

CITY OF RACINE WASTEWATER UTILITY

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING PURCHASE LAND FOR
CONSTRUCTION OF WASTEWATER STORAGE**

WHEREAS, neighborhoods tributary to the Chicory Road interceptor sewer have increasingly experienced basement backups during heavy rainfall events in recent years resulting in over 50 Racine properties having reported basement flooding since 2000 and over 25 Mount Pleasant properties reporting basement flooding associated with a May 2020 event; and

WHEREAS, the Racine Wastewater Commission (Commission) authorized a preliminary engineering study in the Chicory Road sewer basin to determine the cause of and mitigation strategies for alleviating basement backups; and

WHEREAS, the engineering study concluded that the best solution would be a storage solution with some required additional sewer conveyance including an upgrade of 5,000 LF of sewer interceptor ranging in size from 24" to 36" along with a 1.66-million-gallon storage tank; and

WHEREAS, the Utility engineering consultants have located a preferred location for the 1.66-million-gallon storage tank, owned by KJJ Real Estate LLC, 2745 Chicory Rd, Mt. Pleasant, Wisconsin; and

WHEREAS, the Utility has obtained appraisals of the required property rights, specifically the fee purchase of a relatively small area that contains 32,918.56 square feet to construct and maintain the 1.66 million gallon storage tank as well as a Temporary Limited Easement (TLE), of a small and slightly elongated rectangular area of land that contains 81,651-sq ft or 1.874- acre needed to allow the right to temporarily enter this area to complete the work on the 1.66 million gallon storage tank to be located to the north of the northern limits of the TLE; and

WHEREAS, the Utility has obtained appraisals to determine the market value of the lands and rights to be acquired and have received and reviewed appraisals provided by KJJ Real Estate LLC; and

WHEREAS, the Utility believes it is in the best interests of the Utility and its operations related to public safety and welfare to address continuing sewerage back-ups that the Utility acquire the subject lands and property rights to construct the recommended improvements; and

WHEREAS, the Utility and KJJ Real Estate LLC have agreed, subject to Commission approval, for the sale of the 32,918.56 square feet of land and the 1.874-acre TLE at a cost of \$103,700.

NOW THEREFORE IT IS HEREBY RESOLVED that the Racine Wastewater Commission authorizes the Utility to acquire real property and easement rights from KJJ Real Estate LLC, 2745 Chicory Rd, Mt. Pleasant, Wisconsin to construct a 1.66-million-gallon Wastewater storage tank at a cost of \$109,974.

Dated this _____ day of _____ 2023.

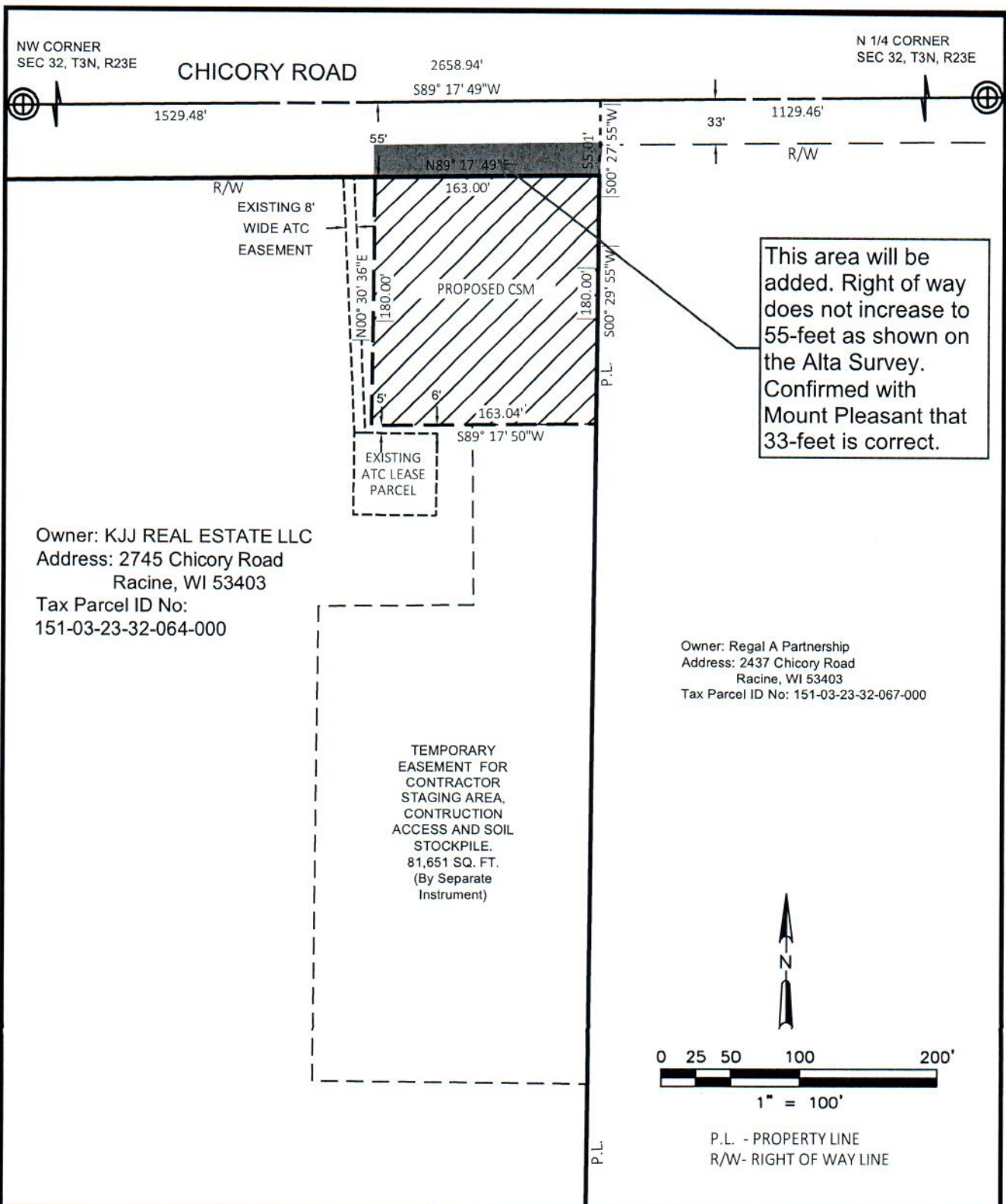
Racine Wastewater Commission

Natalia Taft, Chairperson

Attest:

Nate Tillis, Wastewater Utility Director

File: S:\MIL\1400--1499\1411\010\Drawings\CAD\1410-010_KJJ_REAL ESTATE PROPOSED CSM.dwg Time: Apr 20, 2022 - 1:02pm

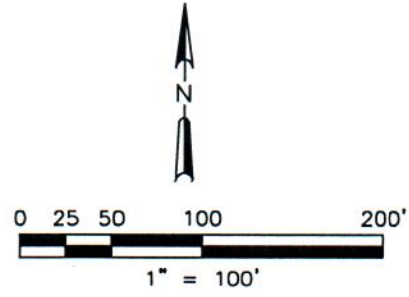


This area will be added. Right of way does not increase to 55-feet as shown on the Alta Survey. Confirmed with Mount Pleasant that 33-feet is correct.

Owner: KJJ REAL ESTATE LLC
 Address: 2745 Chicory Road
 Racine, WI 53403
 Tax Parcel ID No:
 151-03-23-32-064-000

Owner: Regal A Partnership
 Address: 2437 Chicory Road
 Racine, WI 53403
 Tax Parcel ID No: 151-03-23-32-067-000

TEMPORARY EASEMENT FOR CONTRACTOR STAGING AREA, CONSTRUCTION ACCESS AND SOIL STOCKPILE. 81,651 SQ. FT. (By Separate Instrument)



P.L. - PROPERTY LINE
 R/W - RIGHT OF WAY LINE

PROPOSED CSM EXHIBIT MAP
KJJ REAL ESTATE LLC
 PART OF THE NW 1/4 OF SECTION 32, T3N, R23E
 VILLAGE OF MT PLEASANT, RACINE COUNTY, WISCONSIN

STRAND ASSOCIATES
 EXHIBIT
 1410.010