

ENROLLED ORDINANCE 178-74

AUTHORIZE SALE OF COUNTY GRAVEL PIT

WHEREAS, on October 25, 1967, Waukesha County purchased a 102-acre parcel of land, Tax Key Number GNT1463998, located at W339 S1742 County Highway C, in the Town of Genesee, that contains a gravel pit on the north end and agricultural land on the south (the "property"); and

WHEREAS, Waukesha County extracted topsoil, gravel and sand from the property to support highway operations; and

WHEREAS, in December of 2000, the Wisconsin Department of Natural Resources promulgated statewide standards under Wisconsin Administrative Code NR 135 requiring the reclamation of non-metallic mines in Wisconsin; and

WHEREAS, in June 2002, Waukesha County executed Contract #0221 with Johnson Sand & Gravel, Inc. ("JSG") to complete mining and reclamation work and operate a yard waste composting facility on the County property; and

WHEREAS, on September 12, 2012, Contract #0221 was extended through September 15, 2022 or through project completion, whichever came first; and

WHEREAS, in 2013, the County obtained a permit from the Wisconsin Department of Natural Resources to remove a one-acre County-owned closed landfill located on the north end of the property and mine the surrounding materials; and

WHEREAS, through a nationally recognized coordinated yard waste composting operation, a sufficient amount of compost was generated as a topsoil substitute for reclaiming the mined areas of the property; and

WHEREAS, reclamation of the mined areas of the property has been completed in accordance with the permits issued by the Town of Genesee; and

WHEREAS, an appraisal of the property was completed by a Wisconsin Licensed Certified General Appraiser in May of 2023; and

WHEREAS, Waukesha County has retained the services of a Real Estate Broker approved by the Finance Committee on July 19, 2023; and

WHEREAS, the marketing of the property is consistent with the Comprehensive Development Plan for Waukesha County (Industrial), Comprehensive Development Plan for the Town of Genesee (Industrial), Waukesha County Zoning Code (M-2 General Industrial) and Town of Genesee Zoning Code (M-2 General Industrial); and

WHEREAS, Waukesha County has received an offer to purchase the property that is consistent with the real estate appraisal.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the offer to purchase the 102-acre County Gravel Pit, Tax Key number GNT1463998, located at W339 S1742 County Highway C, in the Town of Genesee, from Briohn Construction, 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 in the form to be approved by the 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 the County Gravel Pit be deposited into the Walter J. Tarmann Parkland Acquisition Fund.

AUTHORIZE SALE OF COUNTY GRAVEL PIT

Presented by:

Approved by:

Land Use, Parks & Environment Committee

Finance Committee

  
Tyler J. Foti, Chair


  
James A. Heinrich, Chair

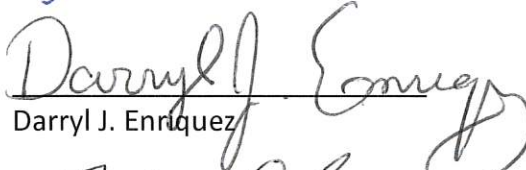
  
Jennifer Grant

  
Larry Bangs

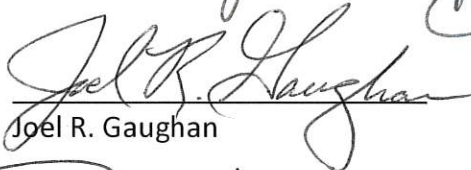
  
Christine M. Howard

  
James Batzko


  
Robert L. Kolb

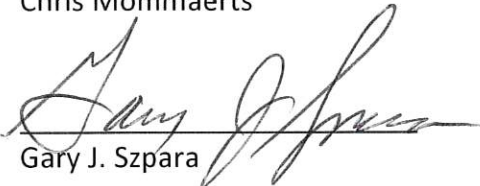
  
Darryl J. Enriquez

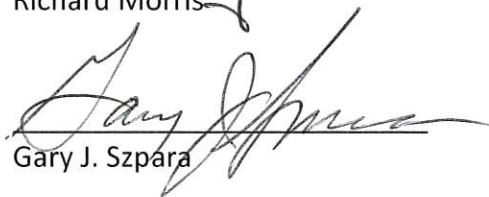
  
Brian Meier

  
Joel R. Gaughan

  
Chris Mommaerts

  
Richard Morris

  
Gary J. Szpara

  
Gary J. Szpara

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

Date: 12/19/2023,   
Margaret Wartman, County Clerk

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

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


Date: 12/20/2023,   
Paul Farrow, County Executive

FISCAL NOTE

AUTHORIZE SALE OF COUNTY GRAVEL PIT

The ordinance approves the sale of the 102-acre reclaimed county Gravel Pit located in the Town of Genesee for \$5.5 million. After deducting closing costs related to the 102-acre County Gravel Pit, all net proceeds will be deposited into the Tarmann Special Revenue Fund and available for future appropriations. Future use of Tarmann Fund reserves will require consideration through an ordinance by the County Board.

Currently, the Gravel Pit is property tax-exempt. Upon sale, the property and future development will be subject to property tax.

  
Marisa Schlichting  
Accounting Services Manager  
11/28/2023



**VOTE RESULTS**

25 YES 0 NO 0 ABSTAIN 0 ABSENT

**Ordinance 178-O-078**

Ordinance 178-O-078: Authorize Sale of County Gravel Pit

 **Passed By Majority Vote**

D1 - Foti	AYE	D10 - Thieme	AYE	D19 - Enriquez	AYE
D2 - Weil	AYE	D11 - Howard	AYE	D20 - Schellinger	AYE
D3 - Morris	AYE	D12 - Wolff	AYE	D21 - Gaughan	AYE
D4 - Batzko	AYE	D13 - Decker	AYE	D22 - Szpara	AYE
D5 - Grant	AYE	D14 - Mommaerts	AYE	D23 - Hammitt	AYE
D6 - Walz	AYE	D15 - Kolb	AYE	D24 - Bangs	AYE
D7 - LaFontain	AYE	D16 - Crowley	AYE	D25 - Johnson	AYE
D8 - Koremenos	AYE	D17 - Meier	AYE		
D9 - Heinrich	AYE	D18 - Nelson	AYE		