

COUNTY OF MILWAUKEE

INTER-OFFICE COMMUNICATION

Date: January 23, 2014

To: Marina Dimitrijevic, Chairwoman, Milwaukee County Board of Supervisors

From: Gary Waszak, Maintenance Manager, Facilities Management Section, Department of Administrative Services – Facilities Management Division

Subject: **Release of County Utility Easements at UWM Innovation Campus at the Milwaukee County Grounds – Action Item**

ISSUE

The Department of Administrative Services, Facilities Management Division (DAS-FM) respectfully requests authorization to abandon and vacate existing Milwaukee County utility easement rights at the UWM Innovation Campus at the Milwaukee County Grounds.

BACKGROUND

There currently exists within the City of Wauwatosa, Milwaukee County, Wisconsin, a development known as UWM Innovation Campus. The parcels of land occupied by the UWM development were established by Certified Survey Map (CSM) No. 8401, recorded in the Office of the Register of Deeds of Milwaukee County, Wisconsin, on November 11, 2011 as Document No. 10052824. CSM No. 8401 also established utility easements for Milwaukee County utilities to ensure the County's ability to own and operate the utilities after the property was sold.

As development has progressed on the UWM Innovation Campus site, the City of Wauwatosa, WE Energies, AT&T, etc. have installed new utilities to service the area. Certain County communications, sewer and water main facilities within the UWM Innovation Campus have been abandoned or removed. The County utility easements associated with the abandoned utilities therefore are no longer necessary.


In accordance with Section 8 of the Terms and Conditions of Easement Rights Reserved and Retained by Milwaukee County as set forth in CSM 8401, the County's abandoned utilities are deemed abandoned in place with no obligation thereafter for Milwaukee County to remove them. Appropriate County staff will prepare, review, approve and have recorded all documents as required to formally abandon and vacate the easements as depicted on attached Exhibits A, B and C.

RECOMMENDATION


DAS-FM respectfully recommends that DAS-FM, Corporation Counsel and Risk Management staff be authorized to prepare, review, approve and have recorded all documents as required to formally abandon and vacate the easements as depicted on attached Exhibits A, B and C. It is further recommended that the County Executive and County Clerk be authorized to execute all required documents necessary to abandon and vacate the easements.

Prepared by: Karl Stave, Civil & Site Development Engineer

Recommended by:


Greg High, Director
Architecture, Engineering &
Environmental Services Section

Approved by:


Gary Waszak, Maintenance Manager
Facilities Management Section

Release of County Utility Easements

January 23, 2014

Page 2

Attachment A: Abandoned Water Main Easement

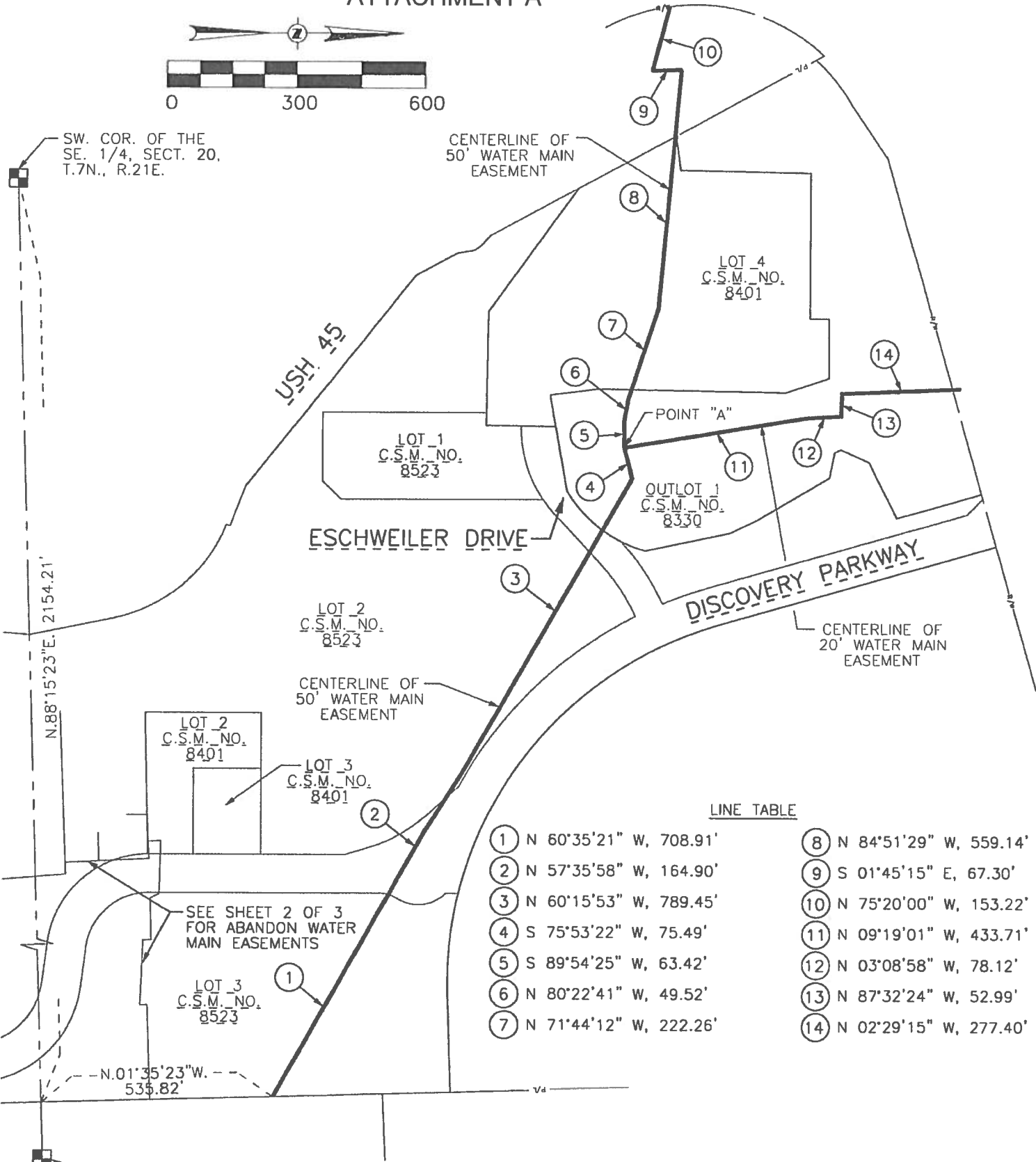
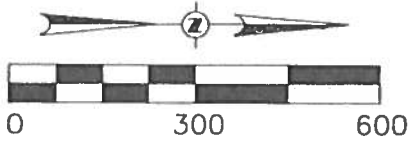
Attachment B: Abandoned Communications Easement

Attachment C: Abandoned Sewer Easement

cc: Chris Abele, County Executive
Marina Dimitrijevic, County Board Chairwoman
Supervisor Jim Luigi Schmitt, District 6
Paul Bargren, Corporation Counsel
Don Tyler, Director, Department of Administrative Services (DAS)
Pam Bryant, Office of the Comptroller
Greg High, Director, AE&ES (DAS-FM)
Gary Waszak, Director, Maintenance Manager (DAS-FM)
Sean Phelan, Phelan Development

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ATTACHMENT A



LINE TABLE

① N 60°35'21" W, 708.91'	⑧ N 84°51'29" W, 559.14'
② N 57°35'58" W, 164.90'	⑨ S 01°45'15" E, 67.30'
③ N 60°15'53" W, 789.45'	⑩ N 75°20'00" W, 153.22'
④ S 75°53'22" W, 75.49'	⑪ N 09°19'01" W, 433.71'
⑤ S 89°54'25" W, 63.42'	⑫ N 03°08'58" W, 78.12'
⑥ N 80°22'41" W, 49.52'	⑬ N 87°32'24" W, 52.99'
⑦ N 71°44'12" W, 222.26'	⑭ N 02°29'15" W, 277.40'

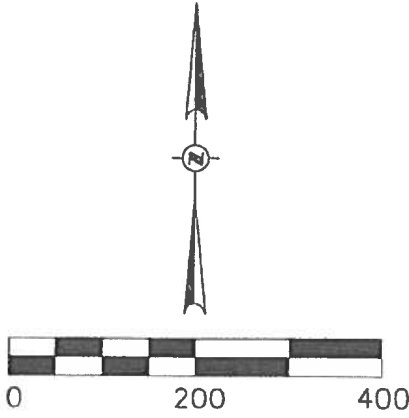


PROJECT NUMBER: 20090184.01
 DATE: 12/02/13
 SCALE: 1"=300'
 DRAWN BY: FKO
 CHECKED BY: MJR
 APPROVED BY: JTM
 REFERENCE SHEET:

PROJECT TITLE: UWM INNOVATION PARK

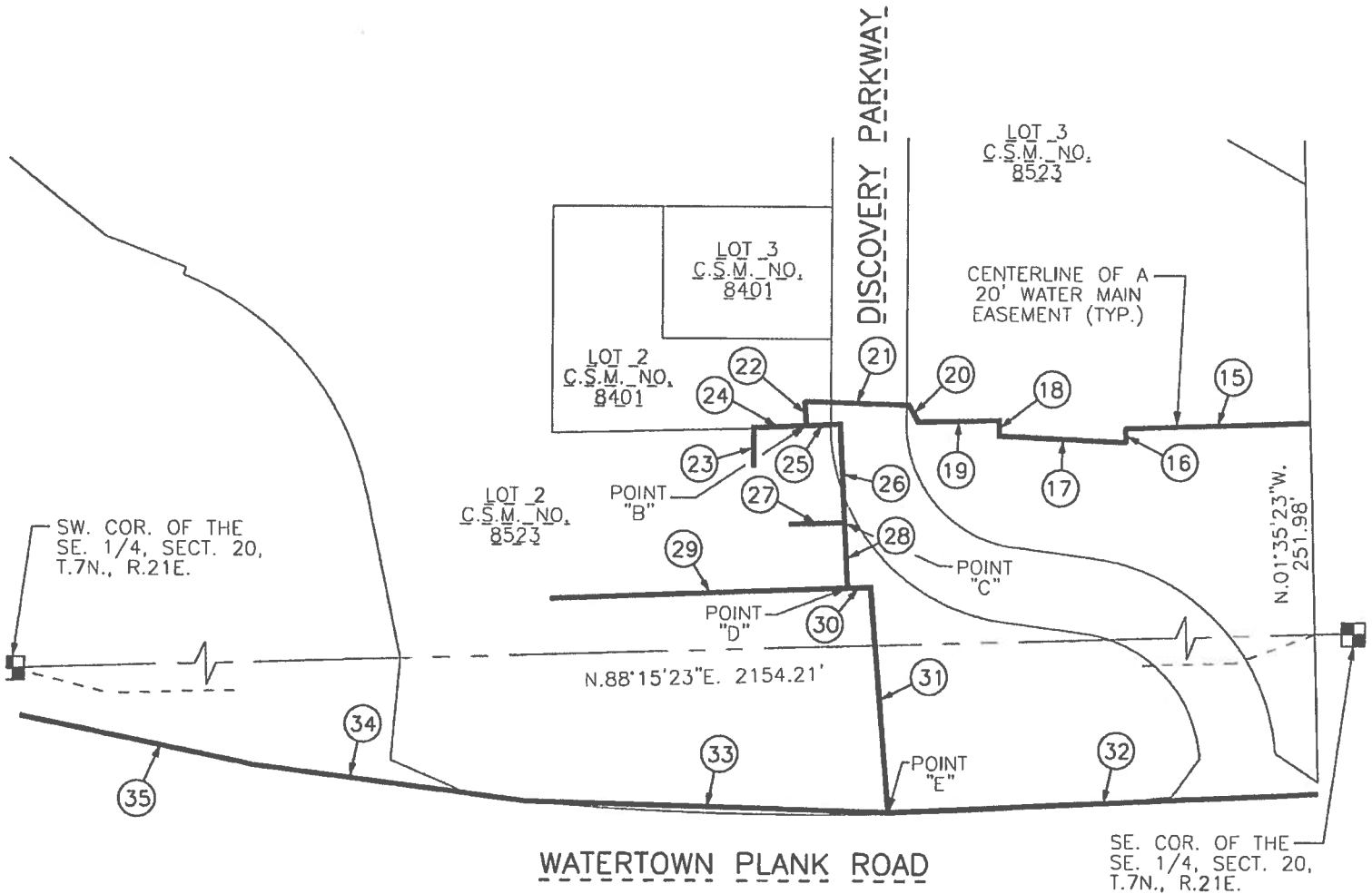
ABANDON WATER MAIN EASEMENTS

ATTACHMENT A cont.



LINE TABLE

⑮ N 88° 04' 10" E, 221.23'	⑳ S 88°01'59" W, 65.59'
⑯ N 03° 48' 33" W, 16.91'	㉑ N 02°52'20" W, 77.64'
⑰ S 87° 22' 27" E, 152.33'	㉒ S 87°46'37" W, 352.15'
⑱ N 60° 31' 05" E, 211.58'	㉓ S 88°10'59" W, 27.70'
⑲ S 35° 56' 05" W, 148.58'	㉔ N 04°40'06" W, 269.48'
㉀ S 29° 06' 51" E, 23.30'	㉕ N 87°13'39" E, 515.69'
㉁ S 88° 22' 03" E, 123.62'	㉖ S 88°18'45" E, 430.42'
㉂ N 04° 26' 15" W, 28.88'	㉗ S 82°40'21" E, 322.37'
㉃ S 00°14'01" E, 47.84'	㉘ S 78°14'05" E, 283.83'
㉄ S 87°40'36" W, 62.33'	
㉅ S 87°23'12" W, 40.32'	
㉆ N 02°32'13" W, 117.34'	



PROJECT NUMBER: 20090184.01
 DATE: 12/02/13
 SCALE: 1"=200'
 DRAWN BY: FKO
 CHECKED BY: MJR
 APPROVED BY: JTM
 REFERENCE SHEET:

PROJECT TITLE: UWM INNOVATION PARK

SHEET TITLE: ABANDON WATER MAIN EASEMENTS

2/3

LEGAL DESCRIPTION

That part of the Southeast and the Southwest 1/4 of Section 20, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southwest corner of said Southeast 1/4; thence North 88°15'23" East, on and along the south line of said Southeast 1/4, 2154.21 feet; thence North 01°35'23" West, 535.82 feet to the point of beginning and centerline of a 50' wide water main easement; thence North 60°35'21" West, on and along said centerline, 708.91 feet; thence North 57°35'58" West, on and along said centerline, 164.90 feet; thence North 60°15'53" West, on and along said centerline, 789.45 feet; thence South 75°53'22" West, on and along said centerline, 75.49 feet to point "A"; thence South 89°54'25" West, on and along said centerline, 63.42 feet; thence North 80°22'41" West, on and along said centerline, 49.52 feet; thence North 71°44'12" West, on and along said centerline, 222.26 feet; thence North 84°51'29" West, on and along said centerline, 559.14 feet; thence South 01°45'15" East, on and along said centerline, 67.30 feet; thence North 75°20'00" West, on and along said centerline, 153.22 feet to the point of terminus.

Also, beginning at Point "A" and the centerline of a 20' water main; thence North 09°19'01" West, on and along said centerline, 433.71 feet; thence North 03°08'58" West, on and along said centerline, 78.12 feet; thence North 87°32'24" West, on and along said centerline, 52.99 feet; thence North 02°29'15" West, on and along said centerline, 277.40 feet to the point of terminus.

Also, commencing at the southwest corner of said Southeast 1/4; thence North 88°15'23" East, on and along the south line of said Southeast 1/4, 2154.21 feet; thence North 01°35'23" West, 251.98 feet to the point of beginning and centerline of a 20' wide water main easement; thence North 88°04'10" East, on and along said centerline, 221.23 feet; thence North 03°48'33" West, on and along said centerline, 16.91 feet; thence South 87°22'27" East, on and along said centerline, 152.33 feet; thence North 60°31'05" East, on and along said centerline, 211.58 feet; thence South 35°56'05" West, on and along said centerline, 148.58 feet; thence South 29°06'51" East, on and along said centerline, 23.30 feet; thence South 88°22'03" East, on and along said centerline, 123.62 feet; thence North 04°26'15" West, on and along said centerline, 28.88 feet to Point "B"; thence South 87°23'12" West, on and along said centerline, 40.32 feet; thence South 02°32'13" East, on and along said centerline, 117.34 feet to Point "C"; thence South 02°52'20" East, on and along said centerline, 77.64 feet to Point "D"; thence South 88°10'59" West, on and along said centerline, 27.70 feet; thence South 04°40'06" East, on and along said centerline, 269.48 feet to Point "E"; thence North 88°18'45" West, on and along said centerline, 430.42 feet; thence North 82°40'21" West, on and along said centerline, 322.37 feet; thence North 78°14'05" West, on and along said centerline, 283.83 feet to the point of terminus

Also, beginning at Point "B" and the centerline of a 20' water main; thence South 87°40'36" West, on and along said centerline, 62.33 feet; thence South 00°14'01" East, on and along said centerline, 47.84 feet to the point of terminus.

Also, beginning at Point "C" and the centerline of a 20' water main; thence South 88°01'59" West, on and along said centerline, 65.59 feet to the point of terminus.

Also, beginning at Point "D" and the centerline of a 20' water main; thence South 87°46'37" West, on and along said centerline, 352.15 feet to the point of terminus.

Also, beginning at Point "E" and the centerline of a 20' water main; thence North 87°13'39" East, on and along said centerline, 515.69 feet to the point of terminus.



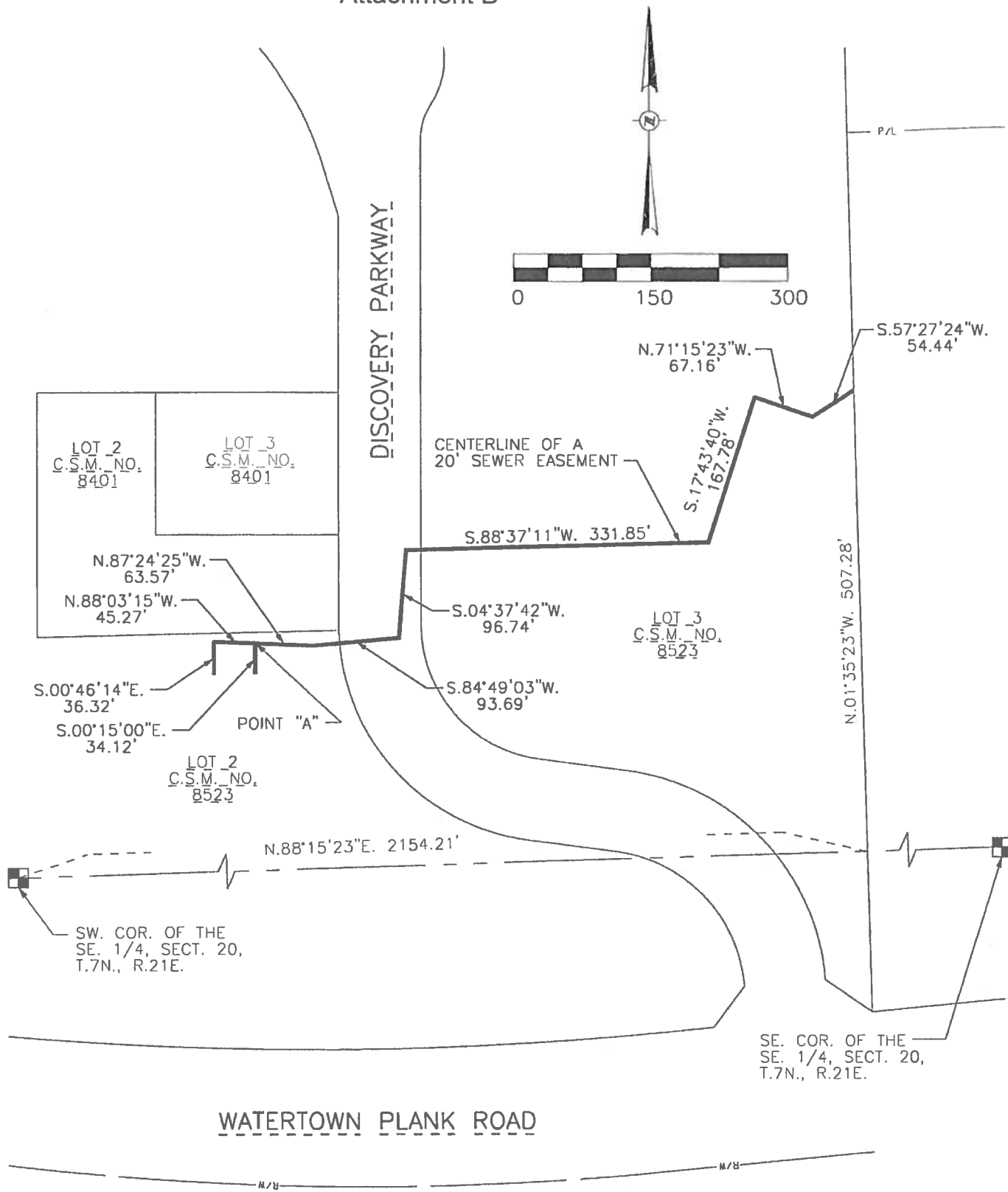
PROJECT NUMBER: 20090184.01
DATE: 12/02/13
SCALE: NTS
DRAWN BY: FKO
CHECKED BY: MJR
APPROVED BY: JTM
REFERENCE SHEET:

PROJECT TITLE: UWM INNOVATION
PARK

SHEET TITLE: ABANDON WATER MAIN
EASEMENTS

3/3

Attachment B



PROJECT NUMBER: 20090184.01
 DATE: 12/02/13
 SCALE: 1"=150'
 DRAWN BY: FKO
 CHECKED BY: MJR
 APPROVED BY: JTM
 REFERENCE SHEET:

PROJECT TITLE: UWM INNOVATION PARK

SHEET TITLE: ABANDON SEWER EASEMENT

1/2

ATTACHMENT B cont.

LEGAL DESCRIPTION

That part of the Southeast 1/4 of Section 20, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the southwest corner of said Southeast 1/4; thence North 88°15'23" East, on and along the south line of said Southeast 1/4, 2154.21 feet to the east line of Lot 3 of Certified Survey Map 8523; thence North 01°35'23" West, on and along said east line, 507.28 feet to the point of beginning and the centerline of a 20' wide sanitary sewer easement; thence South 57°27'24" West, on and along said centerline, 54.44 feet; thence North 71°15'23" West, on and along said centerline, 67.16 feet; thence South 17°43'40" West, on and along said centerline, 167.78 feet; thence South 88°37'11" West, on and along said centerline, 331.85 feet; thence South 04°37'42" West, on and along said centerline, 96.74 feet; thence South 84°49'03" West, on and along said centerline, 93.69 feet; thence North 87°24'25" West, on and along said centerline, 63.57 feet to point "A"; thence North 88°03'15" West, on and along said centerline, 45.27 feet; thence South 00°46'14" East, 36.32 feet to the point of terminus. Also, commencing at point "A"; thence South 00°15'00" East, on and along said centerline, 34.12 feet to point of terminus.



PROJECT NUMBER: 20090184.01
DATE: 12/02/13
SCALE: NTS
DRAWN BY: FKO
CHECKED BY: MJR
APPROVED BY: JTM
REFERENCE SHEET:

PROJECT TITLE: UWM INNOVATION
PARK

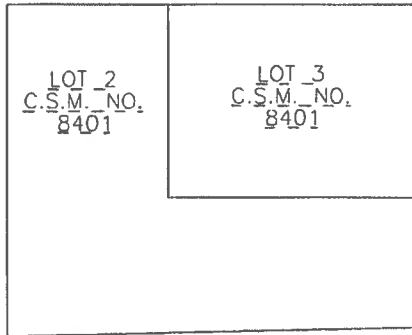
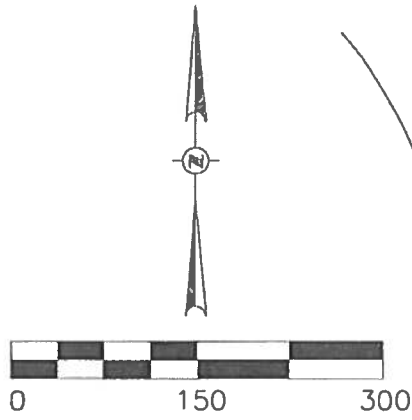
ABANDON SEWER
SHEET TITLE: EASEMENT

2/2

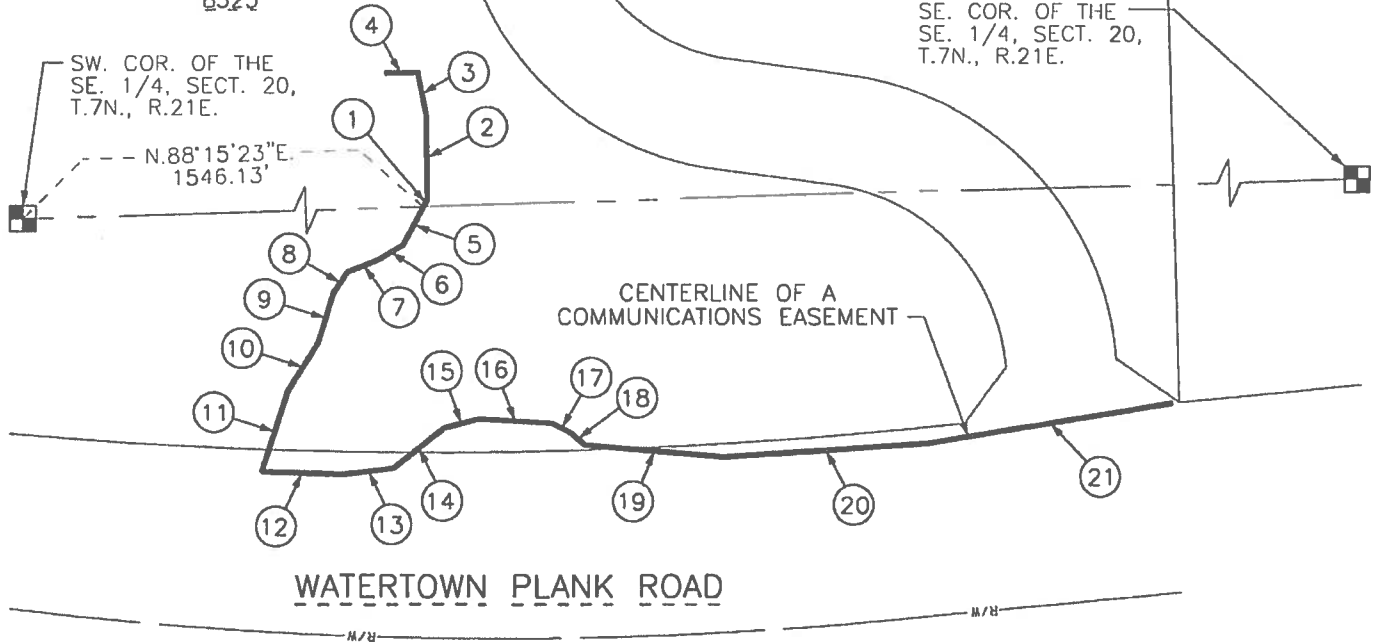
ATTACHMENT C

LINE TABLE

- ① N.28°32'45" E., 6.76'
- ② N.00°29'44" W., 68.22'
- ③ N.11°30'09" W., 35.28'
- ④ S.89°57'05" W., 27.39'
- ⑤ S.28°32'45" W., 35.11'
- ⑥ S.59°02'59" W., 22.36'
- ⑦ S.67°01'20" W., 27.49'
- ⑧ S.34°18'04" W., 20.42'
- ⑨ S.16°48'25" W., 42.44'
- ⑩ S.32°07'12" W., 46.16'
- ⑪ S.18°00'09" W., 68.68'
- ⑫ S.87°56'09" E., 64.86'
- ⑬ N.83°00'48" E., 41.61'
- ⑭ N.51°19'54" E., 52.86'
- ⑮ N.75°29'59" E., 28.38'
- ⑯ S.86°47'41" E., 59.31'
- ⑰ S.63°05'26" E., 17.62'
- ⑱ S.48°41'34" E., 14.91'
- ⑲ S.84°58'34" E., 112.90'
- ⑳ N.86°07'31" E., 165.00'
- ㉑ N.80°37'58" E., 203.07'



LOT 2
C.S.M. NO.
8523



SE. COR. OF THE
SE. 1/4, SECT. 20,
T.7N., R.21E.

PROJECT NUMBER: 20090184.01
 DATE: 12/02/13
 SCALE: 1"=150'
 DRAWN BY: FKO
 CHECKED BY: MJR
 APPROVED BY: JTM
 REFERENCE SHEET:

PROJECT TITLE: UWM INNOVATION
 PARK

SHEET TITLE: ABANDON COMMUNICATIONS
 EASEMENT



LEGAL DESCRIPTION

That part of the Southeast 1/4 of Section 20 and the Northeast 1/4 of Section 29, Township 7 North, Range 21 East, in the City of Wauwatosa, + Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southwest corner of said Southeast 1/4; thence North 88°15'23" East, on and along the south line of said Southeast 1/4, 1546.13 feet to the centerline of a 20' wide communications easement and the point of beginning; thence North 28°32'45" East, on and along said centerline, 6.76 feet; thence North 00°29'44" West, on and along said centerline, 68.22 feet; thence North 11°30'09" West, on and along said centerline, 35.28 feet; thence South 89°57'05" West, on and along said centerline, 27.39 feet to the point of terminus.

Also, commencing at the southwest corner of said Southeast 1/4; thence North 88°15'23" East, on and along the south line of said Southeast 1/4, 1546.13 feet to the point of beginning; thence South 28°32'45" West, on and along said centerline, 35.11 feet; thence South 59°02'59" West, on and along said centerline, 22.36 feet; thence South 67°01'20" West, on and along said centerline, 27.49 feet; thence South 34°18'04" West, on and along said centerline, 20.42 feet; thence South 16°48'25" West, on and along said centerline, 42.44 feet; thence South 32°07'12" West, on and along said centerline, 46.16 feet; thence South 18°00'09" West, on and along said centerline, 68.68 feet; thence South 87°56'09" East, 64.86 feet; thence North 83°00'48" East, on and along said centerline, 41.61 feet; thence North 51°19'54" East, on and along said centerline, 52.86 feet; thence North 75°29'59" East, on and along said centerline, 28.38 feet; thence South 86°47'41" East, on and along said centerline, 59.31 feet; thence South 63°05'26" East, on and along said centerline, 17.62 feet; thence South 48°41'34" East, on and along said centerline, 14.91 feet; thence South 84°58'34" East, on and along said centerline, 112.90 feet; thence North 86°07'31" East, on and along said centerline, 165.00 feet; thence North 80°37'58" East, 203.07 feet to the point of terminus.



PROJECT NUMBER: 20090184.01
DATE: 12/02/13
SCALE: NTS
DRAWN BY: FKO
CHECKED BY: MJR
APPROVED BY: JTM
REFERENCE SHEET:

PROJECT TITLE: UWM INNOVATION
PARK

2/2

ABANDON COMMUNICATIONS
SHEET TITLE: EASEMENT