

Enrolled 157-112
PROPOSED ORDINANCE 157-114

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2
3 SALE OF EXCESS RIGHT OF WAY, CTH SS AT CTH G, CITY OF PEWAUKEE
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6 WHEREAS Waukesha County operates and improves a system of county highways, and
7

8 WHEREAS the County completed project I.D. 2765-02-70 to reconstruct and improve CTH SS
9 and CTH G in the City of Pewaukee, and

10
11 WHEREAS certain rights of way have been acquired with County tax levy funding used to carry
12 out this project, and

13
14 WHEREAS the County now possesses certain excess rights of way which could be returned to
15 private ownership.

16
17 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES
18 ORDAIN that the following parcel, described as:
19

20 All that part of the Northwest one-quarter of Section 17, Town 7 North, Range 19
21 East, City of Pewaukee, Waukesha County, Wisconsin more particularly
22 described as follows:

23 Commencing at the Center of said Section 17; thence North 89E 27' 52" West
24 along the west one-quarter line of said section 689.47 feet to a point; thence North
25 00E 32' 08" East 33.00 feet to a point that is the intersection of the owner's
26 westerly property line and the northerly right of way line of C.T.H. "SS" as it
27 existed in 2002, said point being the point of beginning of those lands described
28 herein; thence South 89E 27' 52" East along said northerly right of way line
29 205.75 feet to a point; thence North 60E 50' 28" East 186.58 feet to a point of
30 curve; thence northeasterly along the arc of a 00E 59' 27" curve 79.75 feet to a
31 point that is the intersection of the owner's northerly property line and the
32 westerly right of way line of C.T.H. "G" as it existed in 2002, said point being a
33 point of curve and said preceding curve having a center lying to the southeast, a
34 radius of 5782.49 feet, and a long chord of 79.75 feet bearing North 31E 49' 45"
35 East; thence southwesterly along the arc of a 09E 29' 31" curve 449.97 feet to a
36 point on the owner's westerly property line and the point of beginning, said curve
37 having a center lying to the northwest, a radius of 603.62 feet, and a long chord of
38 439.62 feet bearing South 69E 06' 45" West.

39
40 Said parcel contains 0.181 acres, more or less.

41
42 BE IT FURTHER ORDAINED that the minimum bid for this parcel shall be \$6,000.00.
43

44 BE IT FURTHER ORDAINED that the County Executive and County Clerk are authorized to
45 sign the necessary documents to effectuate the approved sale.

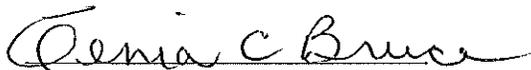
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47 BE IT FURTHER ORDAINED that proceeds from the sale of this excess land be deposited and
48 accounted for in the General Fund – Non-departmental agency budget.

SALE OF EXCESS RIGHT OF WAY, CTH SS AT CTH G, CITY OF PEWAUKEE

Presented by:
Public Works Committee

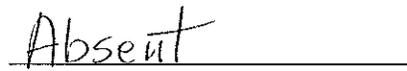

Richard L. Manke, Chair


James R. Behrend


Genia C. Bruce

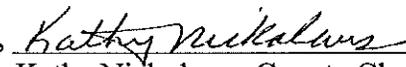

Hank Carlson


Karl Nilson


Rodell L. Singert


David W. Swan

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: February 28, 2003, 
Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved:
Vetoed:

Date: 2-28-03, 
Daniel M. Finley, County Executive

Remnant Parcel Valuation Calculation
Waukesha County Transportation Department

Date 11/8/02	By Karen Braun <i>Karen Braun</i>	Approved <i>R. A. Balto</i>
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Summary

Project I.D. N/A	Project Name CTH SS
Purchase Price N/A	Date of Purchase N/A
Area (Acres) prior to purchase N/A all within right of way	Area (Acres) after purchase N/A all within right of way Remnant size = 0.181 ac
Funding for Purchase 100% Local	Method of Sale Sealed Bid

Remaining easements/rights after sale:

None. This is the sale of existing highway right of way determined to be excess. All existing utility easements shall remain following the sale.

Remnant Land Uses:

This is a non buildable lot and will most likely be used as additional land for the adjacent owner.

Interested Parties:

The adjacent owner has contacted the Waukesha County Department of Public Works regarding the sale of this parcel.

Valuation Discussion:

This parcel is an uneconomic remnant, with no value as an individual parcel. It holds value only as an assemblage to the adjacent lands. Land values in this area range \$24,000/ac to \$41,000/ ac. The estimated value of this land is \$33,000 per acre. This calculates to $\$33,000 \times 0.181 \text{ ac} = \$5,973$ rounded to \$6,000

Recommended Minimum Sale Price:

\$6,000.00



Excess Right of Way



Scale: 1" = 350 feet

11/8/2002
9:46:52
AM.

DISCLAIMER: The information and depictions herein are for informational purposes

157-0-120

DESCRIPTION OF EXCESS LANDS:

All that part of the Northwest one-quarter of Section 17, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin more particularly described as follows:

Commencing at the Center of said Section 17; thence North 89° 27' 52" West along the west one-quarter line of said section 689.47 feet to a point; thence North 00° 32' 08" East 33.00 feet to a point that is the intersection of the owner's westerly property line and the northerly right of way line of C.T.H. "SS" as it existed in 2002, said point being the point of beginning of those lands described herein; thence South 89° 27' 52" East along said northerly right of way line 205.75 feet to a point; thence North 60° 50' 28" East 186.58 feet to a point of curve; thence northeasterly along the arc of a 00° 59' 27" curve 79.75 feet to a point that is the intersection of the owner's northerly property line and the westerly right of way line of C.T.H. "G" as it existed in 2002, said point being a point of curve and said preceding curve having a center lying to the southeast, a radius of 5782.49 feet, and a long chord of 79.75 feet bearing North 31° 49' 45" East; thence southwesterly along the arc of a 09° 29' 31" curve 449.97 feet to a point on the owner's westerly property line and the point of beginning, said curve having a center lying to the northwest, a radius of 603.62 feet, and a long chord of 439.62 feet bearing South 69° 06' 45" West.

Said parcel contains 0.181 acres, more or less.

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-02/25/03

(ORD) NUMBER-1570120

- 1 K. HERRO.....
- 3 D. STAMSTA.....
- 5 J. MARCHESE.....AYE
- 7 J. JESKEWITZ.....AYE
- 9 P. HAUKOHL.....AYE
- 11 K. HARENDA.....AYE
- 13 J. MORRIS.....
- 15 D. SWAN.....AYE
- 17 J. BEHREND.....AYE
- 19 M. SONNENTAG.....
- 21 W. KOLB.....AYE
- 23 P. PRONOLD.....AYE
- 25 K. CUMMINGS.....AYE
- 27 D. PAULSON.....
- 29 M. THOMAS.....AYE
- 31 V. STROUD.....AYE
- 33 D. PAVELKO.....AYE
- 35 C. SEITZ.....AYE

- 2 R. THELEN.....AYE
- 4 H. CARLSON.....AYE
- 6 D. BROESCH.....AYE
- 8 J. DWYER.....AYE
- 10 S. WOLFF.....AYE
- 12 J. GRIFFIN.....AYE
- 14 J. LA PORTE.....AYE
- 16 R. MANKE.....AYE
- 18 D. FANFELLE.....AYE
- 20 M. KIPP.....AYE
- 22 G. BRUCE.....AYE
- 24 A. SILVA.....AYE
- 26 S. KLEIN.....AYE
- 28 P. JASKE.....AYE
- 30 K. NILSON.....AYE
- 32 P. GUNDRUM.....AYE
- 34 R. SINGERT.....AYE

TOTAL AYES-30

TOTAL NAYS-00

CARRIED X

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-30