



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Board of Public Works	Date: 12/8/2016
Common Council Item Number: ID #16-1779	Date: 12/20/2016
Submitted By: Fred Abadi, Director of Public Works	City Administrator Approval: Kevin Lahner, City Administrator KL
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney BR
Subject: Approve proposed Land Acquisition by Waukesha County along a portion of the frontage of City-owned property along Merrill Hills Rd (CTH TT) and a Temporary Limited Easement along a portion of the frontage of City-owned property along Merrill Hills Rd (CTH TT) as part of the West Waukesha Bypass Project.	

Details:

Waukesha County as part of the widening for the West Waukesha Bypass needs to acquire a portion of City-owned property (referenced as Parcel 41) see attached Plat.

Parcel 41(Tax ID WAKC1315999) Waukesha County would acquire in Fee \pm 0.080 Acres (3,472 Sq. Ft.). Acquisition in Fee is the full and complete acquisition of the land, including all rights and interests that run with the land. This is the preferred type of interest to be acquired for permanent highway right-of-way.

Parcel 41 (Tax ID WAKC1315999) Waukesha County would retain a Temporary Limited Easement (TLE) \pm 0.004 Acres (153 Sq. Ft). A Temporary Limited Easement (TLE) is limited in purpose and time, and will terminate upon completion of construction. Work to be done within the TLE will range from sloping and blending from the proposed road to the existing ground.

The City of Waukesha will retain one maintenance only access point from the West Waukesha Bypass to be used for sewer maintenance purposes.

Options & Alternatives:

There were no other feasible alternatives.

Financial Remarks:

Waukesha County is offering a payment of \$298.00 for the Fee Acquisition of the land and a payment of \$2.00 for the TLE. Total payment \$300.00.

Executive Recommendation:

Recommend Approval.



THE HIGHLAND GROUP

R E C E I V E D
AUG 23 2016

August 22, 2016

BOARD OF PUBLIC WORKS

City of Waukesha
130 Delafield St.
Waukesha, WI 53188

CERTIFIED MAIL

Attn: Ms. Margaret Liedtke

Re: CTH TT-Waukesha West Bypass
Phase II – STH 59 to Madison St.
Waukesha County
Project ID #2788-00-22
Parcel #41

Dear Ms. Liedtke:

The Waukesha County Department of Public Works (Waukesha) has chosen The Highland Group to assist them in appraising and acquiring property rights for the above referenced highway project.

In compliance with Wisconsin statutes and federal regulations, you are receiving this letter, along with the enclosed appraisal report, to initiate negotiations for the acquisition of a portion of property owned by the City of Waukesha together with a Temporary Limited Easement needed for construction purposes.

Waukesha's determination of compensation, based on the fair market value of the property, is **\$300.00** for the needed right of way and easement. The compensation is allocated as follows:

- | | | |
|----|----------------------------|----------|
| 1. | Loss of land + rounding | \$298.00 |
| 2. | Temporary Limited Easement | 2.00 |

If you are not satisfied with the above-stated conclusions of value for your property, you are eligible to obtain an additional appraisal from a qualified appraiser of your choice. Waukesha will pay the reasonable cost of that appraisal. However, for consideration and to qualify the charges for reimbursement, the appraisal must be a full narrative appraisal and a copy must be submitted to this office within 60 days of your receipt of this letter. See the enclosed Appraisal Guidelines and Agreement document for further explanation. Your eligibility for appraisal cost reimbursement will expire on October 24, 2016. If your appraisal report is submitted after the 60-day statutory date, Waukesha will consider it for negotiation purposes; however, it will not be eligible for reimbursement.

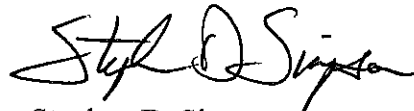
A legal description of the area and interest in real estate to be acquired is included in the enclosed Warranty Deed and Temporary Limited Easement. A copy of the right-of-way plat illustrating the area needed along with a list of landowners is enclosed. The brochure entitled "The Rights of Landowners under Wisconsin Eminent Domain Law" was previously mailed to you.

Should the amount of compensation be acceptable, we request that you have the enclosed Warranty Deed and Temporary Limited Easement signed by two authorized representatives (**in the presence of a Notary Public**) in the spaces provided and return the original(s) to us in the enclosed self addressed stamped envelope. Please keep all documents stamped "COPY". In order for us to record this document with the Register of Deeds, your signature(s) must be witnessed by a Notary Public. Typically, any bank will notarize your signature(s) at no charge.

We sincerely desire the City of Waukesha to be satisfied that their property and rights under eminent domain have been fully considered. Also, we will be pleased to provide any additional information as requested.

Please call our office at 800/646-2150 if you have any questions about the brochure or the acquisition process.

Sincerely,
THE HIGHLAND GROUP

A handwritten signature in black ink, appearing to read "Stephen D. Simpson". The signature is fluid and cursive, with the first name "Stephen" and last name "Simpson" clearly distinguishable.

Stephen D. Simpson
Project Manager

SDS/rh

Enclosures

Ms. Liedtke
August 22, 2016
Page 2

WARRANTY DEED

Exempt from fee [s. 77.25(2r) Wis. Stats.]
lpa1560 04/2016 (replaces lpa1560 08/2011)

THIS DEED, made by **City of Waukesha** GRANTOR, conveys and warrants the property described below to **WAUKESHA COUNTY**, GRANTEE, for the sum of **Two Hundred Ninety Eight and No/100 dollars (\$298.00)**.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **None**

This is/is not homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
The Highland Group
110 N. Third St.
Watertown, WI 53094

Parcel Identification Number/Tax Key Number
WAKC 1315 999

CITY OF WAUKESHA

Signature Date

Print Name and Title

Signature Date

Print Name and Title

Date

State of _____)
County) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires

Project ID
2788-00-22

This instrument was drafted by
Waukesha County

Parcel No.
41

Legal Description
Project ID 2788-00-22
Parcel 41
Fee Acquisition and Access Rights

Fee Title in and to the following tract of land in the City of Waukesha, Waukesha County, State of Wisconsin, described as:

That part of Southeast 1/4 of the Northeast 1/4 of Section 6, and the Southwest 1/4 of the Northwest of Section 5, all in Town 6 North, Range 19 East, Town of Waukesha, Waukesha County, State of Wisconsin, described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 6; thence North 01°15'52" East, along the east line of said Northeast 1/4 of Section 6, 444.96 feet to a point on a curve and the point of beginning; thence southwesterly 167.33 feet along the arc of said curve to the right, having a radius of 1381.00 feet and a chord bearing and length of South 18°50'16" West, 167.23 feet, thence South 50°43'34" West, 32.04 feet to the east right of way line of Merrill Hills Rd. (CTH TT); thence North 23°01'45" East along said east right of way line of Merrill Hills Rd. (CTH TT), 11.01 feet to a point on a curve; thence northwesterly 239.52 feet along the arc of said curve to the left, having a radius of 1366.00 feet and a chord bearing and length of North 18°00'21" East along said east right of way line of Merrill Hills Rd. (CTH TT), 239.21 feet; thence South 37°32'01" East, 19.36 feet to the a point on a curve; thence southwesterly 45.15 feet along the arc of said curve to the right, having a radius of 1381.00 feet and a chord bearing and distance of South 14°25'48" West, 45.15 feet to the point of beginning.

The above described parcel contains 0.080 acres, more or less.

Also, all existing, future, or potential common law or statutory easements or **rights of access** between the right-of-way of the highway, currently designated as Merrill Hills Rd. (CTH TT), and all abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the above described real-estate abuts on the said highway and along the following described real-estate except there shall be one maintenance only access point, to be used by the City of Waukesha for sewer maintenance purposes.

That part of Southeast 1/4 of the Northeast 1/4 of Section 6, and the Southwest 1/4 of the Northwest of Section 5, all in Town 6 North, Range 19 East, Town of Waukesha, Waukesha County, State of Wisconsin, described as follows:

The South 444.96 feet of said Northeast 1/4.

TEMPORARY LIMITED EASEMENT

Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
lpa1577 04/2016 (replaces lpa1577 10/2011)

THIS EASEMENT, made by **City of Waukesha** GRANTOR, conveys a temporary limited easement as described below to **WAUKESHA COUNTY**, GRANTEE, for the sum of **Two and No/100 dollars (\$2.00)** for the purpose of sloping and grading.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **None**

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
The Highland Group
110 N. Third St.
Watertown, WI 53094

Parcel Identification Number/Tax Key Number
WAKC 1315 999

CITY OF WAUKESHA

Signature Date

Print Name and Title

Signature Date

Print Name and Title

Date

State of Wisconsin)
) ss.
County)

On the above date, this instrument was acknowledged before me by the named person(s).

Signature, Notary Public, State of Wisconsin

Print or Type Name, Notary Public, State of Wisconsin

Date Commission Expires

Project ID
2788-00-22

This instrument was drafted by
Waukesha County

Parcel No.
41

Legal Description
Project ID 2788-00-22
Parcel 41
Temporary Easement

A **Temporary Limited Easement** for the public purpose and right to construct a highway project, including the placement or removal of soil, grading of roadway slopes, and the creation of fill or cut slopes in the temporary limited easement area to match the new roadway grade, as well as the right of ingress and egress as long as required for the construction of the highway project, including the right to operate the necessary equipment thereon, and the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem necessary or desirable. Said easement is more particularly described as follows:

That part of Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 19 East, Town of Waukesha, Waukesha County, State of Wisconsin, described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 6; thence South 88°37'17" West, along the south line of said Northeast 1/4 of Section 6, 137.06 feet to the point of beginning; thence continue South 88°37'17" East, 6.43 feet to the east right of way line of Merrill Hills Rd. (CTH TT); thence North 23°02'09" East along said east right of way line of Merrill Hills Rd. (CTH TT) 52.27 feet; thence South 16°18'07" West, 49.96 feet to the point of beginning.

The above described parcel contains 0.004 acres, more or less.

The above temporary limited easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

CONVENTIONAL SYMBOLS

SECTION LINE	---	SECTION CORNER		R/W MONUMENT	•
QUARTER LINE	---			NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE	---	NOTATION FOR COMBUSTIBLE FLUIDS		FOUND IRON PIN	IP
NEW REFERENCE LINE	---			VALVE (GAS, WATER, ETC.)	⊙ (TYPE)
NEW R/W LINE	---	NOTATION FOR HIGH VOLTAGE TRANSMISSION LINES		SIGN	⊞ SIGN
EXISTING R/W LINE	---			OFF-PREMISE SIGN	
PROPERTY LINE	---				
LOT, TIE & OTHER MINOR LINES	---				
CORPORATE LIMITS	---				
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC.)	---	ELECTRIC POLE		COMPENSABLE	
FEE ACQUISITION AREA (HATCHING VARIES BY OWNER)	---	TELEPHONE POLE		NON-COMPENSABLE	
TEMPORARY LIMITED EASEMENT AREA	---	PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)			
EASEMENT AREA (HIGHWAY, PERMANENT LIMITED, OR RESTRICTED DEVELOPMENT)	---				
TRANSMISSION STRUCTURES	---	ACCESS CONTROLLED BY ACQUISITION			
BUILDING	---	NO ACCESS (BY STATUTORY AUTHORITY)			
NATIONAL GEODETIC SURVEY MONUMENT	---	ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)			
SIXTEENTH CORNER MONUMENT	---				

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REFERENCE LINE	R/L
BACK	BK	REMAINING	REM
BLOCK	BLK	RIGHT	RT
CENTERLINE	C/L	RIGHT OF WAY	R/W
CERTIFIED SURVEY MAP	CSM	SECTION	SEC
CONCRETE	CONC	SEPTIC VENT	SEPV
COUNTY	CO	SQUARE FEET	SF
COUNTY TRUNK HIGHWAY	CTH	STATE TRUNK HIGHWAY	STH
DISTANCE	DIST	STATION	STA
CORNER	COR	SUBDIVISION	SUBD
DOCUMENT NUMBER	DOC	TANGENT	TAN
EASEMENT	EASE	TELEPHONE PEDESTAL	TP
EXISTING	EX	TEMPORARY LIMITED EASEMENT	TLE
GAS VALVE	GV		
GRID NORTH	GN	TRANSPORTATION PROJECT	TPP
HIGHWAY EASEMENT	HE	PLAT	
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA

LONG CHORD	LC
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE OR DELTA	Δ
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

END RELOCATION ORDER 2788-00-22

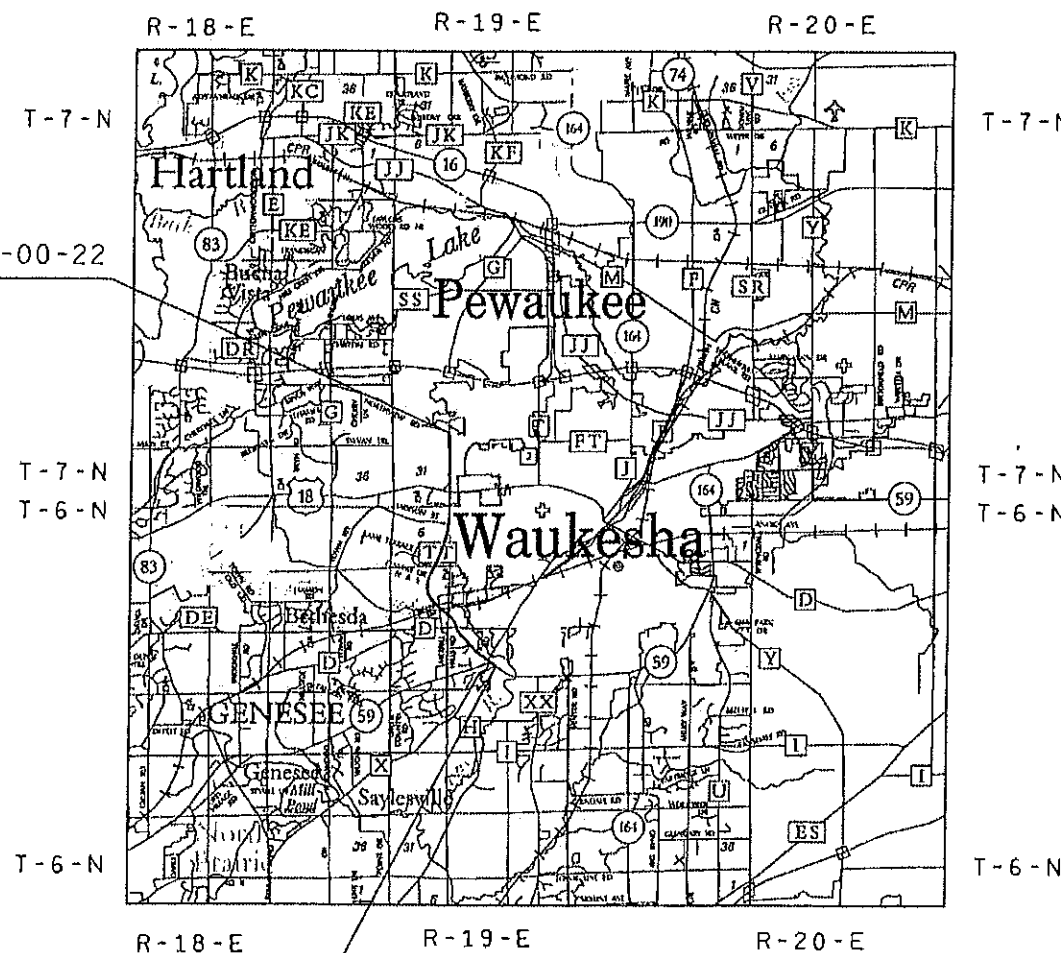
STA 345+31.00
555.87' SOUTH OF AND
13.33' WEST OF THE
EAST 1/4 CORNER OF
SECTION 30, T7N, R19E

CONVENTIONAL UTILITY SYMBOLS

WATER	—W—
GAS	—G—
TELEPHONE	—T—
OVERHEAD	—OH—
TRANSMISSION LINES	—E—
ELECTRIC	—TV—
CABLE TELEVISION	—FO—
FIBER OPTIC	—SAN—
SANITARY SEWER	—SS—
STORM SEWER	—SS—

BEGIN RELOCATION ORDER 2788-00-22

STA 89+50.00
1451.65' SOUTH OF AND
196.52' EAST OF THE
EAST 1/4 CORNER OF
SECTION 17, T6N, R19E

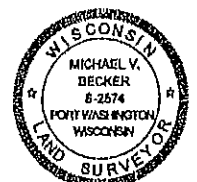


LAYOUT
SCALE 0 0.75 MI.

TOTAL NET LENGTH OF CENTERLINE = 4.84 MI.

R/W PROJECT NUMBER	2788-00-22	SHEET NUMBER	1.01	TOTAL SHEETS	
FEDERAL PROJECT NUMBER					
PLAT OF RIGHT-OF-WAY REQUIRED FOR WEST WAUKESHA BYPASS USH 18					
WIS 59					
CONSTRUCTION PROJECT NUMBER 2788-00-71 / 2788-02-70					

ORIGINAL PLANS PREPARED BY
KAPUR & ASSOCIATES
CONSULTING ENGINEERS
414.751.7200



MAY 21, 2015
(Date) *Michael V. Becker*
(Signature)

APPROVED FOR
WAUKESHA COUNTY
DEPARTMENT OF PUBLIC WORKS

5-21-15 *Alison Busch*
(Date) (Signature)

5/21/15 *Garrett Long*
(Date) (Signature)

ENGINEERING SERVICES MANAGER

REVISION DATE
August 28, 2015
March 2, 2016
April 27, 2016
June 3, 2016
July 29, 2016

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

AREAS SHOWN IN THE TOTAL AREA MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	TOTAL ACRES	R/W REQUIRED (ACRES)			TOTAL REMAINING ACRES	TLE ACRES	PLE ACRES	PARCEL NUMBER
					NEW	EXISTING	TOTAL				
1 (2)	4.06	THOMAS & JOYCE HOFFMANN	TLE	1.798				1.798	0.056		1 (2)
2 (2)	4.06,07,08	JEWEL FOOD STORES INC (STORE 36AY)	PLE, TLE	29.323				29.323	0.036	0.014	2 (2)
3 (2)	4.06	BRETT & AMBER MUELLER	TLE	0.976				0.976	0.050		3 (2)
4 (2)	4.06	JOSE G & IDA R MEDINA REVOCABLE TRUST	TLE	1.000				1.000	0.005		4 (2)
6 (3)	4.07,09,10	ROBERT F. SMART & CAROLO. SMART	FEE, PLE, TLE, AR	45.339	7.429		7.429	37.910	0.379	0.025	6 (3)
7 (3)	4.07	MERLYN W MINSTER	FEE, TLE	0.897	0.004		0.004	0.893	0.059		7 (3)
8 (2)	4.07,09	MERLYN W & KAREN D MINSTER	FEE, TLE	0.915	0.727		0.727	0.188	0.032		8 (2)
9 (2)	4.08	ST. JOHN NEUMAN,N CONGREGATION	TLE	9.000				9.000	0.030		9 (2)
11 (3)	4.09	WAUKESHA COUNTY PARKS & LAND USE	FEE	1.535	0.219		0.219	1.316			11 (3)
12 (2)	4.09	MICHAEL & SUSAN BELL	FEE, TLE, AR	4.216	0.013		0.013	4.203	0.060		12 (2)
13	4.10, 11	CHRISTINE K WHITSTONE	FEE	5.595	5.395		5.595	0.000			13
14		ELIMINATED									14
16 (3)	4.11	GIBSON FUND LLP	FEE, TLE, AR	30.984	0.270		0.270	30.714	0.036		16 (3)
17 (3)	4.11,12,13	LEESLEY B & JOAN J HARDY LIVING TRUST	FEE, PLE, TLE, AR	42.374	6.755		6.755	35.619	0.426	0.047	17 (3)
18 (5)	4.12	MARY H THORP C/O JANET HORNING	FEE, AR	2.860	0.191		0.191	2.669			18 (5)
19 (3)	4.12	DEBORAH THIEM ROLLO	FEE, AR	4.947	4.947		4.947	0.000			19 (3)
20 (4)	4.15,15A	STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	TLE	VAST					1.001		20 (4)
21 (4)	4.13	TENLEY C HELLER	FEE, AR	4.320	0.153		0.153	4.167			21 (4)
22 (3)	4.13,14,15	CHRISTOPH FAMILY TRUST	FEE, PLE, TLE, AR	89.336	12.770	3.090	15.860	73.476	0.665	0.178	22 (3)
23		ELIMINATED									23
24 (4)		ELIMINATED									24 (4)
25 (4)	4.15A	ROBERT V. HARTMANN & DARLENE C. HARTMAN AS TRUSTEES U/D/T	FEE	14.900	2.143		2.143	12.757			25 (4)
26 (2)	4.15	WAUKESHA STORAGE LLC	TLE	10.167	0.000	0.014	0.014	10.153	0.033		26 (2)
27 (5)	4.16	RICHARD HASE	FEE, PLE, TLE, AR	30.982	5.371		5.371	25.411	0.388	0.068	27 (5)
28 (5)	4.16	RONALD J PIETROWIAK	FEE, PLE, TLE, AR	2.869	0.253		0.253	2.616	0.013	0.014	28 (5)
29 (3)	4.16	ROBERT V HARTMANN TRUSTEE U/D/T JACKIE KANE ET AL C/O JUDITH MANEY	FEE, PLE, AR	0.823	0.011		0.011	0.812		0.007	29 (3)
30 (4)	4.15,15A	STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES	TLE	VAST					1.939		30 (4)
31		ELIMINATED									31
32		ELIMINATED									32
33 (2)	4.16,17	SEE PROJECT #2788-00-20									33 (2)
34 (2)	4.18	ROBERT J JOHNSON FARM TRUST C/O CAROL JEAN HENDRICKS	FEE, TLE, AR	150.887	8.466		8.466	142.421	0.431		34 (2)
36 (2)	4.19	HAZEL DANNER & SUCCESSORS	FEE, TLE, AR	17.648	1.227		1.227	16.421	0.484		36 (2)
37		ELIMINATED									37
38 (5)	4.19,20	CHRISTOPH FAMILY TRUST	FEE, TLE, AR	29.179	8.307	1.546	10.053	19.126	0.730		38 (5)
39 (3)	4.21	FHB INVESTMENTS LLC	PLE, TLE, AR	23.445				23.445	0.084	0.014	39 (3)
40 (3)	4.20	ARTHUR FAULKNER	PLE, TLE	0.699				0.699	0.029	0.059	40 (3)
41 (5)	4.21	CITY OF WAUKESHA	FEE, TLE, AR	6.676	0.080		0.080	6.596	0.004		41 (5)
42 (2)	4.21	BROOKSHIRE CONDOMINIUM	TLE, AR	11.429				11.429	0.019		42 (2)
43 (5)	4.06	JASON KRAFT	FEE, TLE, AR	0.350	0.004		0.004	0.346	0.009		43 (5)
44 (5)	4.06	EUGENE J & CATHERINE GANIERE	PLE, TLE	4.506				4.506	0.037	0.002	44 (5)
45 (5)	4.06	TIMOTHY J NATVIG	FEE	0.482	0.010		0.010	0.472			45 (5)
46 (5)	4.06	GIBSON FUND LLP	TLE	4.643				4.643	0.081		46 (5)
47		ELIMINATED									47

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED
700	4.21	WE ENERGIES - GAS	RELEASE OF RIGHTS
701	4.06-16,18-20	WE ENERGIES - ELECTRIC	RELEASE OF RIGHTS
704	4.21	CITY OF WAUKESHA - SANITARY SEWER	RELEASE OF RIGHTS
706	4.06-08,13, 15	AT & T WISCONSIN	RELEASE OF RIGHTS
708	4.09,10	TOWN OF WAUKESHA FOR DRAINAGE FACILITIES	RELEASE OF RIGHTS

REVISION DATE: 08/28/2015 07/29/2016
03/02/2016
04/27/2016
06/03/2016

DATE: 05/21/2015

SCALE, FEET



HWY: USH 18

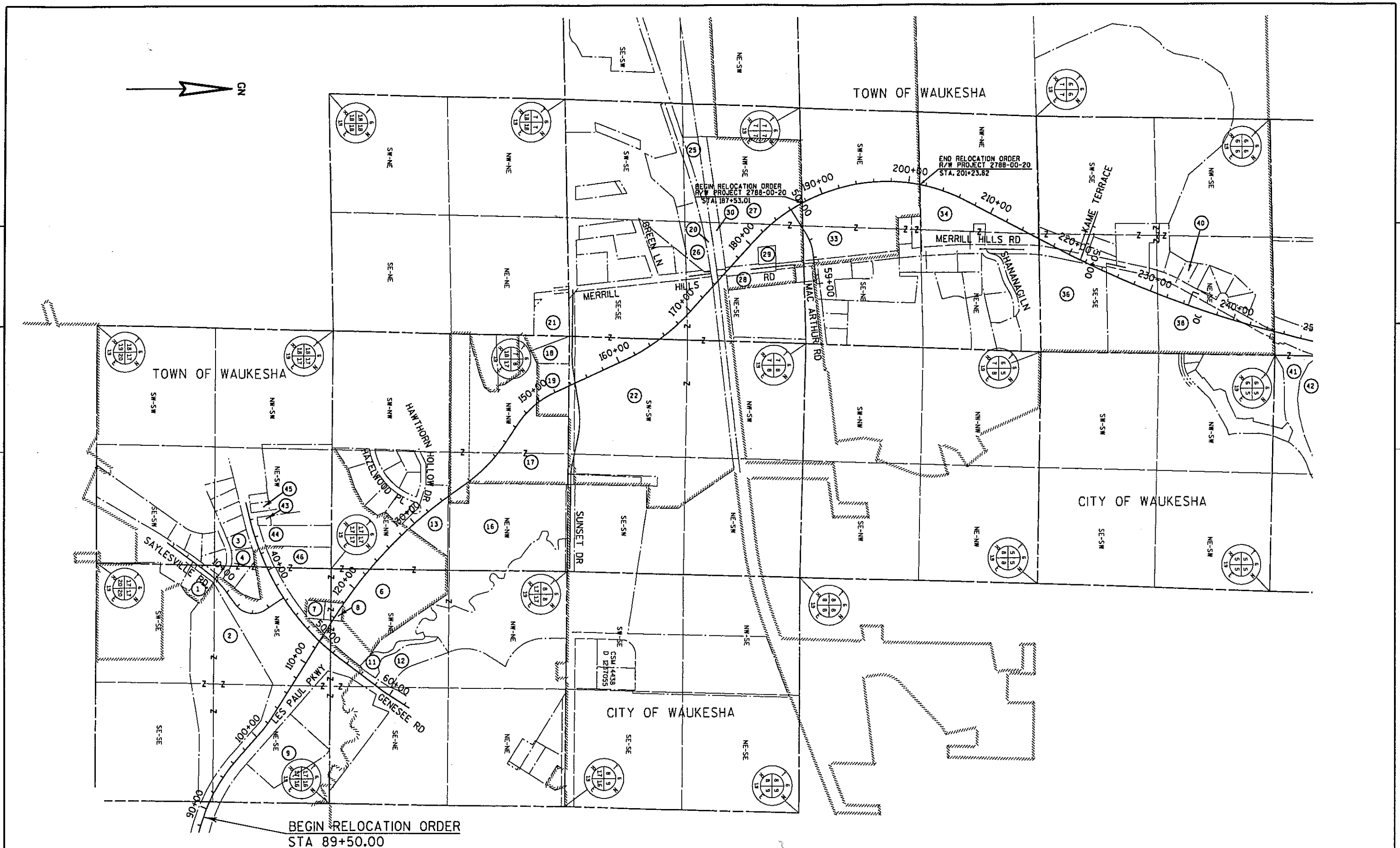
COUNTY: WAUKESHA

STATE R/W PROJ. #2788-00-22

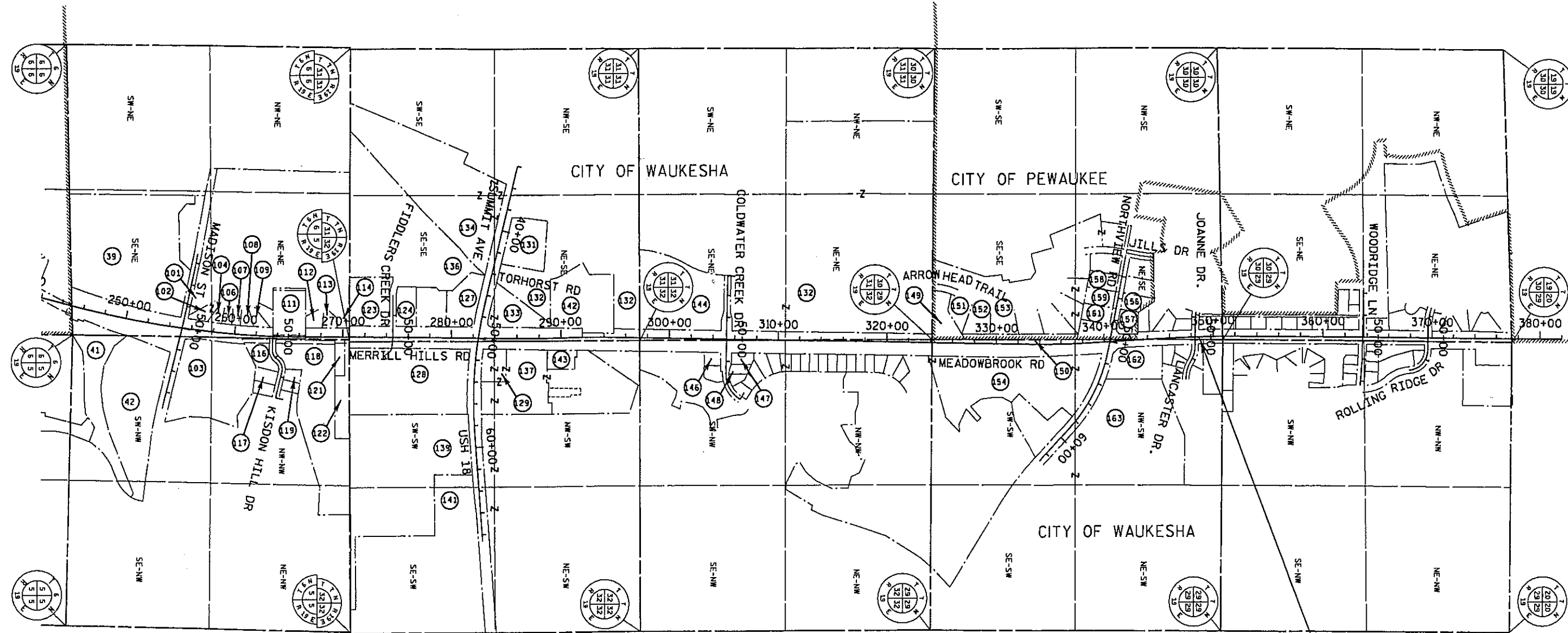
CONST. PROJ. #2788-00-71,72 ; 2788-02-70

PLAT SHEET 4.02

PS&E SHEET E

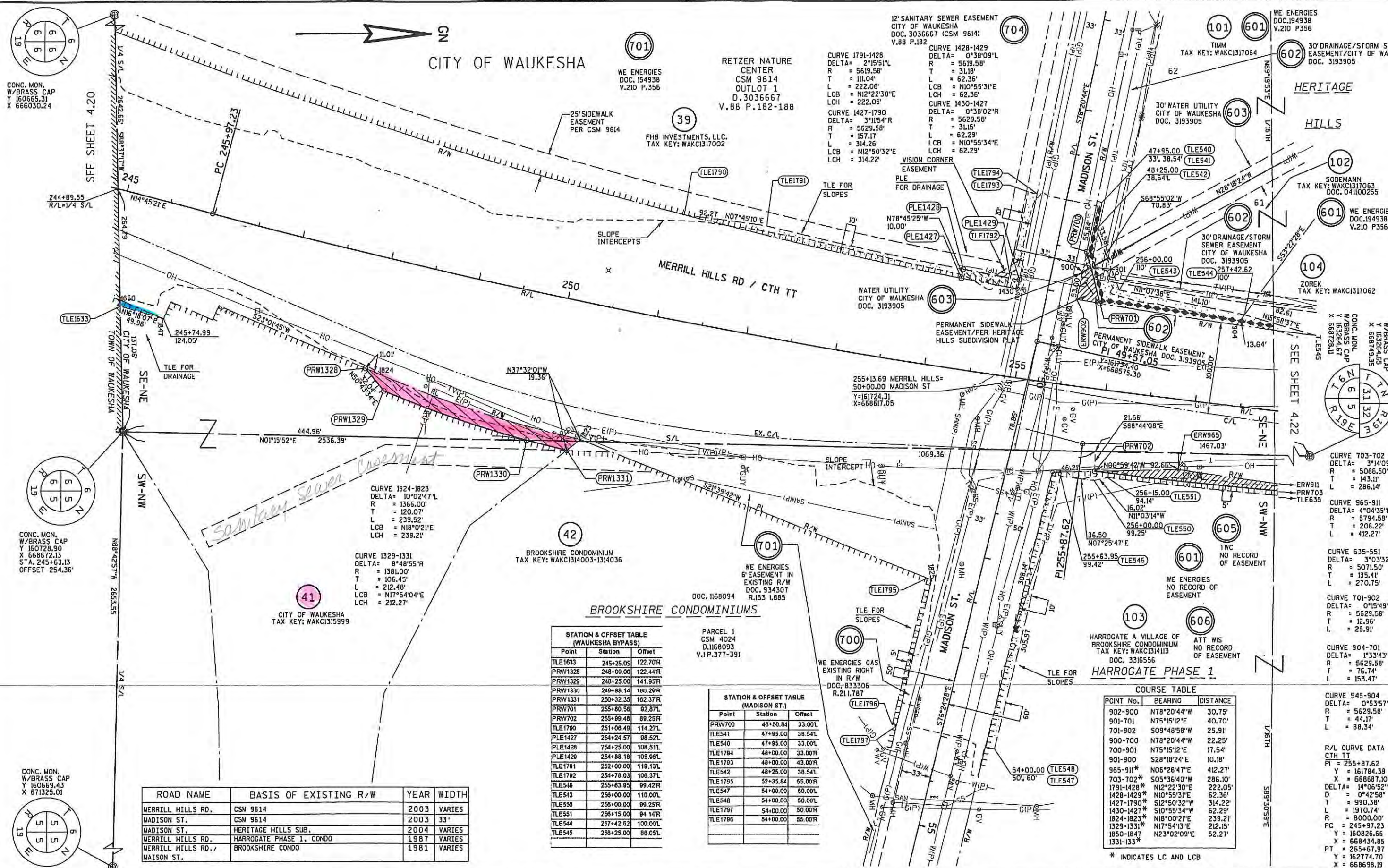


REVISION DATE: 08/28/2015 03/02/2016 04/21/2016 06/03/2016	07/29/2016	DATE: 05/21/2015	SCALE, FEET 0 500 1000	HWY: USH 18 COUNTY: WAUKESHA	STATE R/W PROJ. #2788-00-22 CONST. PROJ. #2788-00-71,72 ; 2788-02-70	PLAT SHEET 4.04 PS&E SHEET E
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END RELOCATION ORDER
STA 345+31.00

REVISION DATE: 08/28/2015 03/02/2016 04/27/2016 06/03/2016		07/29/2016	DATE: 05/21/2015	SCALE, FEET 0 500 1000	HWY: USH 18	STATE R/W PROJ. #2788-00-22	PLAT SHEET 4.05
					COUNTY: WAUKESHA	CONST. PROJ. #2788-00-71,72 ; 2788-02-70	PS&E SHEET E
FILE NAME : S:\Wauk_Co\CO_Gov\100075 Waukesha Bypass Study\Survey\DWG\RW_Plat_sheets\140275_rw_05_10.dgn					PLOT DATE : 7/29/2015	PLOT BY : mmyoskovsky	PLOT NAME : PLOT SCALE : 1:1000
					USH 18 2788-00-22 4.05		



ROAD NAME	BASIS OF EXISTING R/W	YEAR	WIDTH
MERRILL HILLS RD.	CSM 9614	2003	VARIES
MADISON ST.	CSM 9614	2003	33'
MADISON ST.	HERITAGE HILLS SUB.	2004	VARIES
MERRILL HILLS RD.	HARROGATE PHASE 1, CONDO	1987	VARIES
MERRILL HILLS RD./MADISON ST.	BROOKSHIRE CONDO	1981	VARIES

STATION & OFFSET TABLE (WAUKESHA BYPASS)		
Point	Station	Offset
TLE1033	245+25.05	122.70R
PRW1328	248+00.00	122.44R
PRW1329	248+25.00	141.95R
PRW1330	249+88.14	160.29R
PRW1331	250+32.35	162.37R
PRW701	255+80.58	92.87L
PRW702	255+99.48	89.25R
TLE1790	251+06.49	114.27L
PLE1427	254+24.57	98.52L
PLE1428	254+25.00	108.51L
PLE1429	254+88.18	105.96L
TLE1791	252+00.00	119.13L
TLE1792	254+78.03	108.37L
TLE546	255+63.95	99.42R
TLE543	256+00.00	110.00L
TLE550	256+00.00	99.25R
TLE551	256+15.00	94.14R
TLE544	257+42.62	100.00L
TLE545	258+25.00	86.05L

STATION & OFFSET TABLE (MADISON ST.)		
Point	Station	Offset
PRW700	48+50.84	33.00L
TLE541	47+89.00	38.54L
TLE540	47+95.00	33.00L
TLE1794	48+00.00	33.00R
TLE1793	48+00.00	43.00R
TLE542	48+25.00	38.54L
TLE1795	52+35.84	55.00R
TLE547	54+00.00	80.00L
TLE548	54+00.00	50.00L
TLE1797	54+00.00	50.00R
TLE1796	54+00.00	55.00R

COURSE TABLE		
POINT NO.	BEARING	DISTANCE
902-900	N78°20'44"W	30.75'
901-701	N75°15'12"E	40.70'
701-902	S09°48'58"W	25.91'
900-700	N78°20'44"W	22.25'
700-901	N75°15'12"E	17.54'
901-900	S28°18'24"E	10.18'
965-911	N06°28'47"E	412.27'
703-702	S05°36'40"W	286.10'
1791-1428	N12°22'30"E	222.05'
1428-1429	N10°55'31"E	62.36'
1427-1790	S12°50'32"W	314.22'
1430-1427	S10°55'34"W	62.29'
1824-1823	N18°00'21"E	239.21'
1329-1331	N17°54'13"E	212.15'
1850-1847	N23°02'09"E	52.27'
1331-1333		

* INDICATES LC AND LCB

CURVE 545-904
DELTA= 0°53'57"R
R = 5629.58'
T = 44.17'
L = 88.34'

R/L CURVE DATA
CTH TT
PI = 255+87.62
Y = 161784.39
X = 668687.10
DELTA= 14°06'52"R
D = 0°42'58"R
T = 930.38'
L = 1970.74'
R = 8000.00'
PC = 245+97.23
Y = 160826.66
X = 668434.85
PT = 265+67.97
Y = 162774.70
X = 668698.19