

ENROLLED RESOLUTION 169-6

PROCESS FOR DETERMINING THE DISPOSITION OF THE  
HISTORIC HEALTH AND HUMAN SERVICES BUILDING

WHEREAS, there is an interest in preserving the former Health and Human Services building which has a number of historic preservation designations, and

WHEREAS, this was in part reflected in the capital project titled “Limit Demolition to the East Wing of the Former HHS Building”, and

WHEREAS, that project preserves the buildings located on the original historic Grandview Health Resort (constructed in 1911) and two subsequent wings (added in 1921 and 1928), while limiting demolition in 2015 to the east wing building (constructed in 1963), and

WHEREAS, there is an economic consideration in avoiding demolition and related costs associated with elements of the building deemed historic, and

WHEREAS, since developer investment in the property and building would likely require a forty-year lease, sale becomes a more viable option, and

WHEREAS, it is anticipated that if developers respond favorably to the RFP or property for sale listing that the County Board would ultimately need to weigh an interest in historic preservation in concert with cost avoidance and potential income for the County versus the County’s interest in the parcel for future County use.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA  
RESOLVES that the Administration develops and executes a RFP process or listing that offers the former Health and Human Services building for sale within the parameters of historic preservation, in concert with sale of the associated attached approximate footprint of property.

BE IT FURTHER RESOLVED that the RFP, or listing if necessary, include but not be limited to the following:

Standard and customary language in concert with any liability waivers required by the County.

“As Is” provisions that hold the county harmless from liability associated with the building and property.

Any standard bond provision to hold the County harmless.

Provisions to allow options that provide for resolution of closure of the wall needed due to planned demolition of the 1963 building, and potential coordination of the project to provide for cost efficiencies to the County and the developer.

The RFP or listing includes a clause that the County, after a decision by the County Board, reserves the right to reject all proposals.

Access to a public road will be provided at no cost to the county.

The RFP or listing shall address any access issues, road issues, easement issues, and utility issues and address any related payment within reason to the County.

The RFP or listing option shall be for at least two months or standard County practice.

Preferred methods for any rezone requirements will be addressed by the developer.

The developer will be responsible to ensure that the number of parking spots are consistent with the proposed use.

Any contributions to building maintenance issues in the interim may also be addressed by the RFP or listing response.

The RFP or listing shall also include any standard or customary language associated with purchasing or legal issues.

Any necessary covenants under Wis. Stat. 66.1111 pertaining to historic preservations be outlined.

County shall have first right of refusal on any subsequent sale of the property.

The RFP or listing shall be structured so the building and property purchase can be clearly presented to the County Board.

Unlike a regular RFP, the recommendation shall be presented to the appropriate Committees and County Board.

Ultimately, any necessary ordinances to effectuate the transaction on the property would be presented to the appropriate Committees and County Board.

BE IT FURTHER RESOLVED to protect future taxpayers, that prior to the actual sale of the former Health and Human Services building and property, that comparable land be rezoned for County use.

BE IT FURTHER RESOLVED that the RFP Committee include at least one County Board member who voted in favor of this resolution.

PROCESS FOR DETERMINING THE DISPOSITION OF THE  
HISTORIC HEALTH AND HUMAN SERVICES BUILDING

Presented by:  
Executive Committee

Approved by:  
Public Works Committee

Approved by:  
Finance Committee

*Paul Decker*

Paul L. Decker, Chair

*David W. Swan (NO)*

David W. Swan, Chair

*James A. Heinrich*

James A. Heinrich, Chair

*James A. Heinrich*

James A. Heinrich

*Kathleen M. Cummings (Yes)*

Kathleen M. Cummings

*Eric Highum*

Eric Highum

*Pauline T. Jaske*

Pauline T. Jaske

*[Absent]*

Keith Hammitt

*Richard Morris*

Richard Morris

*David W. Swan*

David W. Swan

*Robert L. Kolb (NO)*

Robert L. Kolb

*Larry Nelson*

Larry Nelson

*Peter M. Wolff*

Peter M. Wolff

*[Absent]*

Richard Morris

*Duane E. Paulson*

Duane E. Paulson

*Gilbert W. Yerke*

Gilbert W. Yerke

*Carl Pettis (NO)*

Carl Pettis

*Steve Whittow*

Steve Whittow

*David D. Zimmermann*

David D. Zimmermann

*Steve Whittow*

Steve Whittow

*William J. Zaborowski (NO)*

William J. Zaborowski

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

Date: 2/24/15, *Kathleen Novack*  
Kathleen Novack, County Clerk

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

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

Date: 3-2-15, *Daniel P. Vrakas*  
Daniel P. Vrakas, County Executive

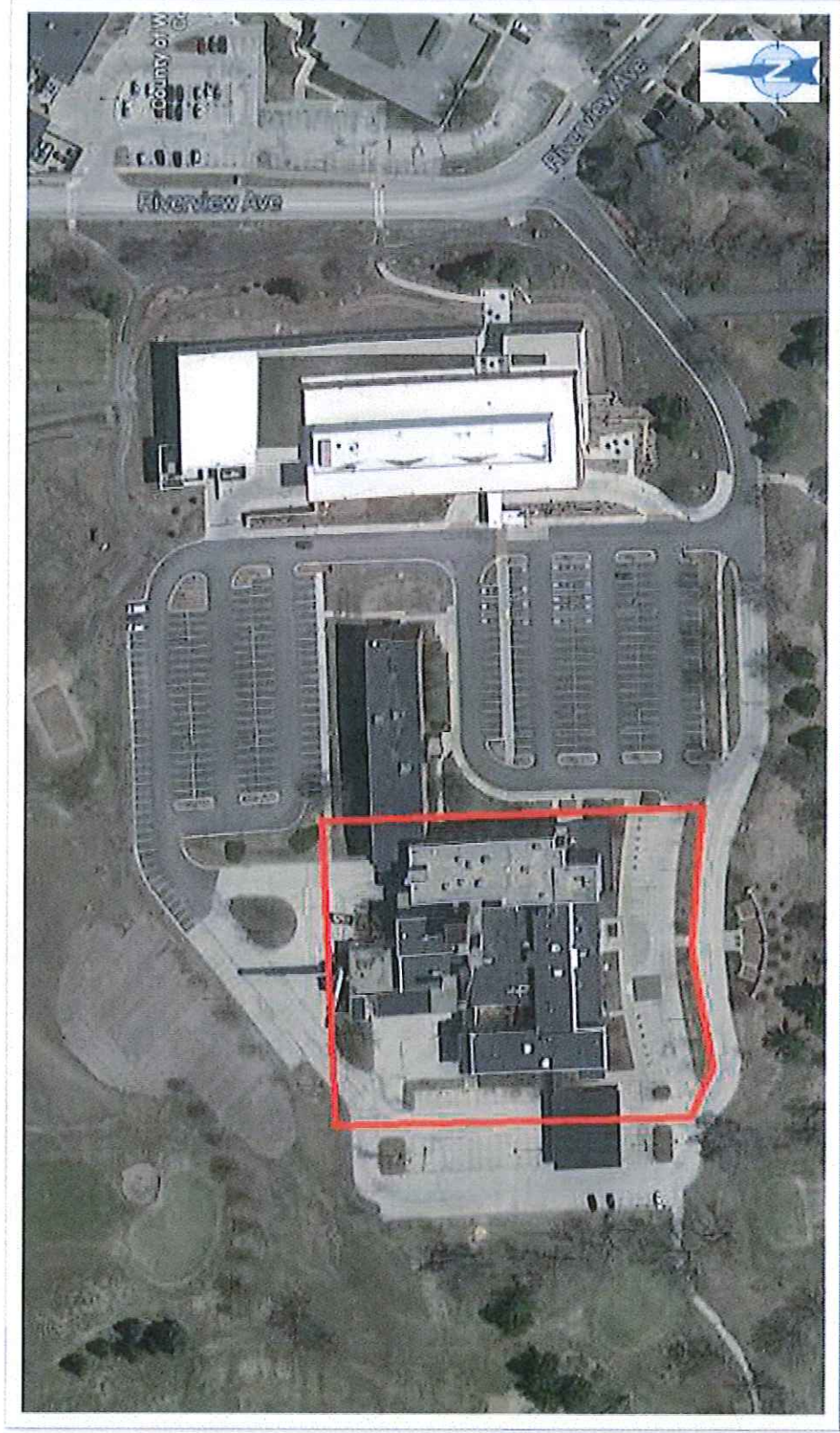


**Waukesha County**

**Former Health & Human Services Building**

**Proposed Sale Area: Option B**

**Approximately 2.2 acres**



WAUKESHA COUNTY BOARD OF SUPERVISORS

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DATE-02/24/15

(RES) NUMBER-1690006

1 R. KOLB.....NAY  
3 R. MORRIS.....NAY  
5 J. BRANDTJEN.....AYE  
7 J. GRANT.....AYE  
9 J. HEINRICH.....AYE  
11 C. HOWARD.....AYE  
13 P. DECKER.....AYE  
15 B. MITCHELL.....AYE  
17 D. PAULSON.....NAY  
19 K. CUMMINGS.....AYE  
21 W. ZABOROWSKI.....NAY  
23 K. HAMMITT.....NAY  
25 G. YERKE.....AYE

2 D. Zimmermann.....AYE  
4 J. BATZKO.....AYE  
6 J. WALZ.....AYE  
8 E. HIGHUM.....AYE  
10 D. SWAN.....NAY  
12 P. WOLFF.....AYE  
14 C. PETTIS.....AYE  
16 M. CROWLEY.....AYE  
18 L. NELSON.....AYE  
20 T. SCHELLINGER...AYE  
22 P. JASKE.....AYE  
24 S. WHITTOW.....AYE

TOTAL AYES-19

TOTAL NAYS-06

CARRIED ~~\_\_\_\_\_~~

DEFEATED \_\_\_\_\_

UNANIMOUS

TOTAL VOTES-25