

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: 

Date: 1/24/24

Print Name: Andy Buehler

2. Department Head Review

Comments:

Recommendation: Approval ☐ Non-Approval ☐

Department Head Signature: 

Date: 1-24-24

Print Name: Shelly Billingsley

3. Finance Division Review

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Finance Signature: 

Date: 1/24/24

Print Name: Patty Merrill

4. County Executive Review

Comments:

Action: Approval ☒ Non-Approval ☐

Executive Signature: 


Date: 1/22/2024

Print Name: Samantha
Kerkman

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.

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

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>
<hr/> Terry Rose, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Dave Geertsens, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Bill Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Respectfully Submitted:

PUBLIC WORKS/FACILITIES COMMITTEE

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

Exhibit 4

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.

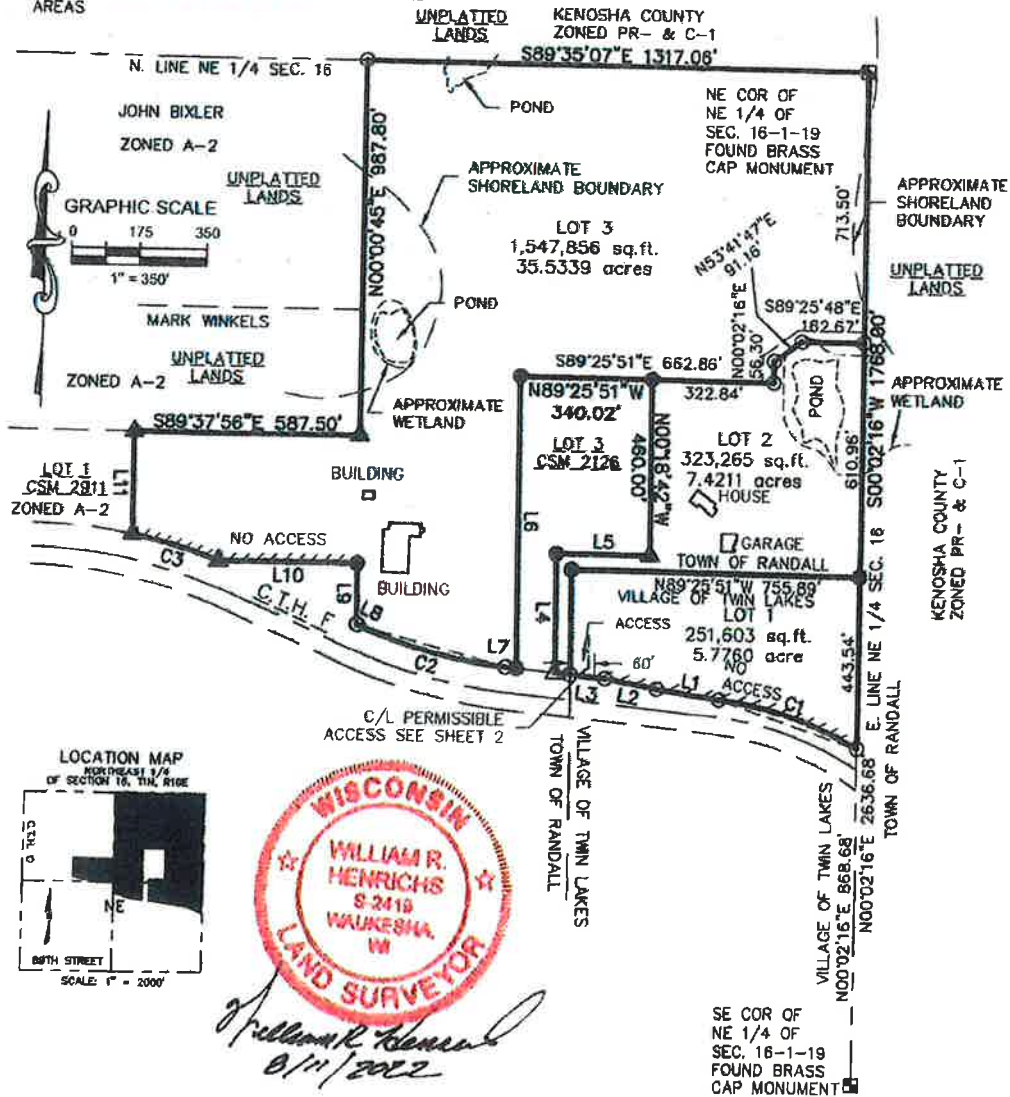
- ▲ INDICATES FOUND 3/4" IRON ROD
- △ INDICATES SET MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

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



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W Bluemound Road
Brookfield, WI 53005 5730
(262) 781 1000
rasmith.com

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

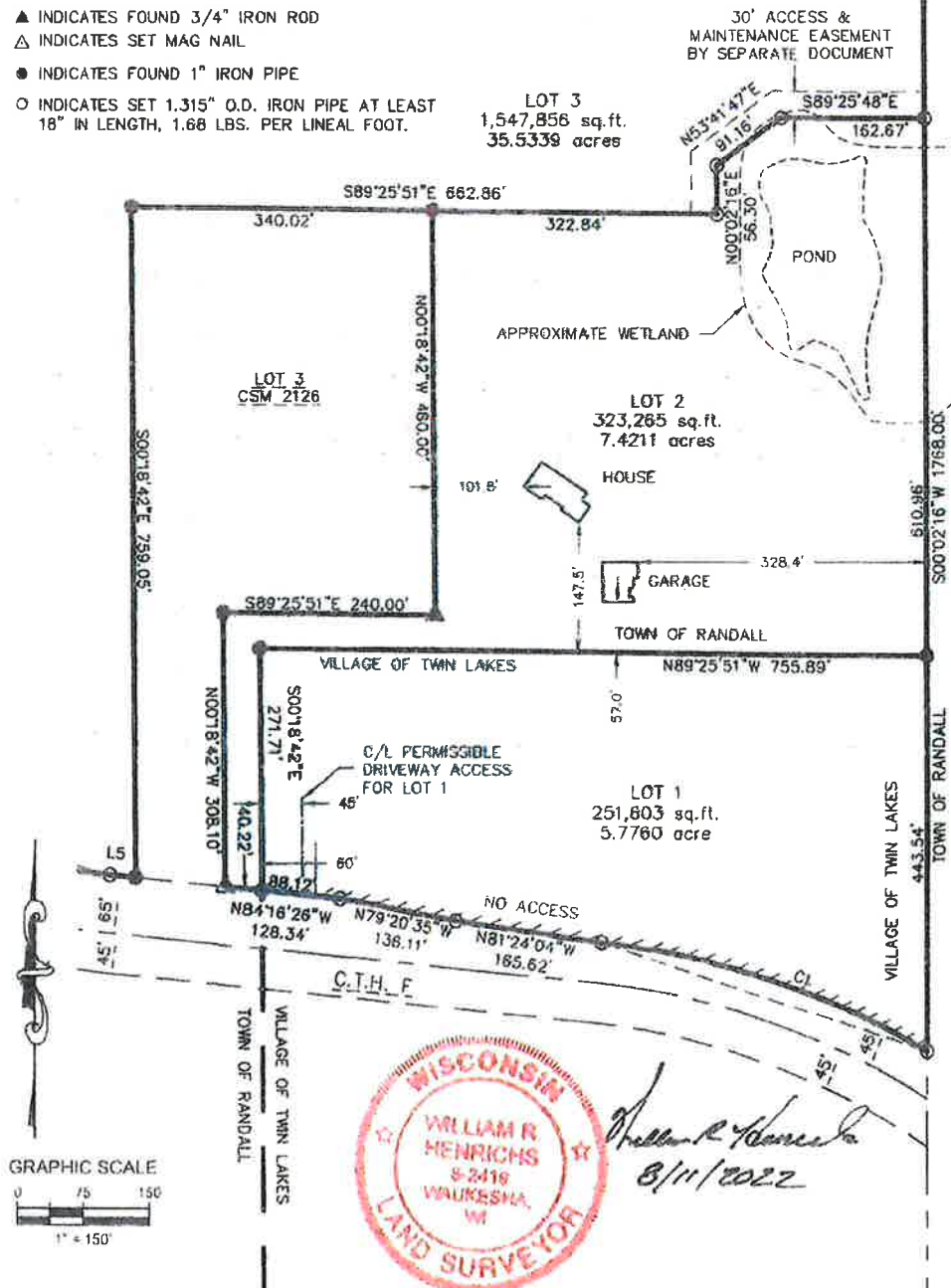


EXHIBIT "A"
Part of 60-4-119-161-0102
85-4-119-161-4215
85-4-119-161-4216
60-4-119-161-0122

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



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 75th 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:

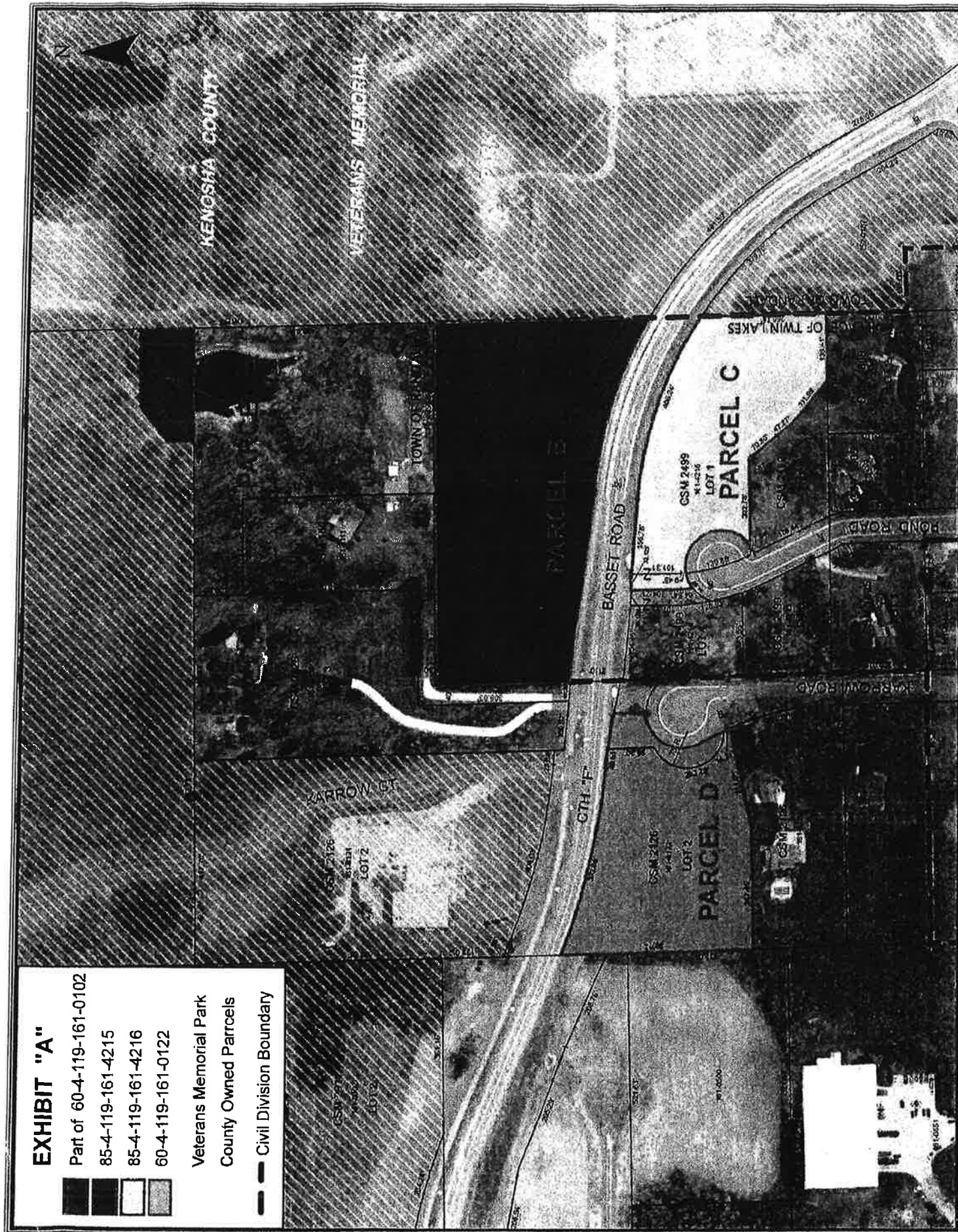
Description: Tax Key No. 85-4-119-161-4215; 5.77 acres; Zoned: Residential District

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.


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

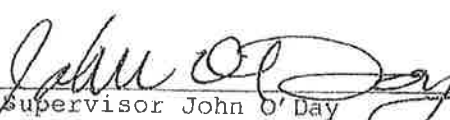
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Supervisor Tim Stocker

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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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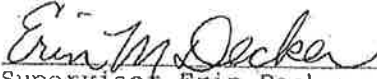
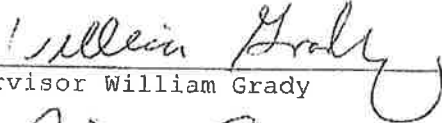

Supervisor Brian Thomas

<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"/>