

**Knight Barry**  
TITLE GROUP  
Integrity. Experience. Innovation.

Knight Barry Title, Inc.  
400 Wisconsin Ave  
Racine, WI 53403  
262-633-2479  
Fax: 262-633-4928

Refer Inquiries to: Mary K. Payne (mary@knightbarry.com)  
Completed on: 12/30/19 9:04 am  
Last Revised on: 12/30/19 9:04 am  
Printed on: 12/30/19 9:04 am

**Applicant Information**

Migdalia Dominguez  
WI Dept of Transportation  
141 NW Barstow St  
Waukesha, WI 53188

Sales Representative: Craig Haskins

**Property Information**

(Note: values below are from the tax roll)

Effective Date: 11/21/2019 at 8:00 am

Owner(s) of record: WI. Lakeshore Co, Inc.

Property address: 1532 S Green Bay Road, Mt Pleasant, WI 53406 (Note: Please see included tax bill for mailing address.)

Legal description: That part of Parcel 2 of Certified Survey Map No. 1672, recorded in the office of the Register of Deeds for Racine County, Wisconsin on December 9, 1993 in Volume 5 of Certified Survey Maps, Page 121, as Document No. 1446348 and corrected by an Affidavit of Correction recorded on December 16, 1993 in Volume 2327 of Records, Page 152, as Document No. 1447358, being part of the Southeast ¼ of the Southwest ¼ of Section 13, Township 3 North, Range 22 East, described as follows: Begin at the Southwest corner of said Parcel 2; thence North 01° 50' 09" West along the West line of said Parcel 2 for a distance of 227.89 feet to a ¾" rebar stake; thence South 88° 53' 40" East 385.51 feet to a ¾ inch rebar stake and a point on the West line of State Trunk Highway 31; thence South 15° 17' 40" West along the West line of State Trunk Highway 31 for a distance of 233.36 feet to the Southeast corner of said Parcel 2; thence North 89° 08' 18" West 317.00 feet along the South line of said Parcel 2 to the point of beginning. Said land being in the Village of Mt. Pleasant, County of Racine and State of Wisconsin.

Tax Key No: 151-03-22-13-168-210

**Mortgages / Leases / Land Contracts / UCC**

None

**Easements / Restrictions & Other Encumbrances**

Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.

Easements, restrictions and other matters shown on Certified Survey Map 1672 recorded December 9, 1993 as Document No. 1446348. Along with Affidavit of Correction recorded December 16, 1993, in Volume 2327, Page 152, as Document No. 1447358.

Easements, Restrictions and other matters contained in the instrument recorded November 12, 1929 in Volume 264, Page 169 as Document No. 361965.

Model Agreement and other matters contained in the instrument recorded August 29, 1997 in Volume 2669, Page 818 as Document No. 1592435.

Model Agreement and other matters contained in the instrument recorded June 4, 1998 in Volume 2789, Page 417 as Document No. 1629444.

Resolution 3-98 Dissolving the Mount Pleasant Storm Drainage District and other matters contained in the instrument recorded April 27, 2009 as Document No. 2210698.





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### Judgments / Liens

None

### General Taxes

This report does not include a search for General Taxes for the year shown in the Effective Date and subsequent years, which are not yet due or payable. This report also does not include a search for special assessments, special taxes or special charges including sewer, water and other municipal charges.

Taxes for the Year 2018 in the amount of \$23,003.62, and all prior years are paid.

Storm, sewer, drainage, water utility and/or sanitary district assessments, if any.

### Other Matters

None

### Footnotes

This report is intended for the purposes of causing the Property to become a public right of way for road purposes. Consult the Company before using for any other purposes.

Copies of All Deeds, and Documents listed on report are attached.

In accordance with applicant's request, we have made a search of the records in the various public offices of Racine County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title Services LLC, Knight Barry Title United LLC, and Knight Barry Title Solutions Inc.) (the "Company") to the applicant in issuing this report is: (i) for reasonable care in searching in accordance with the applicant's request and, (ii) is limited to a maximum amount of \$1,000.00. This report is not an abstract of title, a title opinion, a title insurance policy or a commitment to issue a policy of title insurance and should not be relied upon in place of such. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to any party with respect to the accuracy of the information contained in the report. In order to obtain information from the Company that will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Wisconsin Commissioner of Insurance. Section headings within the report are for convenience only and do not modify the scope of the search.

Further, in accordance with the applicant's request, our search does not include a search through the Wisconsin Office of the Commissioner of Railroads for conveyances and mortgages affecting any portion of the Land which either is or was railroad property (Per Section 190.11, Wis. Stats., all conveyances and mortgages affecting railroad property must be filed with the Wisconsin Office of the Commissioner of Railroads and such record has the same effect as though made in the Office of the Register of Deeds of the County where the land is situated).



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1079287

## 2018 Property Record | Racine County, WI

Assessed values not finalized until after Board of Review  
Property Information is valid as of 11/12/2019 12:49:56 PM

Owner Address		Owner	
WI LAKESHORE CO INC, P O BOX 1831  RACINE, WI 53401		WI LAKESHORE CO INC	
Property Information		Property Description	
<u>Parcel ID:</u> 151-032213168210		<i>For a complete legal description, see recorded document.</i> PT SW1/4 BEG SW COR PCL 2 CSM#1672 N227 E385 SW233 W317 TO POB FROM PT 008032213168200 IN 95 FOR 96 ROLL **TOTAL ACRES** 1.83	
<u>Document #</u>	1954249	<u>Municipality:</u>	151-VILLAGE OF MT PLEASANT
<u>Tax Districts:</u>	UNIFIED SCHOOL DISTRICT	<u>Property Address:</u>	1532 GREEN BAY RD
Tax Information		Land Valuation	
<u>Print Tax Bill</u>			
<u>Installment</u>	<u>Amount</u>	<u>Code</u>	<u>Acres</u> <u>Land</u> <u>Impr.</u> <u>Total</u>
<u>First:</u>	12,202.62	2	1.83 \$308,200 \$774,500 \$1,082,700
<u>Second:</u>	10,801.00		1.83 \$308,200 \$774,500 \$1,082,700
<u>Third:</u>	0.00		
<u>Total Tax Due:</u>	23,003.62	<u>Assessment Ratio:</u>	0.9856968380
<u>Base Tax:</u>	21,673.11	<u>Fair Market Value:</u>	1098400.00
<u>Special Assessment:</u>	1,400.50		
<u>Lottery Credit:</u>	0.00		
<u>First Dollar Credit:</u>	69.99		
<u>Amount Paid:</u>	23,003.62		
<u>(View payment history info below)</u>			
<u>Current Balance Due:</u>	0.00		
<u>Interest:</u>	0.00		
<u>Total Due:</u>	0.00		
		Special Assessment Detail	
		<u>Code</u>	<u>Description</u> <u>Amount</u>
		21	21 - FIRE/AMBULANCE 50.00
		21	21 - FIRE/AMBULANCE 50.00
		21	21 - FIRE/AMBULANCE 50.00
		21	21 - FIRE/AMBULANCE 50.00
		21	21 - FIRE/AMBULANCE 50.00
		21	21 - FIRE/AMBULANCE 50.00
		21	21 - FIRE/AMBULANCE 50.00
		24	24 - STORM WATER UTILITY FEE 1050.50
			<u>1400.50</u>

Payment History					
Date	Receipt	Amount	Interest	Penalty	Total
1/15/2019	155197	12202.62	0.00	0.00	12202.62
7/8/2019	171798	10801.00	0.00	0.00	10801.00

\*No data found for Delinquent Tax Summary In 2018

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**Racine County**

Owner (s):

**WI LAKESHORE CO INC**

Location:

**Section, Sect. 13, T3N, R22E**

Mailing Address:

**WI LAKESHORE CO INC**

School District:

**4620 - UNIFIED SCHOOL DISTRICT****P O BOX 1831****RACINE, WI 53401-0000**

Request Mailing Address Change

Tax Parcel ID Number:

Tax District:

Status:

**151-03-22-13-168-210 151-VILLAGE OF MT PLEASANT Active**

Alternate Tax Parcel Number: Acres:

**1.8300**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

**PT SW1/4 BEG SW COR PCL 2 CSM#1672 N227 E385 SW233 W317 TO POB FROM PT 008032213168200 IN 95 FOR 96 ROLL \*\*TOTAL ACRES\*\* 1.83**

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

**1532 GREEN BAY RD RACINE, WI 53406**

0 Lottery credits claimed

**Tax History**

\* Click on a Tax Year for detailed payment information.

<b>Tax Year*</b>	<b>Tax Bill</b>	<b>Taxes Paid</b>	<b>Taxes Due</b>	<b>Interest</b>	<b>Penalty</b>	<b>Total Payoff</b>
2018	\$23,003.62	\$23,003.62	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$23,186.71	\$23,186.71	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$24,290.68	\$24,290.68	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$24,345.55	\$24,345.55	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$22,996.07	\$22,996.07	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$23,703.72	\$23,703.72	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$24,586.10	\$24,586.10	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$24,223.89	\$24,223.89	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$23,472.76	\$23,472.76	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$25,657.90	\$25,657.90	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$23,358.77	\$23,358.77	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>						<b>\$0.00</b>

Interest and penalty on delinquent taxes are calculated to **November 30, 2019.**

0000415

STATE BAR OF WISCONSIN FORM 1 - 1998  
WARRANTY DEED

Document Number

DOC # 1954249  
Recorded  
JAN. 29, 2004 AT 03:38PMThis Deed, made between  
Green Bay Property Management, Inc.\_\_\_\_\_, Grantor,  
and \_\_\_\_\_  
WI. Lakeshore Co., Inc.\_\_\_\_\_, Grantee.  
Grantor, for a valuable consideration, conveys to Grantee the following  
described real estate in \_\_\_\_\_ Racine \_\_\_\_\_ County, State of Wisconsin  
(the "Property"):

That part of Parcel 2 of Certified Survey Map No. 1672 recorded in the office of the Register of Deeds for Racine County, Wisconsin on December 9, 1993 in Volume 5 of Certified Survey Maps, page 121, as Document No. 1446348, as corrected by Affidavit of Correction recorded on December 16, 1993, in Volume 2327, page 152, as Document No. 1447358, being part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 22 East, described as follows: Begin at the Southwest corner of said Parcel 2; thence North 01° 50' 09" West along the West line of said Parcel 2 for a distance of 227.89 feet to a 3/4 inch rebar stake; thence South 88° 53' 40" East 385.51 feet to a 3/4 inch rebar stake and a point on the West line of State Trunk Highway 31; thence South 15° 17' 40" West along the West line of State Trunk Highway 31 for a distance of 233.36 feet to the Southeast corner of said Parcel 2; thence North 89° 08' 18" West 317.00 feet along the South line of said Parcel 2 to the point of beginning. Said land being in the Town of Mt. Pleasant, Racine County, Wisconsin.

The following is for informational purposes only:  
Address: 1516-1524-1532 Green Bay Road  
Tax Key No. 51-008-03-22-13-168-210

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utilities and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 27 day of January, 2004.

Green Bay Property Management, Inc.

BY \_\_\_\_\_ (SEAL)

\* Jon Hendersen, President

(SEAL)

(SEAL)

(SEAL)

## AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_,

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)THIS INSTRUMENT WAS DRAFTED BY  
Attorney Robert J. Riegelman

917 Main Street - Racine, WI 53403

State Bar No. 1027946

(Signatures may be authenticated or acknowledged. Both are not necessary.)

\* Names of persons signing in any capacity must be typed or printed below their signature.

WARRANTY DEED

STATE BAR OF WISCONSIN  
FORM No. 1 - 1998

LMT-42475

MARK LADD  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: \$11.00  
Transfer Fee: \$5392.00

Recording Area

Name and Return Address

WI. Lakeshore Co., Inc.

P.O. Box 1831

Racine WI 53401

Parcel Identification Number (PIN)

This is not \_\_\_\_\_ homestead property.  
(is) (is not)

## ACKNOWLEDGMENT

State of Wisconsin,

Racine \_\_\_\_\_ County, } ss.

Personally came before me this 27 day of  
January, 2004, the above named

Jon Hendersen

\_\_\_\_\_, to  
me known to be a person \_\_\_\_\_ who executed the foregoing  
Notary Public, I hereby acknowledge the same.\_\_\_\_\_  
Kimberly A. Heinisch\_\_\_\_\_  
A. Heinisch

\_\_\_\_\_, State of Wisconsin

My commission is permanent. (If not, state expiration date:  
March 12, 2006.)Wisconsin Legal Blank Co., Inc.  
Milwaukee, Wis.

CERTIFIED SURVEY MAP NO. 1672

12. ✓

[illegible]

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Page 121

# CERTIFIED SURVEY MAP NO. 1672

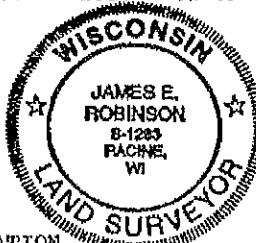
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 3  
NORTH, RANGE 22 EAST, IN THE TOWN OF MT. PLEASANT, RACINE COUNTY,

## SURVEYOR'S CERTIFICATE WISCONSIN.

I, JAMES E. ROBINSON, hereby certify that I have prepared this Certified Survey Map, the exterior boundaries of which are described as That part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin bounded as follows: Commence at a standard Racine County monument marking the Southwest corner of said Section 13; run thence N01°50'09"W 349.84 feet on the West line of said Section; thence S89°08'18"E 960.00 feet; thence N01°50'09"W 55.06 feet to the North line of 16th Street; thence S89°08'18"E 133.73 feet on the North line of 16th Street to the point of curvature of a curve in said North line; thence S77°18'53"E 268.42 feet on the chord of said curve; thence S89°08'18"E 143.44 feet; curve; thence N00°00'18"W 120.00 feet to the point of beginning of this description; continue thence N01°56'09"W 611.85 feet; thence S89°08'18"E 357.64 feet to the projected West line of Lot 1, Block 1, Van Wie Homesites, a recorded plat; thence S07°06'23"W 176.14 feet to the Southwest corner of Lot 3 in said Block 1; thence N88°56'40"W 209.91 feet on the North line of 15th Street to the West line of Homestead Avenue; thence S01°39'40"E 153.77 feet on said West line to the projected South line of Lot 10, Block 2, Van Wie Homesites; thence S88°56'40"E 283.09 feet to the intersection of the South line of Lot 2 in said Block 2 with the West line of S.T.H. "31"; thence S15°17'40"W 291.41 feet on said West line; thence N89°08'18"W 317.00 feet to the point of beginning. Containing 4.140 acre. THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Section 101.06 of the Mt. Pleasant Land Division Control Ordinance.

November 10, 1993

James E. Robinson  
James E. Robinson  
Nielsen Madsen & Barber, S.C.  
1339 Washington Avenue  
Racine, Wisconsin 53403



## OWNER'S CERTIFICATE OF DEDICATION

As Owner, I hereby certify that I caused the land described above to be surveyed, divided, mapped, and dedicated as represented hereon in accordance with Section 101.06 of the Mt. Pleasant Land Division Land Division Control Ordinance.

WITNESS the hand and seal of said Owner this 7th day of November, 1993.

BY: Marshall & Ilesley Trust Company  
Marshall & Ilesley Trust Company, As Trustee of the Frank S. Christiansen Family Trust, as to Parcel II, and Marshall & Ilesley Trust Company as Trustee of the Frank S. Christiansen Wife's Trust, as to Parcel I.  
1516 S. Green Bay Road  
Racine, Wisconsin 53406

WITNESS: Jeane Pedersen WITNESS: Judith A. Sigurdson

## TOWN'S CERTIFICATE

APPROVED as a Certified Survey Map this 28th day of November, 1993.

TOWN OF MT. PLEASANT

John M. Kovac  
John M. Kovac, Clerk

Vol 5  
Page 122

1447358

A F F I D A V I T   O F   C O R R E C T I O N

I, JAMES E. ROBINSON, being first duly sworn on oath, do hereby depose and state as follows:

I. THAT I am now, and at all times mentioned herein was, a Land Surveyor registered by and with the State of Wisconsin Examining Board for Architects, Professional Engineers, Designers and Land Surveyors;

II. THAT as such Registered Land Surveyor I prepared Certified Survey Map No. 1672, a recorded map in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 13, Town 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin.

III. THAT there are contained on the face of said map two distance annotation errors.

IV. THAT said annotation errors are corrected on the attached Sheet 2 of 2 Sheets.

V. THAT said Certified Survey Map is recorded in Volume 5 of Certified Survey Maps at pages 121 and 122 as Document No. 1446348.

DATED: December 14, 1993

SIGNED: James E. Robinson  
James E. Robinson

STATE OF WISCONSIN)  
COUNTY OF RACINE )

Came before me this 14th day of December, 1993, the above-named James E. Robinson, who executed the foregoing and acknowledged the same.

Nicolene A. Rosati  
Nicolene A. Rosati  
Notary Public, Racine, WI  
My commission expires 6/26/94.



#008-03-22-13-168-100

#008-03-22-13-168-200

This instrument was prepared by James E. Robinson

RETURN TO: NM&B  
1339 Washington Ave.  
Racine, WI 53403

REGISTER'S OFFICE  
RACINE COUNTY, WI

SHEET 1 OF 2 SHEETS

RECORDED

VOL 2327 PAGE 152

93 DEC 16 PM 1:47

VOL 2327 PAGE 152-153

John M. Schuttner  
REGISTER OF DEEDS

12



DOCUMENT NO.

This Indenture, Made by Frank S. Christensen and  
Viola M. Christensen, his wife  
 grantor S of Racine County, Wisconsin, hereby conveys and warrants  
 to State of Wisconsin/Department of Transportation, Division of Highways  
 grantee of County, Wisconsin,  
 for the sum of Three thousand eight hundred seventy and no/100 (\$3,870.00) Dollars,

See attached Page 2 for  
 Legal Description

The consideration stated herein is payment in full for the property described herein and includes full compensation for items of damage set forth in sec. 32.09, Wisconsin Statutes, assuming the completion of the improvements contemplated by the relocation order or orders upon which this instrument is based.  
 Compensation for additional items of damage listed in sec. 32.12, Wisconsin Statutes, has not been included. If any such items are shown to exist the owner may file claims as provided in sec. 32.36, Wisconsin Statutes.

IN WITNESS WHEREOF, the said grantor S has hereunto set their hands and seals this 6<sup>th</sup>  
 day of September, A.D. 1974

SIGNED AND SEALED IN PRESENCE OF

Frank S. Christensen (SEAL)  
Viola M. Christensen (SEAL)  
Viola M. Christensen (SEAL)  
Viola M. Christensen (SEAL)

STATE OF WISCONSIN  
Racine County, Wis.

RECEIVED FOR RECORD

DAY OF \_\_\_\_\_  
 A.D. 1974 AT \_\_\_\_\_  
 O'CLOCK \_\_\_\_\_ M. AND RECORDED IN VOL \_\_\_\_\_  
 OF \_\_\_\_\_ PAGE \_\_\_\_\_

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REGISTER OF DEEDS

COUNTY

This instrument was drafted by the State of Wisconsin,  
 Department of Transportation, Division of Highways.

Project L.D. 2390-1-21

Page 1 of 2

Parcel No. 29

The foregoing instrument was acknowledged before me this 6<sup>th</sup>  
 day of September, A.D. 1974

By Frank S. Christensen and  
Viola M. Christensen

Forest W. Droster  
Forest W. Droster  
 Notary Public, County, Wisconsin  
 My Commission expires Sept. 5, A.D. 1976

Negotiated by Scott L. WillmanR/C  
Exc

946843

1241-165

Oct. 7, 1974

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

That part of Section 13, Township 3 North, Range 22 East described in Volume 451 of Racine County Records on Page 637, lying between the following described reference line of State Trunk Highway 31 and a line 60.00 feet westerly of, as measured normal to and parallel with, said reference line.

Fee Except 77.25

#2

Said reference line begins at a point in the south line of the southwest one-quarter of said Section 13, Township 3 North, Range 22 East, which is 916.98 feet North 89°08'17" West of the southeast corner of said southwest one-quarter; thence North 11°55'02" East 63.11 feet; thence North 15°17'40" East 1766.17 feet; thence North 16°26'16" East 898.74 feet to a point in the north line of said southwest one-quarter which is 87.02 feet North 89°10'37" West of the northeast corner of said southwest one-quarter.

This parcel contains 0.18 acre, more or less, exclusive of lands previously conveyed or dedicated for highway purposes.

Also a Limited Highway Easement for the right to construct, cut and/or fill slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in Racine County, State of Wisconsin, described as:

A strip of land 10 feet in width lying westerly of and adjacent to the above described parcel.

The above 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; however, no later than December 31, 1976.

Said parcel of real estate and/or interests therein will be occupied by the State of Wisconsin or its agents on December 31, 1976. However, at the sole discretion of the State of Wisconsin, said parcel and/or interests therein may be reasonably occupied after the date of acquisition by utility companies for the purpose of adjusting their facilities to accommodate the proposed highway construction.

Pt 5W4 13-3-22

Register's Office } ss.  
Racine County, Wis.

946843

Received for Record 24 day of October A.D., 1974 at 8:41 o'clock P.M. and recorded in Volume 1241 of Records on page 165-166

*Stanley J. Bialecki*  
Register of Deeds

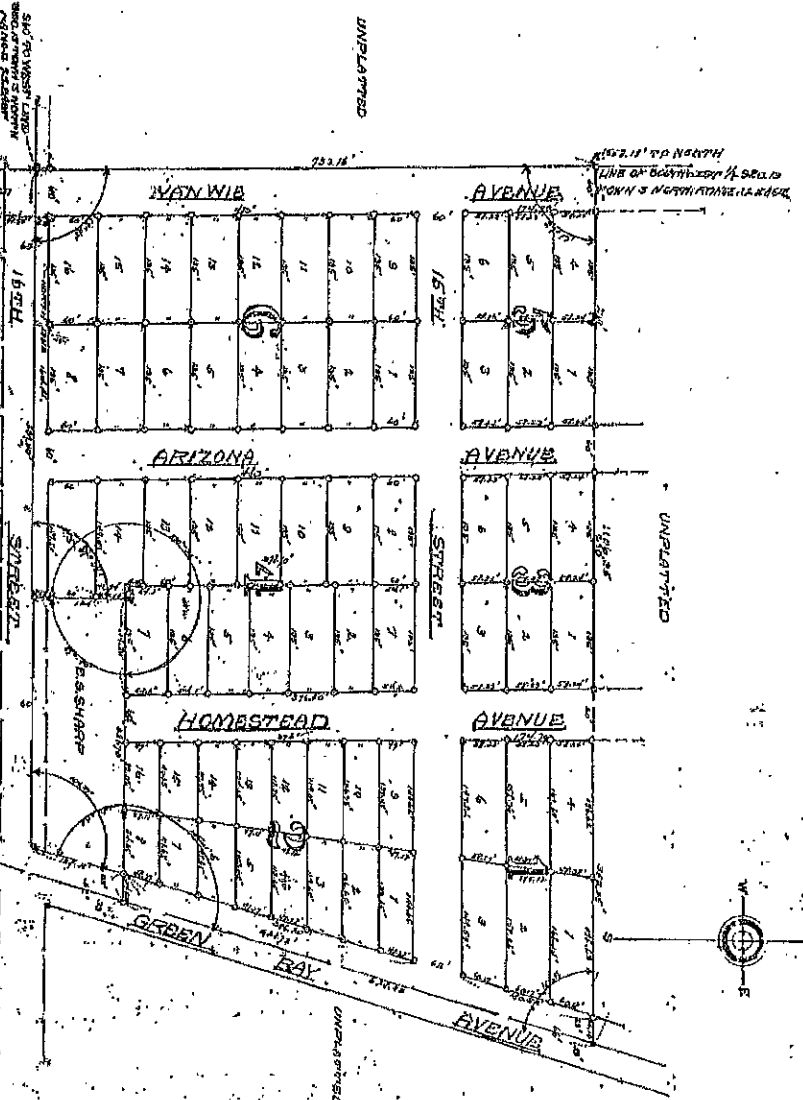
3.00

Doc #2

Vol. P of Plate Pg. 23  
VAN WILIE MIDNIGHTS

Nov. 29, 1929

P. 23



State of Oregon  
County of Multnomah  
I, J. E. Thompson, of the County of Multnomah, State of Oregon, do hereby certify that the within and foregoing plat of land is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of said County, and that the same is duly approved by me.  
J. E. Thompson  
County Clerk  
Nov. 29, 1929

State of Oregon  
County of Multnomah  
I, J. E. Thompson, of the County of Multnomah, State of Oregon, do hereby certify that the within and foregoing plat of land is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of said County, and that the same is duly approved by me.  
J. E. Thompson  
County Clerk  
Nov. 29, 1929

This is to certify that the within and foregoing plat of land is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of said County, and that the same is duly approved by me.  
J. E. Thompson  
County Clerk  
Nov. 29, 1929

This is to certify that the within and foregoing plat of land is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of said County, and that the same is duly approved by me.  
J. E. Thompson  
County Clerk  
Nov. 29, 1929

This is to certify that the within and foregoing plat of land is a true and correct copy of the original plat of land as the same appears on file in the office of the County Clerk of said County, and that the same is duly approved by me.  
J. E. Thompson  
County Clerk  
Nov. 29, 1929



Vol. 104-543

STATE OF WISCONSIN : COUNTY OF RACINE : CIRCUIT COURT

In the Matter of the Application of Frank S. Christiansen and Anne E. Christiansen, his wife, for the Vacation of Part of the Plat of Van Wie Homesites, being all of said plat except Lots 1, 2 and 3, Block 1, Lots 1, 2, 9 and 10, Block 2, Fifteenth Street East from the West line of Homestead Avenue, Homestead Avenue from the North line of Fifteenth Street South to the South line of Lot 10, Block 2, extended West, and all portions of Green Bay Avenue lying within said plat; Said land being in the Town of Mt. Pleasant, Racine County, Wisconsin.

NOTICE OF ENTRY OF JUDGMENT.

TO: HAND & QUINN,  
Attorneys for Objector, Eliot Lewis.

BENSON, BUTCHART, HALEY & BENSON,  
Attorneys for Town of Mt. Pleasant.

PLEASE TAKE NOTICE that, on the 22nd day of March, A. D. 1950, judgment vacating a portion of the plat of Van Wie Homesites was duly entered in the above entitled matter in the office of the Clerk of said court. A copy of said judgment is handed you herewith.

Dated this 22nd day of March, A. D. 1950.

SIMMONS, WALKER, WRATTEN & SPORER,  
Attorneys for Petitioners, Frank S.  
Christiansen and Anne E. Christiansen.

557544

104-543

March 22, 1950

STATE OF WISCONSIN

COUNTY OF RACINE

CIRCUIT COURT

VOL. 104 PAGE 544

In the Matter of the Application of Frank S. Christiansen and Anne E. Christiansen, his wife, for the Vacation of Part of the Plat of Van Wie Homesites, being all of said plat except Lots 1, 2 and 3, Block 1, Lots 1, 2, 9 and 10, Block 2, Fifteenth Street East from the West line of Homestead Avenue, Homestead Avenue from the North line of Fifteenth Street South to the South line of Lot 10, Block 2, extended West, and all portions of Green Bay Avenue laying within said plat; Said land being in the Town of Mt. Pleasant, Racine County, Wisconsin.

JUDGMENT.

The petition of Frank S. Christiansen and Anne E. Christiansen, his wife, for the vacation of a portion of the plat of Van Wie Homesites hereinafter described, having come on for hearing before the court on the 5th day of December, A. D. 1949, before the Honorable Alfred L. Drury, Circuit Judge, the petitioners appearing in person and by Rex Capwell Jr. and Warren M. Dana, of the law firm of Simmons, Walker, Wratten & Sporer, their attorneys; the Town of Mt. Pleasant appearing by its attorney, Donald A. Butchart, of Benson, Butchart, Haley & Benson; and the objector, Eliot Lewis, appearing in person and by L. J. Quinn, of Hand & Quinn, his attorneys; and testimony having been taken and briefs filed, and it appearing by due proof that notice of such hearing was given as required by law; and the court having entered an order for judgment that a portion of the plat of Van Wie Homesites be vacated and granting an easement in gross to Eliot Lewis for the purpose of ingress and egress to and from his property over the entire width of Fifteenth Street as extended across Van Wie Avenue, that is, from the west line of Van Wie Avenue to the west line of Homestead Avenue;

IT IS ORDERED that the portion of the plat of Van Wie Homesites, being the real estate described as follows:

UNPLATTED

960' 70' WEST LINE  
B.C. 12' 70' 15' NORTH  
RAN L. 3 22.0557

125/42  
2  
23.3

Patton's Ex.

16TH

16TH

592.50'

STREET

60'

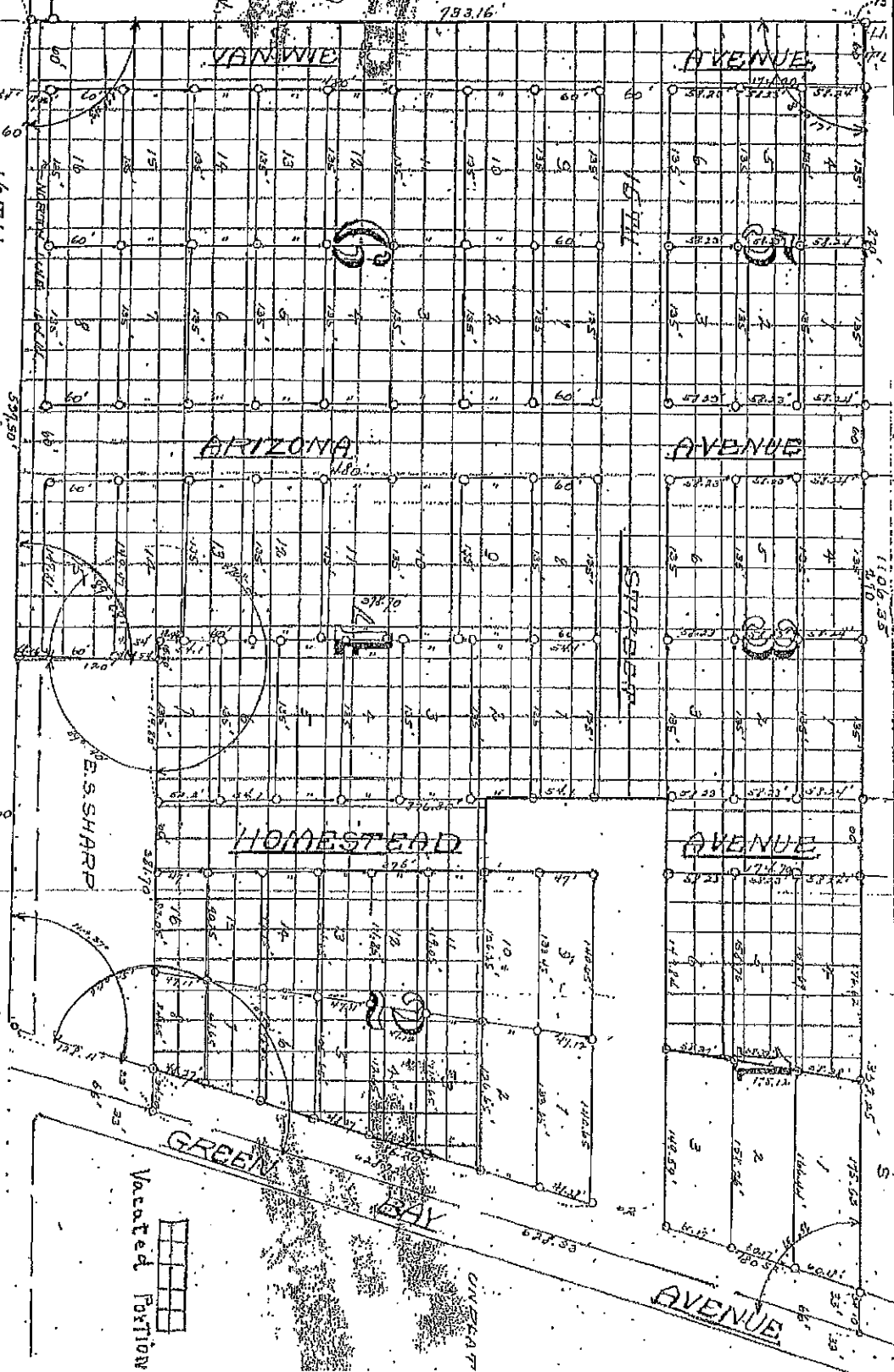
E.S. SHARP

Vacated Portion



GREEN BAY

UNPLATTED



Vol. 106 PAGE 546  
 All of the Plat of Van Wie Homesites except Lots 1, 2 and 3, Block 1, Lots 1, 2, 9 and 10, Block 2, Fifteenth Street East from the West line of Homestead Avenue, Homestead Avenue from the North line of Fifteenth Street South to the South line of Lot 10, Block 2, extended West, and all portions of Green Bay Avenue laying within said plat; Said land being in the Town of Mt. Pleasant, Racine County, Wisconsin;

which plat was recorded in the office of the Register of Deeds for Racine County, Wisconsin, on the 27th day of November, A. D. 1922, in Volume P of Plats at page 23, is hereby vacated subject, however, to an easement in gross to Eliot Lewis for the purpose of ingress and egress to and from his land over the entire width of Fifteenth Street as extended across Van Wie Avenue, that is, from the west line of Van Wie Avenue to the west line of Homestead Avenue.

Dated at Racine, Wisconsin, this 22nd day of March, A. D. 1950.

BY THE COURT:

*Edw. J. Dadey*  
 Clerk

*Received copy this  
 22nd day of March,  
 1950  
 Bremer, Butcher, Harty &  
 Benson  
 Atty. for Mt. Pleasant*

557544

CIRCUIT COURT  
 RACINE COUNTY

In the Matter of the Application of Frank S. Christiansen and Anne E. Christiansen, his wife, for the Vacation of Part of the Plat of Van Wie Homesites, etc.

Register's Office  
 Racine County, Wis.

Received for Record 22nd day of March, A. D. 1950  
 of Volume 106  
 of Circuit Court page 543-546

*Edw. J. Dadey*  
 Register of Deeds

NOTICE OF ENTRY OF JUDGMENT  
 AND  
 JUDGMENT.

SIMMONS, WALKER, WRATTEN & SPORER  
 ATTORNEYS AND COUNSELLORS AT LAW  
 RACINE, WISCONSIN

ATTORNEYS FOR DEFENDANTS.

DUE SERVICE IS HEREBY MADE THIS  
 DAY OF  
 CLERK OF CIRCUIT COURT

ATTORNEYS FOR  
*Edw. J. Dadey*

*Received copy this  
 22nd day of March, 1950  
 Hinde & Bergman  
 Atty. for Eliot Lewis*

556683

105-13

Apr 25, 1950

STATE OF WISCONSIN : : COUNTY OF RACINE : : CIRCUIT COURT

VOL. 105 PAGE 13

In the Matter of the Application of Frank S. Christiansen and Anne E. Christiansen, his wife, for the Vacation of Part of the Plat of Van Wie Homesites, being all of said plat except Lots 1, 2 and 3, Block 1, Lots 1, 2, 9 and 10, Block 2, Fifteenth Street East from the West line of Homestead Avenue, Homestead Avenue from the North line of Fifteenth Street South to the South line of Lot 10, Block 2, extended West, and all portions of Green Bay Avenue lying within said plat; Said land being in the Town of Mt. Pleasant, Racine County, Wisconsin.

AMENDED  
JUDGMENT

The petition of Frank S. Christiansen and Anne E. Christiansen, his wife, for the vacation of a portion of the plat of Van Wie Homesites hereinafter described, having come on for hearing before the court on the 5th day of December, A. D. 1949, before the Honorable Alfred L. Drury, Circuit Judge, the petitioners appearing in person and by Rex Capwell Jr. and Warren M. Dana, of the law firm of Simmons, Walker, Wratten & Sporer, their attorneys; the Town of Mt. Pleasant appearing by its attorney, Donald A. Butchart, of Benson, Butchart, Haley & Benson; and the objector, Eliot Lewis, appearing in person and by L. J. Quinn, of Hand & Quinn, his attorneys; and testimony having been taken and briefs filed, and it appearing by due proof that notice of such hearing was given as required by law; and the court having entered an order for judgment that a portion of the plat of Van Wie Homesites be vacated and granting an easement to Eliot Lewis for the purpose of ingress and egress to and from his property over the entire width of Fifteenth Street as extended across Van Wie Avenue, that is, from the west line of Van Wie Avenue to the west line of Homestead Avenue;

IT IS ORDERED that the portion of the plat of Van Wie Homesites, being the real estate described as follows:

All of the Plat of Van Wie Homesites except Lots 1, 2 and 3, Block 1, Lots 1, 2, 9 and 10, Block 2, Fifteenth Street East from the West line of Homestead Avenue, Homestead Avenue from the North line of Fifteenth Street South to the South line of Lot 10, Block 2, extended West, and all portions of Green Bay Avenue lying within said plat; said land being in the Town of Mt. Pleasant, Racine County, Wisconsin;

which plat was recorded in the office of the Register of Deeds for Racine County, Wisconsin, on the 27th day of November, A. D., 1929, in Volume P of Plats at page 23, is hereby vacated subject, however, to an easement to Eliot Lewis for the purpose of ingress and egress to and from his land over the entire width of Fifteenth Street as extended across Van Wie Avenue, that is, from the West line of Van Wie Avenue to the West line of Homestead Avenue. That the real estate to which the above described easement is appurtenant is situated in the Town of Mt. Pleasant, County of Racine and State of Wisconsin, and described as follows:

That part of the Southwest Quarter of Section Thirteen (13), Township Three (3) North, Range Twenty-two (22) East, bounded: Begin at a point on the West line of said Section 857.34 feet South of the Northwest corner of said Section; thence run South, along said Section line, 1434 feet; thence East, parallel to the North line of said Quarter Section, 960 feet to a point on the West line of Van Wie Avenue; thence North, parallel to the West line of said Section, 733.16 feet; thence East, parallel to the North line of said Quarter Section, 60 feet, more or less, to the East line of Van Wie Avenue (being the Northwest corner of Lot 4, Block 5, Van Wie Homesites, according to the recorded plat thereof; thence North, parallel to the West line of said Section, 700.84 feet to a point which is 857.34 feet South of the North line of said Southwest Quarter and 1020.36 feet East of the place of beginning; and thence West, parallel to the North line of said Quarter Section, 1020.36 feet to the place of beginning.

Dated at Racine, Wisconsin, this

21<sup>st</sup> day of April

A. D., 1950.

BY THE COURT:

*Edw. J. Daley*  
Clerk.

558683	COURT	COUNTY
558683	RACINE	RACINE
In the Matter of the Application of Frank S. Christensen and Anne E. Christensen, his wife, for the vacation of part of the Plat of Van Wie Homesites, etc. Received for Record April 21, 1950 of Racine County, Wis. of Racine County, Wis. of Racine County, Wis.		
ATTENDED JUDGMENT SIMONS, WALKER, WRATTEN & SPORER ATTORNEYS AND COUNSELLORS AT LAW RACINE, WISCONSIN ATTORNEYS FOR PETITIONER		
FILED APR 21 1950 CLERK OF CIRCUIT COURT <i>Edw. J. Daley</i>		

1464618

MCU FINANCIAL CENTER - CREDIT UNION

REGISTER'S OFFICE  
RACINE COUNTY, WI

Mr. Douglas Q. Grabow - President

Attorney Jerry T. Delcore - Chairman

1462 S. Green Bay Road

P. O. Box 08530

Racine, Wisconsin 53408-5300

RECORDED *File*

94 MAY -2 PM 2:51

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

## NOTICE OF PENDENCY

REGISTER OF DEEDS

### LIS PENDENS

April 25, 1994

RE: Vacation of a,platted, but unconstructed portion of Homestead Avenue, west of the existing MCU Building, located in the Southeast One-quarter (SE1/4) of the Southwest One-quarter (SW1/4) of Section Thirteen (13), Township Three (3) North, Range Twenty-two (22) East, in the Town of Mt. Pleasant, County of Racine, and State of Wisconsin.

#### TO WHOM IT MAY CONCERN:

Be advised, that an application is pending with the Racine County Board of Supervisors and the Racine County Division of Planning and Development; to vacate a platted, but unconstructed, portion of Homestead Avenue, just west of the MCU Building, as follows:

That portion of Homestead Avenue, which is part certain property owned by MCU Financial Center - Credit Union, and is a portion of Parcel 1 of Certified Map No. 1672, recorded in the office of the Register of Deeds for Racine County, Wisconsin on December 9, 1993, in Volume 5 of Certified Survey Maps, Page 121, Document No. 1446348, being part of the Southeast One-quarter (SE1/4) of Section Thirteen (13), Township Three (3) North, Range Twenty-two (22) East, in the Town of Mt. Pleasant, County of Racine, and State of Wisconsin. TAX KEY NO.: 51-008-03-22-13-168-000.

The intention is to vacate that portion of Homestead Avenue as it exists, and relocate said Homestead Avenue right-of-way to a location immediately west of the existing right-of-way (see attached).

Subscribed and Sworn to before me  
this 28th day of April, 1994.

*Cory J. Hoffmann*  
Notary Public, State of Wisconsin  
My Commission Expires: 02/15/98.

*Cory J. Hoffmann*

*Douglas Q. Grabow*

DOUGLAS Q. GRABOW  
President

*Jerry T. Delcore*

JERRY T. DELCORE  
Chairman

166 05-02

10 \*325

2) Request the Town/Racine County to vacate the present Homestead rd. at 30.00 Ave. right of way relocate it to the west.

SHEET 1 OF 2 SHEETS

In consideration of the sum of ONE AND NO/100 DOLLARS, and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby grant unto the WISCONSIN TELEPHONE COMPANY and the WISCONSIN GAS AND ELECTRIC COMPANY the right of easement to construct, maintain and operate their respective poles, wires, cables, crossarms and subway construction together with such other appliances as may be necessary and usual in the conduct of their respective business upon, over, and beneath the rear three (3) feet, and also the side three (3) feet where necessary (poles to be set not to exceed one (1) foot from said lot lines) of each lot described as follows;

Lots 1 to 6 inclusive, in Block numbered One,  
 Lots 1 to 16 inclusive, in Block numbered Two,  
 Lots 1 to 6 inclusive, in Block numbered Three,  
 Lots 1 to 16 inclusive, in Block numbered Four,  
 Lots 1 to 6 inclusive, in Block numbered Five,  
 Lots 1 to 16 inclusive in Block numbered Six.

Also the right to cross any of the streets with either subway or aerial construction from one block to another.

Also the right to trim any trees located on the property herein described which may interfere with the service of either of the grantees hereto.

Said lots, blocks, and streets being known as the Vanwie Home Sites Subdivision, being a subdivision of a part of the southwest quarter (SW1/4) of Section thirteen (13), Township three (3) North, Range twenty-two (22) East, in the Town of Mount Pleasant, Racine County, Wisconsin.

This grant extends to and is binding upon the heirs, successors and assigns of all of the parties hereto.

Signed at Racine, Wisconsin, this 30th day of September, 1929.

Witness: John R. Burt  
 Address R. 2, Racine, Wis.  
 Witness Helen C. Churchill  
 Address 926 Main St. Racine  
 Witness H. G. Johnson  
Racine, Wis.

Cora Dan Wie  
H. G. Johnson  
Margaret M. Dan Wie

STATE OF WISCONSIN.)

County of Racine.

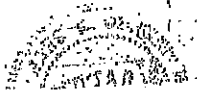
ss.

Personally appeared before me this 30th day of September, A.D. 1929.

Cora Dan Wie H. G. Johnson Margaret Dan Wie

to me known to be the persons who executed the instrument on the other side hereof and acknowledged the same.

Hans G. Johnson  
 Notary Public Racine County, Wisc.  
 My commission expires Feb. 12th 1933



361965

Cora Dan Wie  
Wisconsin Telephone Co.

Consent

Register's Office  
 Racine County, Wis.  
 Received for Record  
 A. D. 1929  
 Vol. 264  
 Page 169  
 Recording of Deeds  
 Deputy  
H. G. Johnson  
418 Broadway  
54

361965

264-169

Nov. 12, 1929

DOCUMENT #

1592435

Document Number

VOL PAGE

2669

818

819

Document Title

REGISTER'S OFFICE  
RACINE COUNTY, WI

RECORDED

97 AUG 29 AM 10:33

FRANK A. LADD  
REGISTER OF DEEDS

Recording Area

12

Name and Return Address

JON E. HENDERSEN  
1516 S. GREEN BAY RD.  
RACINE, WI 53406

008-03-22-13-168-200

Parcel Identification Number (PIN)

LOT 2 OF CERTIFIED SURVEY MAP 1672 RECORDED  
VOLUME 1 PAGES 121-122 DOCUMENT #1446348

DRAFTED BY: JON E. HENDERSEN

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

ROD/009

MODEL AGREEMENT

VOL PAGE  
2669 819

TO BE RECORDED AS A COVENANT RUNNING WITH THE LAND

Relating to Sharing of Access to State Highways by Commercial Land Uses  
Town of Mt. Pleasant, Racine County, Wisconsin

In consideration of zoning approvals and the need for adjacent owners on a state highway to share access thereto, the owner(s) of the following described premises, to-wit:

Address: 1516 S. Green Bay Road and 1540 S. Green Bay Road.

IT IS AGREED AS FOLLOWS:

Each of such land owners agree that:

- They will permit the interconnection of their parking lots and driveways to promote shared ingress and egress from adjacent properties to the state trunk highway and where practical to intersecting public streets.
- They will establish and maintain grade levels at their property lines so as to be compatible with their adjacent neighbors to facilitate such interconnections.
- They will remove their respective accesses to the state trunk highway when there is provided the designated shared access or an interim shared access through another property as shown on any adopted town plan for such shared accesses, or when so determined by the Mt. Pleasant Plan Commission pursuant to Section 2.8 of the Town Zoning Ordinance. Such shared or alternate access to the state trunk highway shall have the approval of the Wisconsin Department of Transportation, pursuant to Sec. 86.07(2) of the Wisconsin Statutes.
- This instrument may not be amended or revoked without the written consent of both the Town of Mt. Pleasant and the Wisconsin Department of Transportation.
- This Agreement is executed in consideration of the mutual promises of those parties hereby affected and no other monetary consideration may be requested.
- By executing this Agreement and in order to promote the objective of shared highway access, the undersigned further agrees that in the event that they request a rezoning of their property or seek approval of any proposed improvements covered by said Section 2.8 of the Town Zoning Ordinance, they will simultaneously give notice in writing of such request to all other parties who may be interested including the Wisconsin Department of Transportation.
- The foregoing agreements shall be binding upon the successors and assigns of the parties hereto and shall be considered covenants running with the land.

Dated at Racine, Wisconsin, this 28 day of Aug 1997

Jon E. Henderson

Marty Ketterer MARTIN L. KETTERER

Robert L. Gustin

State of Wisconsin

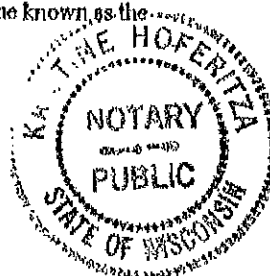
County of Racine

Personally appeared before me on this 28<sup>th</sup> day of August 1997 the above named

Jon Henderson, Robert Gustin, Marty Ketterer, Gaylene M. Ketterer to me known as the person(s) who executed the foregoing instrument.

Notary Public, Racine County, Wisconsin

My Commission Expires: 11/23/97



DOCUMENT #

1629444

MODEL AGREEMENT

VOL

2789

PAGE

417-

419

REGISTER'S OFFICE  
RACINE COUNTY, WI

Document Number

Document Title

RECORDED

98 JUN -6 AM 11:50

MARK A. LADD  
REGISTER OF DEEDS

Recording Area

Name and Return Address

JON HENDERSEN  
1516 S. GREEN BAY RD.  
RACINE, WI 53406

008032213168210

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

MODEL AGREEMENT

VOL PAGE  
2769 418

TO BE RECORDED AS A COVENANT RUNNING WITH THE LAND

Relating to Sharing of Access to State Highways by Commercial Land Uses  
Town of Mt. Pleasant, Racine, County, Wisconsin

In consideration of zoning approvals and the need for adjacent owners on a state highway to share access thereto, the owner (s) of the following described premises, to-wit:

Address: 1462 & 1516 S. Green Bay Road, Racine, WI 53406

Description of a 30-foot access and watermain easement: That part of Parcel 1 and 2 of Certified Survey Map #1672 as recorded in Volume 5 on Pages 121 and 122 and recorded as Document #1446348 and as amended in Volume 2327 on Pages 152 and 153 as Document #1447358 in the Office of the Register of Deeds for Racine County and being in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Commence at the Northwest corner of Parcel 2 of said Certified Survey Map; run thence S88 5640E 25.03 feet along the North line of said Parcel 2 to the point of beginning; thence N01 5009W 108.74 feet; thence S88 5640E 54.13 feet; thence S47 0504W 31.92 feet; thence S01 5009E 142.59 feet; thence N88 5340W 30.04 feet; thence N01 5009W 56.02 feet to the point of beginning. Containing 0.120 acres. (See Attached)

IT IS AGREED AS FOLLOWS:

Each of such land Owners agree that:

- They will permit the interconnection of their parking lots and driveways to promote shared ingress and egress from adjacent properties to the state trunk highway and where practical to intersecting public streets.
- They will establish and maintain grade levels at their property lines so as to be compatible with their adjacent neighbors to facilitate such interconnections.
- This instrument may not be amended or revoked without the written consent of both the Town of Mt. Pleasant and the Wisconsin Department of Transportation.
- This Agreement is executed in consideration of the mutual promises of those parties hereby affected and no other monetary consideration may be requested.
- By executing this Agreement and in order to promote the objective of shared highway access, the undersigned further agrees that in the event that they request a rezoning of their property or seek approval of any proposed improvements covered by said Section 2.8 of the Town Zoning Ordinance, they will simultaneously give notice in writing of such request to all other parties who may be interested including the Wisconsin Department of Transportation.
- The foregoing agreements shall be binding upon the successors and assigns of the parties hereto and shall be considered covenants running with the land.

Dated at Racine, Wisconsin, this 27<sup>th</sup> day of May 1998

Douglas Q. Gump (Seal)

Douglas Q. Gump (Seal)

President M.C.U.

State of Wisconsin )  
County of Racine ) SS.

Personally appeared before me on this 27<sup>th</sup> day of May 1998 the above named Douglas Q. Gump to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

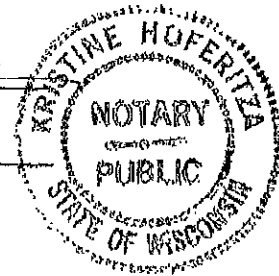
Kristine R. Beauschamp  
Notary Public, Racine County, Wisconsin.  
My commission expires 6/13/99

JON W. HENDERSEN

NOTARY PUBLIC

ROBERT L. GUSTIN

MY COMMISSION EXPIRES:



NM  
&B

VOL PAGE  
2769 419

Nielsen Madsen & Barber, S.C.

Consulting Civil Engineers

P.O. Box 188

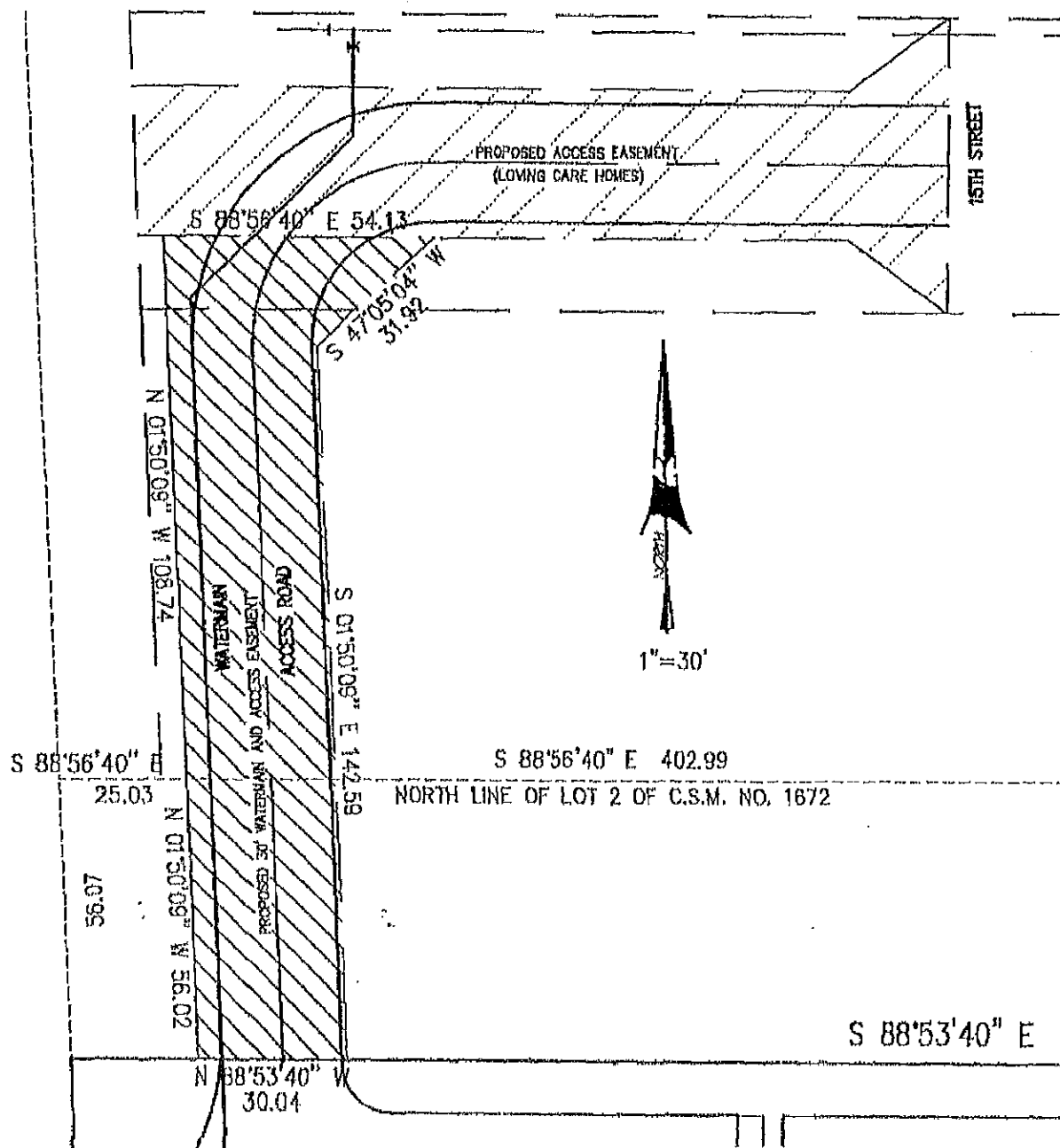
Racine, Wisconsin 53401-0188

Racine 414/634-5588

Kenosha 414/552-7902

Fax 414/634-5024

# HORIZON RETAIL CONSTRUCTION 30' WATERMAIN AND ACCESS EASEMENT



Resolution 3-98 dissolving the  
Mt. Pleasant Storm Drainage District

Document Title Above

DOC # 2210698  
Recorded  
Apr. 27, 2009 AT 11:27AM

*James A. Ladwig*

JAMES A. LADWIG  
RACINE COUNTY  
REGISTER OF DEEDS

Fee Amount: \$103.00



1035

Return to Name and Address Below

Juliet Edmunds  
Village of Mt. Pleasant  
6126 Durand Av.  
Racine, WI 53406

see attached parcel  
listing

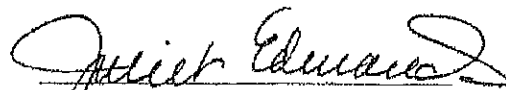
Parcel ID Number(s)

**RESOLUTION NO. 3-98**

**CERTIFICATION**

I hereby certify that the foregoing Resolution Establishing the Mount Pleasant Storm Water Utility District and Dissolving the Mount Pleasant Storm Drainage District is a true, correct and complete copy of the Resolution duly and regularly passed by the Town Board of the Town of Mount Pleasant, Racine County, Wisconsin on the 26th day of January, 1998.

Dated this 24th day of April, 2009.



Juliet Edmands, Village Clerk  
Village of Mount Pleasant  
Racine County, Wisconsin

RESOLUTION 3- 98

RESOLUTION ESTABLISHING THE MT. PLEASANT STORM WATER UTILITY DISTRICT AND DISSOLVING MT. PLEASANT STORM DRAINAGE DISTRICT NO. 1

The Board of Supervisors of the Town of Mt. Pleasant, Racine County, Wisconsin (the "Town Board") do hereby resolve as follows:

WHEREAS, the Town Board has determined that it is in the best interest of the Town of Mt. Pleasant (the "Town") to establish a utility district and dissolve the Mt. Pleasant Storm Water Drainage District No. 1, pursuant to the authority granted by Section 66.072 of the Wisconsin Statutes, and

WHEREAS, the Town Board adopted a preliminary resolution on December 2, 1997 which proposed the creation of a utility district and dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 (the "Preliminary Resolution"), and

WHEREAS, a notice of public hearing regarding matters contained in the Preliminary Resolution was posted in three public places in the Town and the proposed utility district on December 18, 1997, mailed to all of the property owners in the Town on December 20, 1997 and published as a Class 1 notice in the Racine Journal Times on January 2, 1998, and

WHEREAS, a public hearing was conducted on January 15, 1998 at the Mt. Pleasant Town Hall regarding matters contained in the preliminary resolution and all interested parties were given the opportunity to offer objections, criticisms, or suggestions regarding the Preliminary Resolution, and

NOW THEREFORE BE IT RESOLVED that pursuant to Sections 60.23 and 66.072 of the Wisconsin Statutes, the Mt. Pleasant Storm Water Utility District (the "Utility District") is hereby established in the area described at Exhibit A, and evidenced by the map at Exhibit B, both attached hereto and made a part hereof, and

BE IT FURTHER RESOLVED that pursuant to Section 66.072(5) of the Wisconsin Statutes, the Mt. Pleasant Storm Water Drainage District No. 1 is hereby dissolved, and

BE IT FURTHER RESOLVED that all assets, liabilities and functions of the Mt. Pleasant Storm Water Drainage District No. 1 are hereby transferred to and assumed by the Utility District, and

BE IT FURTHER RESOLVED that all management and administration of the Utility District shall be administered by the Town Board, or by any officers, boards or commissions of the Town of Mt. Pleasant as the Town Board so delegates, and

page 2

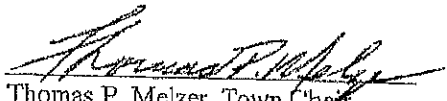
BE IT FURTHER RESOLVED that pursuant to Section 66.068 of the Wisconsin Statutes, the Mt. Pleasant Storm Water Utility District Commission is hereby created and shall be responsible for management and administration of the Utility District, subject to any approval, reporting or other requirements or restrictions imposed by the Town Board, and

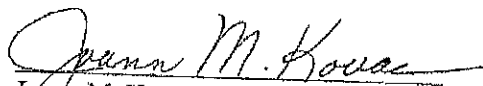
BE IT FURTHER RESOLVED that the Mt. Pleasant Storm Water Utility District Commission shall consist of three (3) Commissioners duly appointed by the Town Board. The initial Commissioners shall serve until their successors are appointed by the Town Board.

Dated this 26th day of January, 1998

Approved:

Attest:

  
Thomas P. Melzer, Town Chair

  
Joann M. Kovac, Town Clerk/Treasurer

**NOTICE  
TO PROPERTY OWNERS OF THE TOWN OF MT. PLEASANT  
WHOSE PROPERTY LIES WITHIN THE PROPOSED  
TOWN UTILITY DISTRICT, AND ALL INTERESTED PERSONS**

**PLEASE TAKE NOTICE:**

A preliminary Resolution has been adopted on December 2, 1997 by the Board of Supervisors of the Town of Mt. Pleasant, proposing the creation of a utility district, pursuant to State Statute 66.072 of the Wisconsin Statutes, for the purpose of supplying storm water sewer service and other allowable utilities to the residents and commercial and business establishments of said proposed utility district. Such preliminary resolution also proposes the dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 and assumption of all assets, liabilities, and functions of the Mt. Pleasant Storm Water Drainage District No. 1 by the proposed Utility District.

THE TOWN BOARD OF THE TOWN OF MT. PLEASANT WILL CONDUCT A PUBLIC HEARING ON SUCH PRELIMINARY RESOLUTION AT THE MT. PLEASANT TOWN HALL, 6126 DURAND AVENUE, RACINE, WISCONSIN 53406, ON THE 15TH DAY OF JANUARY, 1998 AT 7:30 PM.

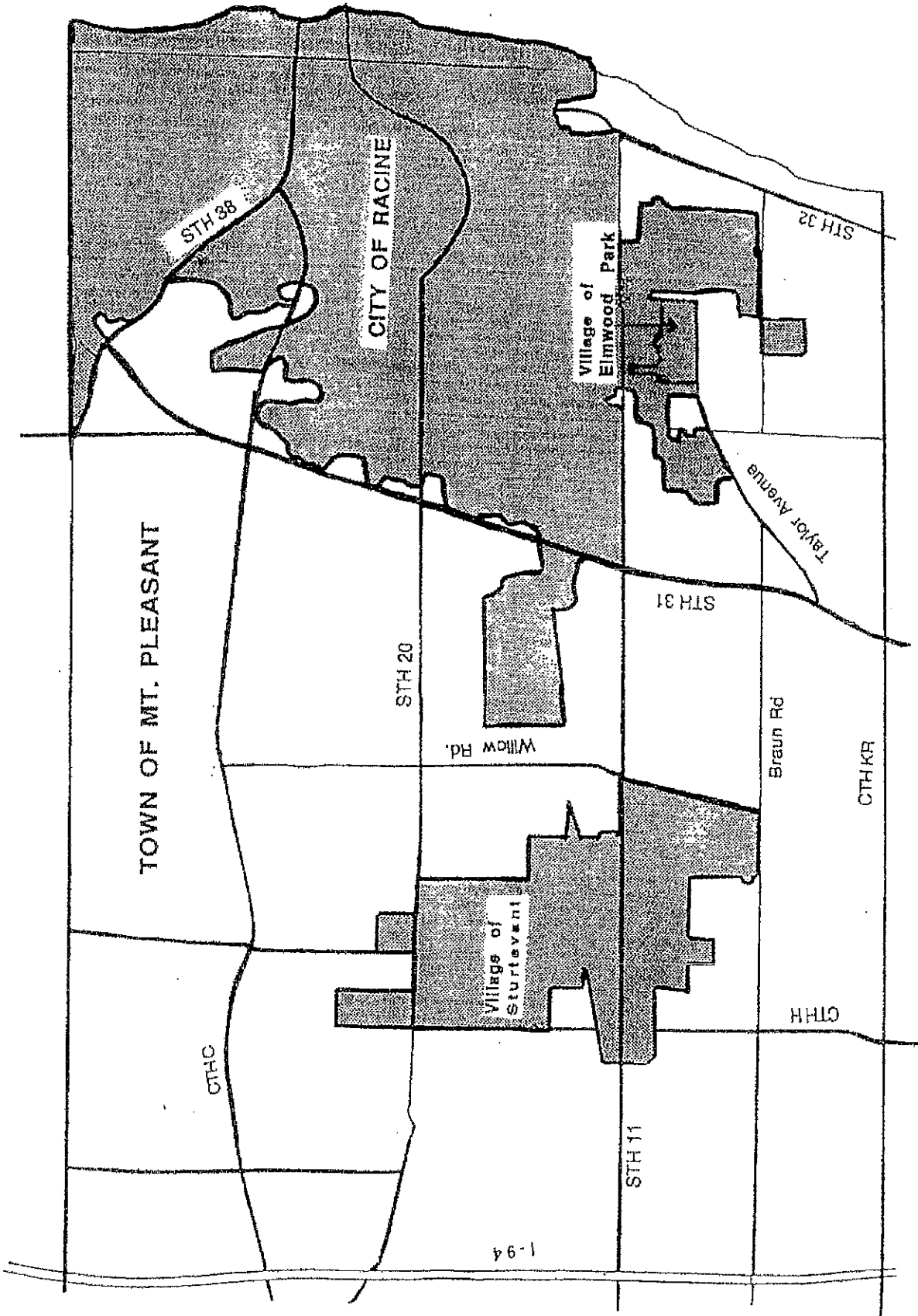
At such hearing all interested persons may be present and offer objections, criticisms or suggestions to the necessity of the proposed utility district and dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 as outlined, and to question whether their property will be benefited by the establishment of such a district. In addition, any person wishing to object to the organization of such utility district and the dissolution of the Mt. Pleasant Storm Water Drainage District No. 1 may, before the date set for the meeting, file his/her/its objections to the formation of such district with the Town Clerk, Joann M. Kovac, 6126 Durand Avenue, Racine, Wisconsin 53406.

The boundaries of the area to be included within the proposed utility district are as described below and made a part hereof; and a map showing the location thereof is set forth on the back of this notice and made a part hereof.

BY ORDER OF THE TOWN BOARD  
Joann M. Kovac, Town Clerk

**DESCRIPTION**

Begin on the westerly shoreline of Lake Michigan at a point where the South line of section 32, Town 3 North, Range 23 East intersects said westerly shoreline; thence continue westerly along the South lines of Section 32 and 31, Town 3 North, Range 23 East and South lines of Sections 36, 35, 34, 33, 32, and 31, Town 3 North, Range 22 East to the West line of said Section 31 Town 3 North, Range 22 East; thence northerly along the West line of Section 31, 30, 19, 18, 7 and 6, Town 3 North, Range 22 East to the North line of said Section 6, Town 3 North, Range 22 East; thence easterly along the North lines of Sections 6, 5, 4, 3, 2 and 1, Town 3 North, Range 22 East and North line of Sections 6, 5, and 4, Town 3 North, Range 23 East to the westerly shoreline of Lake Michigan, thence south along said westerly shoreline to the point of beginning. Excluding all land within the corporate limits of the City of Racine and Villages of Elmwood Park and Sturtevant.



3741 151032213087000	3742 151032213088000	3743 151032213089000	3744 151032213090000	3745 151032213091000
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3766 151032213116000	3767 151032213116101	3768 151032213116102	3769 151032213116103	3770 151032213116104
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