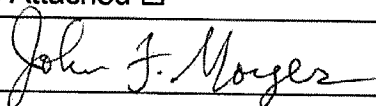


# KENOSHA COUNTY

## BOARD OF SUPERVISORS

RESOLUTION NO.

Subject: RESOLUTION AUTHORIZING SALE OF A HIGHWAY F PROJECT REMNANT	
Original X    Corrected    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 Donna Karow (see attached MOU dated 12-16-19—Exhibit B), who owns the contiguous parcel and to further the Highway F project had made certain concessions from her property to assist Kenosha County in the highway project, and

WHEREAS, the Memo of Understanding granted Donna Karow 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

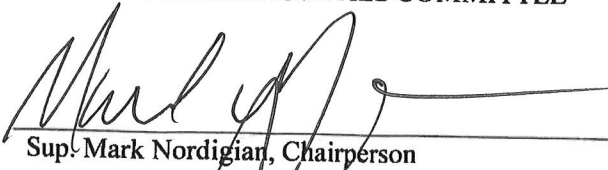
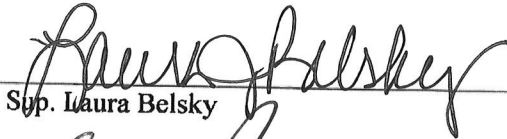
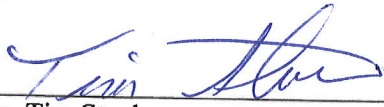
WHEREAS, Kenosha County has benefitted from the completion of the Highway project such that the citizens can enjoy use of the new Highway F, and

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 \$190,400 and Donna Karow has 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Aaron Karow	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 B on the attached map to Donna Karow pursuant to the Memo of Understanding and earlier approval; and

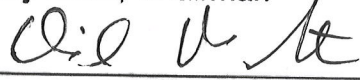
BE IT FURTHER RESOLVED that the sale price of \$190,400 is approved, and

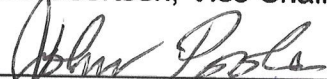
BE IT FURTHER RESOLVED now and in the future that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to execute this transaction in accordance with law.

Respectfully submitted by:

FINANCE COMMITTEE


  
Terry Rose, Chairman


  
Dave Geertsens, Vice Chair

  
John Poole

  
Tim Stocker

Bill Grady

  
Erin Decker

  
John Franco

Aye   No   Abstain

☒   ☐   ☐

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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 Donna Karow pursuant to a first right of refusal for \$190,400

Dept./Division Head Signature: *Andy M Buehler*

Print Name: Andy Buehler

Date: 1/24/24

**2. Department Head Review**

Comments:

Recommendation: Approval ☐ Non-Approval ☐

Department Head Signature: *Shelly Billingsley*

Print Name: Shelly Billingsley

Date: 1-24-24

**3. Finance Division Review**

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Finance Signature: *Patricia Merrill*

Print Name: Patty Merrill

Date: 1/24/24

**4. County Executive Review**

Comments:

Action: Approval ☒ Non-Approval ☐

Executive Signature: *Samantha Kerkman*

Print Name: Samantha  
Kerkman

Date: 1/22/2024

# Exhibit A

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and 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 SET MAG NAIL

● INDICATES FOUND 1" IRON PIPE

○ INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

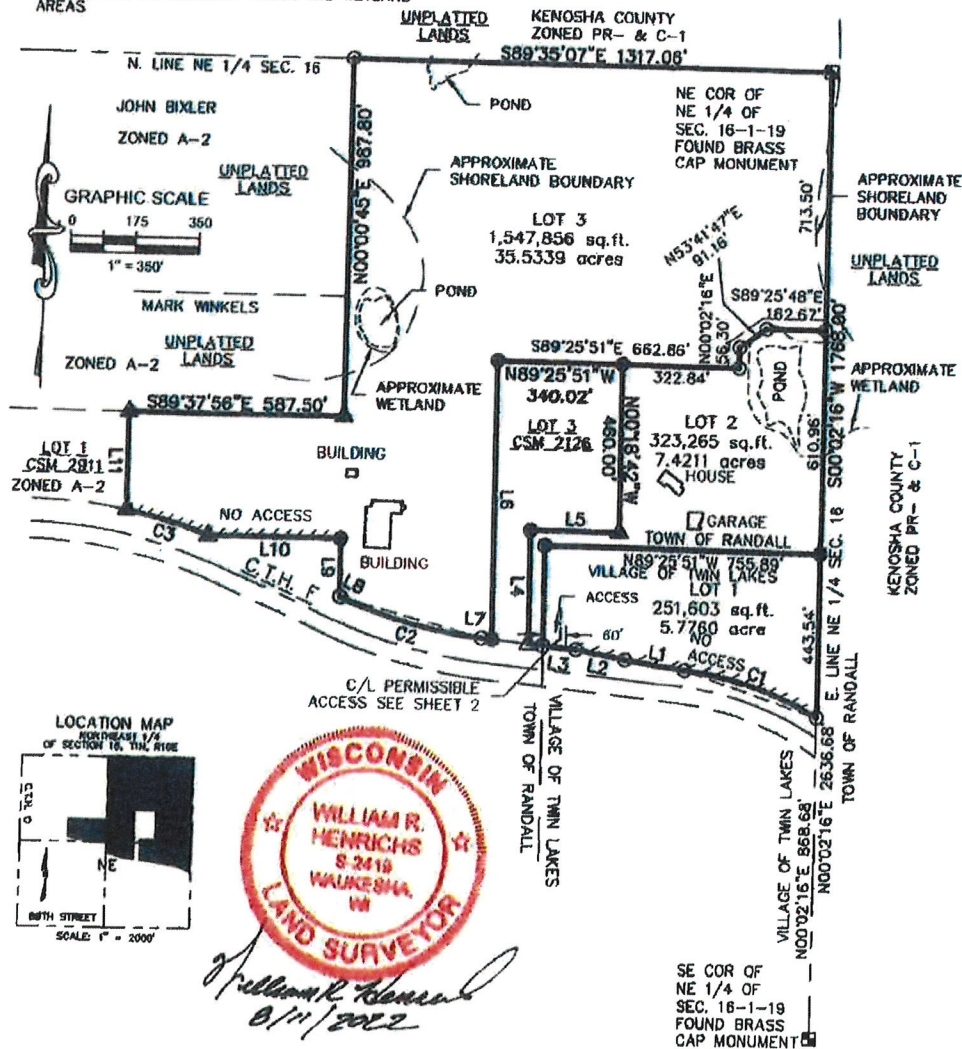
WETLAND SHOWN APPROXIMATE BASED ON WISCONSIN INVENTORY MAP (NO FILLING, EXCAVATION OR BUILDING WITHIN THE WETLAND AREAS)

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 16, T 1 N, R 19 E, WHICH BEARS S00°02'16"W. KENOSHA COUNTY COORDINATE SYSTEM.

SEE SHEET 2 AND 3 FOR LOT DETAILS

SEE SHEET 4 FOR LINE AND CURVE TABLE

SHORELAND BOUNDARY APPROXIMATE BASED ON KENOSHA COUNTY GIS MAP

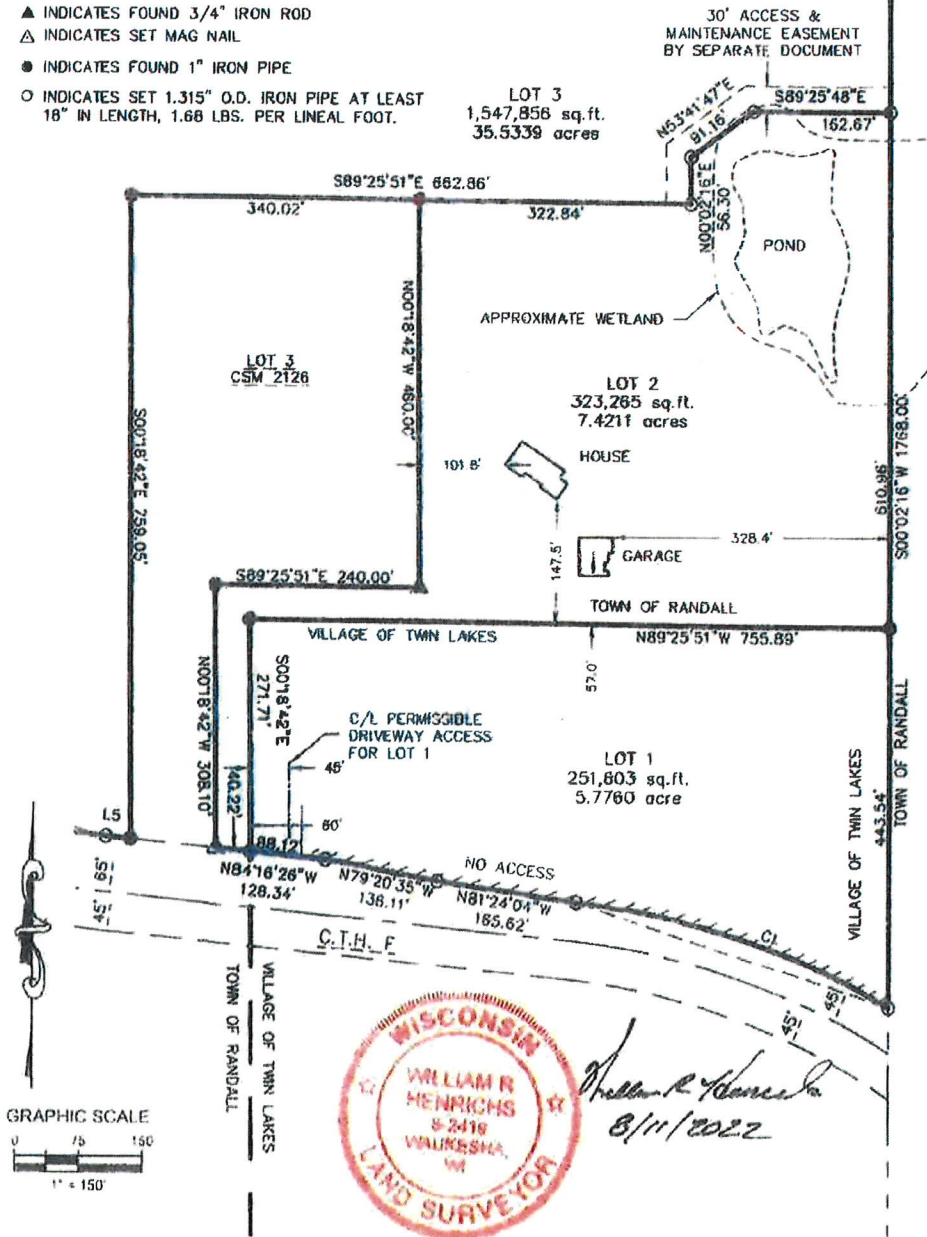




# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 18, 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 SET MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.





# 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



KARROW CT.

CSM 2817  
161-0000  
LOT 2

CSM 2126  
161-0001  
LOT 2

CSM 2126  
161-0001  
LOT 3

CSM 1160  
161-0111

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KENOSHA COUNTY

VETERANS MEMORIAL

PARK

PARCEL A

PARCEL B

PARCEL C

PARCEL D

BASSET ROAD

CTH "F"

KARROW ROAD

POND ROAD

VILLAGE OF TWIN LAKES

TOWN OF RANDALL

CSM 1602  
161-0002  
LOT 1

CSM 1603  
161-0003  
LOT 2

CSM 1604  
161-0004  
LOT 3

CSM 1605  
161-0005  
LOT 4

CSM 1606  
161-0006  
LOT 5

CSM 1607  
161-0007  
LOT 6

CSM 1608  
161-0008  
LOT 7

CSM 1609  
161-0009  
LOT 8

CSM 1610  
161-0010  
LOT 9

CSM 1611  
161-0011  
LOT 10

CSM 1612  
161-0012  
LOT 11

CSM 1613  
161-0013  
LOT 12

CSM 1614  
161-0014  
LOT 13

CSM 1615  
161-0015  
LOT 14

CSM 1616  
161-0016  
LOT 15

CSM 1617  
161-0017  
LOT 16

CSM 1618  
161-0018  
LOT 17

CSM 1619  
161-0019  
LOT 18

CSM 1620  
161-0020  
LOT 19

CSM 1621  
161-0021  
LOT 20

CSM 1622  
161-0022  
LOT 21

CSM 1623  
161-0023  
LOT 22

CSM 1624  
161-0024  
LOT 23

CSM 1625  
161-0025  
LOT 24

CSM 1626  
161-0026  
LOT 25

CSM 1627  
161-0027  
LOT 26

CSM 1628  
161-0028  
LOT 27

CSM 1629  
161-0029  
LOT 28

CSM 1630  
161-0030  
LOT 29

CSM 1631  
161-0031  
LOT 30

CSM 1632  
161-0032  
LOT 31

CSM 1633  
161-0033  
LOT 32

CSM 1634  
161-0034  
LOT 33

CSM 1635  
161-0035  
LOT 34

CSM 1636  
161-0036  
LOT 35



# Exhibit B

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
KENOSHA COUNTY HIGHWAY DIVISION  
And**

**Donna Karow  
8815 Karow Road  
Twin Lakes, WI 53181**

1. As a result of the CTH F Realignment Project, certain properties will need to be acquired by Kenosha County. Other properties currently 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. 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. Kenosha County intends to acquire the property as described and identified on the attached map (Plat Plan Parcel 19, .362 acres) by purchase at fair market value (FMV) consistent with applicable State statutes and all Project funding requirements as part of the CTH F Realignment Project.
5. Kenosha County intends to sell a .5 acre remnant surrounding the north end of the pond located on parcel #60-4-119-161-0102 to attach to said parcel for the same amount as the purchase price for the Project's Plat Plan Parcel 19. Any transfer and/or transaction costs necessary to facilitate this action will be borne by the County. Final dimensions of the approximate .5 acre remnant will be negotiated to ensure adequate clearance for property maintenance activities around the pond's perimeter.
6. Kenosha County agrees to offer the first option to purchase the entire remnant of parcel #85-4-119-161-4211 to the undersigned owner at FMV as determined by an independent, licensed real estate appraiser.
7. Property owner understands and acknowledges that any sale of County owned property is contingent upon approval by the County Board of Supervisors.

*RAW 11-7-19*

Ray Arbet

Director, Kenosha County Department of Public Works

*Clement Abongwa*

Nov. 7, 2019

Clement Abongwa

Kenosha County Highway Commissioner

*Donna M. Karow*  
12-16-19

Property Owner





# COUNTY OF KENOSHA

Department of Public Works & Development Services  
Shelly Billingsley, Director

Matthew J. Collins  
Director, Division of Parks  
19600 75<sup>th</sup> Street, Suite 122-1  
Bristol, Wisconsin 53104  
Office: (262) 857-1850  
Fax: (262) 857-1885

## Exhibit D Appraisal & Parcel Overview

### Parcel A:

**Description:** Part of Tax Key No. 60-4-119-161-0302 ; .56 acres; Zoned A-2

**Adjacent Parcel Owner:** Donna M Karow, 36210 Bassett Road (Parcel #: 60-4-119-161-0111)

**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: \$5,600.

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

### Parcel B:

**Description:** Tax Key No. 85-4-119-161-4215; 5.77 acres; Zoned: Residential District

**Adjacent Parcel Owner:** Donna M Karow, 36210 Bassett Road (Parcel #: 60-4-119-161-0111)

**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: \$190,400

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

DOCUMENT # \_\_\_\_\_ G/L DATE \_\_\_\_\_

BATCH # \_\_\_\_\_ ENTRY DATE \_\_\_\_\_

PURPOSE OF BUDGET MODIFICATION (REQUIRED):

[illegible]

REVENUES		FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	REVENUE DECREASE (+)	REVENUE INCREASE (-)	ADOPTED BUDGET	CURRENT BUDGET	REVISED BUDGET
Sale Of Parcel Proceeds		420	760	7860	446560		190,400			
REVENUE TOTALS						-	190,400.00	-	-	-

190,400.00	190,400.00
------------	------------

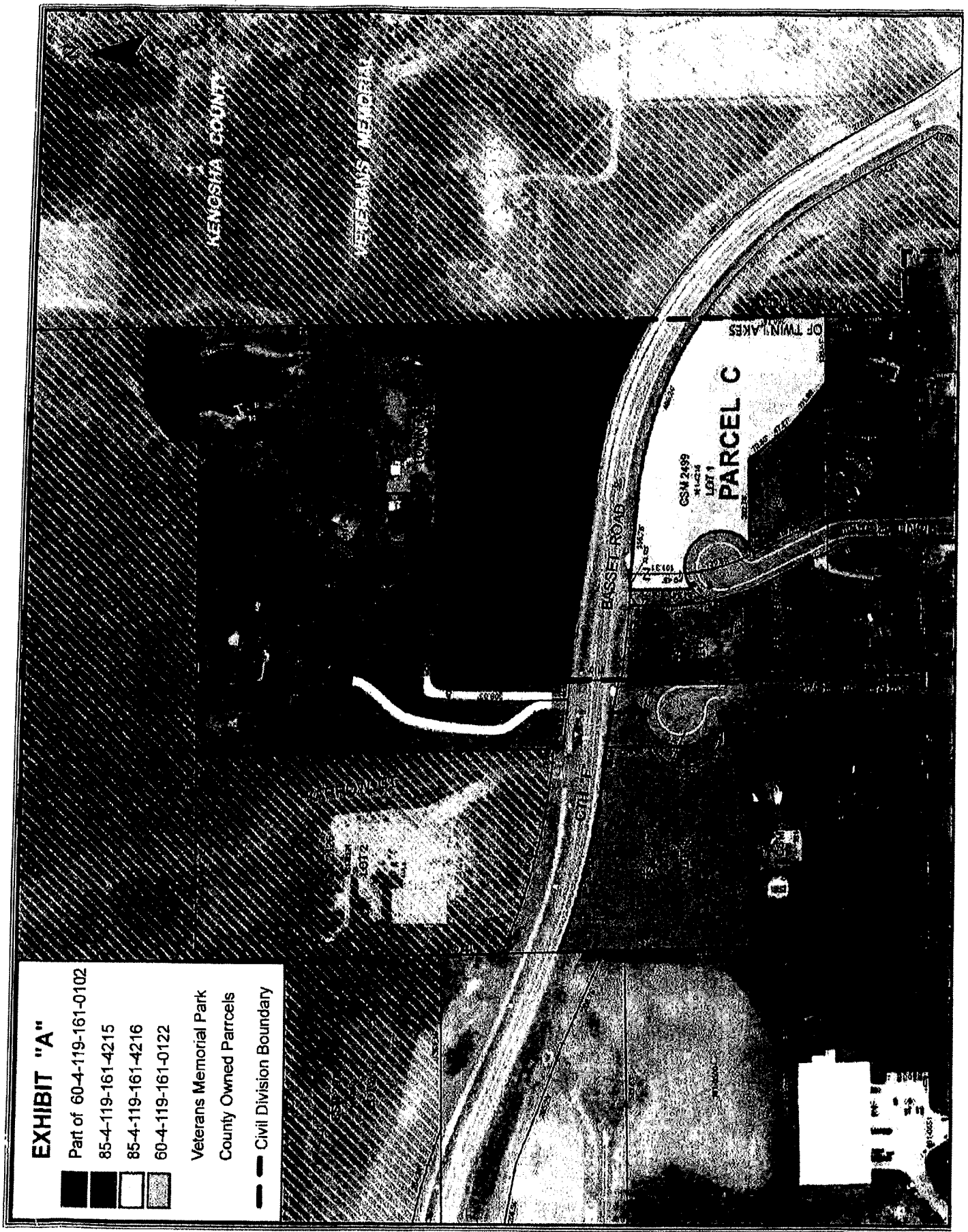
(1) & (2) Account information as required  
(3) & (4) Budget change requested

- (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).

DEPARTMENT HEAD Shellen B. Williams Date 1-23-24

COUNTY EXECUTIVE: Sasha B Date 1/23/2024

# Exhibit C

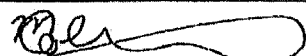




**KENOSHA COUNTY**

**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

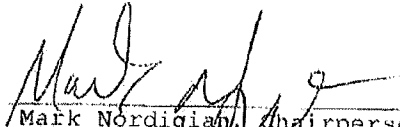
**BE IT FURTHER RESOLVED** that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to complete these transactions in accordance with law.

Sale of Highway F Remnant Parcels  
April 24, 2023

Respectfully Submitted By:

Public Works Committee:

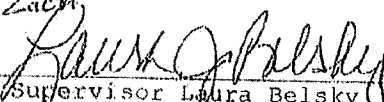
Aye      Nay      Abstain      Excused

  
Mark Nordigian, Chairperson

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Supervisor Laura Belsky

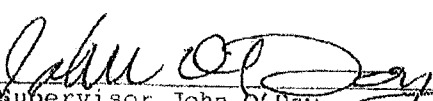
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Supervisor Tim Stocker

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Supervisor Aaron Karow

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Supervisor John O'Day

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Supervisor Brian Thomas


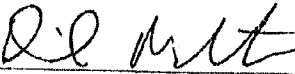
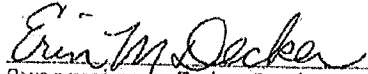
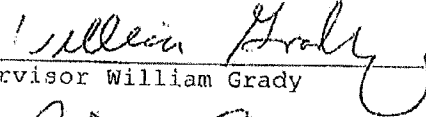
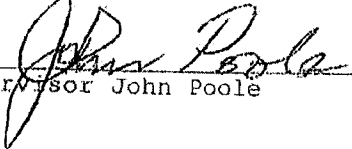
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sale of Highway F Remnant Parcels  
April 24, 2023

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 Geertsen, 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"/>