

RESOLUTION NO. 2018-44

**RELOCATION ORDER OF THE VILLAGE OF CALEDONIA AFFECTING
PROPERTIES SOUTH OF 4 MILE ROAD AND IN OR ADJACENT TO THE DEBACK
FARMS BUSINESS PARK IN THE VILLAGE OF CALEDONIA,
RACINE COUNTY, WISCONSIN**

WHEREAS, in 2018 the Village of Caledonia authorized its consulting engineering firm to review sanitary sewer extension options for serving lands adjacent to, and north of, Four Mile Road in the I-94 corridor and extending from the existing regional interceptor sanitary sewer located in DeBack Lane in the DeBack Farms Business Park up to Four Mile Road. The authorization included the review of the existing road conditions on Four Mile Road, which will be an additional truck route to the DeBack Farms Business Park serving the east end of the business park as well as those parcels of land along Four Mile Road;

WHEREAS, the analysis determined the best option for serving 4 Mile Road and the I-94 corridor lands was to extend the existing regional interceptor sanitary sewer from the end of the DeBack Lane cul-de-sac due north to 4 Mile Road in a permanent easement, and then easterly and westerly along the south side of 4 Mile Road, utilizing various permanent and temporary construction easements;

WHEREAS, the analysis further determined that the existing right-of-way in Four Mile Road is substandard in road right-of-way cross section and that improvements are necessary to ensure that this route remains safe and viable for use by the parcels of land along Four Mile Road and for trucking to and from the business park;

WHEREAS, the DeBack Farms Business Park is located in the Tax Incremental District No. 4 and Four Mile Road provides additional access to this business park among other properties along Four Mile Road;

WHEREAS, the projects being undertaken by the Village include both the extension of the existing regional interceptor sanitary sewer and the reconstruction of Four Mile Road and the adjacent roadway shoulders and/or curb and gutter as determined necessary by such project plans; and

WHEREAS, certain property interests are necessary for the activities to properly complete the projects and those are depicted and described on **Exhibit A** attached hereto and incorporated herein by reference, which specifies:

- (1) a 15 foot temporary construction easement and a 30 foot temporary construction easement need to be acquired from DNKC Property Management, LLC (Tax Key 104042230015100); and
- (2) a 15 foot temporary construction easement and 20.25 feet of fee simple land interest for public right-of-way need to be acquired from Four Mile Road, LLC (Tax Key 104042230020000).

NOW, THEREFORE, BE IT RESOLVED that the Village as and for a Relocation Order, does hereby resolve as follows:

1. That this Resolution is a Relocation Order adopted in accordance with Wis. Stat. § 32.05(1) for the purpose of the within-described sanitary sewer construction project and road reconstruction project.

2. That the Village hereby determines that it is necessary and for a public purpose to extend the regional interceptor sanitary sewer from DeBack Lane northward in a permanent easement, and westerly and easterly in the existing and needed Village public right-of-way along the south side of 4 Mile Road, and that said public improvements are necessary to enhance public health and safety for public sewer purposes for lands along 4 Mile Road and in the I-94 corridor.

3. That the Village hereby determined that it is necessary and for a public purpose to reconstruct Four Mile Road and adjacent shoulders/curb and gutter from the Frontage Road to approximately 3,625 feet east along the existing and needed public right-of-way, and that said public improvements are necessary to enhance public safety on Four Mile Road, and at the intersection of the Frontage Road and Four Mile Road, as well as to accommodate truck traffic to and from the DeBack Farms Business Park.

4. That the general area of the proposed sewer construction project and the proposed road construction project and the privately owned land interests needed to complete the project are shown on the exhibit prepared by consulting engineers, Foth Infrastructure and Environment, LLC, consisting of 5 pages and dated May 18, 2018, which is attached as **Exhibit A**, and incorporated herein by reference.

5. That in order to construct and complete the proposed sewer construction project and the proposed road reconstruction project it is also determined necessary, in accordance with Wis. Stat. §32.07(2), to acquire the temporary construction easements, and the fee simple land interest for public right-of-way, which are described above, and as further described and shown on **Exhibit A**.

6. That pursuant to Wis. Stat. § 32.05(1), a copy of this Order shall, within 20 days after its issue, be filed with the Racine County Clerk.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, on the 7th day of May, 2018.

VILLAGE OF CALEDONIA

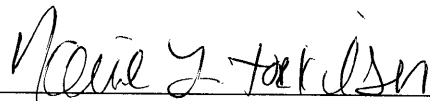
By: James R. Dobbs
James R. Dobbs
Village President

Attest: Karie Torkilsen
Karie Torkilsen
Village Clerk

CERTIFICATE

As Clerk of the Village of Caledonia, Racine County, Wisconsin, I hereby certify that at a duly called meeting of the Village Board of the Village of Caledonia, Racine County, Wisconsin, on the 7th day of May, 2018, the above Relocation Order was adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin.

Dated this 7th day of May, 2018.



Kari L. Torkilsen
Village Clerk – Village of Caledonia

May 18, 2018 - 12:11pm MLHE 0:\Caledonia Utility District\18030304 - TID #4 DeBack Phase 3 Utility Improvements\Civil3D\CAD\Displays\EASEMENT2.dwg

OVERALL EXHIBIT A

MICHAEL DWYER HOLDING LLC
4 MILE RD
104042219063030

ROBERT PATRICK DOWDEN
13410 4 MILE RD
104042219063010

WILLIAM J & JUDITH HURTIENNE
13510 4 MILE RD
104042219064000

MICHELE MILLER MILLER 2014 JOINT REV TRUST DATED 02/28/2014
13420 4 MILE RD
104042219065000

DEMF TRANSITION TRUST 11/13/13
13414 4 MILE RD
104042219068000

SHAWN UTPHALL
TRACY JOHANNICK
13332 4 MILE RD
104042219063020

①
FOUR MILE RD LLC
13623 4 MILE RD
104042230020000
20 25' FEE FOR PUBLIC RIGHT OF WAY

15' WIDE TEMPORARY CONSTRUCTION EASEMENT

②
DNKC PROPERTY MANAGEMENT LLC
13448 DEBACK LN
104042230015100

30' WIDE TEMPORARY CONSTRUCTION EASEMENT

WISPARK LLC
ADAMS RD
104042230015200

E FRONTAGE RD

DEBACK LN



Foth Infrastructure & Environment, LLC
2514 S. 102nd Street
Suite 278, Lincoln Center II
West Allis, WI 53227
Phone: 414-336-7900 Fax: 414-336-7901

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TID 4 PHASE 3 IMPROVEMENTS EASEMENT & RIGHT OF WAY ACQUISITION SITE MAP
VILLAGE OF CALEDONIA UTILITY DISTRICT
RACINE COUNTY
VILLAGE OF CALEDONIA, WISCONSIN

REVISIONS	
NO.	DATE

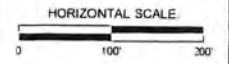
RECORD DRAWING OF COMPLETED CONSTRUCTION BY
HELLO/DRAWINGS OF COMPLETED CONSTRUCTION
CONFORMING TO CONTRACTOR RECORD DRAWINGS RECORDS

BY: _____ DATE: _____

Date of Preparation: MAY 18, 2018

	BY	DATE
SURVEYED	JAH	03/27/2018
DRAWN	MLH	05/18/2018
DESIGNED	TMS	05/18/2018
CHECKED	AMS	05/18/2018

EASEMENT EXHIBIT



PROJECT ID 180303 04

EX A
SHEET OF

Parcel 1

Fee Taking for Public Right of Way

That part of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin described as follows:

Commencing at the northwest corner of said Section 30; thence N89°16'18"E along the north line of said Section 30, 515.50 feet; thence S00°37'34"E, 24.75 feet to the south right of way of Four Mile Road also being the owner's north property line and the point of beginning; thence continuing S00°37'34"E, 20.25 feet; thence S89°16'18"W, 115.50 feet, thence N00°43'42"W, 20.25 feet; thence N89°16'18"E, 115.54 feet to the point of beginning. Containing 2,339 square feet (0.05 acres), more or less.

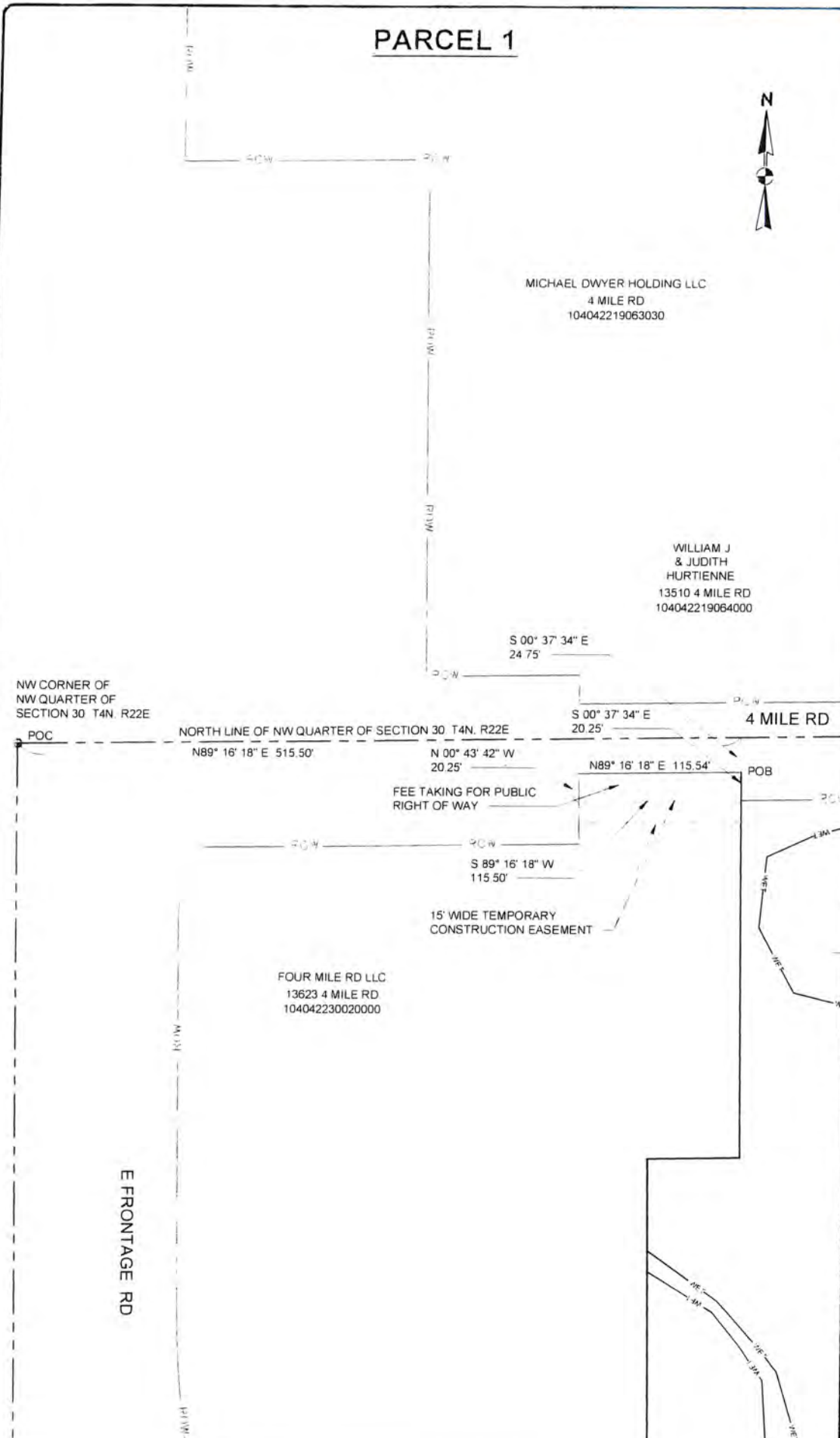
Also a Temporary Construction Easement 15.00 feet in width lying south of and adjacent to the above described fee taking. Containing 1,732 square feet (0.04 acres), more or less.

Owner: Four Mile Road, LLC

Tax Parcel ID No.: 104-042230020000

Physical Address: 13623 Four Mile Road

May 18, 2018 - 1:44pm tns4 Q:\Caledonia Utility District\18C03004 - I1D #4 DeBuck Phase 3 Utility Improvements\Drawings\FEE PARCEL 1.dwg



Foth
 Foth Infrastructure & Environment, LLC
 2514 S. 102nd Street
 Suite 278, Lincoln Center II
 West Allis, WI 53227
 Phone: 414-336-7900 Fax: 414-336-7901

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**TID 4 PHASE 3 IMPROVEMENTS
 EASEMENT & RIGHT OF WAY
 ACQUISITION SITE MAP**

VILLAGE OF CALEDONIA UTILITY DISTRICT

RACINE COUNTY
 VILLAGE OF CALEDONIA, WISCONSIN

REVISIONS	
NO.	DESCRIPTION

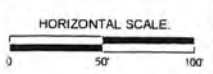
RECORD DRAWING OF COMPLETED CONSTRUCTION BY
 HELMUT DRAHWINKS LP (COMPLETE) UST/STRUCT/VA
 CONFORMING TO CONTRACTOR AND OWNER RECORDS

BY: _____ DATE: _____

Date of Preparation: MAY 18, 2018

	BY	DATE
SURVEYED	JAH	03/27/2018
DRAWN	MLH	05/18/2018
DESIGNED	TMS	05/18/2018
CHECKED	AMS	05/18/2018

PARCEL 1



PROJECT ID 18C030 04

Parcel 1

Parcel 2

That part of Lot 1 of Certified Survey Map No. 3219 being a redivision of Outlot 1 of Certified Survey Map No. 3076 and additional lands all in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin described as follows:

A Temporary Construction Easement 30.00 feet in width being the east 30 feet of Lot 1 of said Certified Survey Map No. 3219. Containing 31,846 square feet (0.73 acres), more or less.

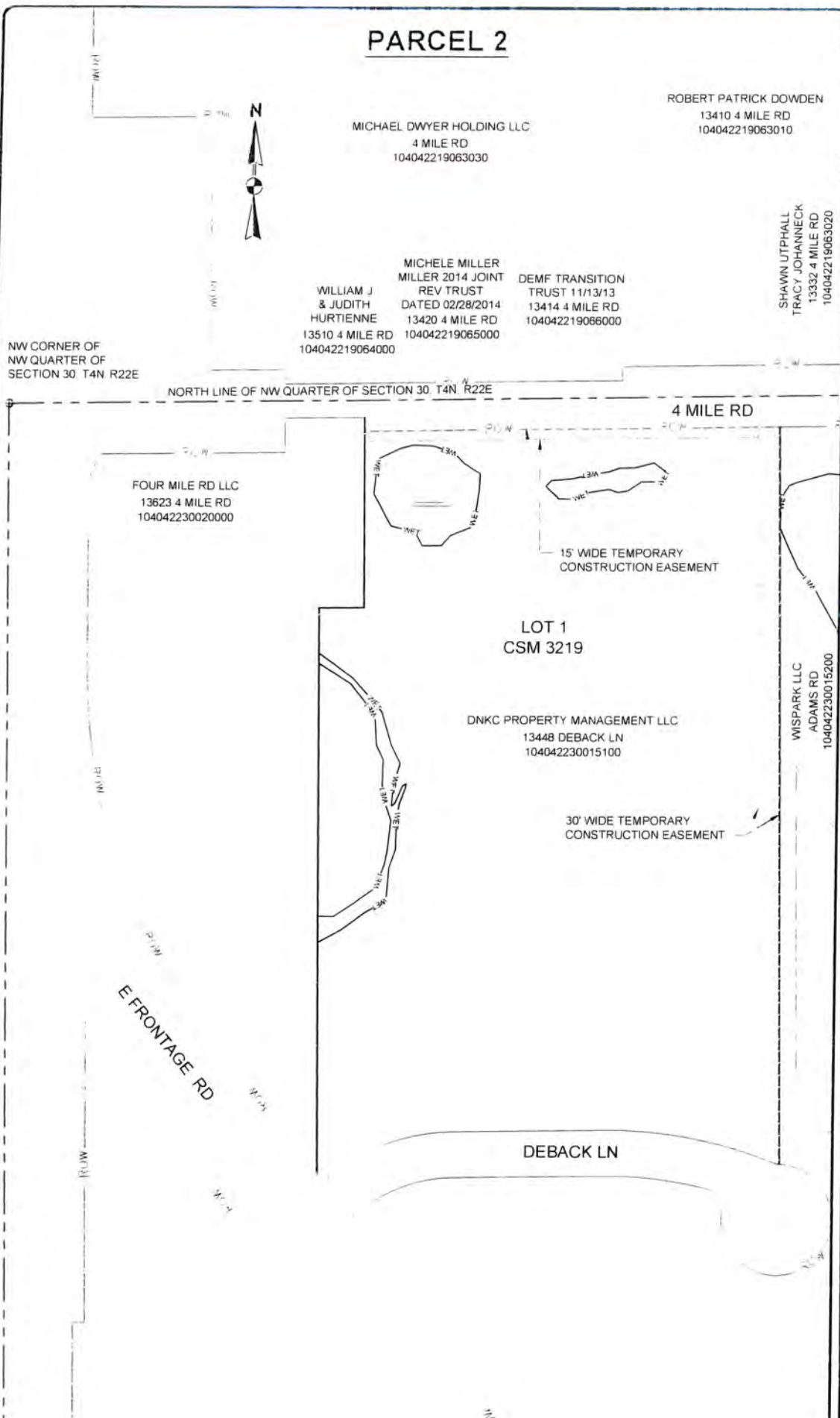
Also, a Temporary Construction Easement 15.00 feet in width being the north 15.00 feet of said Lot 1 except for that portion of the north 15.00 feet that the above described easement falls within. Containing 8,575 square feet (0.20 acres), more or less.

Owner: DNKC Property Management, LLC

Tax Parcel ID No.: 104-042230015100

Physical Address: 13448 Deback Lane

Nov 18, 2018 - 1:43pm tns4 D:\Caledonia Utility District\18C03004 - TID #4 DeBack Phase 3 Utility Improvements\Civil3D\CAD\Displays\EASEMENT PARCEL 2.dwg



PARCEL 2

MICHAEL DWYER HOLDING LLC
4 MILE RD
104042219063030

ROBERT PATRICK DOWDEN
13410 4 MILE RD
104042219063010

WILLIAM J & JUDITH HURTIENNE
13510 4 MILE RD
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MILLER 2014 JOINT REV TRUST
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SHAWN LUTPHALL
TRACY JOHANNACK
13332 4 MILE RD
104042219063020

FOUR MILE RD LLC
13623 4 MILE RD
104042230020000

LOT 1
CSM 3219

DNKC PROPERTY MANAGEMENT LLC
13448 DEBACK LN
104042230015100

WISPARK LLC
ADAMS RD
104042230015200



Foth Infrastructure & Environment, LLC
2514 S. 102nd Street
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West Allis, WI 53227
Phone: 414-336-7900 Fax: 414-336-7901

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**TID 4 PHASE 3 IMPROVEMENTS
EASEMENT SITE MAP**

VILLAGE OF CALEDONIA UTILITY DISTRICT

RACINE COUNTY

VILLAGE OF CALEDONIA, WISCONSIN

REVISIONS:		RECORD DRAWING OF COMPLETED CONSTRUCTION BY:	
NO.	DATE	DESCRIPTION	DATE

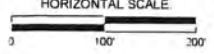
RECORD DRAWING OF COMPLETED CONSTRUCTION BY: _____
RECORD DRAWINGS OF COMPLETED CONSTRUCTION SHALL CONFORM TO CONTRACTOR HOUR CHARGES RECORDS.

BY: _____ DATE: _____

Date of Preparation:	MAY 18, 2018	
SURVEYED	JAH	03/27/2018
DRAWN	MLH	05/18/2018
DESIGNED	TMS	05/18/2018
CHECKED	AMS	05/18/2018

PARCEL 2

HORIZONTAL SCALE



PROJECT ID 18C030 04

PARCEL 2