

ENROLLED ORDINANCE 175-15

AUTHORIZE SALE OF WANAKI GOLF COURSE

WHEREAS, as amended in the 2020 Waukesha County Adopted Budget (Enrolled Ordinance 174-063), a four-phase process to lease or sell the 148-acre Wanaki Golf Course property, Tax Key number MNFV0123999002, located in the Village of Menomonee Falls, was approved; and

WHEREAS, the first phase of the process, to solicit proposals from qualified vendors to lease for golf operations, was unsuccessful; and

WHEREAS, Waukesha County is currently in phase two of the process and has contracted with a real estate broker, Colliers International, LLC, to list Wanaki Golf Course for sale for golf operations via deed restriction; and

WHEREAS, Waukesha County has received an offer to purchase the property that is consistent with the requirements in the adopted 2020 County Budget; and

WHEREAS, the offer to purchase includes an acknowledgment of the deed restriction condition of the sale that limits the use of the property to golf operations for a period not less than four years; and

WHEREAS, the buyer has acknowledged through the offer to purchase that any and all amounts due under the 2012 Intermunicipal Agreement between the Village of Menomonee Falls and Waukesha County for deferral of sewer and water assessments attributable to the property shall be assumed by and become the sole responsibility of the buyer upon closing; and

WHEREAS, Waukesha County will work with the Wisconsin Department of Natural Resources to develop a mutually-agreed-upon plan for Park System capital development investment equal to the fair market value of the property to satisfy a grant encumbrance via a Statewide Outdoor Recreation Aids Program (ORAP) acquisition grant executed by the County and the Department of Resource Development in May 1967; and

WHEREAS, the plan for Park System capital investment is subject to approval of the County Board through the annual budget process.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the offer to purchase the 148-acre Wanaki Golf Course property, Tax Key number MNFV0123999002 located in the Village of Menomonee Falls, from SAS Land LLC., on file in the office of Corporation Counsel and shared and discussed with the Board, is hereby approved.

BE IT FURTHER ORDAINED that the Director of the Department of Parks and Land Use is authorized to sign a purchase agreement with SAS Land its successor or assign, in the form to be approved by Corporation Counsel necessary to effectuate the approved sale.

BE IT FURTHER ORDAINED that the Clerk and County Executive, or their designee, are authorized to execute any and all other documents necessary or desirable to accomplish the approved sale.

BE IT FURTHER ORDAINED that proceeds from the sale of Wanaki Golf Course be deposited into the Parkland Management Cost Center within the Walter J. Tarmann Parkland Acquisition Fund to hold the sale funds.

BE IT FURTHER ORDAINED that the Department of Parks and Land Use work out a mutually agreeable plan with the Wisconsin Department of Natural Resources to satisfy a grant encumbrance via the Statewide Outdoor Recreation Aids Program (ORAP) acquisition grant executed by the County in May 1967. Final distribution of the funds, including to the Golf Course Fund, will be based on the final distribution plan.

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as amended for sale to SAS Land LLC.

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

Date: 6/23/2020, *Margaret Wartman*
Margaret Wartman, County Clerk

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

Approved: X

Vetoed: _____

Date: 6/24/2020, *Paul Farrow*
Paul Farrow, County Executive