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3
4 RESOLUTION BY THE PUBLIC WORKS, PARKS, AND FACILITIES COMMITTEE
5 AUTHORIZING ACCEPTANCE OF HIGHWAY RIGHT-OF-WAY DEDICATED TO PROVIDE
6 VEHICULAR ACCESS FROM PRIVATE LAND TO THE COUNTY TRUNK HIGHWAY
7 SYSTEM.

8
9 To the Honorable members of the Racine County Board of Supervisors:

10
11 **BE IT RESOLVED** by the Racine County Board of Supervisors that the County accepts
12 the dedication of highway right-of-way along County Trunk Highway (CTH) H in the Village of
13 Sturtevant as depicted by the Certified Survey Map No. 3149 attached hereto as "EXHIBIT A".
14

15 Respectfully submitted,

16
17 1st Reading _____

**PUBLIC WORKS, PARKS AND FACILITIES
COMMITTEE**

18
19 2nd Reading _____

20
21 BOARD ACTION _____

Katherine Buske, Chair

22 Adopted _____

23 For _____

24 Against _____

Kiana Harden-Johnson, Vice-Chair

25 Absent _____

26
27 VOTE REQUIRED: Majority

Russell A. Clark, Secretary

28
29 Prepared by:
30 Public Works & Development
31 Services Department

Ronald Molnar

Tom Hincz

Pamela Zenner-Richards

Kenneth Lumpkin

1 Resolution No. 2014-126

2 Page Two

3
4
5 **The foregoing legislation adopted by the County Board of Supervisors of**
6 **Racine County, Wisconsin, is hereby:**

7
8 **Approved: _____**

9 **Vetoed: _____**

10
11 **Date: _____,**

12
13
14 **Peter L. Hansen, County Executive**

15
16
17 **INFORMATION ONLY**

18
19 **WHEREAS**, Wisconsin law provides that municipalities require dedications of right-of-
20 way to provide vehicular access to adjoining land and to balance in rough-proportion the impact
21 of the proposed development on the functional design elements of the existing highway system.

22
23 **WHEREAS**, Wisconsin law provides that effective dedications of right-of-way require
24 acceptance by resolution of the governing body exercising jurisdiction over the highway(s) in
25 question.

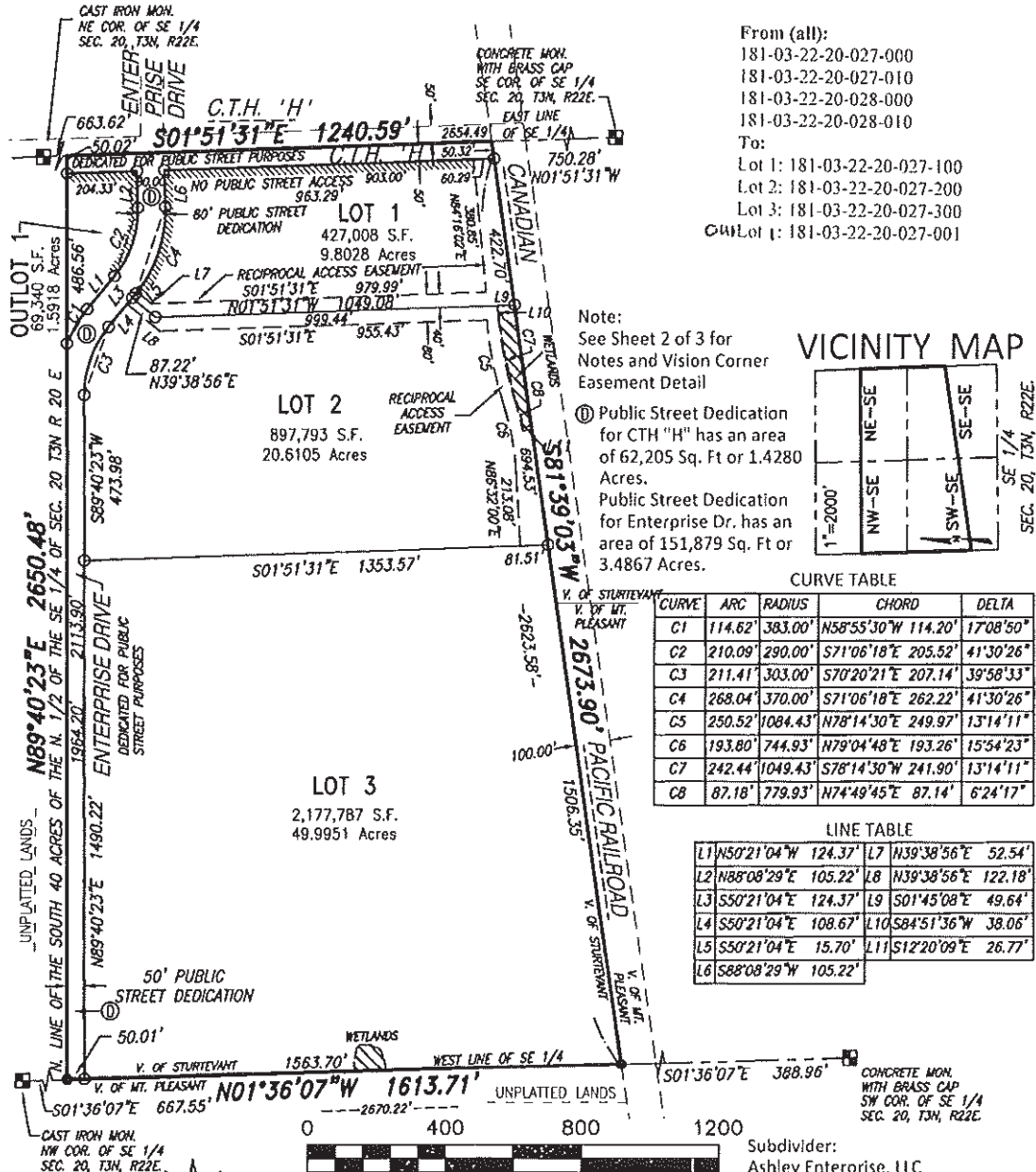
26
27 **WHEREAS**, the Wisconsin platting manual illustrates the form and style of right-of-way
28 acceptance certificates required to appear on certified survey maps.

29
30 **WHEREAS**, the Public Works, Parks and Facilities Committee recommended approval
31 of this right-of-way dedication at their February 12, 2015, meeting.



CERTIFIED SURVEY MAP NO. 3149

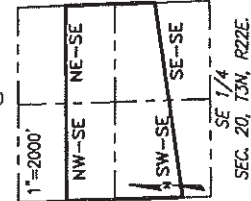
Being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 20, Town 3 North, Range 22 East, in the Village of Sturtevant, County of Racine, State of Wisconsin.



From (all):
 181-03-22-20-027-000
 181-03-22-20-027-010
 181-03-22-20-028-000
 181-03-22-20-028-010
 To:
 Lot 1: 181-03-22-20-027-100
 Lot 2: 181-03-22-20-027-200
 Lot 3: 181-03-22-20-027-300
 CH/Lot 1: 181-03-22-20-027-001

Note:
 See Sheet 2 of 3 for
 Notes and Vision Corner
 Easement Detail

VICINITY MAP



Public Street Dedication for CTH "H" has an area of 62,205 Sq. Ft or 1.4280 Acres.
 Public Street Dedication for Enterprise Dr. has an area of 151,879 Sq. Ft or 3.4867 Acres.

CURVE TABLE

CURVE	ARC	RADIUS	CHORD	DELTA
C1	114.62'	383.00'	N58°53'30"W 114.20'	17°08'50"
C2	210.09'	290.00'	S71°06'18"E 205.52'	41°30'26"
C3	211.41'	303.00'	S70°20'21"E 207.14'	39°58'33"
C4	268.04'	370.00'	S71°06'18"E 262.22'	41°30'26"
C5	250.52'	1084.43'	N78°14'30"E 249.97'	13°14'11"
C6	193.80'	744.93'	N79°04'48"E 193.26'	15°54'23"
C7	242.44'	1049.43'	S78°14'30"W 241.90'	13°14'11"
C8	87.18'	779.93'	N74°49'45"E 87.14'	6°24'17"

LINE TABLE

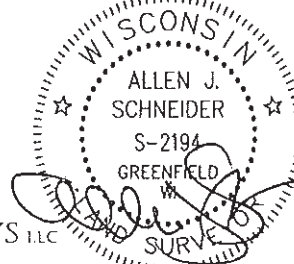
L1	N50°21'04"W 124.37'	L7	N39°38'56"E 52.54'
L2	N88°08'29"E 105.22'	L8	N39°38'56"E 122.18'
L3	S50°21'04"E 124.37'	L9	S01°45'08"E 49.64'
L4	S50°21'04"E 108.67'	L10	S84°51'36"W 38.06'
L5	S50°21'04"E 15.70'	L11	S12°20'09"E 26.77'
L6	S88°08'29"W 105.22'		

LEGEND

- Indicates found 3/4" iron rod.
- Indicates set 1" iron pipe (Outside diameter = 1.315), 18" in length, 1.68 lbs. per lineal foot.
- //// No public street access

CHAPUT LAND SURVEYS LLC

231 W. FLORIDA STREET
 MILWAUKEE, WI 53204
 414-224-8068
 www.chaputlandsurveys.com



This instrument was drafted by Allen J. Schneider
 Professional Land Surveyor S-2194

Subdivider:
 Ashley Enterprise, LLC
 9810 South Dorchester Avenue
 Chicago, Illinois 60628

ZONING: M (Industrial District)
 Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the East line of the Southwest 1/4 of Section 20, Town 3 North, Range 22 East, bears North 01°51'31" West.

Date: November 24, 2014
 Revised: January 22, 2015
 Revised: February 9, 2015

Drawing No. 1785-ajs
 SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. 3149

Being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 20, Town 3 North, Range 22 East, in the Village of Sturtevant, County of Racine, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
:SS
RACINE COUNTY)

I, ALLEN J. SCHNEIDER, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 20, Town 3 North, Range 22 East, in the Village of Sturtevant, County of Racine, State of Wisconsin, which is bounded and described as follows:
Commencing at the Southeast corner of said Southeast 1/4 Section; thence North 01° 51' 31" West along the East line of said Southeast 1/4 Section 750.28 feet to the intersection of the North line of Canadian Pacific Rail System lands and said East line, said point also being the point of beginning of lands hereinafter described; thence South 81° 39' 03" West along said North line 2673.90 feet to the West line of said Southeast 1/4 Section; thence North 01° 36' 07" West along said West line 1613.71 feet to a point on the North line of the South 40 Acres of the North 1/2 of said Southeast 1/4 Section; thence North 89° 40' 23" East along said North line 2650.48 feet to the East line of said Southeast 1/4 Section; thence South 01° 51' 31" East along said East line, 1240.59 feet to the point of beginning. Containing 3,786,013 square feet or 86.9149 acres.

THAT I have made the survey, land division and map by the direction of Ashley Enterprise, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the Village of Sturtevant in surveying, dividing and mapping the same.

November 24, 2014
DATE
December 4, 2014
REVISED
February 4, 2015
REVISED


ALLEN J. SCHNEIDER
PROFESSIONAL LAND SURVEYOR S-2194



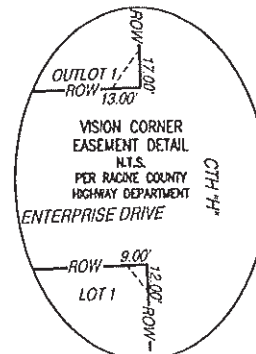
RACINE COUNTY HIGHWAY ACCEPTANCE CERTIFICATE

Resolved, that the County Highway being dedicated to the public as shown on this Certified Survey Map, in the Village of Sturtevant, by Ashley Enterprise, LLC, owner, is hereby approved and accepted by action of the Racine County Board.

Date 02/18/2015 Approved JULIE A. ANDERSON
RACINE CO HIGHWAY COMMISSIONER
Date 02/18/2015 Signed Julie A. Anderson

Note:

- Outlot 1 is hereby Dedicated to the Public, Village of Sturtevant, and is for Storm Water Management purposes.
- Vision Corner Easements are granted to Racine County. Within the area of the vision corner easements, the height of all plantings, berms, fencing, signs or any other structure shall be limited to 24" above the intersection elevation.
- No direct vehicular access shall be allowed onto C.T.H. "H" from any lot or outlot except by the Reciprocal Access Easement on Lot 1. Any driveway connection to C.T.H. "H" is subject to review and permitting by the Racine County Highway department.
- The reciprocal access easement is for the benefit of Lot 2 and 3. Grantees and Grantors and a maintenance agreement will be by a separate document to be recorded in the Racine County Register of Deeds.



CERTIFIED SURVEY MAP NO. 3149

Being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 20, Town 3 North, Range 22 East, in the Village of Sturtevant, County of Racine, State of Wisconsin.

OWNER'S CERTIFICATE

Ashley Enterprise, LLC, an Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Sturtevant.

Ashley Enterprise, LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval of objection: Village of Sturtevant.

IN WITNESS WHEREOF, Ashley Enterprise, LLC, has caused these presents to be signed by the hand of Gary Rosecrans of Ashley Capital, LLC as authorized agent of Ashley Enterprise, LLC, on this 13th day of February, 2015

In the presence of:
Eric Pack
(Witness) Eric Pack

Ashley Enterprise, LLC
By: Ashley Capital, LLC, as authorized agent
By: Gary Rosecrans, Vice President
Gary Rosecrans, Vice President

STATE OF Wisconsin)
Milwaukee COUNTY) :SS

Personally came before me this 13th day of February, 2015, Gary Rosecrans of Ashley Capital, LLC as authorized agent of Ashley Enterprise, LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.



Barbara A. Jurán
Notary Public,
State of Wisconsin
My commission expires BARBARA A. JURAN
My commission is permanent. Notary Public, State of Wisconsin
My Commission Expires Aug. 7, 2016

PLANNING COMMISSION CERTIFICATE OF APPROVAL

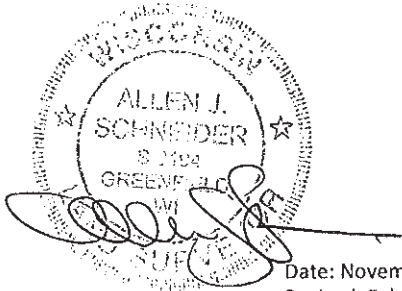
APPROVED by the Planning Commission of the Village of Sturtevant on this 13th day of February, 2015.

Steven D. Janur
CHAIRPERSON
My A. Gu
CLERK

VILLAGE BOARD CERTIFICATE OF APPROVAL

APPROVED by the Village Board of the Village of Sturtevant in accordance with the Resolution adopted on this 13th day of February, 2015

My A. Gu
VILLAGE CLERK
Steven D. Janur
PRESIDENT



Date: November 24, 2014
Revised: February 4, 2015