

- C. RESOLUTION PC2020-02 – Resolution Of The Plan Commission For The Village Of Caledonia Finding That The Proposed Sale Of A Village Owned Property Located At Parcel No. 104-04-22-04-258-000, 10201 Caddy Lane Is Not Inconsistent With Village Plans And To Recommend The Sale

- D. CONCEPT PLAN – Review a concept plan for a certified survey map (CSM) submitted by Jerome Bartly for the parcels located along 5725 Charles Street. (Parcel ID Nos. 104-04-23-21- 29-000, 104-04-23-21-030-000 & 104-04-23-21-031-000)

- E. CONCEPT PLAN – Review a concept plan for a certified survey map (CSM) submitted by Kevin Novak for the parcel located at 4218 5 Mile Road. (Parcel ID No. 104-04-23-18-300-070)

RESOLUTION NO. PC 2020-02

**RESOLUTION OF THE PLAN COMMISSION FOR THE VILLAGE OF CALEDONIA
FINDING THAT THE PROPOSED SALE OF A VILLAGE OWNED PROPERTY
LOCATED AT PARCEL NO. 104-04-22-04-258-000, 10201 CADDY LANE
IS NOT INCONSISTENT WITH VILLAGE PLANS
AND TO RECOMMEND THE SALE**

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

WHEREAS, the Village Board authorized the Village Administrator to negotiate a sale agreement for the sale of a Village owned parcel of land located at 10201 Caddy Lane, Parcel No. 104-04-22-04-258-000 that is a surplus property previously utilized by the Village's utility and public works department.

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 and to pay all closing costs for the sale transaction and to combine both parcels into one parcel to eliminate a nonconformity on the parcel at 10201 Caddy Lane;

WHEREAS, the per Resolution No 2020-51, the Village Board referred the sale to the Village Plan Commission for a required review and findings.

NOW, THEREFORE, BE IT RESOLVED that this sale of the parcel of land located at 10201 Caddy Lane is not inconsistent with Village plans and is recommended in accordance with Sec. 2-5-3(f)(5) of the Village's Code of Ordinances and Wis. Stat. Section 62.23(5).

Adopted this _____ day of July, 2020.

VILLAGE OF CALEDONIA PLAN COMMISSION

BY: _____
James R. Dobbs, Chairperson

Attest: _____
Karie Pope, Village Clerk, Secretary

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 horizontal flourish extending to the right.

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.

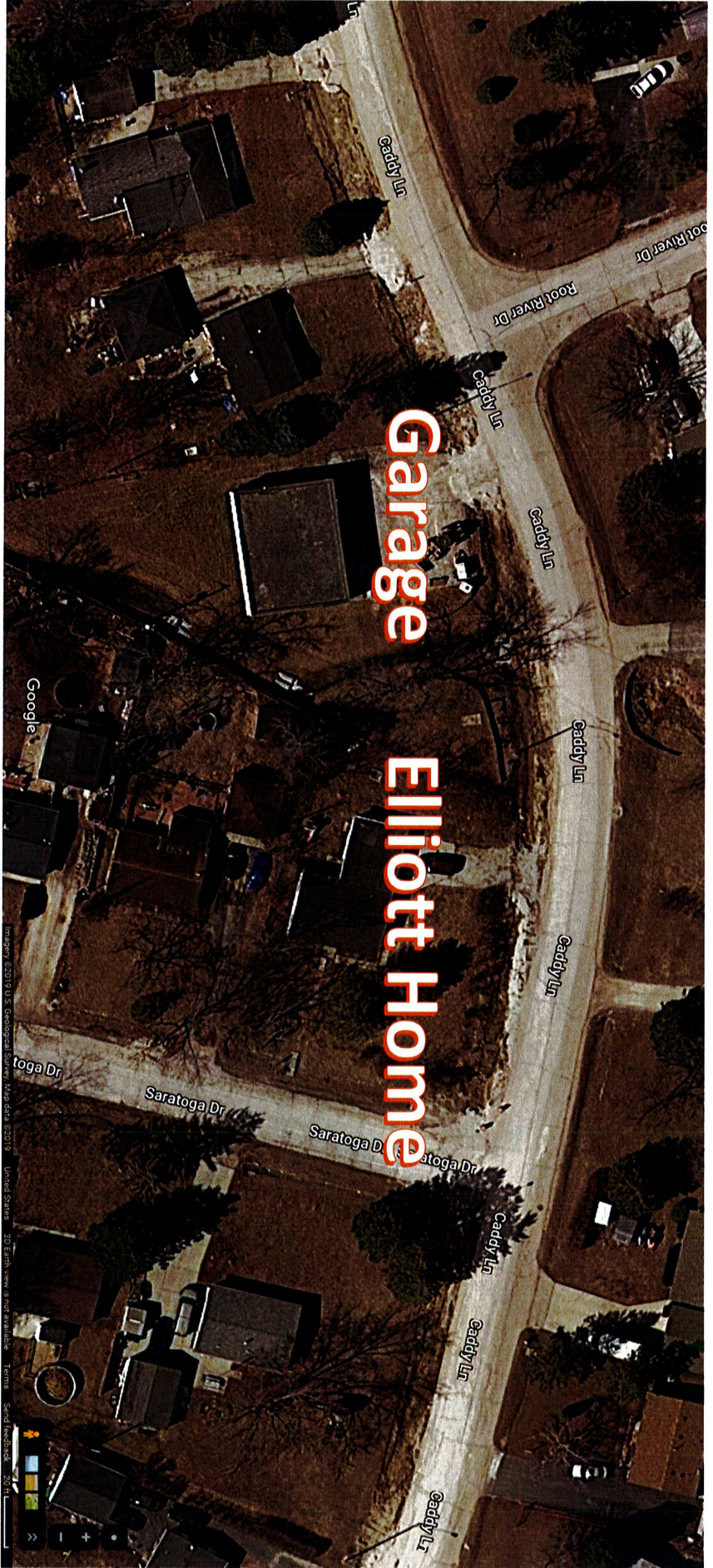
It has been brought to my attention there may be some criteria that needs met to complete the purchase, such as merging the two lots. I am willing to work with the city to make this transaction go smoothly as possible.

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

©2013 Google

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	
<u>Parcel ID:</u>	104-042204258000
<u>Document #</u>	868101
<u>Tax Districts:</u>	
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	
<u>Municipality:</u>	104-VILLAGE OF CALEDONIA
<u>Property Address:</u>	CADDY LN

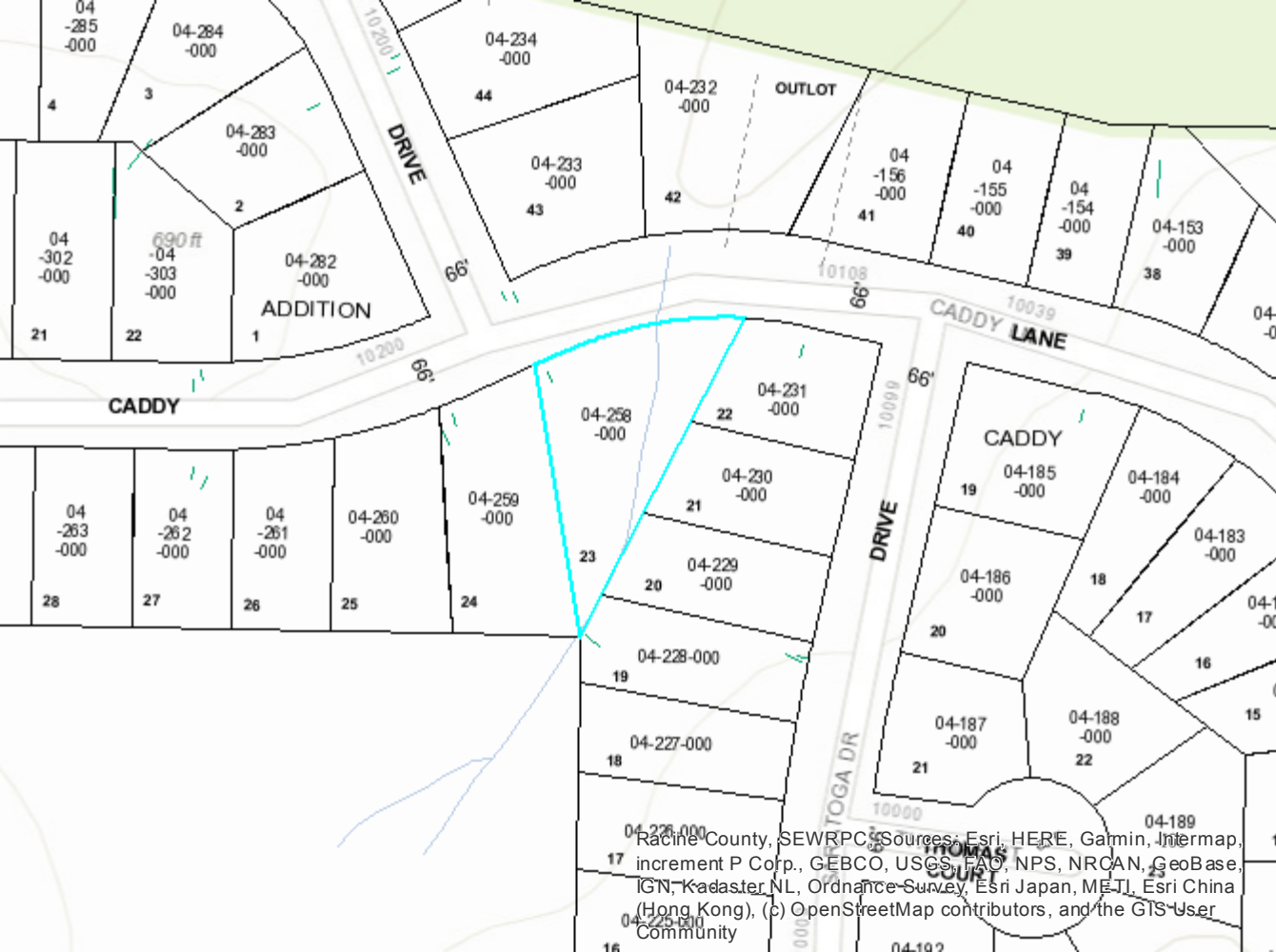
Land Valuation				
<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
4	0.77	\$0	\$0	\$0
	0.77	\$0	\$0	\$0
<u>Assessment Ratio:</u>			0.9324511810	
<u>Fair Market Value:</u>			Not Applicable	

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

Special Assessment Detail		
<u>Code</u>	<u>Description</u>	<u>Amount</u>
24	24 - STORM WATER UTILITY FEE	61.99
		61.99

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

*No data found for Delinquent Tax Summary in 2018




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), (c) OpenStreetMap contributors, and the GIS User Community

MEMORANDUM

Date: July 20, 2020

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: Bartley – Concept Plan
Parcel ID's: 104-04-23-21-029-000; 104-04-23-21-030-000 &
104-04-23-21-031-000

The Engineering Department has received a Concept Plan for a Certified Survey Map (CSM) from Jerome Bartley. The Concept Plan is for three properties located along Charles Street in the Village of Caledonia. The existing properties are approximately 8.369 acres in size. There is approximately 323 feet of frontage along Charles Street.

The existing parcels currently contain two homes with outbuildings, farm field, a small area of wetlands and a large wooded area on a landlocked parcel.

This Concept Plan is for the creation of two lots on the parcel. Lot 1 would be ~7.673 acres and would remain as a single-family home with outbuildings and the farm field and large wooded area. Lot 2 would be ~.696 acres in size and would contain a single-family home with outbuildings.

The property is located within the Sanitary Sewer & Water Service Area. Both lots are already buildout and are connected to utilities.

The properties currently have R-3 and R-4 Zoning Classifications. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. R-4 Zoning requires 75 feet of frontage and 10,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential. Both Lots on the Concept Plan would stay in line with the Zoning and Comprehensive Land Use Plan.

With this submittal there is 1 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a flag lot.

In regards to Waiver/Modification request #1, the Concept Plan is proposing the creation of flag lot for Lot 1. The owner of the three properties wishes to combine the rear portion of one lot and a large landlocked parcel with the center lot. Doing so would create a flag lot but would also eliminate a landlocked parcel. The opportunity to eliminate a landlocked parcel is why the Engineering Department is in support of this concept plan.

If the Plan Commission and Village Board **are willing** to support the Concept Plan the following motion is recommended.

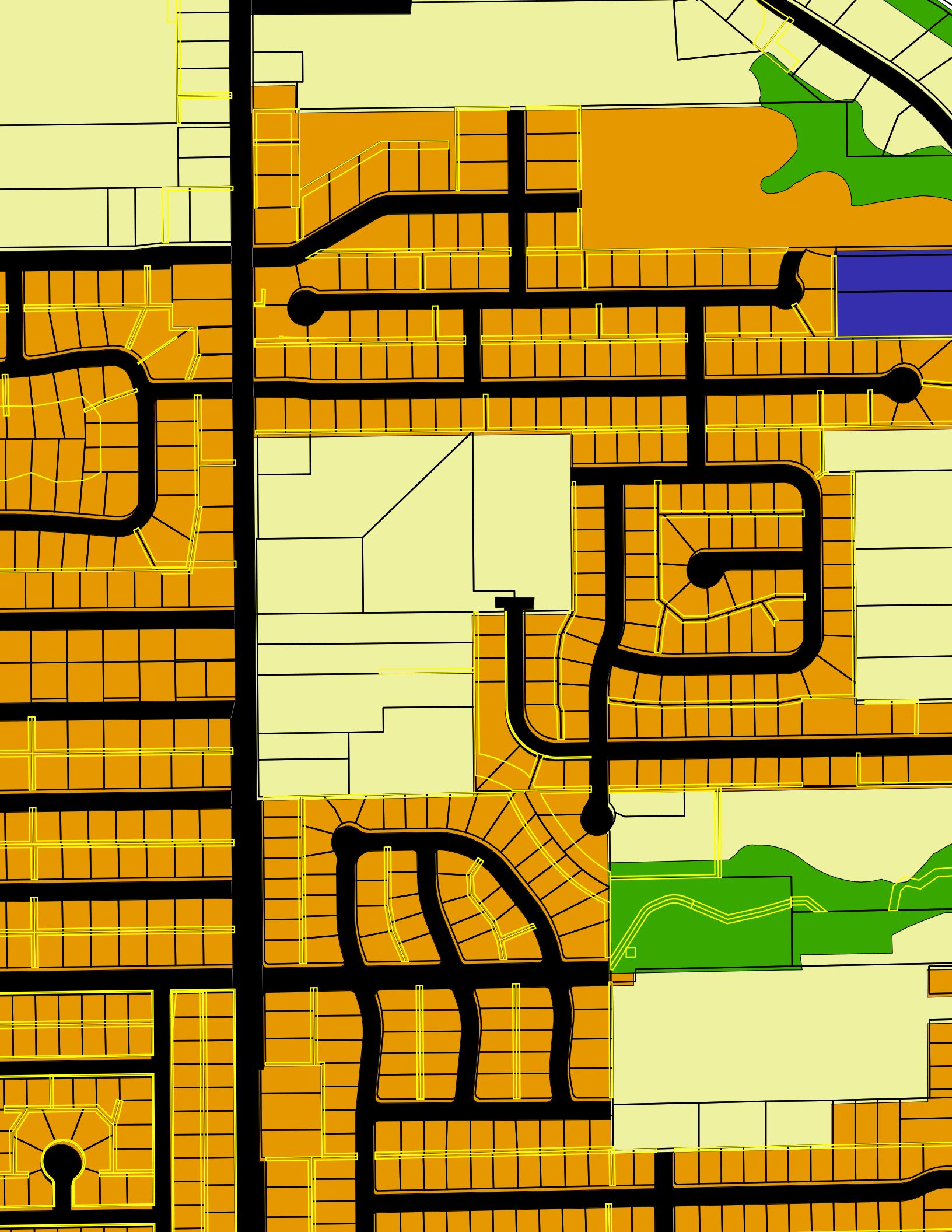
Move to approve the Concept Plan subject to the following:

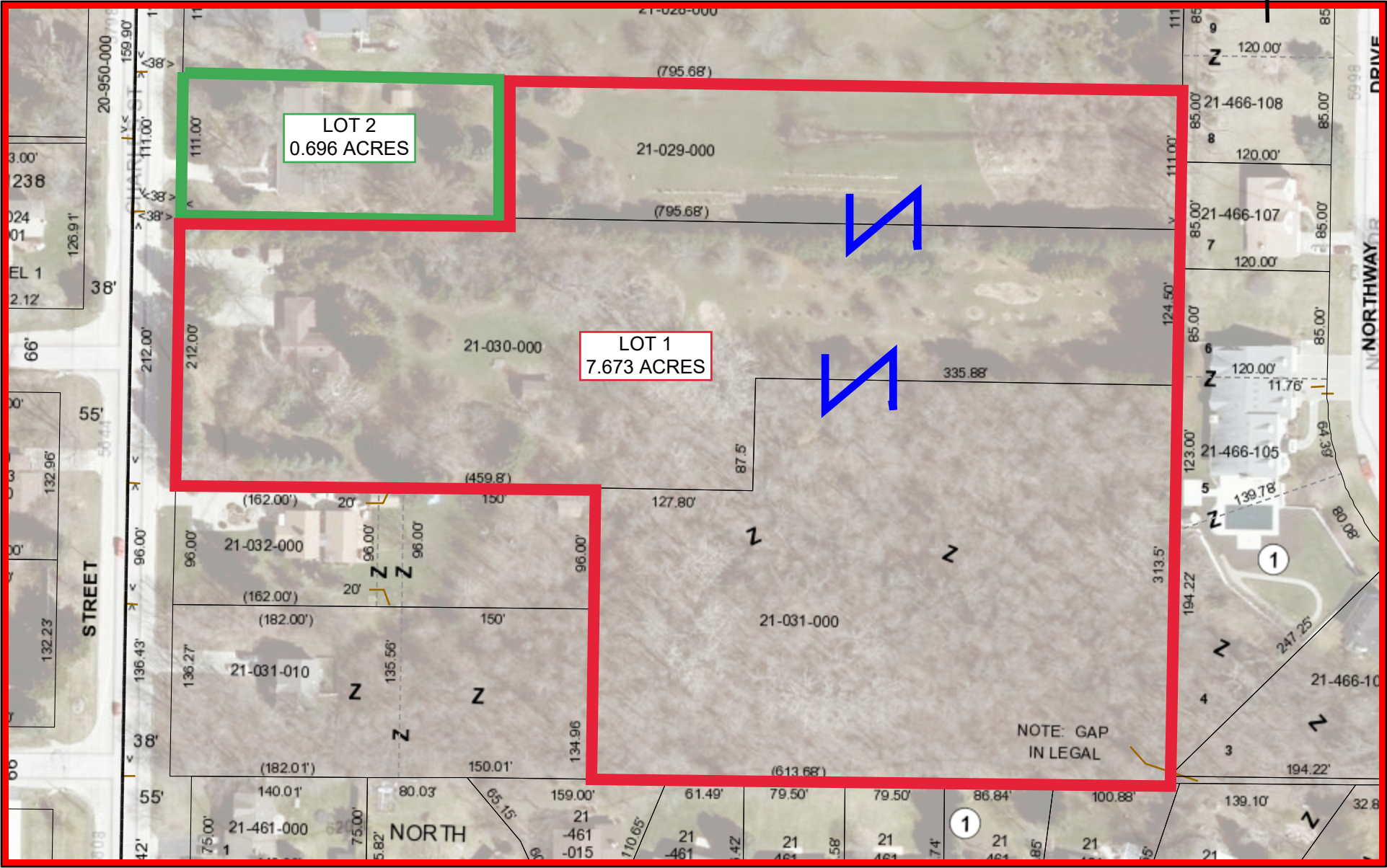
- **The Final CSM is subject to the Land Division per Lot fee.**
- **The approval of Wavier/Modification Request #1.**
- **A Pre-Development Agreement for a CSM will need to be entered into for review and approval of the final CSM.**
- **An approved grading will be needed and the storm water management plan may need to be needed if disturbance or impervious surface area thresholds are met.**
- **A wetland delineation will need to be performed on the entire property.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

If the Plan Commission and Village Board **are not willing** to support the Concept Plan the following motion is recommended.

Move to deny the Concept Plan because of the following:

- **The Final CSM creates a Flag Lot.**
- **The new Lot would be the smallest lot in the area that is called on as Low Density Residential.**

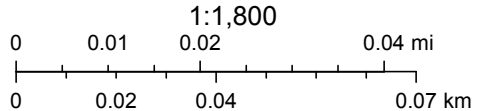




July 20, 2020

- Quarter Quarter Section
- Sections
- Parcel Tie Lines
- Tax Parcels
- Text Related Lines

2015 Spring Aerial
Red: Band_1
Green: Band_2
Blue: Band_3




Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

MEMORANDUM

Date: July 17, 2020

To: Plan Commission
Village Board

From: Tom Lazcano P.E. 
Public Works Director

Re: Novak – Concept Plan
Parcel ID's: 104-04-23-18-300-070

The Engineering Department has received a Concept Plan for a Certified Survey Map (CSM) from Kevin Novak. The Concept Plan is for a property located at 4218 5 Mile Road in the Village of Caledonia. The existing property is approximately 8.59 acres in size. There is approximately 343 feet of frontage along 5 Mile Road.

The existing parcel currently contains a home with detached garage, farm field, a small area of wetlands and a wooded area which is listed as a Primary Environmental Corridor.

This Concept Plan is for the creation of two lots on the parcel. Lot 1 would be ~8.13 acres and would remain as a single-family home with detached garage. Lot 2 will be ~.459 acres in size and the owner would like this parcel to go to one of his children to build a single-family home.

The property is located within the Sanitary Sewer & Water Service Area. Lot 2 will need to connect to sanitary sewer and water services at the owner's expense.

The property currently has an R-3 Zoning Classification. R-3 Zoning requires 100 feet of frontage and 20,000 square feet size. The Village's 2035 Land Use Plan shows that the recommend use for the land as Low Density Residential. Both Lots on the Concept Plan would stay in line with the Zoning and Comprehensive Land Use Plan.

With this submittal there is 1 Waiver/Modification requests that needs to be considered/reviewed on behalf of the CSM. This Wavier/Modifications is for:

1. Approving a flag lot.

In regards to Waiver/Modification request #1, the Concept Plan is proposing the creation of flag lot for Lot 1. The existing property ~1,240' deep so this makes the subdividing the lot impossible without a waiver/modification request for either a flag lot or exceeding the 2.5 to 1 max length to width ratio. It should be noted that the rear ~550' of the Lot is a wooded Primary Environmental Corridor so development in the rear of the lot would be very difficult. There were also similar land division 2 lots to the west and 3 lots to the east of the property.

If the Plan Commission and Village Board **are willing** to support the Concept Plan the following motion is recommended.

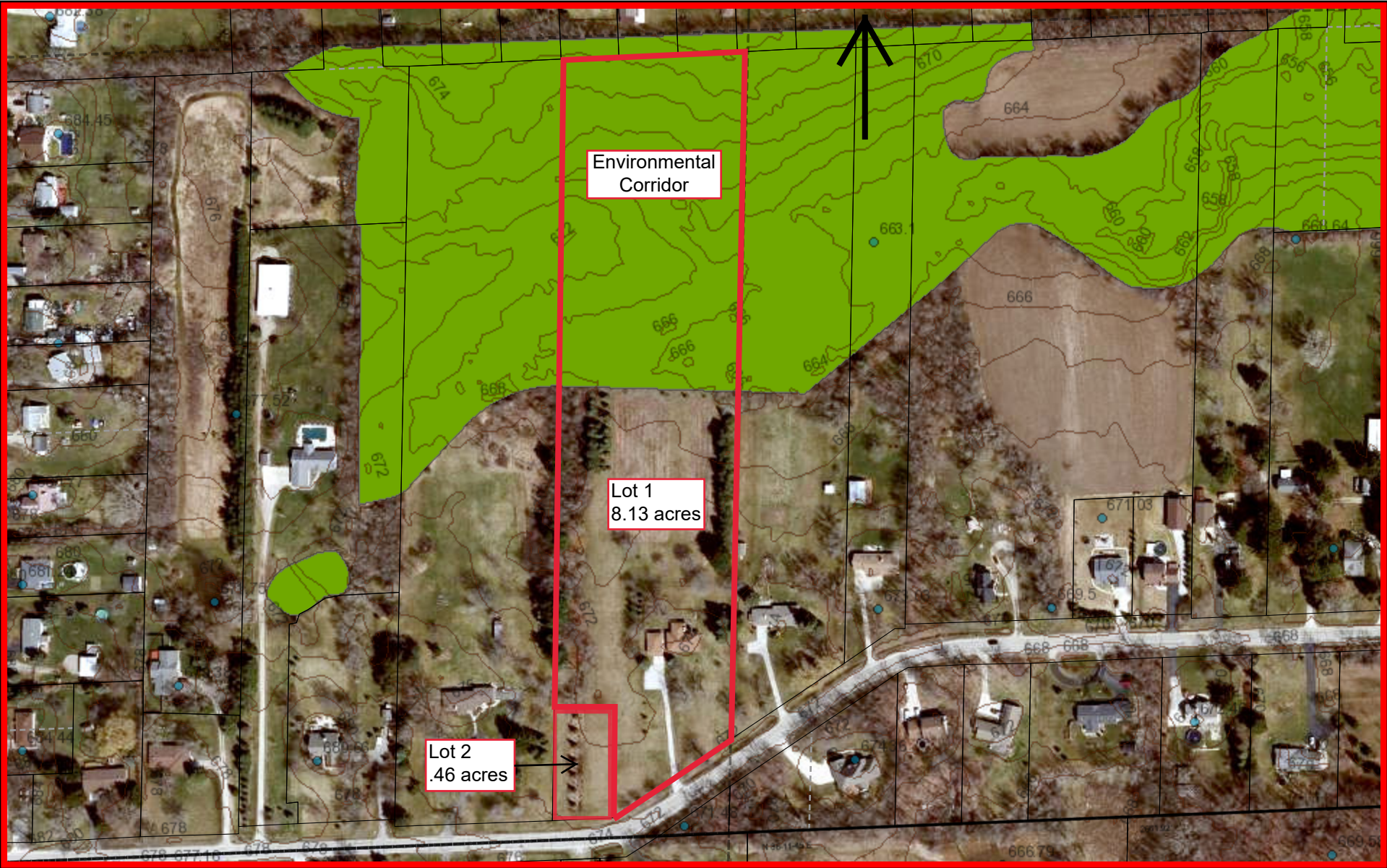
Move to approve the Concept Plan subject to the following:

- **The Final CSM is subject to the Land Division per Lot fee.**
- **The approval of Wavier/Modification Request #1.**
- **A Pre-Development Agreement for a CSM will need to be entered into for review and approval of the final CSM.**
- **An approved grading will be needed and the storm water management plan may need to be needed if disturbance or impervious surface area thresholds are met.**
- **Connection to Village Sanitary Sewer and Water system will be required.**
- **A wetland delineation will need to be performed on the entire property.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

If the Plan Commission and Village Board **are not willing** to support the Concept Plan the following motion is recommended.

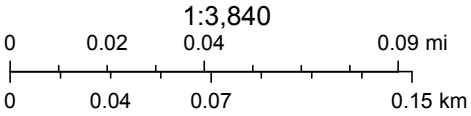
Move to deny the Concept Plan because of the following:

- **The Final CSM creates a Flag Lot.**
- **The Village has a road resurface project planned for 5 Mile Road in 2020 and does not want a utility crossing patch in the new roadway.**
- **The new Lot would be the minimum size required for the Zoning.**



July 17, 2020

- Quarter Quarter Section
- Quarter Section
- Sections
- Tax Parcels
- Parcel Tie Lines
- Municipal Boundaries
- Water lines
- Waterbody
- 2010 LiDAR Two Foot Contours
- 2010 Environmental Corridors
- 2010 LiDAR Spot Elevations



Racine County, SEWRPC, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN,