

KENOSHA COUNTY

BOARD OF SUPERVISORS

RESOLUTION NO.

Subject: RESOLUTION AUTHORIZING TRANSFER OF PART OF ONE PARCEL TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION FOR HIGHWAY 158 PROJECT	
Original X Corrected <input type="checkbox"/> 2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted By: Clement Abongwa	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: John F. Moyer Sr. Asst. Corporation Counsel	Signature:

WHEREAS, Kenosha County owns parcel 80-4-222-334-0300 located on the south side of Highway 158 (52nd Street) in the Town of Somers, just east of the Canadian Pacific Railroad tracks, and

WHEREAS, The State of Wisconsin Department of Transportation (DOT) has commenced eminent domain proceedings to acquire this parcel for their highway project between Highway H and 68th Avenue in the City of Kenosha, and

WHEREAS, The State of Wisconsin is engaged in reconstruction of Highway 158 within Kenosha County and has planned improvements to improve the existing structures over the Canadian Pacific Railway and Union Pacific Railway tracks, and

WHEREAS, The existing structures over these tracks were constructed in 1958 and a concrete overlay in 1983 and asphalt overlay in 2002, and the existing asphalt pavement along this section of Highway 158 is deteriorating, and

WHEREAS, The existing concrete post and beam railings on these bridge structures do not meet current design standards, and

WHEREAS, The State of Wisconsin has made an offer to purchase a portion of this parcel for \$2800 to assist them in the work on this portion of the highway and this parcel, more particularly described in the attachment, is contiguous to the Highway 158 Right-of-Way, and

WHEREAS, Part of the purchase price is also for a temporary limited easement more particularly described in the attachment and such parcel is unimproved vacant land zoned A-4, and

WHEREAS, The Director of Kenosha County Highway Division recommends such transfer and Agreement to provide mutual benefit to the local and State motoring public, to

improve safety and in the best interest of the citizens of this community and understand that this is a normal part of the DOT improvement projects.

NOW THEREFORE BE IT RESOLVED that the Kenosha County Board of Supervisors hereby agrees to authorize the sale of a portion of this property known as tax parcel No. 80-4-222-334-0300, for \$2,800 to the State of Wisconsin and transfer them in fee simple and as a temporary limited easement immediately or as soon as possible to the State of Wisconsin Department of Transportation; and

BE IT FURTHER RESOLVED now and in the future that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to execute this transaction in accordance with State law.

Respectfully submitted by:

PUBLIC WORKS COMMITTEE

William Grady
William Grady, Chairman

John Franco
John Franco, Vice Chair

Laura Belsky
Laura Belsky

Zach Rodriguez
Zach Rodriguez

Sharon Pomaville
Sharon Pomaville

Andy Berg
Andy Berg

Excused
Gabe Nudo

Aye No Abstain

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Respectfully submitted by:

FINANCE COMMITTEE

Jeff Gentz
Jeffrey Gentz, Chairman

Ron Frederick
Ron Frederick, Vice Chair

David Celebre
David Celebre

Jeff Wamboldt
Jeff Wamboldt

Edward D. Kubicki
Edward Kubicki

Monica Yuhas
Monica Yuhas

John Franco
John Franco

Aye No Abstain

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Kenosha County
Administrative Proposal Form

1. Proposal Overview

Division: DPW/Highway Department: Corporation Counsel

Proposal Summary (attach explanation and required documents):

This proposal requests authorization for transfer of a portion of a County-owned parcel (.243 acres) and a limited temporary easement (.067 acres) to the WIS DOT for their road project on Hwy. 158. The DOT needs this contiguous area to maintain the road and bridge just east of the Canadian Pacific Rail tracks.

Dept./Division Head Signature: Clement Abongwa Date: 08/22/21

2. Public Works Review

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Department Head Signature: RAK Date: 8-23-21

3. Finance Division Review

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Finance Signature: [Signature] 8/31/21 Date: 8/23/21

4. County Executive Review

Comments:

Action: Approval ☒ Non-Approval ☐

Executive Signature: [Signature] Date: 8/31/21

Color Key to Real Estate Interests

Fee (Fee Simple) – Pink

Fee simple is a term that refers to real estate or land ownership. The owner of the property has full and irrevocable ownership of the land and any improvements on that land. Fee simple is the highest form of property ownership.

PLE (Permanent Limited Easement) – Green

Permanent Limited Easement (PLE) is a right for construction and maintenance purposes, as defined herein, including the right to operate necessary equipment thereon and the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable. But without prejudice to the owner's right to make or construct improvement on said lands or to flatten the slopes, providing said activities with not impair or otherwise adversely affect the highway facilities. A PLE is a permanent acquisition for a specific purpose. It is typically used for construction outside the normal right-of-way that does not seriously impair the property owner's use but does require occasional access for maintenance purposes.

TLE (Temporary Limited Easement) – Blue

Temporary Limited Easement (TLE) is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon and the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable. All TLE's are to expire at the completion of the construction project for which this instrument is given.

PL (Property Line) - Orange

Property Line (PL) the boundary line between two pieces of property.

WisDOT Division of Transportation
System Development
Southeast Region
141 NW Barstow Street
PO Box 798
Waukesha WI 53187-0798

Governor Tony Evers
Secretary Craig Thompson
wisconsin.dot.gov
Telephone: (262) 548-5903
FAX: (262) 548-5888
Email: ser.dtsd@dot.wi.gov



March 1, 2021

CERTIFIED MAIL 7018 1830 0001 1164 9646

KENOSHA COUNTY
C/O FISCAL MGR PUBLIC WORKS
19600 75TH STREET, SUITE 122-1
BRISTOL, WI 53104

Reference: Initiation of Negotiations-AS
Project ID: 3220-09-20, Parcel No. 3
52ND STREET, CITY OF KENOSHA
STH - 158, Kenosha County

Dear KENOSHA COUNTY:

As you may know, the Wisconsin Department of Transportation (WisDOT) is planning a highway safety project in your area. This project will affect your property and I look forward to working with you to answer your questions.

In compliance with Wisconsin statutes and federal regulations, I am writing to initiate negotiations to acquire property and/or property interests needed for the above highway project.

To explain the process, I ask you to review the following documents:

- Legal description of the land and/or interest(s) needed for the project
- Names of neighboring landowners affected by the project
- Appraisal Guidelines and Agreement
- Appraisal Report
- Agreement for Purchase and Sale of Real Estate
- "The Rights of Landowners Under Wisconsin Eminent Domain Law" pamphlet

Based on the fair market value of your affected interests, the Wisconsin Department of Transportation has determined compensation to be: **\$2,800.00**.

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Land		0.243	Acres	\$11,111.11	\$2,700.00
Temporary Limited Easement (TLE)		0.067	Acres	\$1,492.54	\$100.00

Total Allocation \$2,800.00

The department has also determined that the acquisition of property needed for the project has caused the remainder, or a portion of the remainder, to be of limited economic value. See the attached plat map for uneconomic remnant(s). If you want WisDOT to acquire the uneconomic remnant(s), please contact me for an adjusted allocation. **WisDOT will acquire the uneconomic remnant(s) for an additional \$6,000.00.**

If you agree with the values in the appraisal report, **please sign the enclosed Agreement for Purchase and Sale of Real Estate for either \$2,800.00 (Plat Acquisition only of FEE & TLE) or \$8,700.00 (Full FEE Acquisition minus \$100 TLE).** Return the document in the enclosed envelope or by email (kathleen.panak@dot.wi.gov) for final review and approval. Once WisDOT is satisfied that the negotiations are complete, we will send you a fully executed (signed) copy of the agreement and I will contact you to arrange for payment and closing. Please note that your signature alone on the Agreement for Purchase and Sale of Real Estate is not sufficient to result in an enforceable contract for the purchase of the needed property.

If you are not satisfied with the compensation offered for your property, you have 60 days and no later than **May 3, 2021** to obtain a second appraisal from a qualified appraiser of your choice. Please see the enclosed Appraisal Guidelines and Agreement document for requirements for reimbursement of another appraisal. If your appraisal report is submitted to my office after the 60-day statutory date, the department may consider it for negotiation purposes, but it will not be eligible for reimbursement.

I want you to be satisfied that the Wisconsin Department of Transportation treated you fairly, we answered your questions, addressed your concerns, and fully considered your property and property interests. I am happy to provide any additional information requested, if available, or discuss any additional concerns. Please contact me at 262-548-6459.

Thank you for your part in contributing to safer Wisconsin roadways.

Sincerely,



Kathleen C Panak
Sr. Real Estate Specialist
Kathleen.panak@dot.wi.gov

Enclosures

SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	NEW	EXISTING	TOTAL	TILE ACRES
1	CHARLES A. AND SUSAN A. KUPER REVOCABLE TRUST	FE, TLE	0.073	-	0.073	0.017
2	KENOSHA COUNTY	FE, TLE	0.243	-	0.243	0.067
4	MS TRUNKED, LLC	FE, TLE	0.659	-	0.659	0.232
10	PRST PPR, KENOSHA OWNERS ASSOCIATION	FE, TLE	0.230	-	0.230	0.05
11	FR-KENOSHA LLC	FE, TLE	0.073	-	0.073	0.02
13	CANADIAN PACIFIC RAILROAD	FE	0.352	0.152	0.504	-

* ACCESS RESTRICTION AND ACCESS POINTS ACQUIRED UNDER PLAT OF RIGHT OF WAY PROJECTS:
S 0858(4)
S 0858(2)
S 0858(3)

NOTES:

POSITIONS ON THIS PLAT ARE WISCONSIN C COORDINATES, GRID BEARINGS, AND GRID DI

ALL NEW RIGHT-OF-WAY MONUMENTS WILL B THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE FROM PREVIOUS PROJECTS, OTHER RECORDE

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WIT SYSTEM OR OTHER "SURVEYS" OF PUBLIC R

DIMENSIONING FOR THE NEW RIGHT-OF-WAY I

A TEMPORARY LIMITED EASEMENT (TLE) IS / EQUIPMENT THEREON, THE RIGHT OF INGRESS PROTECT, REMOVE, OR PLANT THEREON ANY THE COMPLETION OF THE CONSTRUCTION PR

AN EASEMENT FOR HIGHWAY PURPOSES (HE), VEGETATION THAT THE HIGHWAY AUTHORITIE

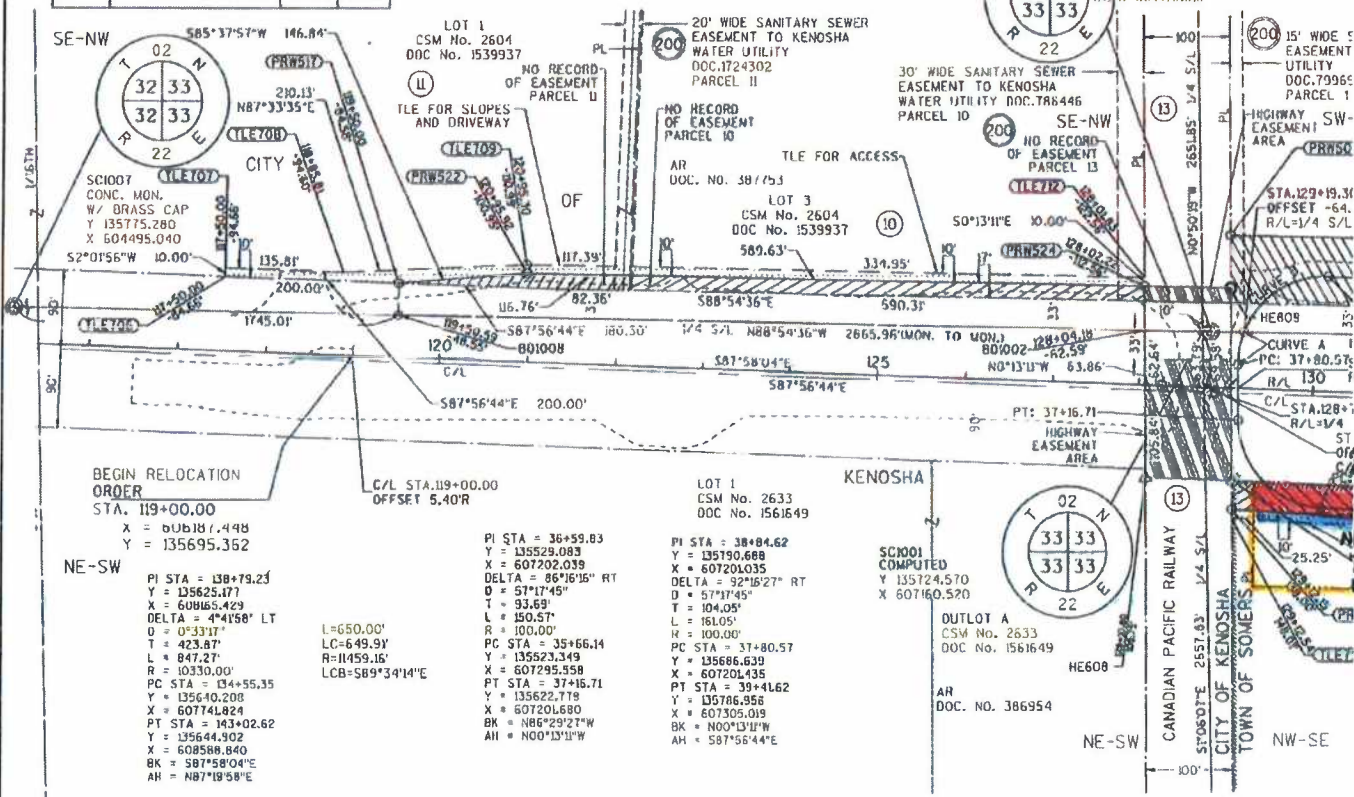
PROPERTY LINES SHOWN ON THIS PLAT ARE OCCUPATIONAL LINES. THIS PLAT MAY NOT BE USED AS A SUBSTITUTE FOR AN ACCUR

SCHEDULE OF UTILITIES & INTERESTS REQUIRED

NUMBER	OWNER(S)	INTEREST
200	KENOSHA WATER UTILITY - SANITARY SEWER	RELEASE OF RIGHTS
201	KENOSHA WATER UTILITY - WATER	RELEASE OF RIGHTS
203	RE KENOSHA ELECTRIC	RELEASE OF RIGHTS

HWY	BASIS OF EXISTING R/W	WIDTH	YEAR
STH 150	C.S.M. 1874	VARIES	1996
STH 150	C.S.M. 2604	VARIES	2007
STH 150	C.S.M. 2633	VARIES	2008
STH 150	C.S.M. 2219	VARIES	2000
STH 150	PROJECT S0858(4)	180', 200'	1957
STH 150	PROJECT S0858(2)	180', 200'	1957
STH 150	PROJECT S0858(3)	180', 200'	1957

NOTE: C.S.M. 2604 IS A RE-DIVISION OF C.S.M. 1874 AND C.S.M. 2633 IS A RE-DIVISION OF C.S.M. 2219



BEGIN RELOCATION ORDER
STA. 119+00.00

X = 606181.448
Y = 135695.352

NE-SW
PI STA = 138+79.23
Y = 135625.477
X = 608665.429
DELTA = 4°41'58" LT
D = 0°33'17"
T = 423.87'
L = 847.27'
R = 10330.00'
PC STA = 134+55.35
Y = 135640.208
X = 607741.824
PT STA = 143+30.62
Y = 135644.502
X = 608588.840
BK = 587°58'04"E
AH = N87°18'58"E

L=650.00'
LC=649.91'
R=11459.16'
LCB=589°34'14"E

PI STA = 36+59.83
Y = 135529.083
X = 607202.039
DELTA = 86°16'05" RT
D = 57°17'45"
T = 93.69'
L = 150.57'
R = 100.00'
PC STA = 35+66.14
Y = 135523.349
X = 607295.558
PT STA = 37+16.71
Y = 135622.778
X = 607201.680
BK = N86°29'27"W
AH = N00°13'11"W

PI STA = 38+84.62
Y = 135190.688
X = 607201.035
DELTA = 92°16'27" RT
D = 57°17'45"
T = 104.05'
L = 161.05'
R = 100.00'
PC STA = 37+80.57
Y = 135686.639
X = 607201.435
PT STA = 39+41.62
Y = 135786.358
X = 607305.019
BK = N00°13'11"W
AH = 587°56'44"E

OUTLOT A
CSM No. 2633
DOC No. 1561649
AR
DOC. NO. 386954

CONVENTIONAL SYMBOLS AND ABBREVIATIONS

STATE, COUNTY, or TOWN LINE	-----	NO ACCESS (BY STATUTORY AUTHORITY)	-----
SECTION LINE	-----	FE (MATCH VARIOUS)	-----
QUARTER LINE	-----	TEMPORARY LIMITED EASEMENT	-----
SIXTEENTH LINE	-----	PERMANENT LIMITED EASEMENT	-----
PROPOSED REFERENCE LINE	-----	PARCEL NUMBER	02
PROPOSED R/W LINE	-----	SIGN NUMBER (OFF PREMISE)	21-1
EXISTING H.E. LINE	-----	BUILDING	10
PROPERTY LINE	-----	FOUND IRON PPE/PIN	10
EASEMENT LINE	-----	R/W MONUMENT	10
CORPORATE LIMITS	-----	R/W STANDARD	10
EXISTING CENTERLINE	-----	SIGN	10
LOT & H.E. LINES	-----	SECTION CORNER SYMBOL	10
UTILITIES	-----		
NO ACCESS (BY PREVIOUS ACQUISITION/CONTROL)	-----		
NO ACCESS (BY ACQUISITION)	-----		

ACCESS POINT/ DRIVEWAY CONNECTION	AP
ACCESS RIGHTS	AR
ACRES	AC
AND OTHERS	CTAL
CENTERLINE	C/L
CERTIFIED SURVEY MAP DOCUMENT	CSM
HIGHWAY EASEMENT	DOC
LAND CONTRACT	HE
MONUMENT	LC
PAGE	MON
PERMANENT LIMITED EASEMENT	P/E
PROPERTY LINE	PI
RECORDED AS	(100')
REFERENCE LINE	R/I
REMAINING	RLM
RIGHT-OF-WAY SECTION	R/W
	SEC

SQUARE FEET	AP
STATION	AR
TEMPORARY LIMITED EASEMENT	AC
VOLUME	CTAL
CURVE DATA	C/L
LONG CHORD	CSM
LONG CHORD BEARING	DOC
RADIUS	HE
DEGREE OF CURVE	LC
CENTRAL ANGLE OR DELTA	MON
LENGTH OF CURVE	P/E
TANGENT	PI
NON COMPENSABLE	(100')
POWER POLE	R/I
TELEPHONE POLE	RLM
TELEPHONE PEDestal	R/W
	SEC

POINT-POINT	BEARING	DI
SC1006-BD1003	N88° 56' 01"W	133
BD1003-PRW512	S00° 43' 22"E	201
PRW512-PRW510	N87° 17' 24"W	52
PRW510-PRW509	N89° 52' 45"W	85
PRW509-HE607	N06° 29' 27"W	38
HE607-HE608	N07° 56' 44"W	101
HE608-BD1002	N00° 13' 11"W	168
BD1002-BD1008	N88° 54' 36"W	85

SCALE 0

TOTAL NET LENGTH OF C

COORDINATES, KENOSHA COUNTY, NAD 83 (2007) IN U.S. SURVEY FEET VALUES SHOWN ARE GRID
ES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

2 (TYPICALLY 3/4" X 24" REBAR), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO

ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED
MENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS.

RES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY

TURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY
GRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE
ATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TILES) ON THIS PLAT EXPIRE AT
FOR WHICH THIS INSTRUMENT IS GIVEN.

ING AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY
DEEM DESIRABLE.

FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING
TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT
LD SURVEY.

R/W PROJECT NUMBER

3220-09-20

SHEET
NUMBER

4.01

TOTAL
SHEETS

CONSTRUCTION PROJECT NUMBER

3220-09-70

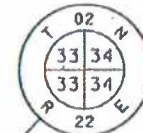
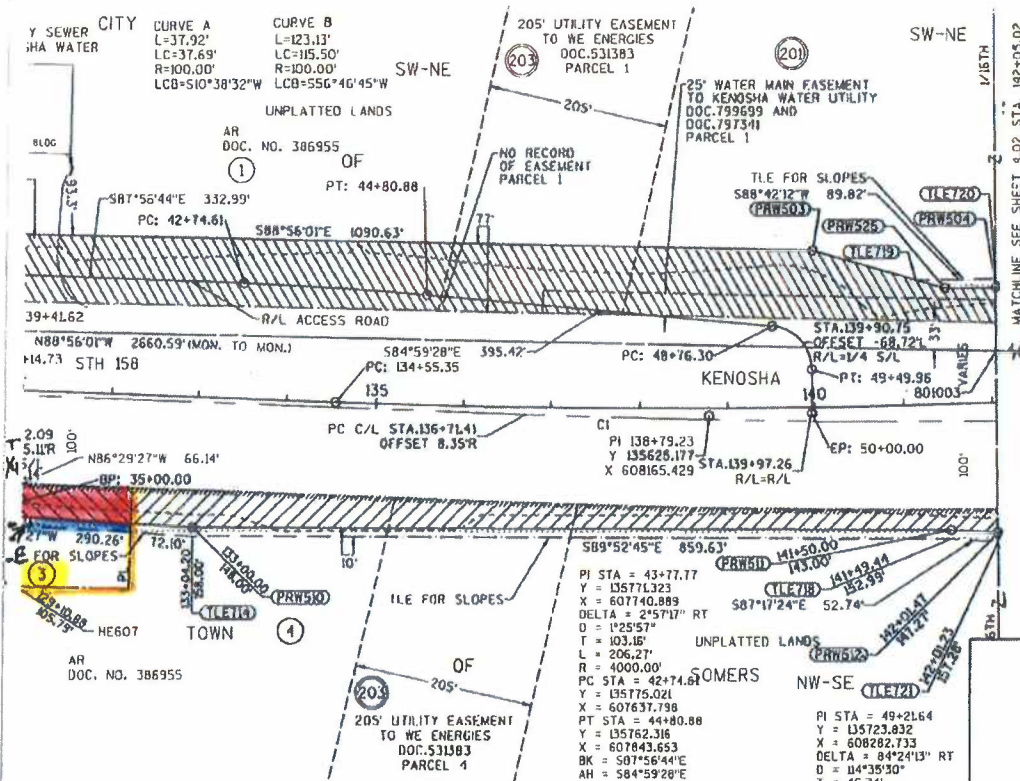
PLAT OF RIGHT OF WAY REQUIRED FOR

STH 158

RAILROAD BRIDGES B-30-02 & B30-03

STH 158

KENOSHA COUNTY



SC1006
CONC. MON.
W/ BRASS CAP
Y 135675.050
X 609820.650



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
414.751.7200
kapurinc.com

ORIGINAL PLANS PREPARED BY



JULY 02, 2020
(Date)

Brian M. Dodge
BRIAN M. DODGE
KAPUR & ASSOCIATES
P.L.S. NUMBER 2848

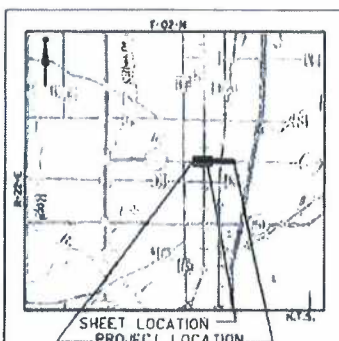
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED FOR THE DEPARTMENT

DATE: 07/06/20

Robert A. Duffek
(Signature)

REVISION DATE



Y COURSE TABLE

POINT-POINT	BEARING	DIST.
BD1008-PRW517	N01° 05' 24"E	36.04'
PRW517-PRW522	N85° 36' 44"E	146.84'
PRW522-PRW524	S88° 54' 36"E	706.39'
PRW524-HE609	S88° 54' 36"E	100.03'
HE609-PRW501	N00° 13' 11"W	60.03'
PRW501-PRW503	S88° 56' 01"E	1090.64'
PRW503-PRW525	S73° 56' 46"E	154.86'
PRW525-PRW504	N88° 48' 28"E	57.69'
PRW504-BD1003	S00° 36' 25"E	72.25'

OWNER'S NAMES ARE SWORN FOR REFERENCE
PURPOSES ONLY, AND ARE SUBJECT TO
CHANGE PRIOR TO TRANSFER OF LAND
INTERESTS TO THE GOVERNMENT.

16189

EXISTING RIGHT-OF-WAY WAS RE-ESTABLISHED UNDER
ESTATES SUBDIVISION PLAT AND DEEDS OF RECORD

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE
COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-A
PREVIOUS PROJECTS. OTHER RECORDED DOCUMENT

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH CO
SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEA

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT TO PLACE, INSTALL, MAINTAIN, OPERATE, OR REMOVE EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, OR TO CUT, REMOVE, OR PLANT THEREON ANY VEGETATION, OR TO CONSTRUCT OR MAINTAIN THEREON THE COMPLETION OF THE CONSTRUCTION PROJECT.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND TO RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE IT WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS WELL AS THE
VEGETATION THAT THE HIGHWAY AUTHORITIES MAY

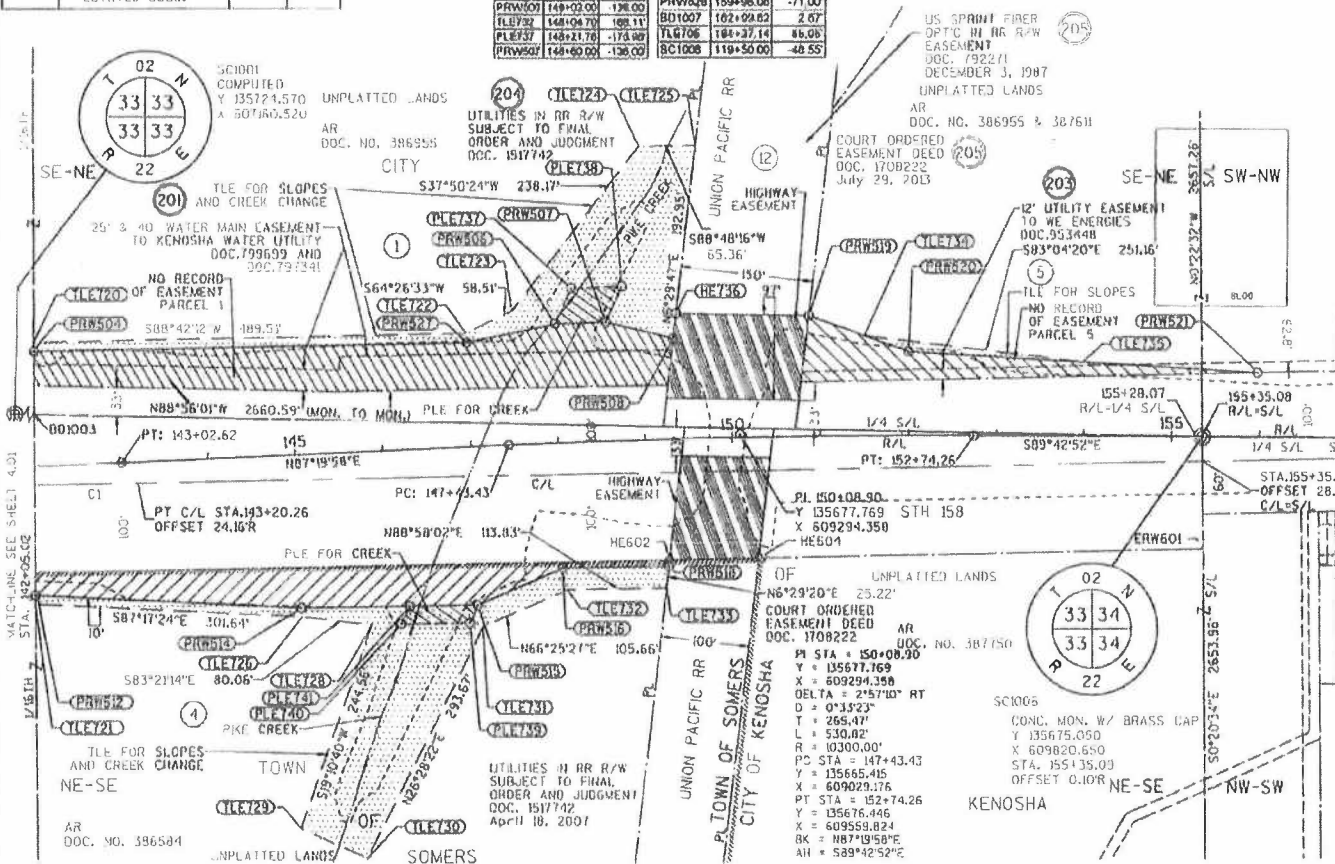
PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM
OCCUPATIONAL LINES. THIS PLAT MAY NOT BE
USED AS A SUBSTITUTE FOR AN ACCURATE FIELD

STATION OFFSET TABLE

Point	Station	Offset	Point	Station	Offset
PLW121	142:01:41	17.27	PLW133	143:04:28	355.19
PRW152	142:02:41	16.27	PLW133	143:04:28	170.04
BO1003	142:02:41	58.06	PRW118	142:04:28	48.08
PLW1504	142:06:43	131.20	HE002	142:05:27	138.09
LEW720	142:06:43	141.31	PRW508	142:06:58	114.84
PLW719	144:08:00	425.00	HE735	142:09:36	143.80
PRW1514	144:08:00	175.00	LEW725	142:09:36	334.07
LEW726	145:00:00	186.08	HE001	142:10:35	158.49
LEW730	145:02:00	402.50	PRW120	145:02:35	158.49
LEW728	145:02:00	188.00	PLW1515	150:08:37	137.71
PLW727	145:02:00	188.00	LEW734	151:01:35	114.37
LEW741	145:22:03	176.77	PLW520	152:00:00	06.00
PLW730	146:09:34	200.80	LEW735	153:08:46	74.57
LEW722	146:09:35	150.02	SC1006	155:06:37	81.81
PRW515	147:00:00	181.15	BRW101	155:56:38	128.24
PRW527	147:00:00	110.00	PRW521	155:57:00	73.25
LEW731	147:00:00	200.00	BRW093	156:08:36	83.70
LEW729	147:55:11	152.78	LEW703	161:01:03	72.10
PRW518	148:00:22	153.01	PRW128	159:08:00	21.00
LEW732	148:00:22	180.11	BO1007	162:09:02	7.67
LEW732	148:00:22	180.11	LEW706	164:27:14	88.05
PLW527	148:00:22	173.89	SC1008	159:50:00	45.58
PRW507	148:00:22	130.00			

* ACCESS RESTRICTION AND
ACCESS POINTS ACQUIRED
UNDER PLAN OF RIGHT OF
WAY PROJECTS:
SQ 005803

HWY	BASIS OF EXISTING R/W	WIDTH	YEAR
STH 150	PROJECT S0855(2)	180'.200'	1957
STH 150	PROJECT S0858(3)	180'.200'	1957
STH 150	PROJECT S0858(4)	180'.200'	1957
STH 150	INDIAN TRAIL ESTATES SUBD.	120'	2002



ACCESS POINTS

STATE COUNTY	NO ACCESS	750000
TOWN	KEY STATUTORY AUTHORITY	
SECTION LINE	TEE (HATCH VARIES)	12/22
QUARTER CORNER	TEMPORARY LIMITED	
QUARTER LINE	CASEMENT	
PROPOSED REFERENCE LINE	PERMANENT LIMITED	
PROPOSED R/W INF	CASEMENT	
EXISTING H.E. LINE	PARCEL NUMBER	03
PROPERTY LINE	GR. BY PARCEL NUMBER	02
CASEMENT LINE	SIGN NUMBER	21-1
CORPORATE LIMITS	LEFT PREMISE	
EXISTING CLAIMER LINE	BOUNDING	
LOT & H.E. LINES	FOUND FROM PIPE/SPIN	IF UNLESS NOT SHOWN
OTHERS	R/W SIGN/MOUNT	IF WEST
APPROX. FROM CENTERLINE	R/W S. AMPLITUDE	IF WEST
NO ACCESS	SIGN	1500
FOR ONE WAY ACCESS (FOR TRUCKS)	SECTION CORNER SYMBOL	
NO ACCESS		
FOR ACQUISITION		

ACCESS POINT /
DRIVEWAY CONNECTION
ACCESS RIGHTS
ACRES
AND OTHERS
CENTERLINE
CERTIFIED SURVEY MAP
DECUYEN
HIGHWAY EASEMENT
LAND CONTRACT
MENTUMENT
PAGE
PERMANENT LIMITED EAS
PROPERTY LINE
RECORDING AS
RELINQUISH EASE
RELINQUISHING
RIGHT OF WAY
SHEETS

AP	SAFETY FEET	SAFE
AR	STATION	STA
AC	TEMPORARY LIMITED EASEMENT	
ETAL	VOLUME	2
	<u>CURVE DATA</u>	
C/L	LONG CHORD	CH
CSM	LONG CHORD BEARING	CB
BOC	RADIUS	R
HE	DEGREE OF CURVE	D
LC	CENTRAL ANGLE OR DELTA	DELTA
MCM	LENGTH OF CURVE	L
P	TANGENT	TAN
TIME		MIN
21		COMPENSATION TEMP
(GGS)	POWER POLE	A
R/L	TELEPHONE POLE	P
RFM	TELEPHONE PEDestal	P
R/B		
3		

POINT-POINT	BEARING	DIST
SC0005 ERW501	S00° 30' 34"E	
ERW501-1 ERW502	S88° 48' 16"W	
ERW502-1 ERW503	S06° 29' 10"W	
ERW503-1 ERW504	S88° 56' 02"W	
ERW504-1 ERW505	S66° 25' 27"W	
ERW505-1 ERW506	S89° 05' 36"W	
ERW506-1 ERW507	N87° 11' 24"W	
ERW507-1 ERW508	N00° 43' 22"W	
ERW508-1 ERW509	N00° 26' 25"W	
ERW509-1 ERW510	N86° 45' 28"E	
ERW510-1 ERW506	N70° 01' 55"E	

9

TOTAL NET LENGTH OF

TA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING
PRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE

*ACCESS RESTRICTION AND ACCESS POINTS ACQUIRED UNDER PLAT OF RIGHT OF WAY PROJECTS:
S 0858(4)
SE 0858(2)
SW 0858(1)

NOTES:

POSITIONS ON THIS PLAT ARE WISCONSIN COUNTY COORDINATES, KENOSHA COUNTY, NAD 83 (2007) IN U.S. SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" REBAR), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEFINED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS.

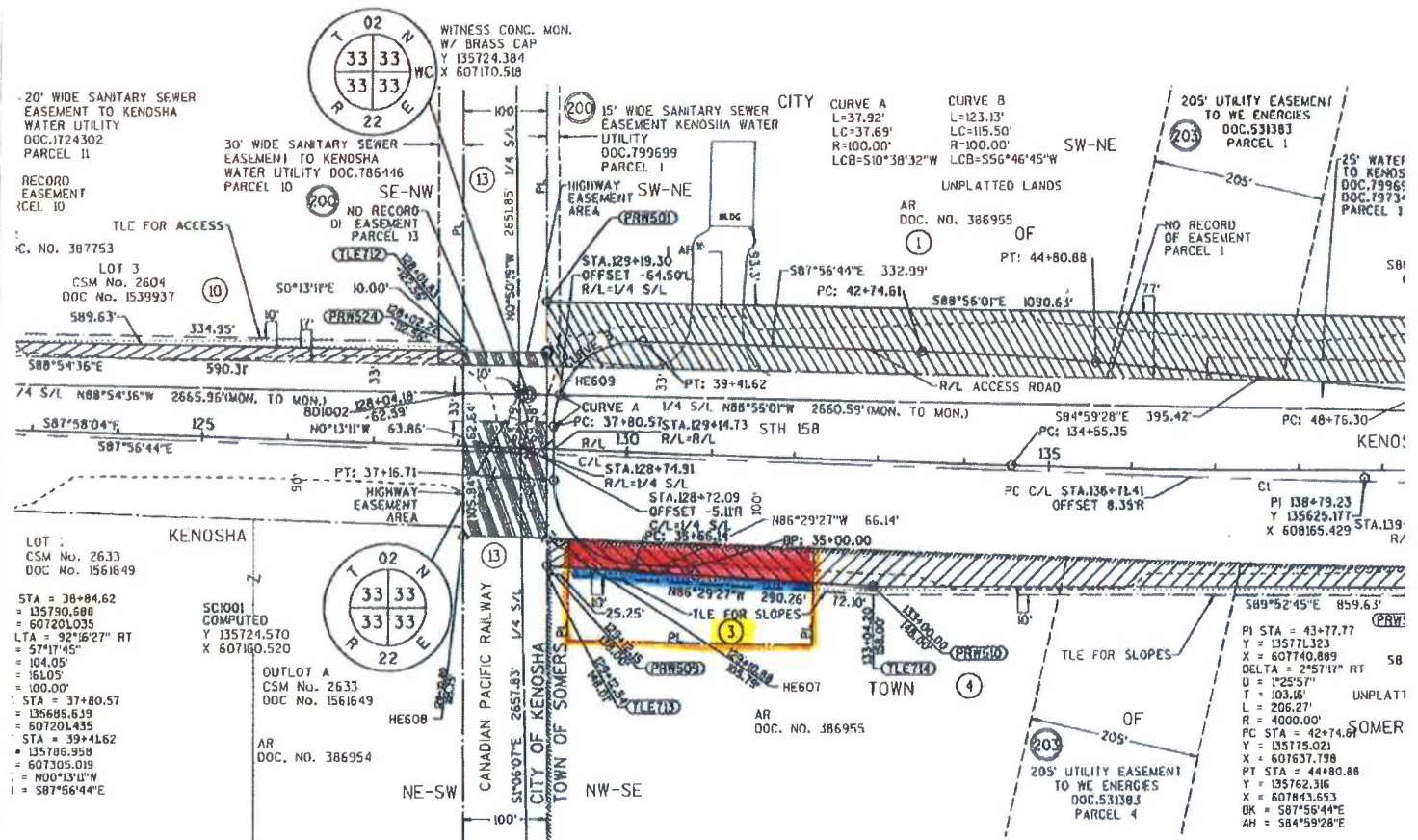
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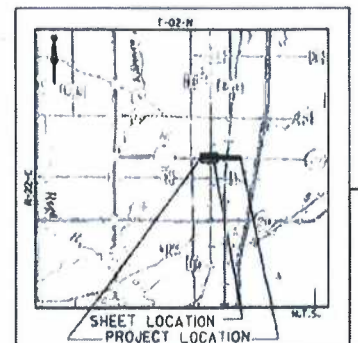


NEW RIGHT OF WAY COURSE TABLE

POINT-POINT	BEARING	DIST.	POINT-POINT	BEARING	DIST.
SC1006-BD1003	N88° 56' 01"W	1330.30'	BD1008-PRW517	N01° 05' 24"E	36.04'
BD1003-PRW512	S00° 43' 22"E	206.30'	PRW517-PRW522	N85° 36' 14"E	146.84'
PRW512-PRW511	N87° 17' 24"W	52.36'	PRW522-PRW524	S88° 54' 36"E	706.39'
PRW511-PRW510	N89° 52' 45"W	859.55'	PRW524-HE609	S88° 54' 36"E	100.03'
PRW510-PRW509	N86° 29' 27"W	387.98'	HE609-PRW501	N00° 13' 11"W	60.03'
PRW509-HE607	N00° 13' 11"W	32.23'	PRW501-PRW503	S88° 56' 01"E	1090.64'
HE607-HE608	N87° 36' 44"W	100.07'	PRW503-PRW525	S73° 56' 46"E	154.86'
HE608-BD1002	N00° 13' 11"W	168.47'	PRW525-PRW504	N88° 48' 28"E	57.63'
BD1002-BD1008	N88° 54' 36"W	853.71'	PRW504-BD1003	S00° 36' 25"E	72.25'

SECTION	AP	SQUARE FEET	SQ.FT.
	AR	STATION	STA
	AC	TEMPORARY LIMITED EASEMENT TLE	
	ET.AL	VOLUME	V
	C/L	<u>CURVE DATA</u>	
EY MAP	CSM	LONG CHORD	LCH
	DOC	LONG CHORD BEARING	LCB
	H.E	RADIUS	R
IENT	LC	DEGREE OF CURVE	D
r	MON.	CENTRAL ANGLE OR DELTA	DELTA
	P	LENGTH OF CURVE	L
		TANGENT	TAN
HTD EASEMENT	PL	NON	
	(100')	COMPENSABLE	COMPENSABLE
	R/L	POWER POLE	⊕
	REM	TELEPHONE POLE	⊕
	R/W	TELEPHONE PEDESTAL	⊗
	SEC.		

LAYOUT
SCALE 0 200
TOTAL NET LENGTH OF CENTERLINE =



PLOT DATE: 7/2/2020 9:06 AM

PLOT BY: BRIAN DODGE, PS

PLOT NAME:

*ACCESS RESTRICTION AND ACCESS POINTS ACQUIRED UNDER PLAT OF RIGHT OF WAY PROJECTS:
S 0158(1)
SG 0850(2)
SG 0850(3)

NOTES:

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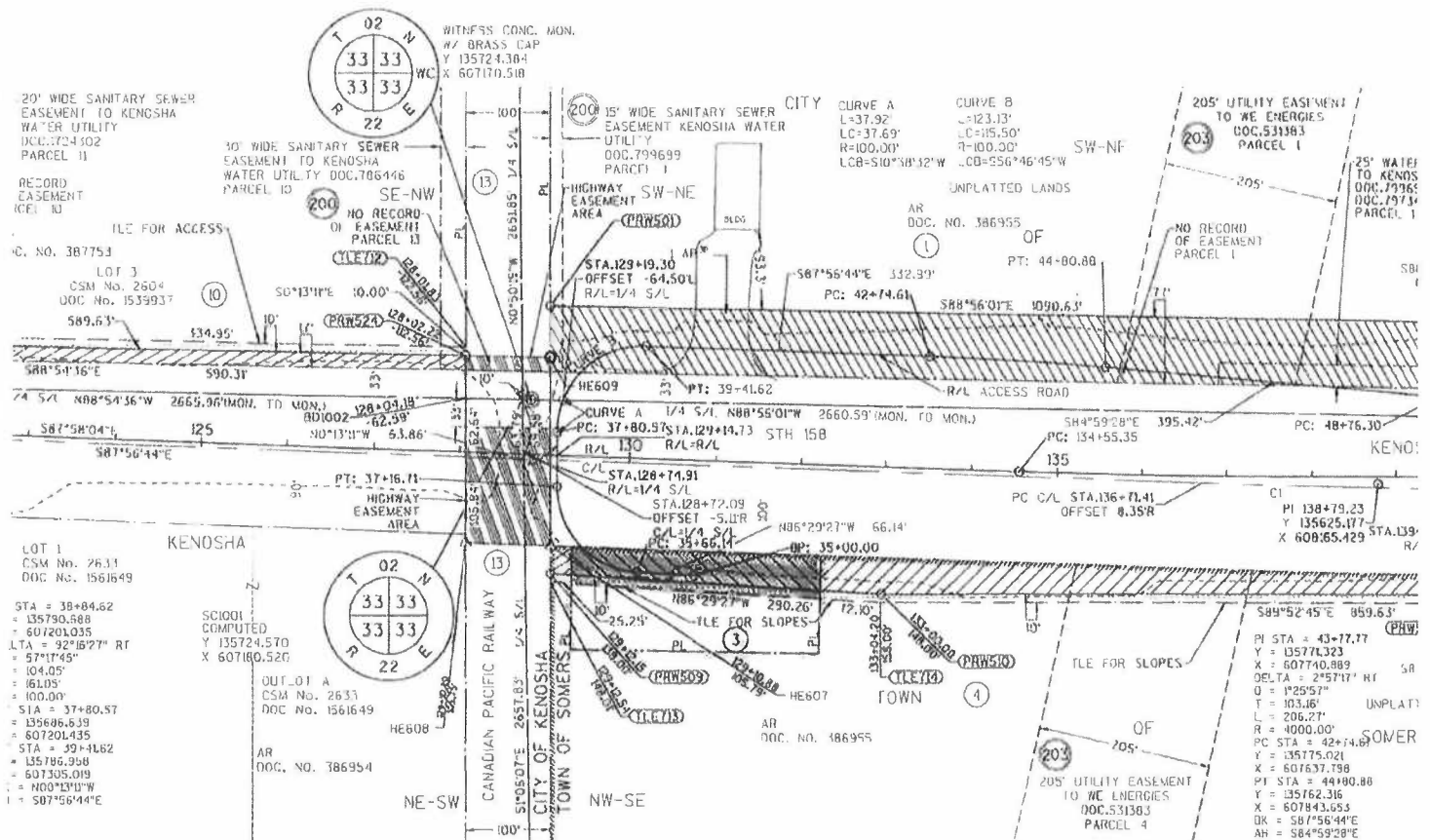
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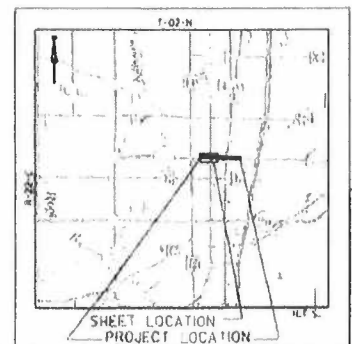
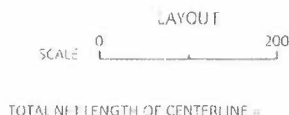
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SECTION	AP	SQUARE FEET	SOFT
	AR	STATION	STA
	AR	TEMPORARY LIMITED EASEMENT	TLE
	AR	VOLUME	V
	AR	CURVE DATA	
	AR	LONG CHORD	LC
	AR	LONG CHORD BEARING	LCB
	AR	RADIUS	R
	AR	DEGREE OF CURVE	D
	AR	CENTRAL ANGLE OR DELTA	DELTA
	AR	LENGTH OF CURVE	L
	AR	TANGENT	T
	AR	NON	COMPENSABLE
	AR	POWER POLE	PP
	AR	TELEPHONE POLE	TP
	AR	TELEPHONE PULSTAL	TPUL
	AR	SEC.	



PLOT DATE: 7/2/2010 9:06 AM

PLOT BY: BRIAN DOUGLAS, P.S.

PLOT NAME:

LEGAL DESCRIPTION

Fee Title in and to the following tract of land in Kenosha County, State of Wisconsin, described as:

That part of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 02 North, Range 22 East, described as follows:

Commencing at the Northwest corner of said Southeast 1/4; thence South 88°56'01" East along the north line of said Southeast 1/4, 32.78 feet; thence South 00°13'11" East, 170.17 feet to the south right of way line; thence South 87°56'44" East along the south right of way line, 26.18 feet to the point of beginning; thence continuing South 87°56'44" East, 290.04 feet; thence South 01°03'59" West, 40.23 feet; thence North 86°29'27" West, 290.26 feet; thence North 01°03'59" East, 32.86 feet to the point of beginning.

This parcel contains **0.243 acres**, more or less.

Also, a **Temporary Limited Easement** for the right to construct slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in Kenosha, State of Wisconsin, described as:

That part of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 02 North, Range 22 East, described as follows:

Commencing at the Northwest corner of said Southeast 1/4; thence South 88°56'01" East along the north line of said Southeast 1/4, 32.78 feet; thence South 00°13'11" East, 202.40 feet to the south right of way line; thence South 86°29'27" East along the south right of way line, 25.48 feet to the point of beginning; South 86°29'27" East, 290.26 feet; thence; thence South 01°03'59" West, 10 feet; thence North 86°29'27" West, 290.26 feet; thence North 01°03'59" East, 10 feet to the point of beginning.

This parcel contains **0.067 acres**, more or less.

The above easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE - SHORT FORM

Wisconsin Department of Transportation
RE1895 10/2018

THIS AGREEMENT, made and entered into by and between Kenosha County, hereinafter called Seller, and the Wisconsin Department of Transportation. If accepted, this offer can create a legally enforceable contract. Both parties should read this document carefully and understand it before signing.

Seller and the Wisconsin Department of Transportation agree that the Wisconsin Department of Transportation is purchasing this property for highway or other transportation related purposes, within the meaning of Chapter 84 of the Wisconsin Statutes.

Seller warrants and represents to the Wisconsin Department of Transportation that Seller has no notice or knowledge of any of the following:

- 1) Planned or commenced public improvements which may result in special assessments which would otherwise materially affect the property, other than the planned transportation facility for which the Wisconsin Department of Transportation is purchasing this property;
- 2) Government agency or court order requiring repair, alteration, or correction of any existing condition;
- 3) Shoreland or special land use regulations affecting the property; and,
- 4) Underground storage tanks and the presence of any dangerous or toxic materials or conditions affecting the property.

DESCRIPTION: The Seller agrees to sell and the Wisconsin Department of Transportation agrees to buy, upon the terms and conditions hereinafter named, the following described real estate situated in Kenosha County, Wisconsin:

Legal description is attached hereto and made a part hereof by reference.

The purchase price of said real estate shall be the sum of Two Thousand Eight Hundred and 0/100 Dollars, (\$2,800.00) payable in full by check at closing.

General taxes shall be prorated at the time of closing based on the net general taxes for the current year, if known, otherwise on the net general taxes for the preceding year.

Seller shall, upon payment of purchase price, convey the property by warranty deed or other conveyance provided herein, free and clear of all liens and encumbrances, including special assessments, except recorded public utility easements and recorded restrictions on use running with the land or created by lawfully enacted zoning ordinances and None, provided none of the foregoing prohibit present use.

Legal possession of premises shall be delivered to the Wisconsin Department of Transportation on the date of closing.

Physical occupancy of property shall be given to the Wisconsin Department of Transportation on the date of closing. Seller may not occupy property after closing unless a separate lease agreement is entered into between the Wisconsin Department of Transportation and Seller.

SPECIAL CONDITIONS: None

This agreement is binding upon acceptance by the Wisconsin Department of Transportation as evidenced by the signature of an authorized representative of the Wisconsin Department of Transportation. If this agreement is not accepted by the Wisconsin Department of Transportation within 30 days after Seller's signature, this agreement shall be null and void.

This transaction is to be closed at the office of TBD on or before TBD or at such other time and place as may be agreed to in writing by the Seller and the Wisconsin Department of Transportation.

No representations other than those expressed here, either oral or written, are part of this sale.



This instrument was drafted by
Wisconsin Department of Transportation

Project ID 3220-09-20

Parcel No.
3
Page 1 of 2

Seller and the Wisconsin Department of Transportation agree to act in good faith and use diligence in completing the terms of this agreement. This agreement binds and inures to the benefit of the parties to this agreement and their successors in interest, assigns, personal representatives, heirs, executors, trustees, and administrators.

_____ Seller Signature	_____ Date
_____ Kenosha County	
_____ Print Name	

_____ Seller Signature	_____ Date
_____ Print Name	

_____ Seller Signature	_____ Date
_____ Print Name	

_____ Seller Signature	_____ Date
_____ Print Name	

The above agreement is accepted.

_____ Signature	_____ Date
_____ Print Name	

Title

Must be signed by administrator or an authorized representative of the Wisconsin Department of Transportation.

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WARRANTY DEED

Wisconsin Department of Transportation
Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1560 05/2020

THIS DEED, made by **Kenosha County** GRANTOR, conveys and warrants the property described below to the **Wisconsin Department of Transportation**, GRANTEE, for the sum of **Two Thousand Eight Hundred and 00/100 Dollars (\$2,800.00)**.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

This is not homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
Wisconsin Department of Transportation
WisDOT SE Region 141 NW Barstow Street
Waukesha, WI 53187-0798

Parcel Identification Number/Tax Key Number
80-4-222-334-0300

Signature _____ Date _____

Kenosha County

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Date _____

State of Wisconsin

Kenosha

County

On the above date, this instrument was acknowledged before me by the named person(s).

The signer was: _____ Physically in my presence. OR

_____ In my presence involving the use of communication technology.

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires _____



0 7 8 9 5 3 4 8

Project ID
3220-09-20

This instrument was drafted by
Wisconsin Department of Transportation

Parcel No.
3