

RACINE COUNTY
PUBLIC WORKS, PARKS
AND FACILITIES COMMITTEE

Katherine Buske, Chair
Kiana Harden-Johnson, Vice-Chair
David Cooke, Secretary
Ronald Molnar

Tom Hincz
Kenneth Lumpkin
Scott Maier



MEETING NOTICE

DATE: January 14, 2016

TIME: 5:30 p.m.

CONFERENCE CALL INTO MEETING: Dial 1-888-721-8686, then when prompted enter the conference ID: 4324074, followed by #

PLACE: Public Works & Development Services Conference Room
Ives Grove Office Complex
14200 Washington Avenue
Sturtevant, Wisconsin 53177
(NOTE: Staff will be at this location hosting the conference call).

This location is handicap accessible. If you have other special needs, please contact the Public Works & Development Services Department at (262) 886-8440.

AGENDA

1. Call to order
2. Approval of the December 10, 2015, summary minutes
3. Review, discussion and possible recommendation on a Resolution by the PWPF Committee authorizing the release of restriction to right of access contained in deed for highway conveyance recorded in Volume 1043 of records at Page 498, Document No. 864549 (related to access along CTH C for Kwik Trip development in Mt. Pleasant) (1st & 2nd Reading requested at County Board meeting on Jan 26, 2016)
4. Review, discussion and possible recommendation on a Resolution by the PWPF Committee authorizing the release of restriction to right of access contained in deed for highway conveyance recorded in Volume 1042 of records at Page 466, Document No. 864133 (related to access along CTH C for Kwik Trip development in Mt. Pleasant) (1st & 2nd Reading requested at County Board meeting on Jan 26, 2016)
5. Communications and referrals
6. Miscellaneous Public Works Business
 - Next scheduled PWPF meeting: January 28, 2016, if needed
7. Adjourn

RACINE COUNTY PUBLIC WORKS, PARKS AND FACILITIES COMMITTEE MEETING

THURSDAY, December 10, 2015

****DRAFT** Summary Minutes**

Public Works-Development Services Conference Room
Ives Groves Office Complex
14200 Washington Avenue
Sturtevant, WI 53177

Committee Present: Katherine Buske, David Cooke, Kenneth Lumpkin, Tom Hincz,
Scott Maier

Members Excused: Kiana Harden-Johnson, Ronald Molnar
Youth in Government

Representatives Excused: Cynthia Wotapka, Beau Blake

Staff Present: Julie Anderson, Director of Public Works & Development Services
John Serketich, Assistant Corporation Counsel
Jim Metzger, Parks Planning Manager
Nathan Plunkett, Engineering Manager

1. Call to Order, Roll Call

The meeting was called to order at 5:30 p.m. by Chair Kay Buske

2. Public Comments

3. Approval of the November 12, 2015, Summary Minutes

SUPERVISOR DAVID COOKE MOVED, seconded by S Supervisor Hincz, to approve the November 12, 2015, summary minutes.

YOUTH REPRESENTATIVE ADVISORY VOTE: NONE

Motion carried unanimously. VOTE: 5/0

**4. Review, discussion and possible recommendation on a resolution authorizing a project grant application and acceptance of funding through the Department of Natural Resources (DNR) Municipal Dam Grant Program for the replacement of the Waterford Dam gates
(1st & 2nd reading on December 15, 2015)**

Nathan Plunkett presented the information about the grant. The Waterford dam needs two tainter gates replaced in 2016. Estimated cost is \$350,000. This is under a DNR order to repair. The DNR offers a grant for dam repairs, and if Racine County receives a grant, it could be up to \$175,000 to offset the total project cost. The deadline to get the grant application to DNR is January 21, 2016, so staff is requesting first and second reading at the Dec 15 Co Board meeting. If there is a grant award, there will have to be a fiscal note approved to accept the grant and adjust the 2016 capital budget accordingly. These gates were last replaced in 1977.

SUPERVISOR DAVID COOKE MOVED, seconded by Supervisor Lumpkin, to forward a resolution to the County Board of Supervisors for 1st and 2nd reading on December 15, 2015, with a recommendation for approval. (RESOLN 2015-91)

YOUTH REPRESENTATIVE ADVISORY VOTE: NONE

Motion carried unanimously. VOTE: 5/0

5. **Review, discussion and possible recommendation on a resolution authorizing and approving an extension of the lease agreement between Racine County and Racine Youth Sports, Inc. (RYS), for continued development and use of Haban Park as a youth sports facility
(1st & 2nd reading on December 15, 2015)**

Assistant Corporation Counsel John Serketich presented this item to the Committee. The RYS lease has been in place since Racine County purchased the land from Mr. Joe Haban in 1995. That was an initial 20-year lease. The lease now needs to be extended. If all parties agree, the lease will be extended for an initial ten year period with an option for another ten years. Discussion held by the Committee. Request by Committee to add another "WHEREAS clause" to indicate that this is a ten year extension with an option for an additional ten year extension in 2025.

SUPERVISOR DAVID COOKE MOVED, seconded by Supervisor Maier, to forward a resolution to the County Board of Supervisors for 1st and 2nd reading on December 15, 2015, with a recommendation for approval, with the additional WHEREAS clause. (RESOLN 2015-92)

YOUTH REPRESENTATIVE ADVISORY VOTE: NONE

Motion carried unanimously. VOTE: 5/0

6. **Review, discussion and possible recommendation(s) concerning Racine County park campground hosts for the 2016 season**

Director Anderson explained that this item has been before the Committee within the past year. It is the opinion of County Parks staff that the current campground hosts be allowed to continue to serve as hosts at Cliffside Campground in Caledonia on an annual basis until such time as they no longer are interested in serving in this role. This is also subject to no substantiated complaints about them as hosts. Discussion followed. The Committee said that once the current campground hosts no longer are able or willing to assist as hosts at Cliffside campground, then a new process will be established for the campground host system.

SUPERVISOR DAVID COOKE MOVED, seconded by Supervisor Lumpkin, to approve the current campground hosts (Dave & Judy) to continue to assist at Cliffside Park campground on an annual basis until such time as they no longer are willing or able to do so, or if substantiated complaints cause them to be removed from that role.

YOUTH REPRESENTATIVE ADVISORY VOTE: NONE
Motion carried unanimously. VOTE: 5/0

7. Communications and Referrals

There were no communications or referrals

8. Miscellaneous Public Works Business

Next scheduled PWPFC meeting: January 14, 2016, if needed

Adjourn

There being no further business, **SUPERVISOR DAVID COOKE MOVED**, seconded by Supervisor **Hincz**, to adjourn at 6:02 p.m. Motion carried unanimously. VOTE: 5/0

[Date]

RESOLUTION NO. 2016-

**RESOLUTION BY THE PUBLIC WORKS, PARKS AND FACILITIES COMMITTEE
AUTHORIZING THE RELEASE OF RESTRICTION TO RIGHT OF ACCESS
CONTAINED IN DEED FOR HIGHWAY CONVEYANCE RECORDED IN VOLUME 1043
OF RECORDS AT PAGE 498, DOCUMENT NO. 864549**

To the Honorable Members of the Racine County Board of Supervisors:

WHEREAS, in that certain deed for highway conveyance from Joseph F. Petrusha and June M. Petrusha to Racine County dated February 9, 1970 and recorded in Volume 1043 of Records at Page 498, Document No. 864549, which deed granted to Racine County "all existing, future or potential common law or statutory easements or right of access between the right of way of the highway currently designated as C.T.H. "C" and all lands of the abutting remaining real estate of the owners in the Northeast ¼ of Section 12, Township 3 North, Range 22 East, in the Town of Pleasant Springs, Racine County, Wisconsin, whether acquired by separate conveyance or otherwise, EXCEPT the right of access to said highway from abutting land on the North side of said highway by means of one access point, pursuant to the provisions of Section 86.07(2) Wisconsin Statutes, said access point to be used only as a Private access for residential purposes and such right to continue only so long as the access point shall be used for said purpose";

WHEREAS, all or portions of the above referenced abutting lands are being consolidated and re-subdivided by certified survey map as set forth in Exhibit "A" which is attached hereto and to be recorded in the Office of the Register of Deeds for Racine County; and

WHEREAS, pursuant to Section 86.07(2), Wisconsin Statutes, the owner of the lots within said certified survey map has applied for highway access to and from said lots and C.T.H. "C" and said lots within said certified survey map have been granted highway access to and from said lots and C.T.H. "C" as provided in and subject to the following highway permits, Docket Number 2015-0001-03, which is attached hereto as Exhibit "B", and Docket Number 2015-0001-04, which is attached hereto as Exhibit "C";

NOW THEREFORE BE IT RESOLVED by the Racine County Board of Supervisors that the release of highway access restrictions set forth in the above deed and recited herein is authorized; and

BE IT FURTHER RESOLVED by the Racine County Board of Supervisors that any two of the County Board Chair, County Clerk and County Executive are authorized to execute any contract, release, agreements, or other documents necessary to carry out the intent of this resolution.

Respectfully submitted,

1st Reading _____

**PUBLIC WORKS, PARKS AND FACILITIES
COMMITTEE**

1 Resolution No. 2016-
2 Page Two
3
4 2nd Reading _____
5
6 BOARD ACTION
7 Adopted _____
8 For _____
9 Against _____
10 Absent _____

Katherine Buske, Chairman

Kiana Harden-Johnson, Vice-Chairman

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12 VOTE REQUIRED: Majority

David Cooke, Secretary

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14 Prepared by:
15 Corporation Counsel

Ronald Molnar

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18 _____
Tom Hincz

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21 _____
Kenneth Lumpkin

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24 _____
Scott Maier

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26 The foregoing legislation adopted by the County Board of Supervisors of
27 Racine County, Wisconsin, is hereby:

28 Approved: _____
29 Vetoed: _____

30
31 Date: _____,

32
33 _____
34 Jonathan Delagrave, County Executive

35

[Date]

RESOLUTION NO. 2016-

RESOLUTION BY THE PUBLIC WORKS, PARKS AND FACILITIES COMMITTEE
AUTHORIZING THE RELEASE OF RESTRICTION TO RIGHT OF ACCESS
CONTAINED IN DEED FOR HIGHWAY CONVEYANCE RECORDED IN VOLUME 1042
OF RECORDS AT PAGE 466, DOCUMENT NO. 864133

To the Honorable Members of the Racine County Board of Supervisors:

WHEREAS, in that certain deed for highway conveyance from Stanley F. Overson (and Winnie I. Overson) to Racine County dated January 27, 1970 and recorded in Volume 1042 of Records at Page 466, Document No. 864133, which deed granted to Racine County "all existing, future or potential common law or statutory easements or right of access between the right of way of the highway currently designated as C.T.H. "C" and all lands of the abutting remaining real estate of the owners in the Northeast ¼ of Section 12, Township 3 North, Range 22 East, in the Town of Pleasant Springs, Racine County, Wisconsin, whether acquired by separate conveyance or otherwise, EXCEPT the right of access to said highway from abutting land on the North side of said highway by means of one access point, pursuant to the provisions of Section 86.07(2) Wisconsin Statutes, said access point to be used only as a Private access for residential purposes":

WHEREAS, all or portions of the above referenced abutting lands are being consolidated and re-subdivided by certified survey map as set forth in Exhibit "A" which is attached hereto and to be recorded in the Office of the Register of Deeds for Racine County; and

WHEREAS, pursuant to Section 86.07(2), Wisconsin Statutes, the owner of the lots within said certified survey map has applied for highway access to and from said lots and C.T.H. "C" and said lots within said certified survey map have been granted highway access to and from said lots and C.T.H. "C" as provided in and subject to the following highway permits, Docket Number 2015-0001-03, which is attached hereto as Exhibit "B", and Docket Number 2015-0001-04, which is attached hereto as Exhibit "C";

NOW THEREFORE BE IT RESOLVED by the Racine County Board of Supervisors that the release of highway access restrictions set forth in the above deed and recited herein is authorized; and

BE IT FURTHER RESOLVED by the Racine County Board of Supervisors that any two of the County Board Chair, County Clerk and County Executive are authorized to execute any contract, release, agreements, or other documents necessary to carry out the intent of this resolution.

Respectfully submitted,

1st Reading _____
2nd Reading _____

**PUBLIC WORKS, PARKS AND FACILITIES
COMMITTEE**

1 Resolution No. 2016-
2 Page Two

3
4 BOARD ACTION

5 Adopted _____
6 For _____
7 Against _____
8 Absent _____

Katherine Buske, Chairman

Kiana Harden-Johnson, Vice-Chairman

David Cooke, Secretary

Prepared by:
12 Corporation Counsel
13 Ronald Molnar

14
15 Tom Hincz

16
17
18 Kenneth Lumpkin

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20
21 Scott Maier

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23
24 The foregoing legislation adopted by the County Board of Supervisors of
25 Racine County, Wisconsin, is hereby:

26 Approved: _____

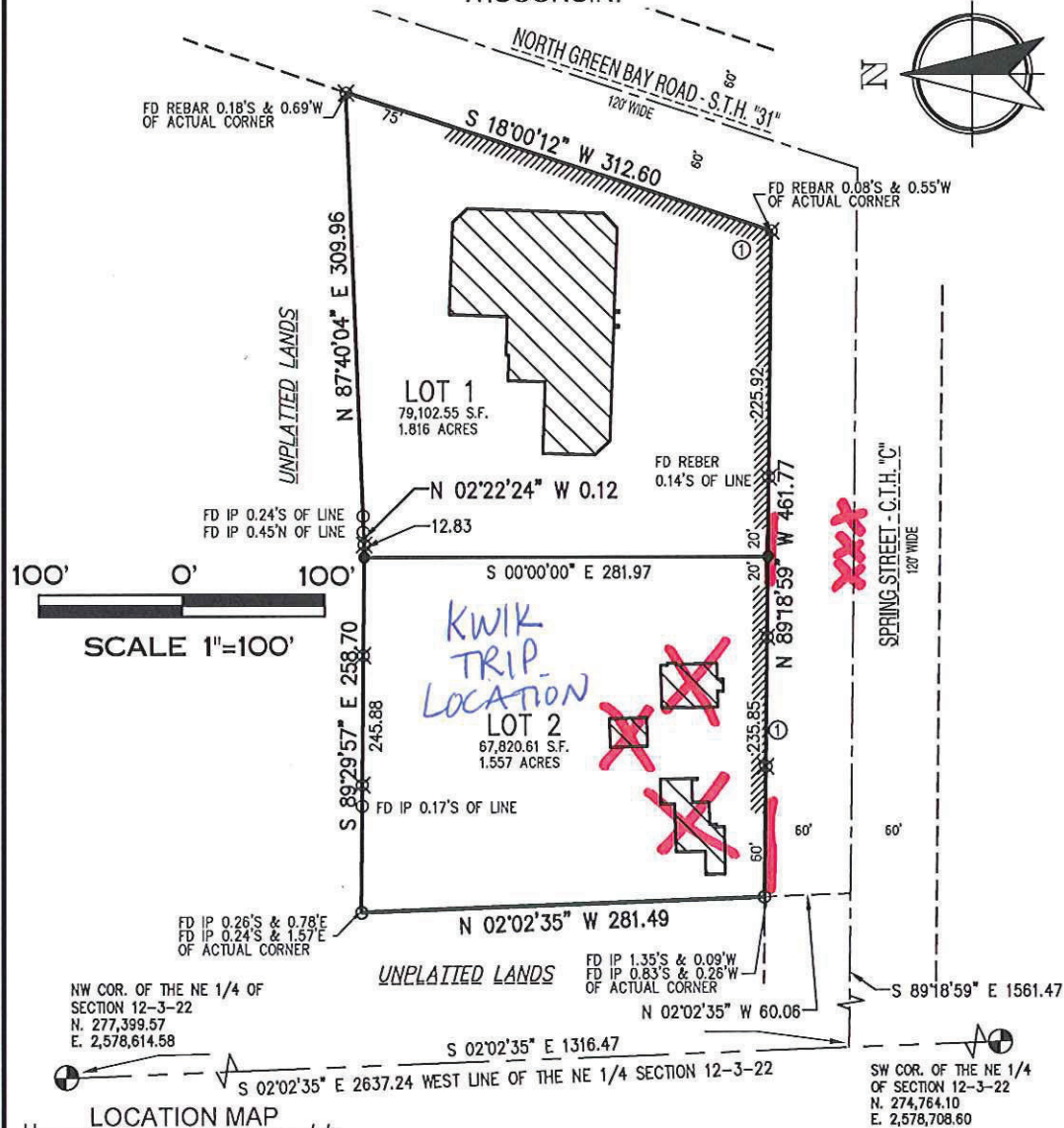
27 Vetoed: _____

28
29 Date: _____,

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31 _____
32 Jonathan Delagrave, County Executive
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CERTIFIED SURVEY MAP NO. _____

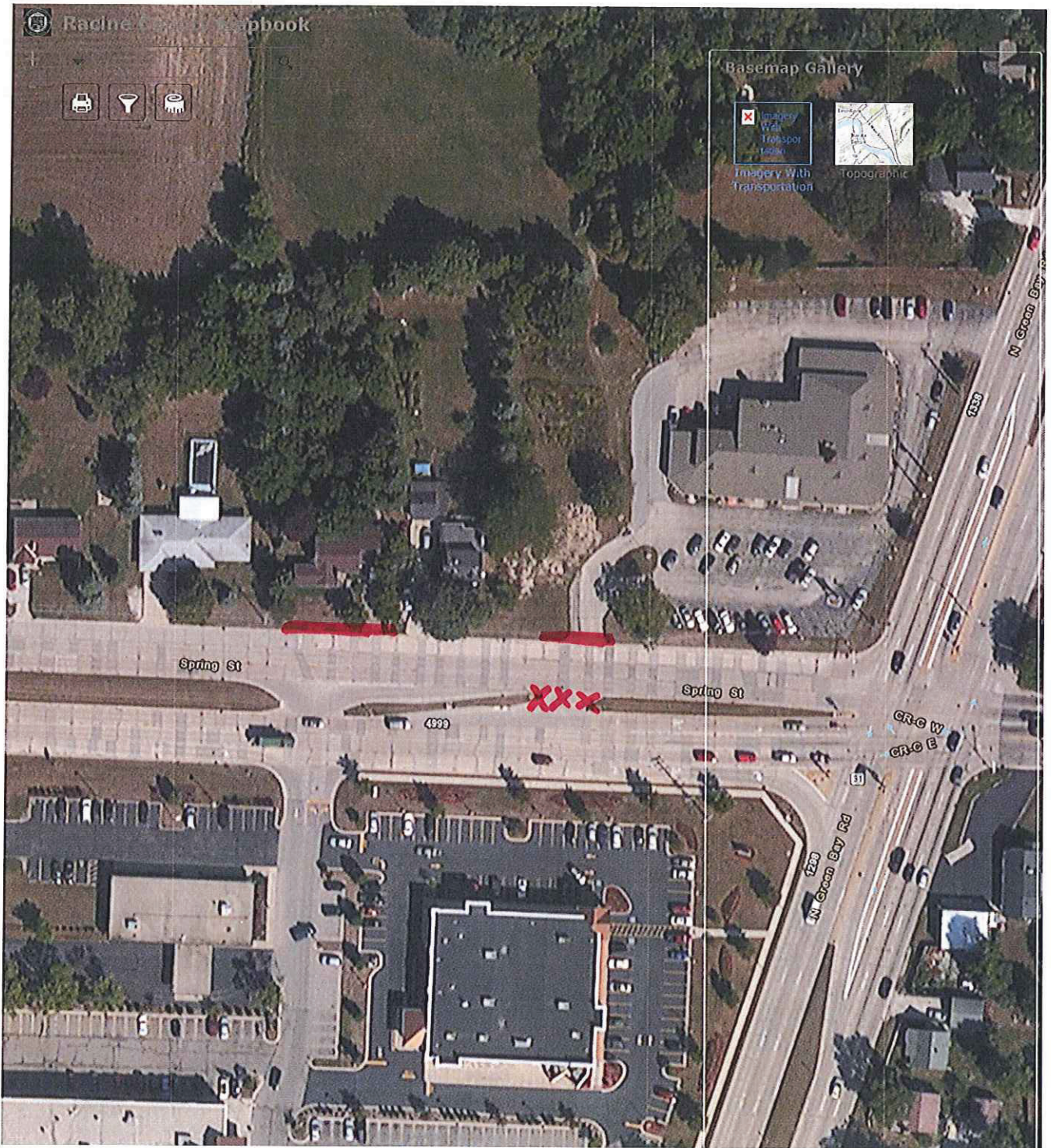
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.



NOTES:
 ZONING OF PARCELS IS B-2 & AUH
 OWNER/LAND SPLITTER: EAGLE OF SOUTHEASTERN WISCONSIN, LLC, 4900 SPRING STREET, MT. PLEASANT, WISCONSIN 53406.
 SURVEYOR: NIELSEN MADSEN & BARBER, S.C. 1458 HORIZON BLVD. SUITE 200, RACINE, WI 53406
 BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927. THE WEST LINE OF THE NE 1/4 SECTION 12-3-22 IS ASSUMED TO BEAR S 02°02'35" E.

- LEGEND:**
- IRON PIPE FOUND
 - ⊗ 5/8" REBAR FOUND
 - 5/8" x 18" REBAR - 1.04 LBS/LIN FT. SET
 - ⊙ CAST IRON MON. W/ BRASS CAP FOUND
 - //// NO PUBLIC STREET ACCESS

Revised: December 23, 2015
 Date: November 4, 2015
 This Instrument was drafted by Mark R. Madsen
 2007.0126.05.DWG



60ft

42.738 -87.841 Degrees



Mount Pleasant approves Kwik Trip proposal

40 MINUTES AGO • MARK SCHAAF MARK.SCHAAF@JOURNALTIMES.COM

MOUNT PLEASANT — Plans for a Kwik Trip near Spring Street and Highway 31 received final approval Monday.

The Village Board unanimously approved a rezoning and a certified survey map for the gas station, which will be built at 4924 Spring St. The station will be immediately west of Lehmann's Bakery, 4900 Spring St., which is part of a small strip center at the northwest corner of Highway 31 and Spring Street. The company is buying and combining three properties there for the project.

The La Crosse-based company plans to build the 24-hour store next fall. At 6,000 square feet, it will be what Kwik Trip considers a medium-sized store. The store will employ 20 to 25 people.

Kwik Trip will build the store and fueling canopy to face east, with two driveways on Spring Street. The company said that orientation should help reduce the impact on neighbors.

No Village Board members or residents spoke at Monday's meeting.

Another gas station/convenience store has been proposed for the southeast corner of Highway 31 and Spring Street as part of a planned commercial development. That proposal from Jim and Mike Willkomm, which still needs final approvals, also includes a Dunkin' Donuts, a restaurant called The Dish, a car wash and a speculative retail space.

At a Glance

Kwik Trip is planning a gas station immediately west of Lehmann's Bakery in the 5000 block of Spring Street in Mount Pleasant. The La Crosse-based company plans to build the 24-hour store next fall.