

OLSON PROPERTY ACQUISITION

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5  
6 WHEREAS, the Waukesha County Development Plan, which incorporates the Waukesha  
7 County Park and Open Space Plan, was adopted by the Waukesha County Board of Supervisors  
8 on November 26, 1996, and  
9

10 WHEREAS, the acquisition of the Carl R. Olson property located in the Town of Vernon would  
11 implement said plan, (refer to Exhibit A), and  
12

13 WHEREAS, the Walter J. Tarmann Fund was created through Enrolled Ordinance 150-28 for the  
14 purpose of acquiring park and open space lands consistent with the County Board adopted Park  
15 and Open Space Plan for Waukesha County, and  
16

17 WHEREAS Waukesha County and the Fox River Commission have formed a partnership for the  
18 acquisition, demolition of existing structures, relocation costs, and stream bank restoration of the  
19 Olson Property, refer to Exhibit "B", and  
20

21 WHEREAS the selling price of the subject property is \$310,000, and  
22

23 WHEREAS the demolition of existing structures and ground restoration is estimated to be  
24 \$15,500, and  
25

26 WHEREAS, in conformance with the Waukesha County Code an Environmental  
27 Reconnaissance was conducted in which \$10, 000 of environmental cleanup is anticipated, and  
28

29 WHEREAS the stream bank restoration is estimated to be \$50,000, and  
30

31 WHEREAS, the other costs associated with the acquisition of said properties is estimated to be  
32 \$1,500, and  
33

34 WHEREAS, approximately \$329,000 in uncommitted expenditure authority remains in the  
35 Tarmann Fund 2001 budget, and  
36

37 WHEREAS, state or federal funding is not currently available for the purchase of said properties,  
38 Waukesha County has received a letter of retroactivity from the State of Wisconsin, Department  
39 of Natural Resources which maintains the county's eligibility for partial funding of said  
40 acquisition.  
41

42 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES  
43 ORDAIN that the Waukesha County Department of Parks and Land Use, in partnership with the  
44 Fox River Commission, in accordance with the Olson Property Land Acquisition Agreement, be  
45 authorized on behalf of Waukesha County to purchase the Olson Property located in the Town of  
46 Vernon and engage in contract for the demolition and grading, environmental clean up and  
47 stream bank restoration at a cost not to exceed \$391,300.  
48

49 BE IT FURTHER ORDAINED that \$12,300 of fund balance be appropriated within the Walter

50 J. Tarmann Parkland Acquisition Fund to provide expenditure appropriations for the acquisition  
51 of the Carl R. Olson property.

52

53 BE IT FURTHER ORDAINED that the Waukesha County Clerk and County Executive are  
54 authorized to execute all necessary applications and agreements in order to secure potential state  
55 and federal funds for said acquisition.

56

57 BE IT FURTHER ORDAINED that upon receipt of monies from the Fox River Commission and  
58 any state funds applicable to this acquisition said monies be accounted for in the Walter J.  
59 Tarmann Parkland Acquisition Fund revenue account to be utilized for future parkland  
60 acquisitions.

OLSON PROPERTY ACQUISITION

Presented by:  
Land Use, Parks, and Environment Committee

Paul G. Vrakas  
Paul G. Vrakas, Chair

Pauline T. Jaske  
Pauline T. Jaske

Absent  
James Jeskewitz

Walter L. Kolb  
Walter L. Kolb

Karen J. McNelly  
Karen J. McNelly

Daniel F. Meissner  
Daniel F. Meissner

Ronald V. Rydberg  
Ronald V. Rydberg

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: September 28, 2001 Patricia E. Madden  
Patricia E. Madden, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: ✓

Vetoed: \_\_\_\_\_

Date: 9-28-01

D. M. Finley  
Daniel M. Finley, County Executive

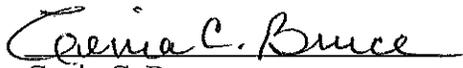
OLSON PROPERTY ACQUISITION

Approved by:  
Finance Committee

  
Duane Stamsta, Chair

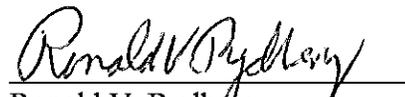
  
James R. Behrend

absent  
Donald M. Broesch

  
Genia C. Bruce

  
Joe C. Marchese

absent  
Karen J. McNelly

  
Ronald V. Rydberg

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: \_\_\_\_\_, \_\_\_\_\_  
Patricia E. Madden, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: \_\_\_\_\_  
Vetoed: \_\_\_\_\_

Date: \_\_\_\_\_, \_\_\_\_\_  
Daniel M. Finley, County Executive

**OLSON PROPERTY LAND ACQUISITION AGREEMENT**

WHEREAS, the County of Waukesha, hereinafter referred to as County, and the Fox River Commission, hereinafter referred to as Commission, are desirous of obtaining title to the Olson property located at W224 S9955 Big Bend Road in the Town of Vernon for purposes of preserving the property for the County Park purposes, and

WHEREAS, the parties to this agreement are committed to expend funds in a partnership endeavor, and

WHEREAS, it is understood that after acquisition of the property, additional demolition, relocation and stream bank restoration costs will be incurred, and

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The County will consummate its agreement to purchase the above referenced parcel for \$310,000. The purchase price is to be allocated as follows:

Distribution of Acquisition Costs

<u>Item</u>	<u>Cost</u>	<u>County</u>	<u>Commission</u>
Land Acquisition	\$310,000	\$133,000	\$177,000

All payments to be made at time of closing. The estimated closing costs are estimated to be \$1,500 of which County will pay the total cost.

2. The actual cost of \$4,300 to have two appraisals prepared for the property shall be paid for by the County.
3. Immediately after acquisition, the County will engage and contract for demolition of the structures on site and grading of the parcel, which will cost approximately \$15,500, of which the County will pay 50% and the Commission will pay 50% of the full demolition cost.
4. Immediately after closing, the County will engage in a contract to remove any environmental hazardous waste from the site. The estimated cost is \$10,000, of which the County will pay the full amount.
5. After closing the Commission will engage in a contract to restore the stream bank per an agreed upon plan. The estimated cost is \$50,000 of which the Commission will pay the full amount. Should the Commission not receive anticipated HUD grant monies in the amount of \$30,000 for stream bank restoration or receive partial funding for said work the County would be responsible for payment of that portion of the anticipated Grand funds not received by the Commission from HUD.
6. The parties further agree that the County will retain title to the property and the same will be administered as a part of the Fox River Greenway.
7. Attached is a summary of the cost to be allocated as shown.
8. The Commission's total monetary obligation shall not exceed \$234,750 with HUD grant assistance or \$204,750 without HUD grant assistance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

WAUKESHA COUNTY

FOX RIVER COMMISSION

\_\_\_\_\_  
Daniel M. Finley  
County Executive

\_\_\_\_\_  
President

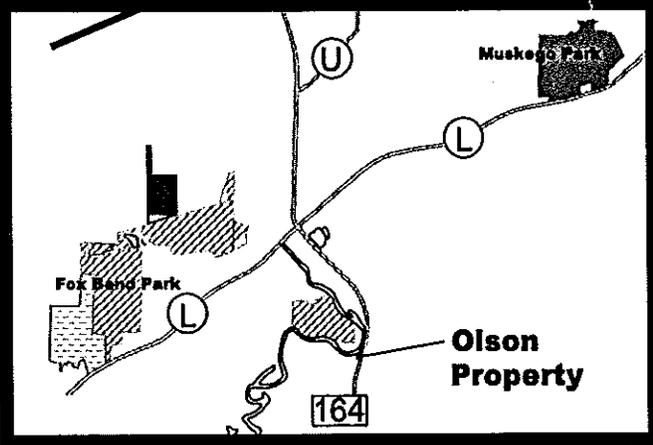
## Olson Property (Fox River Inn) Acquisition Costs & Funding Sources

Item	Total Costs	With HUD Grant Funds		Without HUD Grant Funds	
		County	Commission	County	Commission
Appraisal	\$4,300	\$4,300	0	\$4,300	0
Property acquisition	\$133,000	\$133,000	\$177,000	\$133,000	\$177,000
Closing costs	\$1,500	\$1,500	0	\$1,500	0
Environmental cleanup	\$10,000	\$10,000	0	\$10,000	0
Demolition of buildings	\$7,750	\$7,750	\$7,750	\$7,750	\$7,750
Acquisition Subtotal	\$341,500	\$156,550	\$184,750	\$156,550	\$184,750
Stream bank restoration	\$50,000	0	\$50,000	\$30,000 <sup>1</sup>	\$20,000
<b>Totals</b>	<b>\$391,500</b>	<b>\$156,550</b>	<b>\$234,750</b>	<b>\$186,550</b>	<b>\$204,750</b>

1. The County would be responsible for payment of that portion of the stream bank restoration project not funded by anticipated HUD grant funds of \$30,000.

2. Estimated Costs.

3. The County and Commission shall be responsible for payment of actual project cost. The Commission's total monetary obligation shall not exceed \$234,750 with HUD grant assistance or \$204,750 without HUD grant assistance.



**LOCATION MAP**

Primary Environmental Corridor

**Olson Property**  
(2.938 Acres)

**FOX RIVER**

**Big Bend Drive**  
**STH 16**



**WAUKESHA COUNTY**  
Department of Parks and Land Use

**OLSON PROPERTY**  
Proposed Acquisition

**EXHIBIT A**

DATE  
6/20/01

DRAWN BY:  
RHJ



**NORTH**

SHEET 1 OF 1

**1** 5.

156-0-048

FISCAL NOTE

OLSON PROPERTY ACQUISITION

This ordinance authorizes the acquisition of approximately 2.9 acres in the Town of Vernon in partnership with the Fox River Commission. The project is estimated at \$391,300 for acquisition, site cleanup and streambed restoration. The total cost of acquisition and site cleanup in 2001 is estimated at \$341,300, which will be paid up front by the County. The Fox River Commission has agreed to reimburse the County up to \$184,750 of those costs. Currently, about \$329,000 of uncommitted expenditure authority remains in the 2001 Tarmann Fund budget. The ordinance appropriates \$12,300 from the Tarmann Fund balance (currently \$3,238,986) to make up the difference. The County may be able to receive partial State Department of Natural Resources funding for its share of the acquisition costs at a later date. The ordinance directs that any funds which are received from the State or the Fox River Commission be accounted for in the Tarmann Fund and used for future parkland acquisitions. Such future acquisitions would require County Board action.

In addition to the above, the Fox River Commission has agreed to contract separately for a stream bank restoration project on this parcel in 2002. The project cost is estimated at \$50,000, which the Commission intends to fund through a grant from the federal Department of Housing and Urban Development. In the event the Commission does not receive the grant, the County would be required to contribute an additional \$30,000 to partially fund the project. According to the Department, this amount has been included in the 2002 Land Resources budget request.



Lawrence M. Dahl  
Accounting Services Manager  
8/20/01

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WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-09/25/01

(ORD) NUMBER-1560048

1 K. HERRO.....AYE  
 3 D. STAMSTA.....AYE  
 5 J. MARCHESE.....AYE  
 7 J. JESKEWITZ.....AYE  
 9 S. WOLFF.....AYE  
 11 B. TESMER.....AYE  
 13 E. LA MONTE.....AYE  
 15 D. SWAN.....AYE  
 17 J. BEHREND.....AYE  
 19 C. SEITZ.....AYE  
 21 W. KOLB.....AYE  
 23 E. KRAUS.....AYE  
 25 K. CUMMINGS.....AYE  
 27 D. PAULSON.....AYE  
 29 J. MAAS.....AYE  
 31 V. STROUD.....AYE  
 33 P. GUNDRUM.....AYE  
 35 K. McNELLY.....AYE

2 C. WILSON.....AYE  
 4 D. MEISSNER.....AYE  
 6 D. BROESCH.....AYE  
 8 J. DWYER.....AYE  
 10 P. HAUKOHL.....AYE  
 12 J. WILLIAMS.....AYE  
 14 J. LA PORTE.....  
 16 R. MANKE.....AYE  
 18 J. ARNDT.....  
 20 M. KIPP.....AYE  
 22 G. BRUCE.....AYE  
 24 R. RYDBERG.....  
 26 P. VRAKAS.....AYE  
 28 P. JASKE.....AYE  
 30 M. THOMAS.....AYE  
 32 C. WICHGERS.....AYE  
 34 R. SINGERT.....AYE

TOTAL AYES-32

TOTAL NAYS-00

CARRIED X

DEFEATED \_\_\_\_\_

UNANIMOUS X

TOTAL VOTES-32