


Kenosha



County

BOARD OF SUPERVISORS

RESOLUTION NO. _____

Subject: Resolution authorizing the disposition of 12 remnant real estate parcels associated with the CTH S Expansion Project.	
Original <input type="checkbox"/> Corrected <input type="checkbox"/> 2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted by:	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared by: Ray Arbet	Signature: 

WHEREAS, the Kenosha County Highway Division recently completed the "CTH S Expansion Project" to increase the roadway's capacity, improve safety and support on-going local economic development, and

WHEREAS, to accommodate the footprint of the expanded roadway for the Project, the acquisition of additional land for use as public Right-of-Way and storm-water management infrastructure was required, and

WHEREAS, as with most large-scale public roadway improvement projects, the prescribed acquisition of properties consistent with all applicable State and Federal laws, produced several "remnant" real estate parcels after project construction, and

WHEREAS, given these "remnant" parcel's typical characteristics - size, shape, location and access--most appear to have negligible marketable value, but potential value to adjacent property owners, and

WHEREAS, if the County maintains ownership of these parcels, there will be ongoing maintenance costs, liability and incidental loss of property tax revenue,

NOW THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors hereby authorizes the disposal of the 12 remnant parcels as described in the attached Exhibit A and maps Exhibit B and C as follows:

PHASE 1 PARCELS:

- Parcel #3 Negotiate sale with adjacent property owner or retain.
- Parcels #5 & #6 Negotiate with adjacent property owner or market, sale subject to County Board approval.
- Parcel #7 Negotiate sale with adjacent property owner or retain.

PHASE 2 PARCELS:

- Parcel #1 Negotiate sale with adjacent property owner or retain.
- Parcel #2 Negotiate sale with adjacent property owner or retain.
- Parcels #4 & #5 Market, sale subject to County Board approval.
- Parcel #7 Negotiate sale with adjacent property owner or retain.
- Parcels #8 & #9 Negotiate sale with adjacent property owner or retain.
- Parcel #14 Negotiate sale with adjacent property owner or retain.

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

Respectfully Submitted:

PUBLIC WORKS/FACILITIES COMMITTEE

	Aye	Nay	Abstain	Excused
<hr/> Bill Grady, Chairperson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John Franco, Vice Chairperson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Laura Belsky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Andy Berg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Gabe Nudo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Sharon Pomaville	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Zach Rodriguez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
_____ Supervisor Jeffrey Gentz, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Ronald J. Frederick, Vice-Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor David Celebre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Ed Kubicki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Jeff Wamboldt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Monica Yuhas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CTH S PHASE 1 & 2 COUNTY OWNED REMNANT PARCEL DISPOSITION PLAN 11-30-21

PHASE 1 PARCELS

A. Parcel #3

Description: Parcel #82-4-222-281-0170; .03 acres; Zoned R-2

Adjacent Parcel Owner: Russell Fenske, 2931 – 72nd Ave., Kenosha, WI 53144, (parcel #82-4-222-281-0215).

Valuation: This remnant is very small, 0.03-acres or 1,307 square feet and there is only one adjacent property-owner/potential buyer. The adjacent property was appraised with a Highest & Best Use (HBU) of “industrial” in 2018. Current comparable sales for this type of property (no water & sewer) are approximately \$120,000 per acre. Taking this all into account it is reasonable to apply a 70% discount when valuing the property. Approximate value is therefore calculated as, 0.03-acres X \$120,000 X 30% = \$1,080.

Recommendation: Secure Committee approval to contact adjacent property owner regarding interest in purchasing the remnant parcel. If parcel sale is negotiated, work with Village to rezone to A-4.

B. Parcels #5 & 6

Description: Parcel #82-4-222-281-0150 Zoned R-2 and Parcel #82-4-222-281-0140 Zoned B-2; .63 acres total combined

Adjacent Parcel Owner: Metz Machines LLC, 8315 – 18th St., Kenosha, WI 53144, (parcel #82-4-222-281-0130)

Valuation: Given the site size of 0.63-acres (27,443 square feet), the site does not have much utility as a stand-alone parcel (defined setbacks limit use). The Village may grant a variance for reduced setbacks, but the site would likely remain too small for most commercial development and is not in a location that supports residential development. The adjacent commercial parcel is assessed at approximately \$3.00 per square foot. It appears the adjacent commercial property may marginally benefit by a combination with this parcel. Given this marginal benefit, applying a 50% discount appears reasonable. An approximate value is then calculated as 27,443-square feet X \$3.00/SF X 50% = \$41,200.

Recommendation: Combine the remnant parcels. Secure Committee approval to contact the adjacent property owner regarding interest in purchasing the combined parcel. If parcel sale to the adjacent property owner is negotiated, work with Village to

combine and rezone both parcels to B-5. If a sale to the adjacent property owner is not negotiated, market the parcel and combine/rezone if/when a sale is secured.

C. Parcel #7:

Description: Parcel #82-4-222-272-0310; .07 acres; Zoned R-3

Adjacent Parcel Owner: Edquist Children's Trust, 2705 – 11th Place, Unit 910, Kenosha, WI 53140, (parcel #82-4-222-272-0301)

Valuation: This remnant is very small, 0.07-acres or 3,049 square feet and there is only one adjacent property-owner/potential buyer. The adjacent property was appraised using an HBU as "industrial", at \$45,000 per acre. This property supported a lower industrial property value of \$45,000/acre, given the property's floodplain designation and drainage issues. $0.07\text{-acres} \times \$45,000 \times 30\% = \$945$.

Recommendation: Secure Committee approval to contact adjacent property owner regarding interest in purchasing the remnant parcel. If parcel sale is negotiated, work with Village to rezone to A-4.

PHASE 2 PARCELS

A. Parcel #1:

Description: Parcel #82-4-222-194-0020, .22 acres; Zoned R-2

Adjacent Parcel Owner: Carol F. Grohs Trust and Delmar & Jeanne V. Golbricht Trust, 10812 Burlington Road, Kenosha, WI 53144, (parcel #82-4-222-194-0101)

Valuation: Adjacent property currently assessed as "Agriculture". HBU is also defined as "industrial" (most likely as assemblage with surrounding parcels). This remnant is likely of little value to the adjacent property owner. Comparable industrial sales currently indicate (with no water & sewer) \$120,000 per acre. There is only one adjacent property owner and this remnant is too small to support any development as a stand-alone parcel, therefore a 70% discount appears reasonable. Valuation can be calculated as $0.22\text{-acres} \times \$120,000 \times 30\% = \$7920$.

Recommendation: Secure Committee approval to contact adjacent property owner regarding interest in purchasing the remnant parcel. If parcel sale is negotiated, work with Village to rezone to A-2.

B. Parcel #2:

Description: Parcel #82-4-222-292-0686, .18 acres; Zoned R-4

Adjacent Parcel's Owners: Adjacent north: TDC Capital Trust, 3321 102nd Ave., Kenosha, WI 53144. Adjacent west: Theresa McCurdy, 10216 Burlington Road, Kenosha, WI 53144

Valuation: Each of the adjacent property owners has a vested interest in obtaining a portion of this remnant parcel. The well that supplies water to the TDC property is located on this remnant parcel. Additionally, the McCurdy property's driveway access to 102nd Avenue crosses this remnant parcel via easement. It appears to be in all parties' interests to split this remnant parcel and attach the portions to the adjacent properties, containing the features important to each. This approach results in approximately .05 acres (containing the driveway) being attached to the McCurdy property and approximately .13 acres (containing the well) being attached to the TDC property. The TDC property is assessed at \$2.77/sq.ft. Valuation for each portion of this remnant parcel can be calculated as 2,178 sq.ft. X \$2.77 = \$6,033 and 5,663 sq.ft. X \$2.77 = \$15,687.

Recommendation: Confirm approximate parcel split dimensions. Secure Committee approval to contact adjacent property owners regarding interest in purchasing respective portions of the remnant parcel. If sales are negotiated, work to split the parcel and combine remnants with the adjacent properties as negotiated.

C. Parcels #4 & 5:

Description: Parcel #82-4-222-292-0201 Zoned M-1 and Parcel #82-4-222-292-0211 Zoned R-2; .93 acres total combined

Valuation: If the two remnants are combined, it creates a corner lot of 0.93-acres. Depending on future zoning, setbacks, potential for variances and sewer/water availability – this might be a viable lot with commercial development potential. The combined parcel's current value may be estimated as \$120,000 X .093 = \$111,600.

Recommendation: Combine the remnant parcels. Secure Committee approval to market the property and if a sale is negotiated, work with the Village to rezone as needed for development.

D. Parcel #7:

Description: Parcel #82-4-222-292-0232, .43 acres; Zoned R-2

Adjacent Parcel Owner: Harold and Geraldine Thurber, 9730 Burlington Road, Kenosha, WI 53144, (parcel #82-4-222-292-0242)

Valuation: Only one adjacent property owner. Consistent with the valuation criteria throughout this document, discounting this property by 70% given this remnant parcel

cannot be developed (no access and parcel is too small) and there is only one adjacent property owner, appears reasonable. Valuation can be estimated as .43 acres X \$70,000 X 30% = \$9,030.

Recommendation: Secure Committee approval to contact adjacent property owner regarding interest in purchasing the remnant parcel (no zoning change needed).

E. Parcels #8&9:

Description: Parcel #82-4-222-292-0265 Zoned B-3 and Parcel #82-4-222-292-0260 Zoned R-4; .29 acres total combined

Adjacent Parcel Owners: 82-4-222-292-0285 - Jody S Clouse, 3634 96th Ave., Kenosha, WI 53144 & 82-4-222-292-0280 - Leonard A & Candace Ciskowski, 3710 – 96th Ave., Kenosha, WI 53144

Valuation: Site is not developable due to small size and set-back requirements. It may be of interest to either, both or neither of the adjacent property owners. Adjacent properties are assessed at \$2.54/sq.ft. In consideration of the lot specifics, a discount of 70% appears reasonable. Valuation is calculated as 12,632 X \$2.54 X 30% = \$9,626.

Recommendation: Combine the remnant parcels. Secure Committee approval to contact adjacent property owners regarding interest in purchasing the remnant parcel. If both adjacent property owners are interested in owning the entire combined parcel, then disposition would require a “sealed-bid” approach. If both adjacent property owners are interested in owning a portion of the parcel (likely dividing the combined parcel by extending the shared, adjacent properties east/west boundary), the property would be divided and cost pro-rated as divided. If only one of the adjacent property owners is interested in the combined parcel, it would be negotiated and sold as such.

F. Parcel #14:

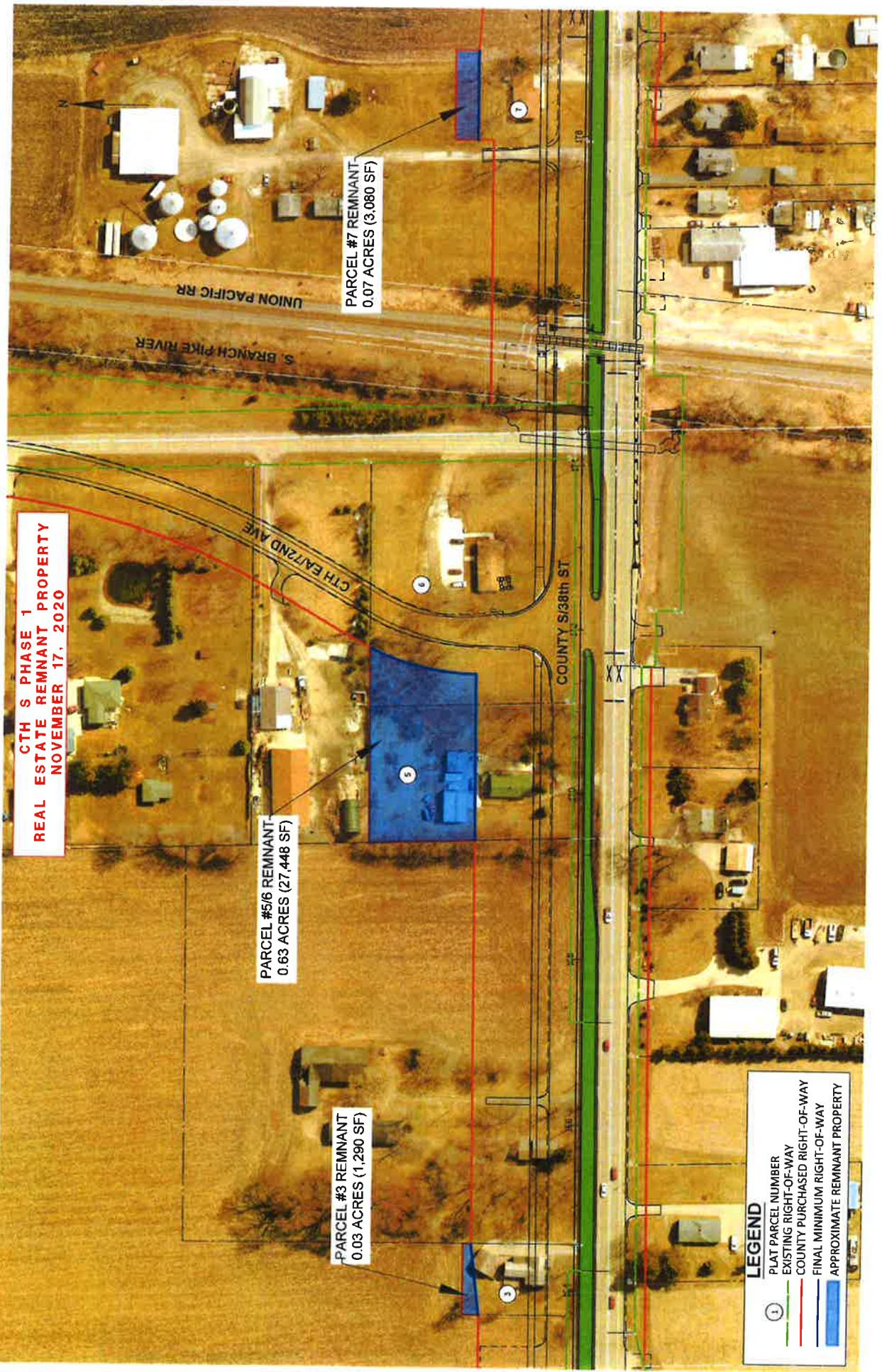
Description: Parcel #82-4-222-292-0380, .28 acres; Zoned R-4

Adjacent Parcel Owner: Andy Newman & Kelly Jacobs, 3635 – 96th Ave., Kenosha, WI, 53144, (parcel #82-4-222-292-0375)

Valuation: Parcel is non-compliant to build any dwelling (long and narrow lot, limited by defined set-backs) and there is only one adjacent property owner, supporting a 70% discount. Adjacent property is assessed at \$2,60/sq.ft. Valuation can be estimated as 12,197 SF X \$2.60 X .30 = \$9,513.

Recommendation: Secure Committee approval to contact adjacent property owner regarding interest in purchasing the remnant parcel (no zoning change needed).

**CTH S PHASE 1
REAL ESTATE REMNANT PROPERTY
NOVEMBER 17, 2020**



**CTH S PHASE 2
REAL ESTATE REMNANT PROPERTY
NOVEMBER 16, 2020**



PARCEL #1 REMNANT
0.22 ACRES (9,685 SF)

PARCEL #2 REMNANT
0.16 ACRES (6,761 SF)

PARCEL #4G REMNANT
0.93 ACRES (40,099 SF)

PARCEL #7 REMNANT
0.43 ACRES (18,690 SF)

PARCEL #8 REMNANT
0.26 ACRES (12,799 SF)

PARCEL #14 REMNANT
0.28 ACRES (12,258 SF)

LEGEND

- ① PLAT PARCEL NUMBER
- EXISTING RIGHT-OF-WAY
- COUNTY PURCHASED RIGHT-OF-WAY
- FINAL MINIMUM RIGHT-OF-WAY
- APPROXIMATE REMNANT PROPERTY