

**RESOLUTION NO. 2024-106  
VILLAGE OF CALEDONIA**

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF AN OFFER TO  
PURCHASE OF A PARCEL OF LAND WITH PARCEL NO. 104-04-23-18-300-230,  
LOCATED AT THE CORNER OF FIVE MILE ROAD AND DOUGLAS AVENUE IN  
THE AMOUNT OF \$630,000.00**

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

**WHEREAS**, the Village Board previously authorized the Administrator to list for sale a Village owned parcel of land located at the corner of Five Mile Road and Douglas Avenue known as the former Fire Station #12 (Parcel No. 104-04-23-18-300-230 consisting of approximately 1.23 acres) (the "Property");

**WHEREAS** the Village received an offer to purchase the Property and Village staff issued a counteroffer to the offer for the sale price of \$630,000. and a closing date of December 18, 2024 pending approval of the Village Board;

**WHEREAS**, after consulting with Village staff and the real estate agent, the sale price appears to be fair and reasonable and Village staff recommends that the offer to purchase be approved subject to the counteroffer as it is in the best interest of the Village and its residents;

**WHEREAS** Village staff has recommended to the Village Board that the closing for sale of the Property occur prior to December 31, 2024 in order to get the property back on the tax rolls;

**WHEREAS** the Village Plan Commission in accordance with Sec. 2-5-3(f)(5) of the Village's Code of Ordinances and Wis. Stat. Section 62.23(5) adopted Resolution No. PC 2024-02 on April 29, 2024, finding that the proposed sale of the Property is not inconsistent with Village plans and recommended the sale to the Village Board; and

**WHEREAS** the Plan Commission further approved the rezone of the Property to B-2 Community Business District and a deed restriction that runs over the whole of the Property per Village Ordinance No. 2024-009 and Resolution No. 2024-060, respectively, and such deed restrictions have already been recorded against the property.

**NOW, THEREFORE, BE IT RESOLVED** by the Caledonia Village Board that Village staff prepare a counteroffer providing for the purchase price in the amount of \$630,000.00, a closing date by December 18, 2024, and such other revisions to the offer to purchase as deemed necessary by the Village Administrator and the Village Attorney.

**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 the sale and required activities in accordance with the terms and intentions of this Resolution.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 8 day of October, 2024.

**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Olsen  
Jennifer Olsen  
Village Clerk

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