

**RESOLUTION NO. 2020-51**

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA  
APPROVING THE SALE BY THE VILLAGE OF A PARCEL OF LAND WITH  
PARCEL NO. 104-04-22-04-258-000, 10201 CADDY LANE**

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

**WHEREAS**, Village staff identified a parcel of land located at 10201 Caddy Lane with Parcel No. 104-04-22-04-258-000 as a surplus parcel of land owned by the Village which was no longer needed or utilized by the Village;

**WHEREAS**, Village staff reviewed the parcel details and recommended that the highest and best use of this property would be for residential use in keeping with the neighborhood;

**WHEREAS**, Lee Elliott, a residential property owner adjacent to the surplus parcel submitted a proposal to purchase the property from the Village for \$46,000 and to pay all closing costs for the sale transaction;

**WHEREAS**, the Village Finance Committee reviewed the sale of this parcel of land as set forth above and recommended that staff proceed with the sale; and

**WHEREAS**, Village staff recommends that the surplus parcel be combined with the adjacent parcel with the address of 10043 Saratoga Drive upon completion of the sale to eliminate a nonconformity of an accessory structure without a principal structure in a residential zoning district and to deed restrict the parcel to residential uses only.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that Village Administrator is authorized to negotiate and complete the sale of the parcel of land located at 10201 Caddy Lane with Parcel No. 104-04-22-04-258-000 to Lee Elliott for \$46,000 subject to negotiated terms and conditions, selling the property "as is where is", requiring that the parcel be combined with the adjacent parcel with the address of 10043 Saratoga Drive upon completion of the sale to eliminate a nonconformity of an accessory structure without a principal structure in a residential zoning district and to deed restrict the parcel to residential uses only;

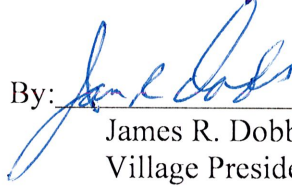
**BE IT FURTHER RESOLVED**, that prior to the completion of the sale, the sale shall be referred to the Village Plan Commission for a required review and finding that such sale is not inconsistent with Village plans in accordance with Sec. 2-5-3(f)(5) of the Village's Code of Ordinances and Wis. Stat. Section 62.23(5);

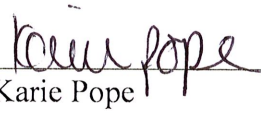
**BE IT FURTHER RESOLVED**, that the Village President, Village Clerk, Village Administrator and other necessary Village officials are authorized to take all actions on behalf of the Village to execute documents, undertake, direct and complete required activities in accordance with the terms of the negotiated offer to purchase agreement; and

**BE IT FURTHER RESOLVED** that the funds from the sale of the parcel shall be placed in Account 100-00-48301 (Sale of Property Account) until further direction is received from the Village Board.

Adopted this 6<sup>th</sup> day of July, 2020.

**VILLAGE OF CALEDONIA**

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

Attest:  \_\_\_\_\_  
Karie Pope  
Village Clerk

770272.001 (786)

2/20/2020

Lee Elliott

9411 Riverview Lane

Caledonia Wisconsin 53108

(414)758-5537

Subject: Sale of the Caddy Vista Sanitary District Garage

To whom it may concern:

The purpose of this letter is to express my intent to purchase the Caddy Vista Sanitary District Garage

Property: 10201 Caddy Lane, Caledonia Wi 53108

Buyer information: Lee Elliott

Purchase price: \$46,000

As stated in my letter of intent I would like to purchase the Caddy Vista Sanitary District Garage.

The amount will be paid in cash and I the buyer will pay for any closing and or filing fees in addition to the purchase price.

This amount was determined by a verbal conversation indicating this was the amount the city was asking for this property.

Please let me know if you have any questions and if this dollar amount is satisfactory.

Sincerely,

A handwritten signature in black ink that reads "Lee Elliott". The signature is written in a cursive style with a long, sweeping underline.

Lee Elliott

# **Caddy Vista Sanitary District Garage**



**Elliott Letter of Intent**

Lee Elliott  
9411 Riverview Lane  
Caledonia WI 53132  
414-758-5537

Office of the Administrator  
Thomas J. Christensen  
5043 Chester Lane  
Racine, WI 53402

This letter is in regards to the purchase of the Caddy Vista Sanitary District Garage located on 10201 Caddy lane, Caledonia 53108.

First of all I would like to thank you for the opportunity to purchase the City Garage. I have lived in Caddy Vista my entire life, along with my Parents, Grandmother, and several Aunts and Uncles. I am happy here and have no intentions of moving anywhere else. I own the house due east of the building on 10043 Saratoga Drive. I believe this property would be an excellent extension of my house. Please see the attached map.

I would like to purchase this property to be used as my personal garage. I have no intentions of selling, leasing, or renting the facility. Nor do I plan on using the facility for any business purpose or reasons.

I have a strong mechanical background and would use the building to support my hobby of restoring small old tractors. As a proud Caddy Vista resident I will keep the building in top physical shape and will strive to maintain the property and surroundings to a highest standard.

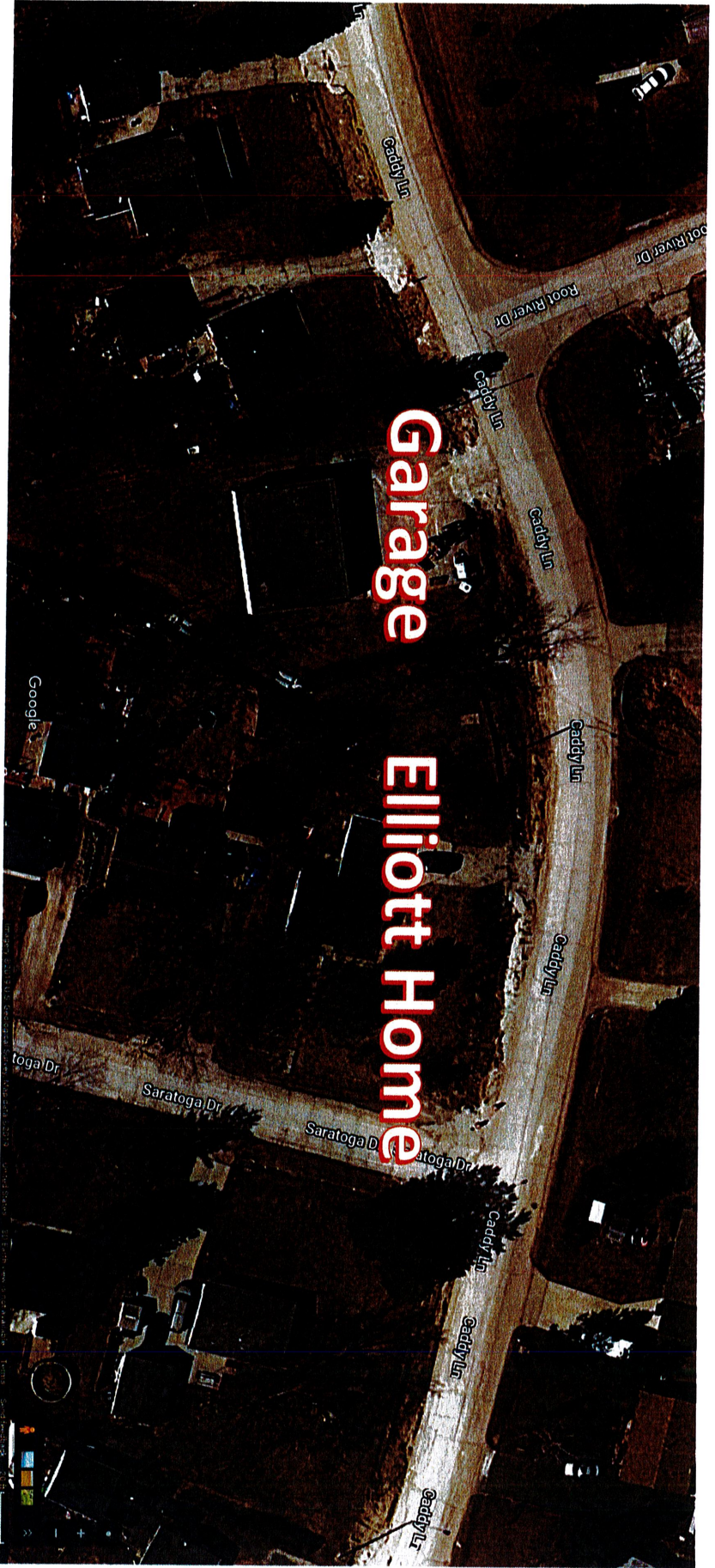
It has been brought to my attention there may be some criteria that needs met to complete the purchase, such as merging the two lots. I am willing to work with the city to make this transaction go smoothly as possible.

It is my intention to acquire this property by paying for it outright. I do not want to complicate the process with liens or financing.

It has always been my dream to build a larger garage, this opportunity is very exciting, and exceeds all my expectations. I look forward to working with you and acquiring this property as soon as possible.

Sincerely yours,

Lee Elliott



# Garage Elliott Home

Google



**FIRSTWEBER**

— REALTORS —

a Berkshire Hathaway affiliate

August 11, 2019

Elaine Sutton Ekes  
Pruitt, Ekes & Geary, S.C.  
610 Main Street, Suite 100  
Racine, WI 53403

RE: Opinion of Value for 10201 Caddy Lane, Caledonia, WI

Dear Ms. Ekes:

This is to certify that I have made an inspection of the real estate located at 10201 Caddy Lane in the Village of Caledonia, Racine County, Wisconsin. This inspection of the property was limited to an exterior examination only. I did not have access to the interior of the property.

Market value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market with a reasonable time allowed to find a purchaser who buys with full knowledge of all the uses and purposes to which it is best adapted and for which it is capable of being used; and, further, that there be no compulsion to buy or sell on the part of the buyer or seller.

The property at 10201 Caddy Lane is located in the Caddy Vista Subdivision at the far northern edge of the Village of Caledonia along the Milwaukee County line. This subdivision abuts public lands along the Root River. The area is comprised exclusively of single-family homes. The homes in this area are smaller, single-story homes on lots of between .25 and .35 acres. Most of the homes contain less than 1,000 square feet and do not have basements. Some have attached garages. The area is served by municipal sewer and water. The properties in the area range from fair condition to very good condition. Within the past 12 months, home sale prices have ranged from \$118,000 to \$170,000. Most of the homes seem to be in the \$125,000 to \$135,000 range.

The subject property consists of a commercial, concrete block building on an irregularly shaped lot of approximately 0.41 acres. The building features two 12' overhead doors at the front of the building. There is also a service door at the front of the building. While I did not gain access to the interior, there appears to be a heat source within the building as evidenced by a metal exhaust vent on the west side of the building. It is unknown if there are restroom facilities in the building. The balance of the property consists of a blacktopped driveway and parking area at the front of the building. The area behind the building is grass. There appears to be a drainage ditch running along the length of the east lot line.



The subject property is one of only a few non-residential properties in the subdivision. It appears that the entire area is zoned for residential use. There is a former public elementary school located to the east of the subdivision. That school is no longer in use.

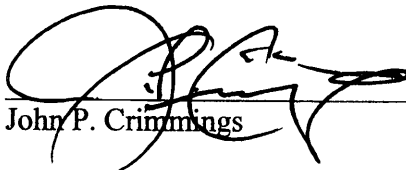
In my opinion, the existing building has little or no market value. The property is zoned for residential use and there is little demand for a commercial business in this location, assuming that a commercial use would be allowed. In my opinion, the marketability of the subject property would be enhanced by removing the existing building. While there does not seem to be a strong demand for building sites in this subdivision (most of the existing homes were built in the mid-1950's) it is my opinion that, from a market perspective, it would be less difficult to find a buyer of vacant land than it would be to find a commercial buyer in this area.

There have been no recent vacant land sales in the area. A review of other similar sized residential lot sales in other areas suggests that the subject site could sell within a range of \$25,000 to \$35,000. Given the limitations of the surrounding uses and the general lack of demand for building sites in the immediate area, I am of the opinion that the fair market value of this property is :

**\$35,000.**

Respectfully submitted,

FIRST WEBER GROUP



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John P. Crimmings

JPC:aff





## 2018 Property Record | Racine County, WI

*Assessed values not finalized until after Board of Review  
Property information is valid as of 7/8/2019 10:43:52 AM*

Owner Address	
HWY DEPT, VILLAGE OF CALEDONIA 5043 CHESTER LANE RACINE, WI 53402	

Owner
DISTRICT CADDY VISTA SANITARY

Property Information	
Parcel ID:	104-042204258000
Document #	<a href="#">868101</a>
Tax Districts:	
UNIFIED SCHOOL DISTRICT	
CAL UTILITY WATER	
ROOT RIVER STORM (INACTIVE)	
CAL UTILITY SEWER	

Property Description	
<i>For a complete legal description, see recorded document.</i>	
CADDY VISTA SOUTH 2ND ADD LOT 23 BLK F	
Municipality:	104-VILLAGE OF CALEDONIA
Property Address:	CADDY LN

Land Valuation				
Code	Acres	Land	Impr.	Total
4	0.77	\$0	\$0	\$0
	0.77	\$0	\$0	\$0
Assessment Ratio:			0.9324511810	
Fair Market Value:			Not Applicable	

Tax Information		<a href="#">Print Tax Bill</a>
<u>Installment</u>	<u>Amount</u>	
First:	61.99	
Second:	0.00	
Third:	0.00	
Total Tax Due:	61.99	
Base Tax:	0.00	
Special Assessment:	61.99	
Lottery Credit:	0.00	
First Dollar Credit:	0.00	
Amount Paid:	61.99	
<i>(View payment history info below)</i>		
Current Balance Due:	0.00	
Interest:	0.00	
Total Due:	0.00	

Special Assessment Detail		
Code	Description	Amount
24	24 - STORM WATER UTILITY FEE	61.99
		61.99

Payment History						
Date	Receipt	Amount	Interest	Penalty	Total	
12/10/2018	123019	61.99	0.00	0.00	61.99	

*\*No data found for Delinquent Tax Summary in 2018*



## Racine County RealEstate Tax Record Detail

Property Record for Parcel Number: 104-04-22-04-231-000

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Fair Market Ratio:	1.0160182930	0.9324511810	Special Assessments:	\$229.25	\$220.25
			Total Taxes:	\$2211.53	\$2082.52

[2019 assessment detail](#)

[2018 assessment detail](#)

[View all tax information](#)

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### Taxint District Information

School District: UNIFIED SCHOOL DISTRICT

Vocational School District: GATEWAY TECHNICAL COLLEGE

TID District:

Fire District:

Utility District: CAL UTILITY SEWER; CAL UTILITY WATER; ROOT RIVER STORM (INACTIVE)

Drainage District:

Lake District:

Sanitary District:

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