

**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

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 <input checked="" type="checkbox"/> 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

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>
<hr/> William Grady, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John Franco, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Laura Belsky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Zach Rodriguez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Sharon Pomaville	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Andy Berg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Gabe Nudo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Respectfully submitted by:

FINANCE COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>
<hr/> Jeffrey Gentz, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Ron Frederick, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> David Celebre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Jeff Wamboldt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Edward Kubicki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Monica Yuhas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
wisconsindot.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

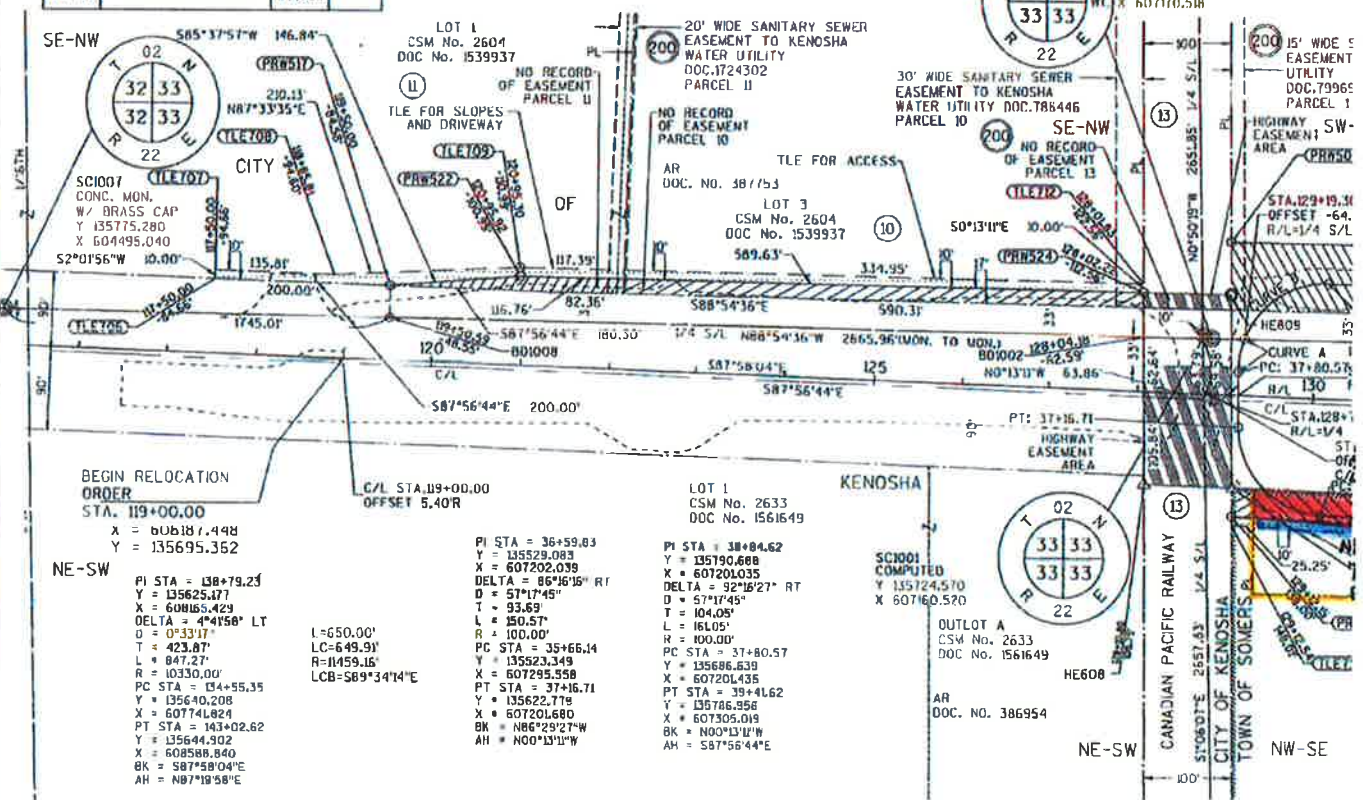
ROW/BLK	OWNER(S)	INTEREST REQUIRED	NEW	R/W ACRES	TOTAL	TLE ACRES
1	CHARLES A. AND SUSAN A. KUMPER REVOCABLE TRUST	FE, TLE	0.173	-	0.173	0.001
2	KENOSHA COUNTY	FE, TLE	0.143	-	0.243	0.041
4	KS TUNNICK, LLC	FE, TLE	0.659	-	0.659	0.232
10	FIRST PLAN, KENOSHA OWNERS ASSOCIATION	FE, TLE	0.230	-	0.230	0.035
11	FR-KENOSHA LLC	FE, TLE	0.073	-	0.073	0.029
13	CANADIAN PACIFIC RAILROAD	FE	0.382	0.02	0.504	-

SCHEDULE OF UTILITIES & INTERESTS REQUIRED

NUMBER	OWNER(S)	INTEREST REQUIRED
200	KENOSHA WATER UTILITY - SANITARY SEWER	RELEASE OF RIGHTS
201	KENOSHA WATER UTILITY - WATER	RELEASE OF RIGHTS
202	WE ENERGIES ELECTRIC	RELEASE OF RIGHTS

WY	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

NOTES:
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



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 RECORDS.
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 INGRES
PROTECT, REMOVE, OR PLANT THEREON ANY
THE COMPLETION OF THE CONSTRUCTION PR
AN EASEMENT FOR HIGHWAY PURPOSES (HE) I
VEGETATION THAT THE HIGHWAY AUTHORITY
PROPERTY LINES SHOWN ON THIS PLAT ARE
OCCUPANCY LINES. THIS PLAT MAY NOT
BE USED AS A SUBSTITUTE FOR AN ACCUR

CONVENTIONAL SYMBOLS AND ABBREVIATIONS

STATE, COUNTY, or TOWN LINE	-----
SECTION LINE	-----
QUARTER LINE	-----
SIXTEENTH LINE	-----
PROPOSED REFERENCE LINE	-----
PROPOSED R/W-LINE	-----
EXISTING H.E. LINE	-----
PROPERTY LINE	-----
EASEMENT LINE	-----
CORPORATE LIMITS	-----
EXISTING CENTERLINE	-----
LOT & TIE LINES	-----
UTILITIES	-----
NO ACCESS (BY STATUTORY AUTHORITY)	-----
NO ACCESS (BY ACQUISITION/CONTROL)	-----
NO ACCESS (BY ACQUISITION)	-----

ACCESS POINT/ DRIVEWAY CONNECTION	-----
ACCESS RIGHTS	-----
ACRES	-----
AND OTHERS	-----
CENTERLINE	-----
CERTIFIED SURVEY MAP	-----
DOCUMENT	-----
HIGHWAY EASEMENT	-----
LAND CONTRACT	-----
MONUMENT	-----
PAGE	-----
PERMANENT LIMITED EASEMENT	-----
PROPERTY LINE	-----
RECORDED AS	-----
REFERENCE LINE	-----
REMAINING	-----
RIGHT-OF-WAY	-----
SECTION	-----

AP	SQUARE FEET	SO FT
AR	STATION	STA
AC	TEMPORARY LIMITED EASEMENT	TLE
CT AL	VOLUME	V
C/L	CURVE DATA	
CSM	LONG CHORD	LCH
DOC	LONG CHORD BEARING	LCB
HE	RADIUS	R
LC	DEGREE OF CURVE	D
MON	CENTRAL ANGLE OR DELTA	DELTA
P	LENGTH OF CURVE	L
PLE	TANGENT	TAN
PI	NON COMPENSABLE	NON COMPENSABLE
PI (100')	COMPENSABLE	COMPENSABLE
R/L	POWER POLE	PP
R/LM	TELEPHONE POLE	TP
R/W	TELEPHONE PEDESTAL	TP
SEC		

NEW RIGHT C

POINT-POINT	BEARING	DI
SC1006-801003	N88° 56' 01"W	113
801003-PRWS12	S00° 43' 22"E	201
PRWS12-PRWS11	N87° 17' 24"W	52
PRWS11-PRWS10	N89° 52' 45"W	85
PRWS10-PRWS09	N86° 29' 27"W	38
PRWS09-HE607	N00° 13' 11"W	32
HE607-HE608	N87° 56' 44"W	100
HE608-801002	N00° 13' 11"W	160
801002-801008	N88° 54' 36"W	85

OWNERS NAMES ARE SHOWN FOR REFERENCE
PURPOSES ONLY, AND ARE SUBJECT TO
CHANGE PRIOR TO TRANSFER OF LAND
INTERESTS TO THE DEPARTMENT.

RESI	NEW ROW LINES
------	------------------

CONCESSION	OWNER(S)	INTERESTS IN THE CONCESSION					P.E. ACRES	TILE ACRES
		RENTED	NEW	FOR LOTS EXISTING	TOTAL			
1	JOHN W. A. AND SUSAN B. HAYDEN	FEE, PLE, TLE	0.894	=	0.894		0.054	0.120
9	HE TUMBUKT, LLC	FFE, PL, T	0.543	=	0.543		0.036	0.070
9	SAGHAM CONTROL ENGINEERING, INC.	FEE, TLE	0.238	=	0.238		=	0.014
8	ST. CLOUD VENTURES, INC.	FEE,	0.083	=	0.083		=	=
7	WAB EAGLE INVESTMENTS, LLC.	FEE, TLE	0.032	=	0.032		=	0.052
12	UNION PACIFIC BARBORED COMPANY	FEE	0.609	0.180	0.788		=	=

STATION OFFSET TABLE

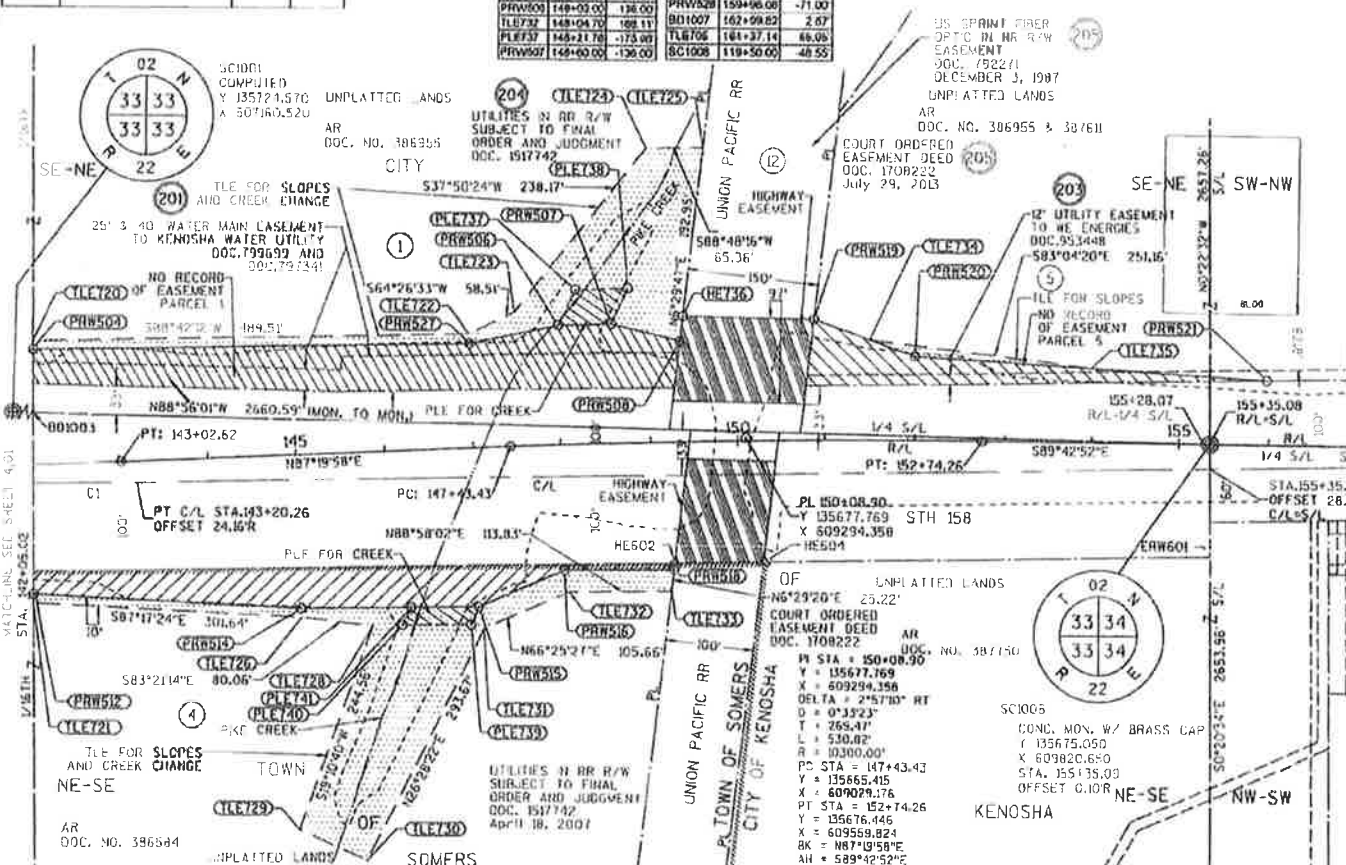
ADJUTANT GENERAL	OWNER(S)	ADJUTANT GENERAL	ADJUTANT GENERAL
301	KENDRA WATER UTILITY - WATER	RELEASE OF RIGHTS	IL7621 142+01.20 157.28 PRW512 142+01.47 147.27 BD1003 142+00.48 58.08 PRW504 142+00.43 -131.20
303	WE ENERGIES ELECTRIC	RELEASE OF RIGHTS	IL7620 142+00.70 141.31 IL7623 144+00.80 425.00 PRW514 145+00.00 174.00
304	AT&T WOODWIN	RELEASE OF RIGHTS	IL7628 145+00.00 169.04 IL7628 145+02.00 402.00 IL7628 145+09.00 108.00 PRW640 146+12.57 108.47
305	US SPRINT	RELEASE OF RIGHTS	PRW640 146+12.57 108.47 PRW641 146+22.02 178.77 IL7630 146+22.00 300.88 IL7622 146+35.00 181.10
			PRW515 147+00.00 181.10 PRW527 147+00.00 -119.00 IL7631 147+05.00 206.00 IL7623 147+53.11 -152.78
			PRW518 148+00.20 143.01 PRW508 148+00.35 136.00 IL7632 148+04.78 188.11 IL7632 148+04.78 188.11
			PRW537 148+21.18 -173.00 PRW507 148+00.00 -136.00
			IL7624 149+02.78 335.14 IL7623 149+20.42 170.04 PRW518 149+24.06 148.08 HE602 149+25.07 138.09 PRW506 149+35.81 -114.04 HE736 149+00.34 -143.60 IL7625 149+00.08 -334.07 HE604 150+27.35 138.40 PRW516 150+08.37 -137.71 IL7634 151+00.35 -114.37 PRW520 152+00.00 -98.09 IL7635 153+04.85 -84.57 SC1008 155+06.37 7.21 PRW514 155+38.49 128.49 PRW514 155+37.66 23.49 ERW600 159+56.76 83.70 IL7620 161+01.00 -72.16 PRW528 153+04.06 -21.00 BD1007 162+09.82 1.87 IL7636 161+27.14 88.08 SC1008 119+50.00 -48.55

* ACCESS RESTRICTION AND ACCESS POINTS ADJUTANT UNDER PLAT OF RIGHT OF WAY PROJECTS: 05 0054131










ADJUTANT GENERAL	BASIS OF EXISTING R/W	WIDTH	YEAR
5TH 150	PROJECT 502B51571	180'±200	1951
5TH 150	PROJECT 501B51431	180'±200	1954
5TH 150	PROJECT 505B5141	180'±200	1957
5TH 150	INDIAN TRAIL ESTATES SUBD.	120'	2002

* ACCESS RESTRICTION AND
ACCESS POINTS ACQUIRED
UNDER PLAN OF RIGHT OF
WAY PROJECTS:
SC 005831

HWY	BASIS OF EXISTING R/W	WIDTH	YEAR
STH 150	PROJECT SC0855(2)	180',200'	1957
STH 150	PROJECT SC0858(3)	180',200'	1957
STH 150	PROJECT SC0858(4)	180',200'	1957
STH 150	INDIAN TRAIL ESTATES SUBD.	120'	2002



5555555555

1. IF COUNTRY (BY FORM NO.)	2. ACCESS (BY STATION AUTHORITY)	3. 
4. COUNTRY LINE (BY GROUP NO.)	5. THE HATCH VARIES (BY GROUP LINE)	6. 
7. DISTANCE (BY PROPOSED REFERENCE LINE)	8. PERMANENT UMBEL (BY CASE NO.)	9. 
10. PROPOSED RAILWAY (BY DISTANCE LINE)	11. VARIOUS NUMBER (BY DISTANCE LINE)	12. 
13. DISTANCE LINE (BY DISTANCE LINE)	14. DISTANCE LINE (BY DISTANCE LINE)	15. 
16. DISTANCE LINE (BY DISTANCE LINE)	17. DISTANCE LINE (BY DISTANCE LINE)	18. 
19. DISTANCE LINE (BY DISTANCE LINE)	20. DISTANCE LINE (BY DISTANCE LINE)	21. 
22. DISTANCE LINE (BY DISTANCE LINE)	23. DISTANCE LINE (BY DISTANCE LINE)	24. 
25. DISTANCE LINE (BY DISTANCE LINE)	26. DISTANCE LINE (BY DISTANCE LINE)	27. 

[illegible][illegible]

POINT-POINT	BEARING	DIST
S200505 E105501	S00° 30' 34"E	
E105501 S200505	S88° 48' 16"W	
E105502 S200510	S06° 29' 21"E	
E105510 S200516	S08° 30' 02"W	
E105516 S200518	S66° 55' 17"E	
E105518 S200516	S09° 30' 36"W	
E105516 S200510	N07° 18' 24"E	
E105510 S200505	N01° 53' 22"W	
E105505 S200503	S010° 56' 25"E	
E105503 S200501	S08° 45' 28"E	
E105501 S200506	S67° 01' 55"E	

SCALE _____

TOTAL DIST LENGTH= OF (

REF ID: A64501

PLOS ONE | <https://doi.org/10.1371/journal.pone.0218801>

NOTES:

POSITIONS ON THIS PLAT ARE WISCONSIN COUNTY
COORDINATES, GRID BEARINGS, AND GRID DISTANCE

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-
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 MEAS-

A TEMPORARY LIMITED EASEMENT (TILE) IS A RIGHT EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, REMOVE, OR PLANT THEREON AND WITHIN THE COMPLETION OF THE CONSTRUCTION PROJECT.

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

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

PROPERTY LINES SHOWN ON THIS PLAN ARE GRAP
OCCUPATIONAL LINES. THIS PLAN MAY NOT BE A
USED AS A SUBSTITUTE FOR AN ACCURATE FLY

TES, KENOSHA COUNTY, NAD 83 (2007) IN U.S. SURVEY FEET. VALUES SHOWN ARE GRID DISTANCES MAY BE USED AS GROUND DISTANCES.
 (1) PLAT OF RIGHT OF WAY PROJECT 5 0858 (4), 50 0858 (2), 50 0858 (3), INDIAN TRAIL
 ALLY 3/4" X 21" REBAR), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE

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

HE PERMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY

40 AND PERPENDICULAR TO THE NEW REFERENCE LINES.

STRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY
 S LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE,
 IF THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL EASEMENTS ON THIS PLAT EXPIRE AT
 THIS INSTRUMENT IS GIVEN.

STRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO
 INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE
 ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT
 CT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES
 WAY FACILITIES.

USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY
 TABLE.

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

R/W PROJECT NUMBER
 3220-09-20

SHEET
 NUMBER
 4.02

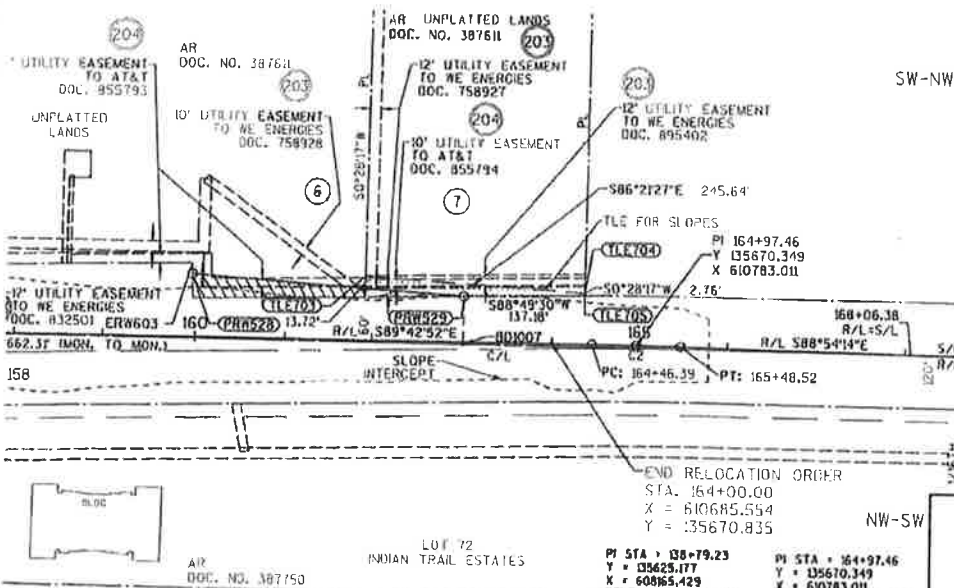
TOTAL
 SHEETS

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



CI
 L=150.00'
 LC=649.91'
 R=1459.16'
 LCB=589°54'14"E

C2
 L=166.66'
 LC=166.66'
 R=5729.58'
 LCB=N89°38'16"E

PI STA = 35+79.23
 Y = 03625.177
 X = 60865.429
 DELTA = 4°45'58" RT
 O = 0°33'17"
 L = 423.87'
 T = 441.23'
 R = 10330.00'
 PC STA = 34+55.35
 Y = 03640.208
 X = 60774.824
 PT STA = 34+02.62
 Y = 03644.902
 X = 60858.840
 BK = S87°50'04"E
 AH = N87°19'58"E

PI STA = 36+97.46
 Y = 03670.349
 X = 610783.011
 DELTA = 0°48'58" RT
 O = 0°47'37"
 L = 51.08'
 T = 102.12'
 R = 7220.00'
 PC STA = 35+16.39
 Y = 03670.603
 X = 610731.248
 PT STA = 35+48.52
 Y = 03669.372
 X = 610834.064
 BK = S89°42'32"E
 AH = S89°54'14"E

COURSE TABLE

POINT-POINT	BEARING	DIST.
PRW507-PRW507	N87° 49' 12"E	58.71'
PRW507-PRW508	S76° 23' 18"E	79.59'
PRW508-16776	N06° 29' 47"E	29.05'
16776-PRW519	S08° 56' 07"E	150.68'
PRW519-PRW520	S73° 04' 52"E	120.36'
PRW520-PRW521	S86° 30' 23"E	190.39'
PRW521-170003	N88° 48' 16"E	190.29'
170003-PRW528	S01° 10' 44"E	12.71'
PRW528-PRW529	S86° 05' 13"E	304.54'
PRW529-180007	S00° 28' 12"W	54.22'
180007-SC1006	N89° 51' 08"W	764.74'



ORIGINAL PLANS PREPARED BY



JULY 07, 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: 07/08/20 *Robert D. Duffek*
 (Signature)

*ACCESS RESTRICTION AND ACCESS POINTS ACQUIRED UNDER PLAT OF RIGHT OF WAY PROJECTS:
S 08581(4)
S6 08581(2)
S6 08581(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 INTENDED 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.

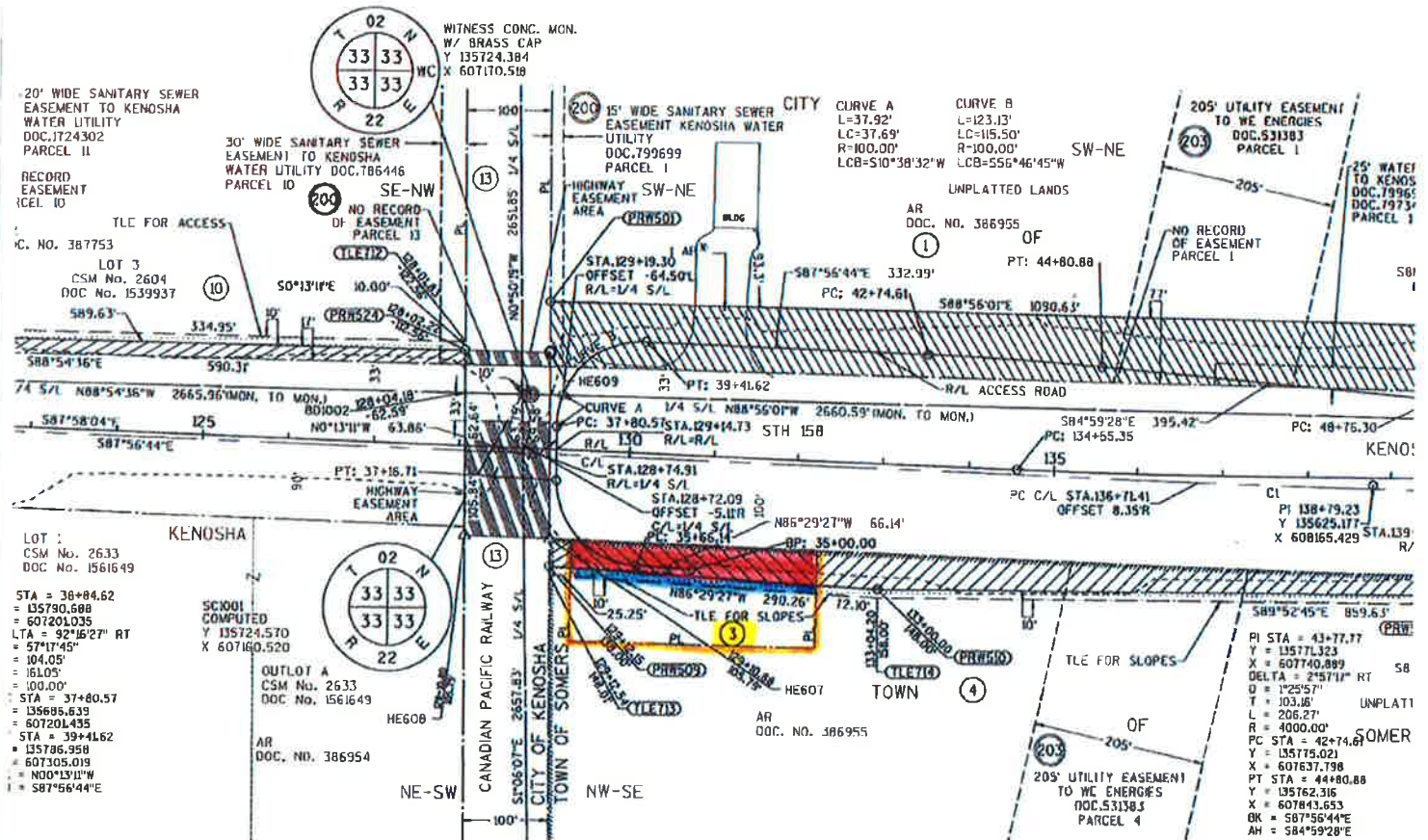
RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSE OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, 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 DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPANCY LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.



NEW RIGHT OF WAY COURSE TABLE

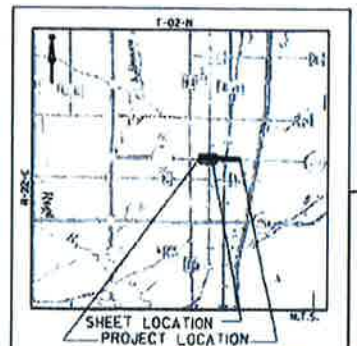
POINT-POINT	BEARING	DIST.
SC1006-BD1003	N88° 56' 01"W	1330.30'
BD1003-PRW512	S00° 43' 22"E	206.30'
PRW512-PRW511	N87° 17' 24"W	52.36'
PRW511-PRW510	N89° 52' 45"W	859.56'
PRW510-PRW509	N86° 29' 27"W	307.98'
PRW509-HE607	N00° 13' 11"W	32.23'
HE607-HE608	N87° 36' 44"W	100.07'
HE608-BD1002	N00° 13' 11"W	168.47'
BD1002-BD1008	N88° 54' 36"W	853.71'

POINT-POINT	BEARING	DIST.
BD1008-PRW517	N01° 05' 24"E	36.04'
PRW517-PRW522	N85° 36' 14"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'

NECTION	AP	SQUARE FEET	SQ.FT.
	STATION		SIA
	AR	TEMPORARY LIMITED EASEMENT	TLE
	AC	VOLUME	V
	ETAL	CURVE DATA	
	C/L	LONG CHORD	LCH
	CSM	LONG CHORD BEARING	LCB
	DOC	RADIUS	R
	H.E.	DEGREE OF CURVE	D
	LC	CENTRAL ANGLE OR DELTA	DELTA
	WON	LENGTH OF CURVE	L
	P	TANGENT	TAN
	1100	EASEMENT	
	PL	NON COMPENSABLE	COMPENSABLE
	(100)	POWER POLE	Ø
	R/L	TELEPHONE POLE	Ø
	REM	TELEPHONE PEDESTAL	X
	R/W		
	SEC.		

LAYOUT
SCALE 0 200

TOTAL NET LENGTH OF CENTERLINE -



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

PLOT BY BRIAN OODGE, PS

PLOT NAME :

*ACCESS RESTRICTION AND ACCESS POINTS ACQUIRED UNDER PLAT OF RIGHT OF WAY PROJECTS:
S 01580(1)
SG 00580(2)
SS 00580(3)

NOTES:

POSITIONS ON THIS PLAT ARE WISCONSIN COUNTY COORDINATES, KENOSHA COUNTY, NAD 83 (2007) IN 3-D 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 DEPICTED 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.

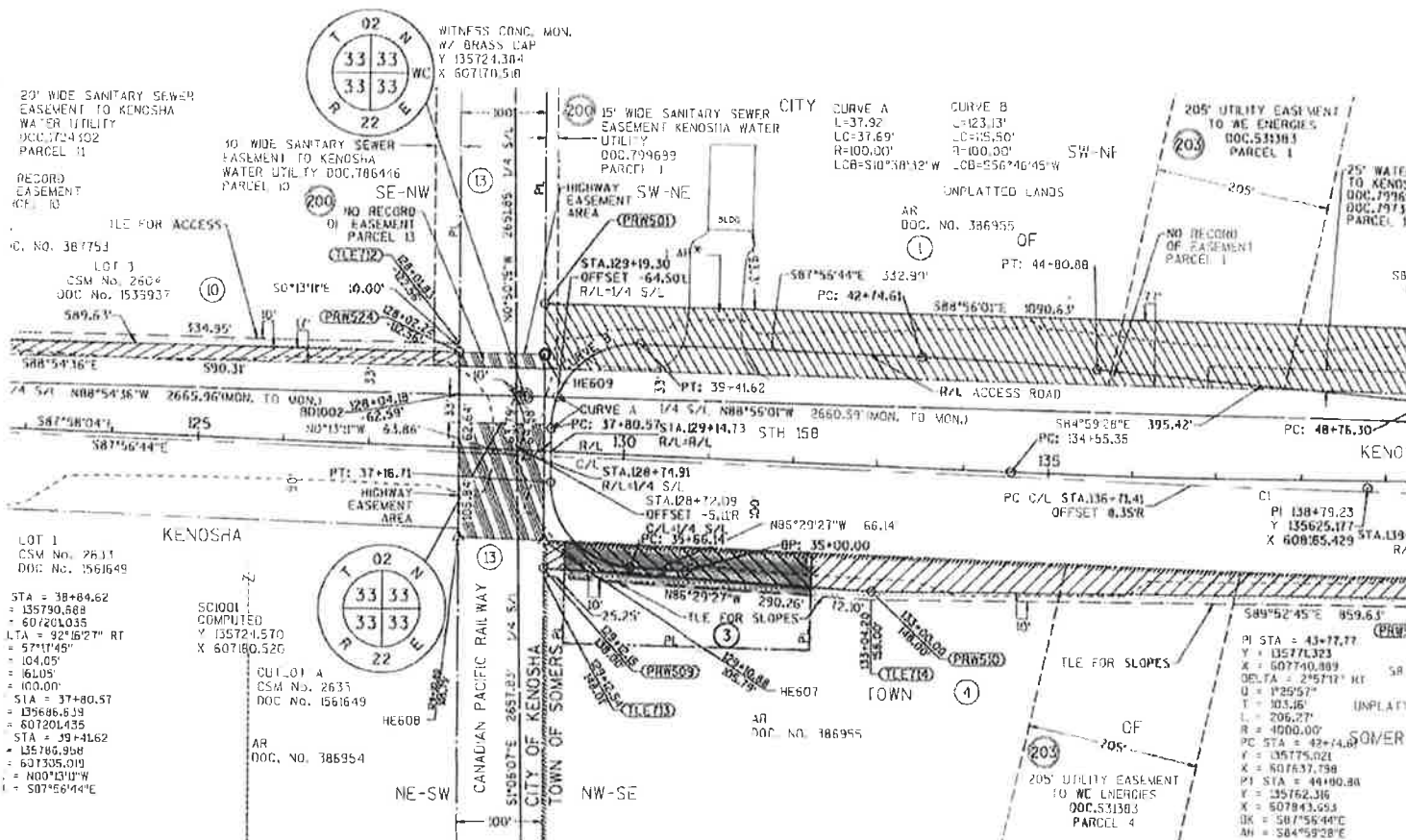
RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER 'SURVEYS' OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT OF WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, 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 DESIRABLE, ALL (TLES) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPANCY LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.



NEW RIGHT OF WAY COURSE TABLE

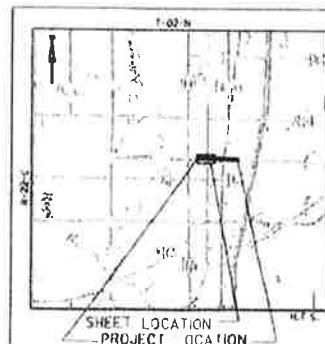
POINT-POINT	BEARING	DIST.
SC1006-BD1003	N88° 56' 01"W	1330.30'
BD1003-PRW512	S00° 43' 22"E	206.30'
PRW512-PRW511	N87° 17' 24"W	52.36'
PRW511-PRW510	N89° 32' 45"W	859.55'
PRW510-PRW509	N86° 29' 27"W	307.00'
PRW509-HE607	N00° 13' 11"W	32.23'
HE607-HE608	N87° 56' 44"W	100.03'
HE608-BD1002	N00° 13' 11"W	168.41'
BD1002-BD1003	N88° 54' 36"W	853.71'

POINT-POINT	BEARING	DIST.
BD1008-PRW517	N01° 05' 24"E	36.04'
PRW517-PRW522	N85° 36' 14"E	146.84'
PRW522-PRW524	S88° 54' 36"E	706.79'
PRW524-HE609	S08° 54' 36"E	100.03'
HE609-PRW501	N00° 13' 11"W	60.03'
PRW501-PRW504	S00° 56' 01"E	1090.63'
PRW504-PRW505	S73° 56' 46"E	154.86'
PRW505-PRW504	N88° 48' 28"E	57.69'
PRW504-BD1003	S00° 36' 25"E	72.25'

SECTION	AP	SQUARE FEET	SQ. FT.
AR	STATION	TEMPORARY LIMITED EASEMENT TLE	STA
AC	VOLUME		V
ETAL	CURVE DATA		
CY MAP	CSM	LONG CHORD	LCB
	DOC	LONG CHORD BEARING	LCB
	HE	RADIUS	R
	LC	DEGREE OF CURVE	D
	WON	CENTRAL ANGLE OR DELTA	DELTA
	P	LENGTH OF CURVE	L
	P	TANGENT	TAN
	PL	NON	COMPENSABLE
	WON	POWER POLE	W
	R/L	TELEPHONE POLE	W
	REN	TELEPHONE POSTAL	W
	R/W		
	SCC		

LAYOUT
SCALE 0 200

TOTAL NET LENGTH OF CENTERLINE



PLOT DATE: 1/22/2019 10:06 AM

PLOT BY: BRIAN DOUGLAS, PS

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.

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.

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 _____

Date _____

Signature _____ Date _____

Print Name _____

State of Wisconsin _____

)
) ss.
)

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

Signature _____ Date _____

The signer was: _____ Physically in my presence. OR

_____ In my presence involving the use of communication technology.

Print Name _____

Signature, Notary Public, State of Wisconsin _____

Signature _____ Date _____

Print Name, Notary Public, State of Wisconsin _____

Print Name _____

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