

KENOSHA COUNTY

BOARD OF SUPERVISORS

RESOLUTION NO.

Subject: RESOLUTION AUTHORIZING SALE OF A HIGHWAY F PROJECT REMNANT	
Original <input checked="" type="checkbox"/> Corrected <input type="checkbox"/> 2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted By: Shelly Billingsley	
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, as a result of the County Trunk Highway F project has a parcel which is of limited value to the County (please see involved parcel in attachment A), and

WHEREAS, Kenosha County had earlier entered into a Memo of Understanding with Lance and Abbey Gehring (see attached MOU dated 12-16-19—Exhibit B), who own the contiguous parcel, and

WHEREAS, the Memo of Understanding granted Lance and Abbey Gehring a first right of refusal to purchase this remnant, and

WHEREAS, many benefits are derived for the public from the cooperative efforts of the County and area landowners in a highway project, and

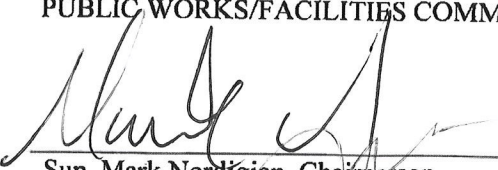
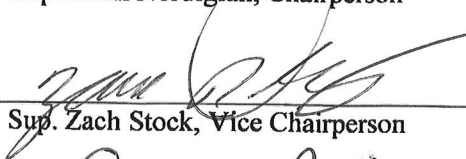


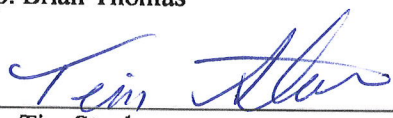
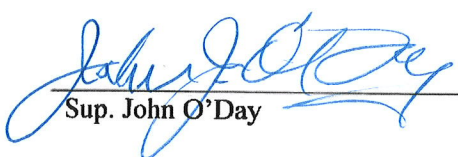
WHEREAS, Kenosha County has benefitted from the completion of the Highway project such that the citizens can enjoy use of the new Highway F, and

WHEREAS, The Kenosha County Board had earlier authorized the transfer of this remnant (see attached Resolution 36, passed July 18, 2023—Exhibit C) at a sale price of \$153,700 per appraisal and Lance and Abbey Gehring have agreed to this transfer at that price, and

WHEREAS, considerable time and resources have already been expended in coordinating the taking and transfer of these properties.

Respectfully Submitted:

PUBLIC WORKS/FACILITIES COMMITTEE

	Aye	Nay	Abstain	Excused
 Sup. Mark Nordigian, Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Zach Stock, Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Laura Belsky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Aaron Karow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Sup. Brian Thomas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Tim Stocker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. John O'Day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOW THEREFORE BE IT RESOLVED that the Kenosha County Board of Supervisors hereby authorizes the transfer by Quitclaim deed of Parcel D on the attached map to Lance and Abbey Gehring pursuant to the Memo of Understanding and earlier approval; and

BE IT FURTHER RESOLVED that the sale price of \$153,700 is approved, 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 law.

Respectfully submitted by:

FINANCE COMMITTEE

Aye No Abstain

Terry Rose, Chairman

☐ ☐ ☐

Dave Geertsens, Vice Chair

☐ ☐ ☐

John Poole

☐ ☐ ☐

Tim Stocker

☐ ☐ ☐

Bill Grady

☐ ☐ ☐

Erin Decker

☐ ☐ ☐

John Franco

☐ ☐ ☐

Kenosha County
Administrative Proposal Form

1. Proposal Overview

Division: P&Dt

Department: Public Works

Proposal Summary (attach explanation and required documents):

This resolution seeks transfer of a remnant from the Hwy F project to Lance and Abbey Gehring pursuant to a first right of refusal for \$153,700.

Dept./Division Head Signature: _____

Print Name: Andy Buehler

Date: 1/24/24

2. Department Head Review

Comments:

Recommendation: Approval ☐ Non-Approval ☐

Department Head Signature: _____

Print Name: Shelly Billingsley

Date: 1-24-24

3. Finance Division Review

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Finance Signature: _____

Print Name: Patty Merrill

Date: 1/24/24

4. County Executive Review

Comments:

Action: Approval ☒ Non-Approval ☐

Executive Signature: _____

Print Name: Samantha
Kerkman

Date: 1/22/2024

Exhibit A

CERTIFIED SURVEY MAP NO. _____

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

- ▲ INDICATES FOUND 3/4" IRON ROD
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

70' PUBLIC UTILITY EASEMENT GRANTED TO THE TOWN OF RANDALL

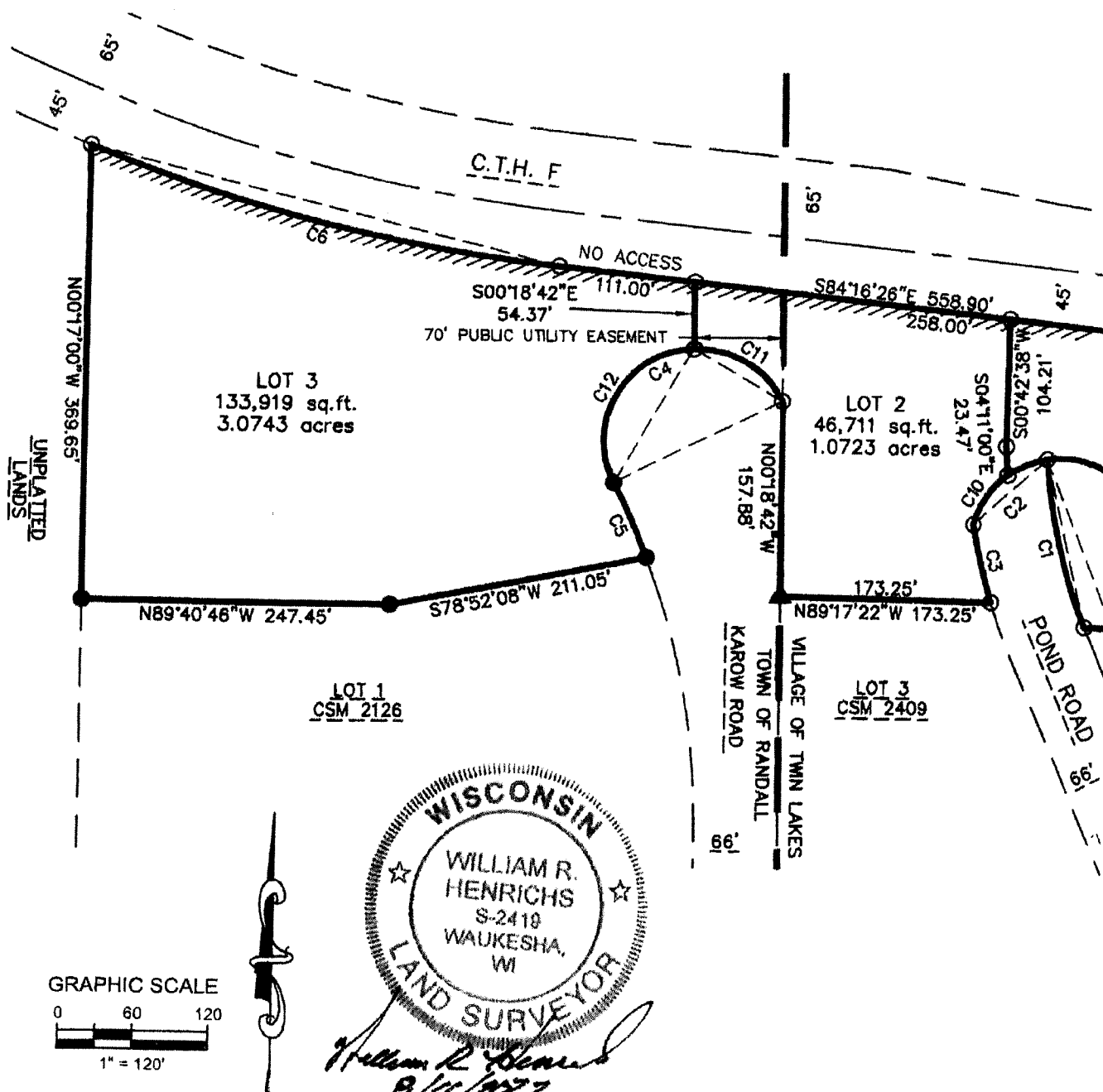


EXHIBIT "A"

Part of 60-4-119-161-0102

85-4-119-161-4215

85-4-119-161-4216

60-4-119-161-0122

Veterans Memorial Park

County Owned Parcels

--- Civil Division Boundary

KENOSHA COUNTY

VETERANS MEMORIAL

PARK

RUSSET ROAD

CSM 2499

W1-5770

LOT 1

PARCEL C

OF TWIN LAKES

Lot 2

60-4-119-161-0122

Exhibit B

**MEMORANDUM OF UNDERSTANDING
BETWEEN
KENOSHA COUNTY HIGHWAY DIVISION
And
Lance & Abbey Gehring
8820 Karow Road
Twin Lakes, WI 53181**

1. As a result of the CTH F Realignment Project certain properties owned by Kenosha County will not be used in their entirety.
2. Conditions that will exist after the CTH F Realignment Project is complete will support the County disposing of a number of Project area parcels that will add more value to the community as privately-owned.
3. It seems advisable that those Kenosha County owned properties which will not be required for completion of the Project be first offered to adjacent property owners at independently appraised fair-market value. In the event the County and adjacent property owner are unable to successfully negotiate a buy/sell agreement, the County will pursue other appropriate means to market/sell the property.
4. A single County-owned parcel, 60-4-119-161-0120 is adjacent to your parcel 60-4-119-161-0720. The County parcel will be approximately 2.82 acres and is located on the west side of the "to be constructed" cul-de-sac located at the north end of Karow Road.
5. This MOU is being provided to you to make you aware of the County's intention to sell parcel 60-4-119-161-0120 after the CTH F Realignment project is complete and your signature below would provide an indication that you would like to exercise the County's granted "first right of refusal" to purchase this property at a time appropriate for disposition.
6. Property owner understands and acknowledges that any sale of County owned property is contingent upon approval by the County Board of Supervisors.

Ray Arbet 1-13-20

Ray Arbet

Director, Kenosha County Department of Public Works

Clement Abongwa 1/16/2020

Clement Abongwa

Kenosha County Highway Commissioner

Abbey Gehring - 1-6-20
Property Owner
Abbey Gehring 1-6-20

Exhibit B - Appraisal & Parcel Overview

Parcel C:

Description: Tax Key No. 60-4-119-161-0122; 3.06 acres; Zoned: R-2

Adjacent Parcel Owner: Walter F Graeber, 817 Hickory Road, Twin Lakes (Parcel #: 85-4-119-161-4212) & Mikki Holms & Michael Roberts, 1404 Pond Road, Twin Lakes (Parcel #: 85-4-119-161-4202)

Pitts Brothers & Associates Valuation: Based upon the investigations conducted, the analyses made, and our experience as real estate appraisers, we have formed the opinion that, as of February 4, 2022 and subject to the premises, assumptions and limiting conditions set forth in this report, the property has a market value of the fee simple interest in the subject "As-Is" is fairly represented at: \$153,000

Recommendation: Secure Committee and County Board approval to contact adjacent property owner based on signed MOU regarding interest in purchasing the remnant Parcel C. If parcel sale is negotiated, County Board must approve final sale price.

Parcel D:

Description: Tax Key No. 85-4-119-161-4216; 3.27 acres; Zoned: Residential District

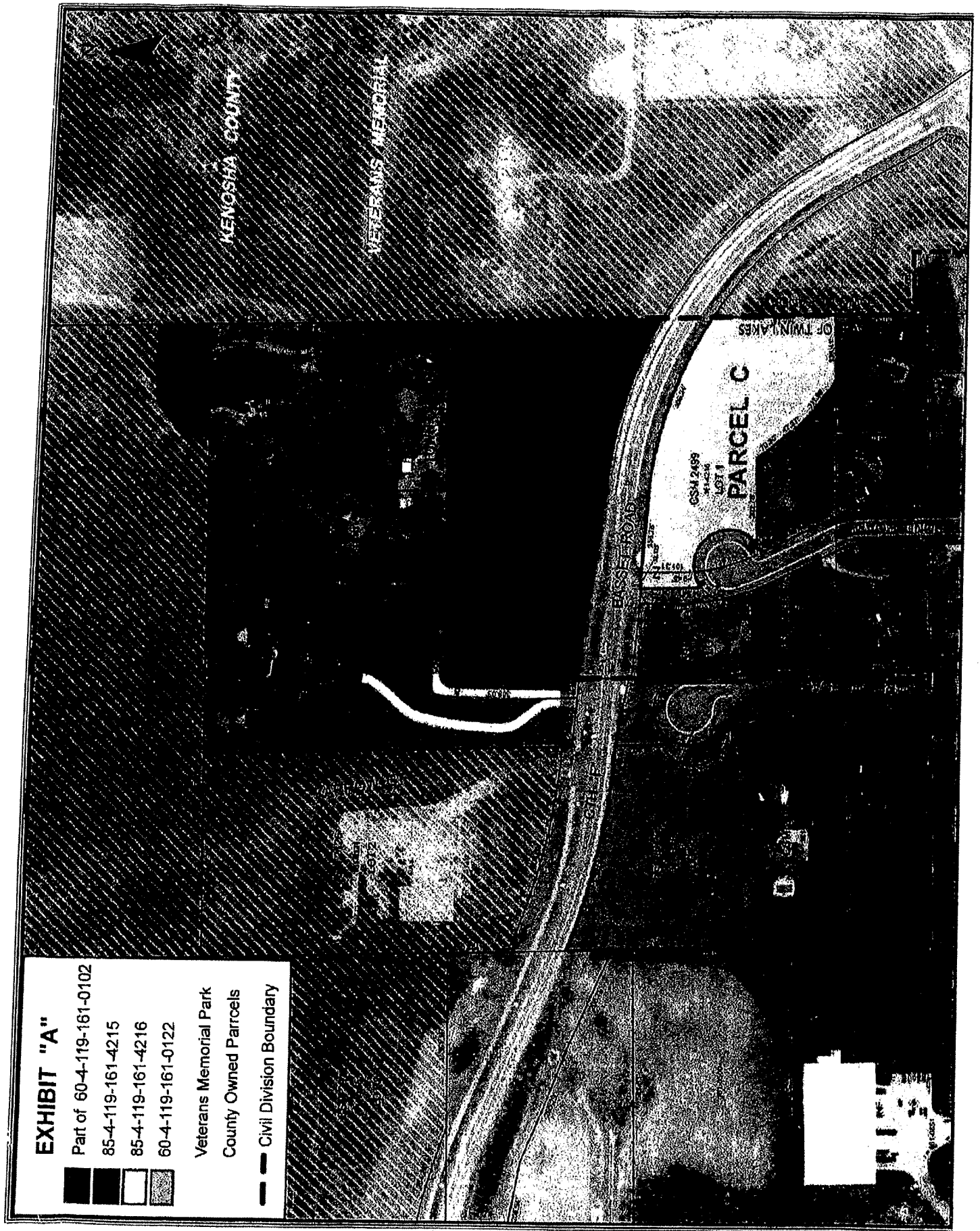
Adjacent Parcel Owner: Jack R. Lameer, 1320 Karow Road, Twin Lakes (Parcel #: 85-4-119-161-4201)

Pitts Brothers & Associates Valuation: Based upon the investigations conducted, the analyses made, and our experience as real estate appraisers, we have formed the opinion that, as of February 4, 2022 and subject to the premises, assumptions and limiting conditions set forth in this report, the property has a market value of the fee simple interest in the subject "As-Is" is fairly represented at: \$153,700

Recommendation: Secure Committee and County Board approval to retain a realtor and market Parcel D. If parcel sale is negotiated, County Board must approve final sale price.

Full appraisals of Parcel A, Parcel B, Parcel C, and Parcel D are available upon request.

Exhibit C

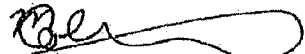


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KENOSHA COUNTY

BOARD OF SUPERVISORS

RESOLUTION NO. 36

Subject: RESOLUTION AUTHORIZING SALE OF HIGHWAY F REMNANT PARCELS	
Original <input type="checkbox"/> Corrected <input type="checkbox"/> 2nd Correction <input checked="" type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted: 7/13/2023
Submitted By: Matthew Collins	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: John F. Moyer Sr. Asst. Corporation Counsel	Signature: 

- WHEREAS, The County Trunk Highway F realignment project within the Village of Twin Lakes and Town of Randall has resulted in the availability for sell of four remnant parcels (Exhibit A), and
- WHEREAS, Kenosha County has entered into a Memorandum of Understanding (MOU) (Exhibit B) with neighbors and adjacent property owners to assist Kenosha County in the disposition of Parcel A, Parcel B, Parcel C, and Parcel D, and
- WHEREAS, Parcel A and Parcel D were originally acquired with Wisconsin Department of Natural Resources (WDNR) Stewardship grant funds, and if subsequently sold or disposed of by other means, must be replaced with new land approved by the WDNR, and
- WHEREAS, Kenosha County received preliminary WDNR approval of the proposed replacement parcels currently owned by Kenosha County that will be recorded as restricted use for parkland and recreational use as shown on Exhibit E, and
- WHEREAS, The four parcels have been appraised to determine fair market value as summarized on Exhibit D, and
- WHEREAS, Per Kenosha County's Budget Resolution, the proceeds from the sale of any parcels made available from the Highway F project will be placed in the Parkland Development fund, and
- WHEREAS, Certified Survey Maps (CSM) for this area (Exhibit C) have been approved by the Village of Twin Lakes and are pending approval from the Town of Randall (where applicable), and

**Sale of Highway F Remnant Parcels
April 24, 2023**

NOW THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors hereby authorizes Administration to begin the process of soliciting the sale of the four parcels at a price approved by the Finance Committee with the understanding that the final sale price must be approved by the Kenosha County Board of Supervisors, and

BE IT FURTHER RESOLVED, if the MOU terms of the rights of refusal do not result in an acceptance and transfer of Parcel A, Parcel B, Parcel C, and Parcel D, the Parks Department is authorized to retain a realtor and market the properties, and

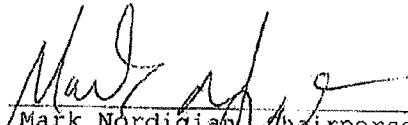
BE IT FURTHER RESOLVED that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to complete these transactions in accordance with law.

Sale of Highway F Remnant Parcels
April 24, 2023

Respectfully Submitted By:

Public Works Committee:

Aye Nay Abstain Excused


Mark Nordigian, Chairperson

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Zack Stock, Vice Chairperson

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Supervisor Laura Belsky

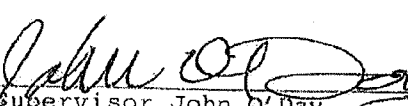
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Supervisor Tim Stocker

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Supervisor Aaron Karow

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Supervisor John O'Day

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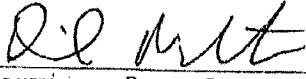
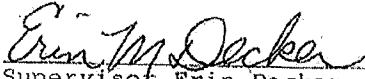
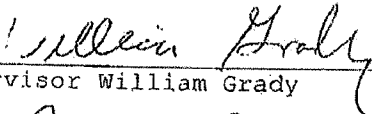
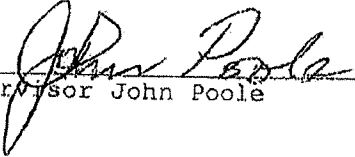
Supervisor Brian Thomas

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sale of Highway F Remnant Parcels
April 24, 2023

Respectfully submitted by:

FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
 Supervisor Terry Rose, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor Dave Geertsens, Vice-Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Supervisor Erin Decker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor William Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor John Poole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

KENOSHA COUNTY EXPENSE/REVENUE BUDGET MODIFICATION FORM

DOCUMENT #	G/L DATE
BATCH #	ENTRY DATE

DEPT/DIVISION: Kenosha County Parks Division

PURPOSE OF BUDGET MODIFICATION (REQUIRED):

(1) ACCOUNT DESCRIPTION	(2)			BUDGET CHANGE REQUESTED		(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	AFTER TRANSFER	
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	(3) EXPENSE INCREASE (+)	(4) EXPENSE DECREASE (-)			(8) REVISED BUDGET	(9) EXPENSE BAL AVAIL
Purch/Plan/Design/ Construct	420	760	7860	582250	153,700				153,700	153,700
EXPENSE TOTALS					153,700.00	-			153,700.00	153,700.00

REVENUES				MAIN ACCOUNT	REVENUE DECREASE (+)	REVENUE INCREASE (-)	ADOPTED BUDGET	CURRENT BUDGET	REVISED BUDGET
	FUND	DIVISION	SUB DIVISION						
Sale Of Parcel Proceeds	420	760	7860	446560		153,700			
REVENUE TOTALS					-	153,700.00			

COLUMN TOTALS (EXP TOTAL + REV TOTAL)

153,700.00	153,700.00
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Please fill in all columns:

- (1) & (2) Account information as required
- (3) & (4) Budget change requested
- (5) Original budget as adopted by the board
- (6) Current budget (original budget w/past mods.)
- (7) Actual expenses to date
- (8) Budget after requested modifications
- (9) Balance available after transfer (col 8 - col 7).

PREPARED BY: Chris Walton FINANCE DIRECTOR: G. Merrill Date 1/24/24

DIVISION HEAD: Shelly Biamonte Date 1-23-24

DEPARTMENT HEAD: Shelly Biamonte Date 1-23-24

COUNTY EXECUTIVE: Scott Date 1/23/2024

SEE BACK OF FORM FOR REQUIRED LEVELS OF APPROVAL FOR BUDGET MODIFICATION.