" East for 220.00 feet, Thence South 89°03'20 West for 195.90 feet to the POINT OF BEGINNING. Parcel contains 9.309 acres more or less.

Legal Description for a portion of Parcel 51-104-04-23-20-132-000 to be Purchased for Crawford Park.

A parcel of land located in the Southwest Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 20, Town 4 North, Range 23 East Village of Caledonia, Racine County, Wisconsin, bounded by the following described line:

Commencing at the Southwest corner of said Southeast Quarter, Thence North 89°03'25" East along the South line of said Southeast Quarter for a distance of 1,015.50 feet, Thence North 00°24'05" West for a distance 771.55 feet to the Point Of Beginning of land being described; Thence North 00°24'05" West for 554.75 feet, Thence North 89°07'22" East for 329.90 feet, Thence South 00°26'40" East for 557.25 feet, Thence South 89°33'20" West for 330.31 feet to the Point of Beginning. Parcel contains 4.213 acres more or less.

Total land to be Purchased for Crawford Park: 5.600 acres (1.387 acres + 4.213 acres)

General Notes

No.	Revision/Issue	Date

Firm Name and Address
Village of Caledonia
 Engineering Department
 5043 Chester Lane
 Racine, WI 53402

Project Name and Address
 Exhibit for Park Land Dedication

Project	Sheet
Date 5/14/2020	1
Scale 1" = 100'	