

Kenosha County  
Administrative Proposal Form

**1. Proposal Overview**

Division: Planning and  
Development

Department: Public Works and Development  
Services

Proposal Summary (attach explanation and required documents):

A Resolution to Approve a Plat Plan for the South Pike River Restoration Project

Dept./Division Head Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**2. Department Head Review**

Comments:

Recommendation: Approval  Non-Approval

Department Head Signature: Shelly Biermeyer Date: 8-12-22

**3. Finance Division Review**

Comments:

Recommendation: Approval  Non-Approval

Finance Signature: D.W. Johnson Jan Kpt Date: 7/7/22

**4. County Executive Review**

Comments:

Action: Approval  Non-Approval

Executive Signature: Spencer Date: 8/17/2022



**BOARD OF SUPERVISORS**

**RESOLUTION NO. \_\_\_\_\_**

Subject: A Resolution to Approve a Plat Plan for the South Pike River Restoration Project	
Original <input checked="" type="checkbox"/> Corrected <input type="checkbox"/> 2 <sup>nd</sup> Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted: July 25, 2022	Date Resubmitted:
Submitted by:  James Kupfer	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared by:  James Kupfer	Signature:  <i>James Kupfer</i>

WHEREAS, Kenosha County has entered into an Agreement with the United States Army Corps of Engineers to restore the South Branch of the Pike River between Highway K (60<sup>th</sup> Street) and Highway S (Washington Rd.) just west of Highway 31 in Kenosha County, and

WHEREAS, the project calls for the acquisition of three land parcels by Kenosha County as shown in the attached Plat Plan labeled Exhibit A, and

WHEREAS, all Plat Plans and the resultant acquisition of property require the approval of the Kenosha County Board of Supervisors, and

WHEREAS, the funds to be used for this property acquisition are included in the 2022 Kenosha County Capital Budget,

NOW, THEREFORE BE IT RESOLVED THAT, the Kenosha County Board of Supervisors approves the Plat Plan shown in Exhibit A that is attached and incorporated by reference and the resultant acquisition of property associated with this project.

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

**A Resolution to Approve a Plat Plan for the South Pike River Restoration Project**

**July 25, 2022**

Respectfully Submitted:

Public Works Committee:

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

**A Resolution to Approve a Plat Plan for the South Pike River Restoration Project**

**July 25, 2022**

FINANCE/ADMINISTRATION COMMITTEE

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

R/W PROJECT NUMBER N/A	SHEET NUMBER 4.01	TOTAL SHEETS 5
FEDERAL PROJECT NUMBER N/A	PLAT OF RIGHT OF WAY REQUIRED FOR SOUTH BRANCH PIKE RIVER CTH K TO CTH S	
NON-HIGHWAY	KENOSHA COUNTY	
CONSTRUCTION PROJECT NUMBER N/A	KENOSHA COUNTY	

**NOTES:**

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCONSIN). KENOSHA COUNTY, NAD83, 2011 IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES. GRID BEARINGS AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" x 2 1/2" IRON REBAR), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD FOR THE CURRENT ACCESS/DRAWN INFORMATION. CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.

A TEMPORARY WORK AREA EASEMENT (TWAE) IS A TEMPORARY EASEMENT AND RIGHT-OF-WAYWAY, ON, OVER AND ACROSS A PARCEL, FOR A PERIOD NOT TO EXCEED TWENTY-FOUR (24) MONTHS, BEGINNING WITH DATE POSSESSION OF THE LAND IS GRANTED TO THE UNITED STATES, FOR USE BY THE UNITED STATES, ITS REPRESENTATIVES, AGENTS, AND CONTRACTORS AS A WORK AREA, INCLUDING THE RIGHT TO DEPOSIT FILL, MOVE AND REMOVE EQUIPMENT AND SUPPLIES, AND ERECT AND REMOVE TEMPORARY BARRIERS, FENCES AND SIGNAGE, AND TO CONDUCT ALL NECESSARY CONSTRUCTION AND REPAIRS, INCLUDING THE CONSTRUCTION AND REPAIRS OF TEMPORARY BRIDGES, DRAINAGE STRUCTURES, AND OTHER STRUCTURES, ON OR ACROSS THE LANDS REFERENCED TO THIS PLAT, TO THE EXTENT OF THE FILL AND REMOVAL THEREOF AND ALL TREES, UNDERGROUND OBSTRUCTIONS, AND ALL OTHER VEGETATION, UTILITIES, OR OBSTACLES WITHIN THE LIMITS OF THE RIGHT OF WAY, RESERVING, HOWEVER, TO THE LANDOWNERS, THEIR HEIR AND ASSIGNS, ALL SUCH RIGHTS AND PRIVILEGES AS MAY BE USED WITHOUT INTERFERING WITH OR ABROUING THE RIGHTS AND EASEMENT HEREBY ACQUIRED. SUBJECT, HOWEVER, TO EXISTING EASEMENTS FOR PUBLIC ROADS AND HIGHWAYS, PUBLIC UTILITIES, RAILROADS AND PIPELINES.

**CONVENTIONAL SYMBOLS**

SECTION LINE	R/W MONUMENT
QUARTER LINE	NON-MONUMENTED
SIXTEENTH LINE	R/W POINT
NEW REFERENCE LINE	FOUND IRON PIN (3/4" DIA UNLESS NOTED)
NEW R/W LINE	GEODETIC SURVEY MONUMENT
EXISTING R/W OR HE LINE	SIXTEENTH CORNER MONUMENT
PROPERTY LINE	SIGN
LOT, T.E. & OTHER MINOR LINES	NON-COMPENSABLE
SLOPE INTERCEPT	ELECTRIC POLE
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)	PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)
NEW R/W (FEET OR HE)	ACCESS RESTRICTED BY ACQUISITION
TEMPORARY LIMITED EASEMENT AREA	NO ACCESS (BY STATUTORY AUTHORITY)
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)
TRANSMISSION STRUCTURES	NO ACCESS (NEW HIGHWAY)
BUILDING	PARCEL NUMBER (25)
BRIDGE	PARALLELS/OFFSETS
CLUTERY	

**CONVENTIONAL UTILITY SYMBOLS**

- WATER
- TELEPHONE
- CABLE TELEVISION
- FIBER OPTIC
- STORM SEWER
- ELECTRIC TOWER

**CONVENTIONAL ABBREVIATIONS**

AR	POINT OF COMPOUND CURVE
AC	POINT OF INTERSECTION
AH	PROPERTY LINE
ALUM	RECORDED AS (FOOT)
ET AL	REEL/IMAGE
BLK	REMAINING LINE
C/L	RESTRICTIVE DEVELOPMENT EASEMENT
CSM	EASEMENT
CONC	CONCRETE
CNTY	COUNTY TRUNK-HIGHWAY
CH	RIGHT OF WAY
CO	R/W
CTH	SECTION
DIST	SEPTIC VENT
DR	SQUARE FEET
DOE	STATE TRUNK-HIGHWAY
DOE	EXISTING
EV	TELEPHONE PRESTAL
GV	TRANSPORTATION PROJECT PLAT
GN	TEMPORARY WORK AREA EASEMENT
HE	TEMPORARY WORK AREA EASEMENT
ID	UNITED STATES HIGHWAY
LC	VOLUME
LT	U/V
MON	MONUMENT
NGS	NATIONAL GEODETIC SURVEY NUMBER
NO	LONG CHORD BEARING
OL	LONG CHORD BEARING
P	PERCENT
PT	POINT OF TANGENCY
PLE	CENTRAL ANGLE
PL	LENGTH OF CURVE
P2B	PARALLEL AHEAD
PC	DIRECTION BACK

**CURVE DATA ABBREVIATIONS**

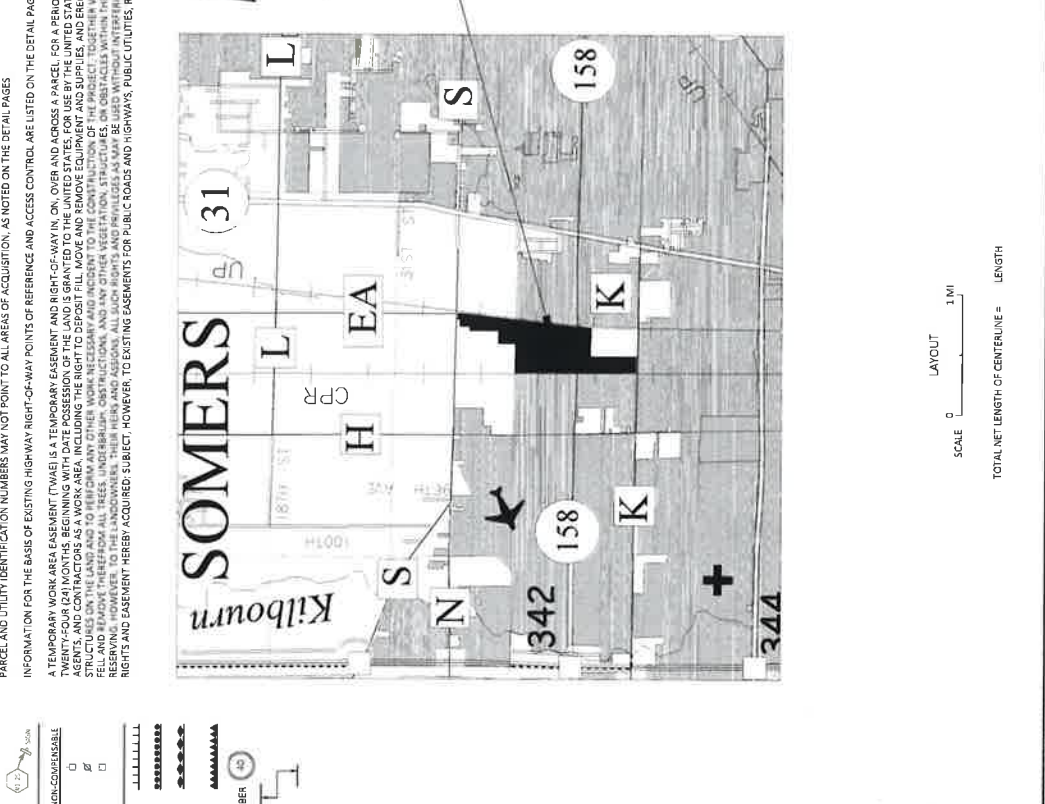
LCB	LONG CHORD BEARING
P	PERCENT
PT	POINT OF TANGENCY
PL	LENGTH OF CURVE
DA	PARALLEL AHEAD
DB	DIRECTION BACK

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

ORIGINAL PLAT PREPARED BY  
**CORE ENGINEERING**  
 1015 W. WISCONSIN ST., SUITE 200, WAUKESHA, WI 53186  
 (414) 783-2222

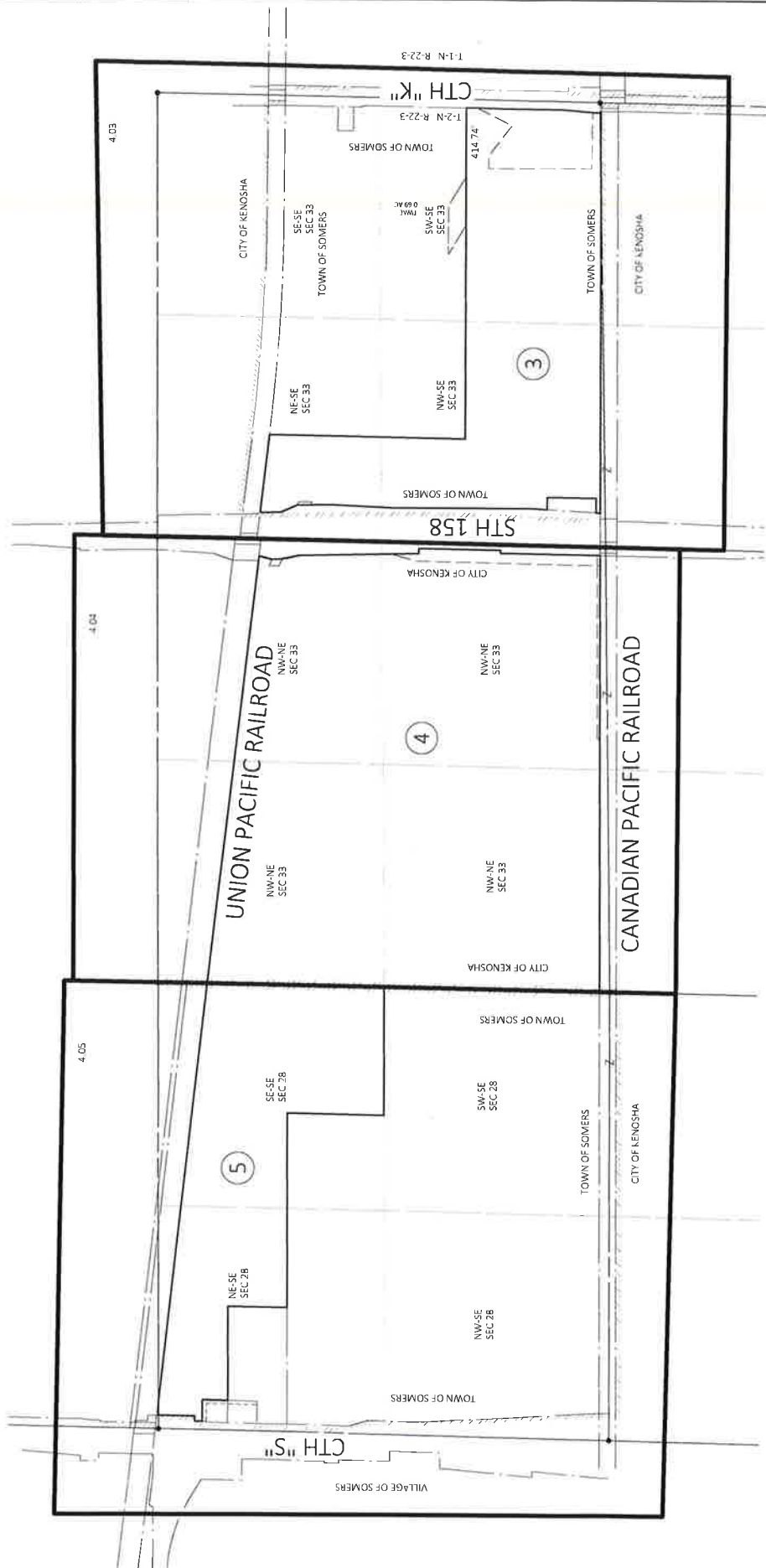
4-19-2022 (Date)  
 Scott J. Koffarnus, P.L.S.  
 5-2782

KENOSHA COUNTY



SCHEDULE OF LANDS AND INTEREST

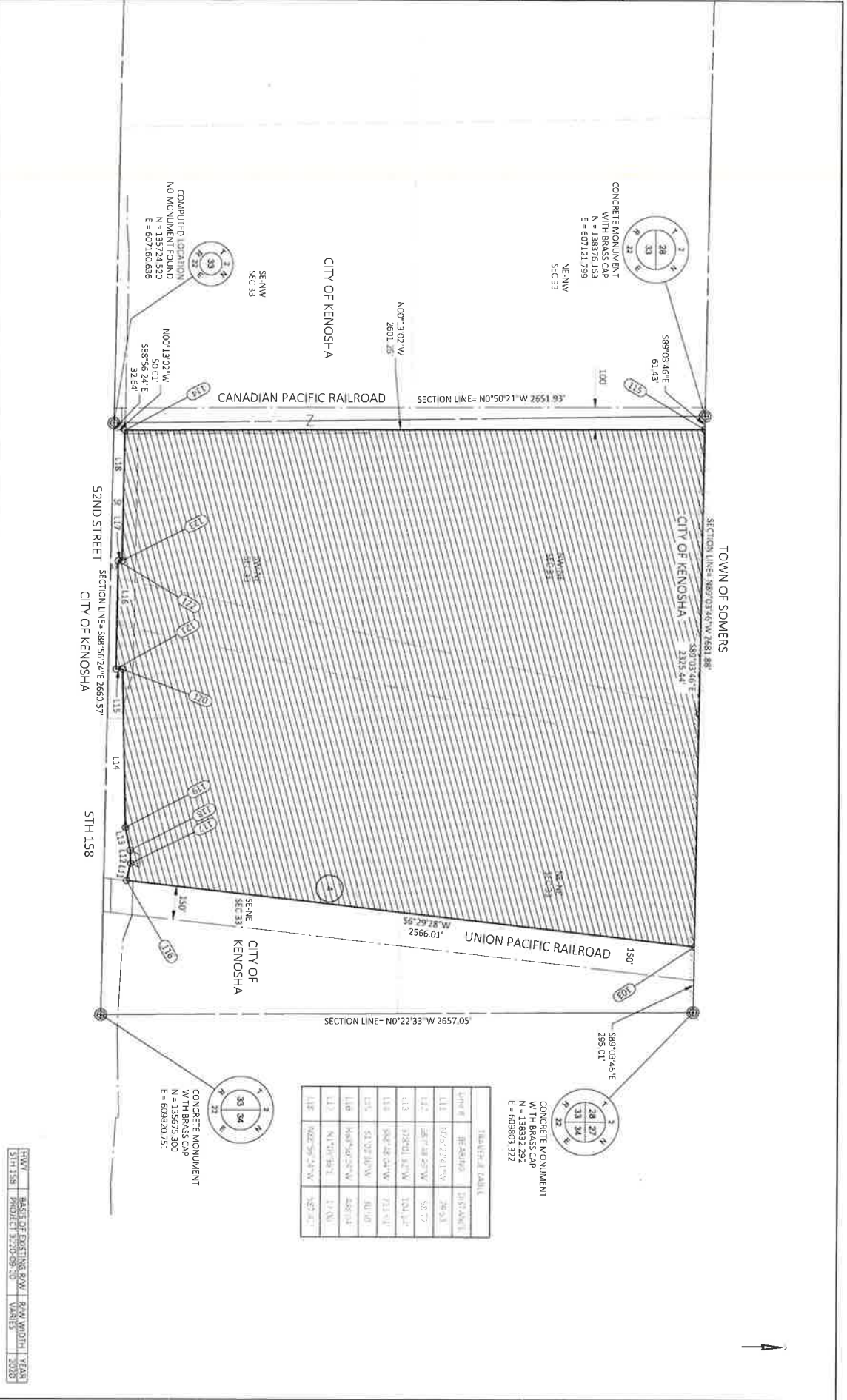
OWNER ID	OWNER (S)	INTEREST REQUIRED	NEW (ACRES)	EXIST (ACRES)	TOTAL (ACRES)	TWAE (ACRES)
3	HS TUNKIECZ, LLC	FEE & TILE	54.87	0	54.87	0.69
4	CHARLES A AND SUSAN A KUIPER REVOCABLE TRUST	FEE	129.25	0	129.25	
5	THOMAS W FLEISS JR AND ADAM P EWINGS	FEE	41.11	0	41.11	



REVISED DATE: 04-19-2022 DRAWN BY: JLD CHECKED BY: JLD FILE NAME: C:\BIBLIO\000108.RP.IMG LAYOUT NAME: 00	DATE: 04-19-2022 GRID FILE: N/A	MANITATE: 6.00 SCALE: 1" = 600'	HWY: NON-HIGHWAY COUNTY: KENOSHA	STATE R/W PROJECT NUMBER: N/A CONSTRUCTION PROJECT NUMBER: N/A	PLAT SHEET: 4_02 PS&E SHEET: E
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PLAT NUMBER 2022-0022-NC 7-13-2022-NC	DATE 04-19-2022	COUNTY KENOSHA	STATE R/W PROJECT NUMBER N/A	PLAT SHEET 4 OF 04
CONSTRUCTION BY DWG LAND SURVEYOR 04	GRID FACTOR	HWY. NON-HIGHWAY	CONSTRUCTION PROJECT NUMBER N/A	PS&E SHEET
PLAN SCALE 1" = 40'	NORTH STATE 7/13/2022 8:29 AM	FLOT BY SCOTT KOPFMANUS PLS	PROJECT NUMBER N/A	YEAR 2020

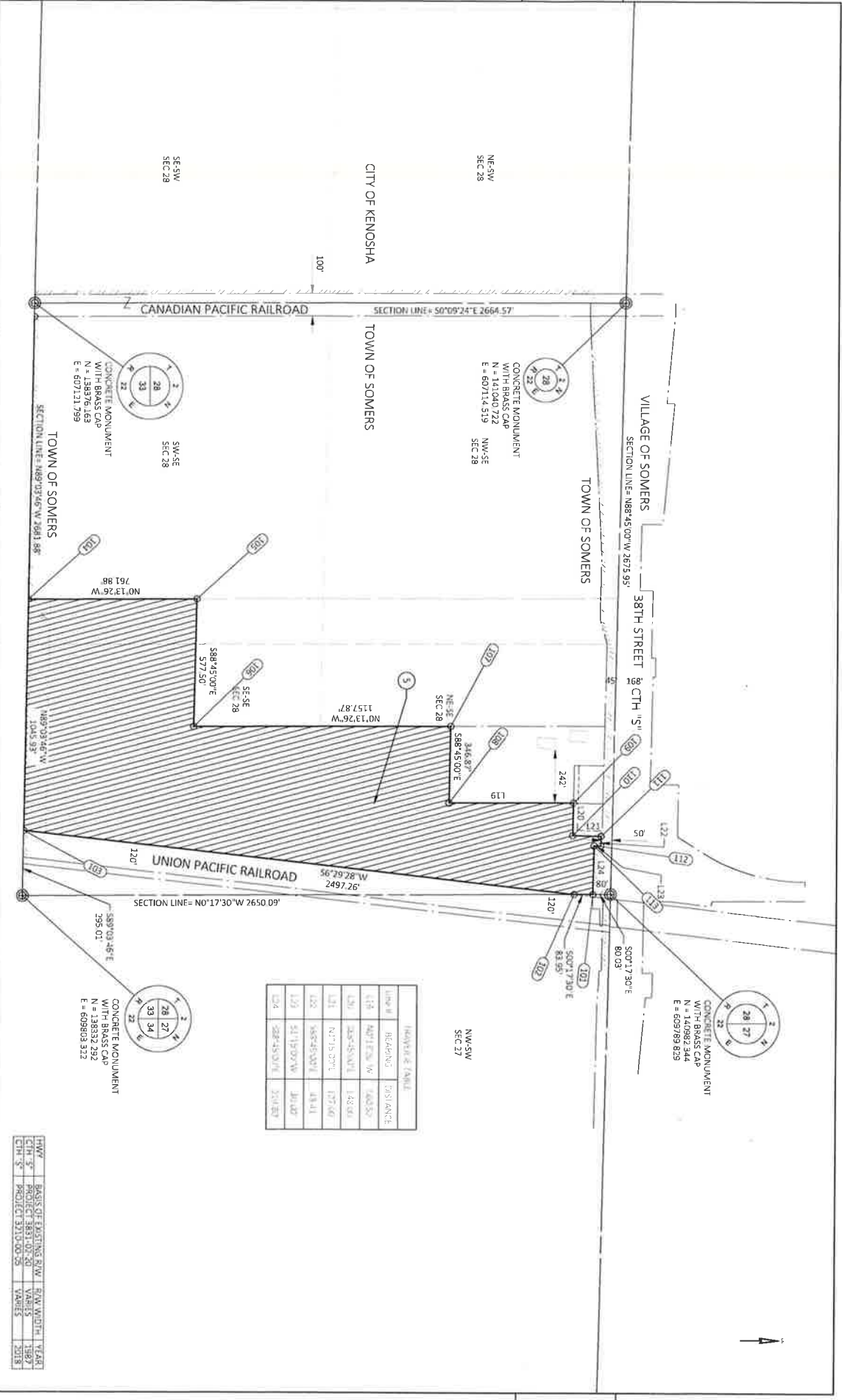


LINE #	BEARING	DISTANCE
L118	N76°22'41.70"	264.83
L119	S87°18'55" W	58.77
L120	S78°01' 33.70" W	124.12
L121	S82°42' 24" W	711.91
L122	S41°08' 40" W	40.40
L123	S68°16' 25" W	488.04
L124	N17°01' 30" E	17.00
L125	S62°29' 23" W	327.31

HWY	BASE OF EXISTING R/W	R/W WIDTH	YEAR
5TH 158	PROJECT 112005-30	VARIES	2020



DRAWING NO: 5-30-2022 N.C.  
 DATE: 04-19-2022  
 GRID FACTOR: N/A  
 COUNTY: KENOSHA  
 STATE R/W PROJECT NUMBER: N/A  
 CONSTRUCTION PROJECT NUMBER: N/A  
 PLAT SHEET: 4 05  
 PS&E SHEET: E



ROAD DATE: 7/13/2023 8:29 AM  
 ROAD NAME: SCOTT HIGHWAY S.S.  
 ROAD SCALE: N/A

HWY	BAIS OF EXISTING R/W	R/W WIDTH	YEAR
CTH-5	PROJECT 3831-07-20	VARIABLES	1987
CTH-5	PROJECT 3710-00-25	VARIABLES	2018

## LEGAL DESCRIPTION

**Fee Title** in and to the following tract of land in the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, the Southwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4, Section 33, Township 2 North, Range 22 East, Town of Somers, Kenosha County, State of Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 33; thence along the west line of said Southeast 1/4 of Section 33, North 01°06'05" West, 60.04 feet to the north right of way line of CTH K and the Point of Beginning; thence continuing along said west line, thence North 01°06'05" West, 483.23 feet to the east right of way line of Canadian Pacific Railroad; thence along said right of way line, North 00°13'02" West, 1911.17 feet to the south right of way line of STH 158; thence along said south right of way line, South 86°29'50" East, 25.51 feet; thence South 01°03'36" West, 86.56 feet; thence South 88°56'24" East, 290.00 feet; thence North 01°03'36" East, 74.19 feet to said south right of way line of STH 158; thence along said south right of way line, South 86°29'50" East, 72.36 feet; thence continuing along said south right of way line, South 89°53'08" East, 859.56 feet; thence continuing along said south right of way line, South 87°17'47" East, 353.66 feet; thence continuing along said south right of way line, North 89°05'13" East, 200.09 feet; thence continuing along said south right of way line, North 66°25'04" East, 106.45 feet; thence continuing along said south right of way line, North 88°57'39" East, 121.94 feet to the west right of way line of Union Pacific Railroad; thence along said west right of way line, South 06°29'28" West, 467.99 feet; thence North 88°56'24" West, 1165.41 feet to Point A; thence South 00°13'02" East, 1980.67 feet to said north right of way line of CTH K; thence along said north right of way line, North 88°59'40" West, 577.43 feet; thence continuing along said north right of way line, North 85°39'45" West, 172.06 feet; thence continuing along said north right of way line, North 88°59'40" West, 43.74 feet, to the Point of Beginning.

Said Parcel contains **54.87 acres**, more or less.

Also a Temporary Work Area Easement (TWAE) is a temporary easement and right-of-way in, on, over and across a parcel, for a period not to exceed twenty-four (24) months, beginning with date possession of the land is granted to the united states, for use by the united states, its representatives, agents, and contractors as a work area, including the right to deposit fill, move and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation,

structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines, in and to the following tract of land in Kenosha County, Wisconsin, described as follows:

Commencing at said Point A from above description; thence South 00°13'02" East, 1275.23 feet, to the Point of Beginning; thence North 30°50'52" East, 200.00 feet; thence South 00°13'02" East, 290.69 feet; thence South 30°50'52" West, 200.00 feet; thence North 00°13'02" West, 290.69 feet, to the Point of Beginning.

Said Parcel contains **0.69 acres**, mor or less.

## LEGAL DESCRIPTION

**Fee Title** in and to the following tract of land in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, and the Southeast 1/4 of the Northeast 1/4, Section 33, Township 2 North, Range 22 East, City of Kenosha, Kenosha County, State of Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 33; thence along the north line of said Section 33, South 89°03'46" East, 61.43 feet to the east right of way line of Canadian Pacific Railroad and the Point of Beginning; thence continuing along said north line, South 89°03'46" East, 2325.44 feet to the west right of way line of Union Pacific Railroad; thence along said west right of way line, South 06°29'28" West, 2566.01 feet to the north right of way line of STH 158; thence along said north right of way line, North 76°23'41" West, 79.53 feet; thence continuing along said north right of way line, South 87°48'49" West, 58.77 feet; thence continuing along said north right of way line, South 78°01'32" West, 104.14 feet; thence continuing along said north right of way line, South 88°48'04" West, 711.91 feet; thence continuing along said north right of way line, South 01°03'36" West, 30.50 feet; thence continuing along said north right of way line, North 88°56'24" West, 488.04 feet; thence continuing along said north right of way line, North 01°03'36" East, 17.00 feet; thence continuing along said north right of way line, North 88°56'24" West, 587.42 feet to said east right of way line of Canadian Pacific Railroad; thence along said east right of way line, North 00°13'02" West, 2601.25 feet to the Point of Beginning.

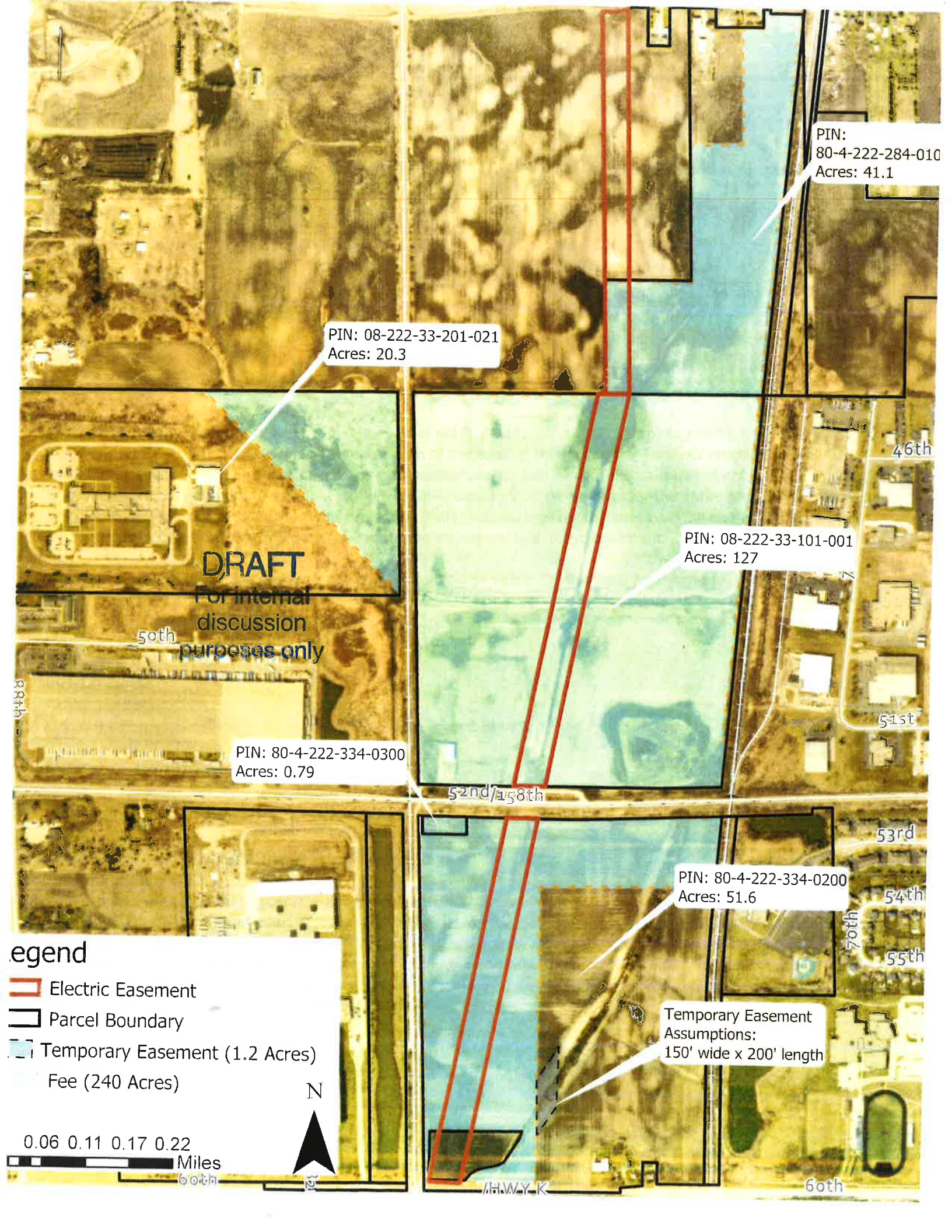
Said Parcel contains **129.25 acres**, more or less.

## Re LEGAL DESCRIPTION

**Fee Title** in and to the following tract of land in the Northeast 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4, Section 28, Township 2 North, Range 22 East, Town of Somers, Kenosha County, State of Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 28; thence along the east line of said Section 28, South 00°17'30" East, 80.03 feet to the south right of way line of CTH S and the Point of Beginning; thence continuing along said east line, South 00°17'30" East, 83.95 feet to the west right of way line of Canadian Pacific Railroad; thence along said west right of way line, South 06°29'28" West, 2497.26 feet to the south line of said Section 28; thence along said south line, North 89°03'46" West, 1045.93 feet to the west line of said Southeast 1/4 of the Southeast 1/4 of Section 28; thence along said west line, North 00°13'26" West, 761.88 feet; thence South 88°45'00" East, 577.50 feet; thence North 00°13'26" West, 1157.87 feet; thence South 88°45'00" East, 346.87 feet; thence North 00°13'26" West, 560.52 feet; thence South 88°45'00" East, 148.00 feet; thence North 01°15'00" East, 127.00 feet to the south right of way line of CTH S; thence along said south right of way line, South 88°45'00" East, 43.41 feet; thence continuing along said south right of way line, South 01°15'00" West, 30.00 feet; thence continuing along said south right of way line, South 88°45'00" East, 219.80 feet to the Point of Beginning.

Said Parcel contains **41.11 acres**, more or less.



PIN:  
80-4-222-284-010  
Acres: 41.1

PIN: 08-222-33-201-021  
Acres: 20.3

PIN: 08-222-33-101-001  
Acres: 127

PIN: 80-4-222-334-0300  
Acres: 0.79

PIN: 80-4-222-334-0200  
Acres: 51.6

Temporary Easement  
Assumptions:  
150' wide x 200' length

**DRAFT**  
For internal  
discussion  
purposes only

**Legend**

- Electric Easement
- Parcel Boundary
- Temporary Easement (1.2 Acres)
- Fee (240 Acres)

N

0.06 0.11 0.17 0.22  
Miles

50th

46th

51st

52nd/58th

53rd

54th

55th

70th

60th

HWY K