

*Enrolled Ordinance 157-31*  
*Proposed Ordinance 157-33*

1 WAUKESHA COUNTY DETERMINATION OF NECESSITY AND RELOCATION ORDER  
2 FOR THE EXPANSION OF THE WAUKESHA COUNTY JUSTICE CENTER,  
3 WAUKESHA COUNTY PROJECT 200108  
4

5  
6 WHEREAS Waukesha County intends to construct an addition to the Waukesha County Justice  
7 Center (the "Project"), and  
8

9 WHEREAS the County does not possess all the property rights needed for said project, and  
10

11 WHEREAS the County wishes to purchase a parcel of land known as 1200 Buena Vista Avenue,  
12 City of Waukesha and further described as: Lot 12 of Griffin Heights Addition, being part of the  
13 Southeast One Quarter of Section 34, Town 7 North, Range 19 East, City of Waukesha, County  
14 of Waukesha, State of Wisconsin, and  
15

16 WHEREAS in accordance with Chapter 32.06(2)(a), Stats, said parcel should be purchased at an  
17 appraised value as stated in the Sales Contract dated June 28, 2002 and on file with the County  
18 Clerk, and  
19

20 WHEREAS following the purchase of said parcel, the County shall have all site improvements  
21 razed in preparation for the Project.  
22

23 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES  
24 ORDAIN that the acquisition of the subject property is necessary and the relocation order  
25 allowing acquisition of said property to permit the Project is hereby issued pursuant to Section  
26 32.06(1) and 59.52(6)(a) Stats.  
27

28 BE IT FURTHER ORDAINED that said parcel of land be purchased and the terms and  
29 conditions of the executed offer to purchase dated June 28, 2002 and on file with the County  
30 Clerk's office be adopted.  
31

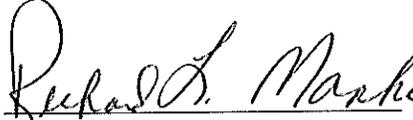
32 BE IT FURTHER ORDAINED that all site improvements be razed from this parcel following  
33 said purchase.

WAUKESHA COUNTY DETERMINATION OF NECESSITY AND RELOCATION ORDER  
 FOR THE EXPANSION OF THE WAUKESHA COUNTY JUSTICE CENTER,  
 WAUKESHA COUNTY PROJECT 200108

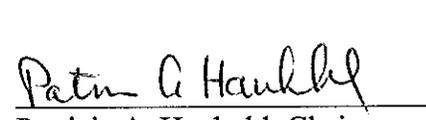
Presented by:  
 Public Works Committee

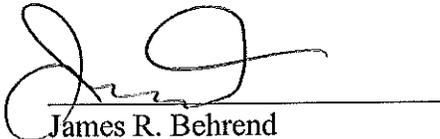
Approved by:  
 Executive Committee

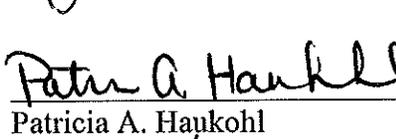
Approved by:  
 Finance Committee

  
 Richard L. Manke, Chair

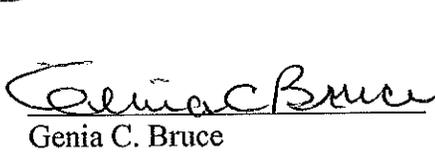
  
 James T. Dwyer, Chair

  
 Patricia A. Haukohl, Chair

  
 James R. Behrend

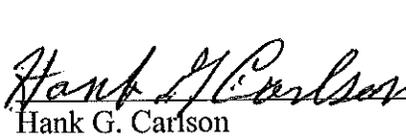
  
 Patricia A. Haukohl

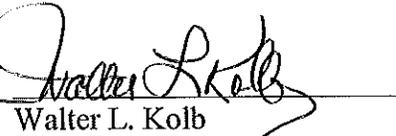
  
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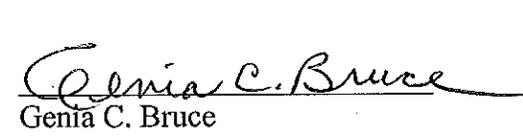
  
 Genia C. Bruce

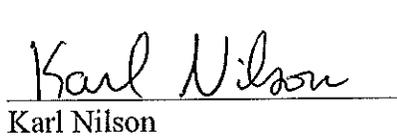
  
 Kenneth C. Herro

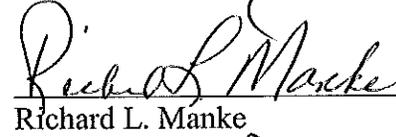
  
 Donald M. Broesch

  
 Hank G. Carlson

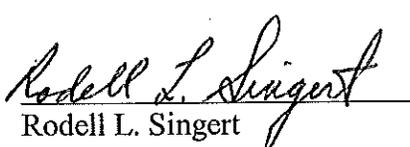
  
 Walter L. Kolb

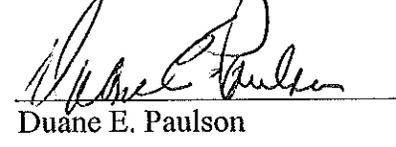
  
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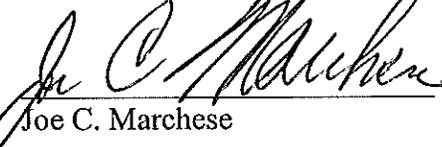
  
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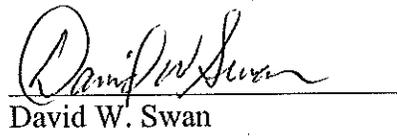
  
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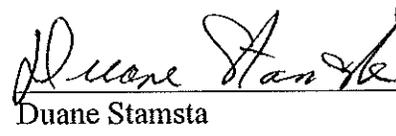
  
 Joseph F. Griffin

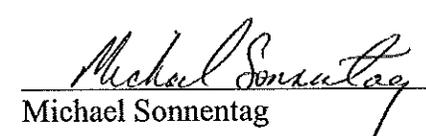
  
 Rodell L. Singert

  
 Duane E. Paulson

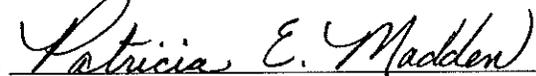
  
 Joe C. Marchese

  
 David W. Swan

  
 Duane Stamsta

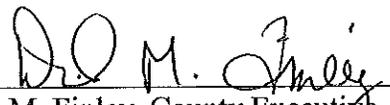
  
 Michael Sonnentag

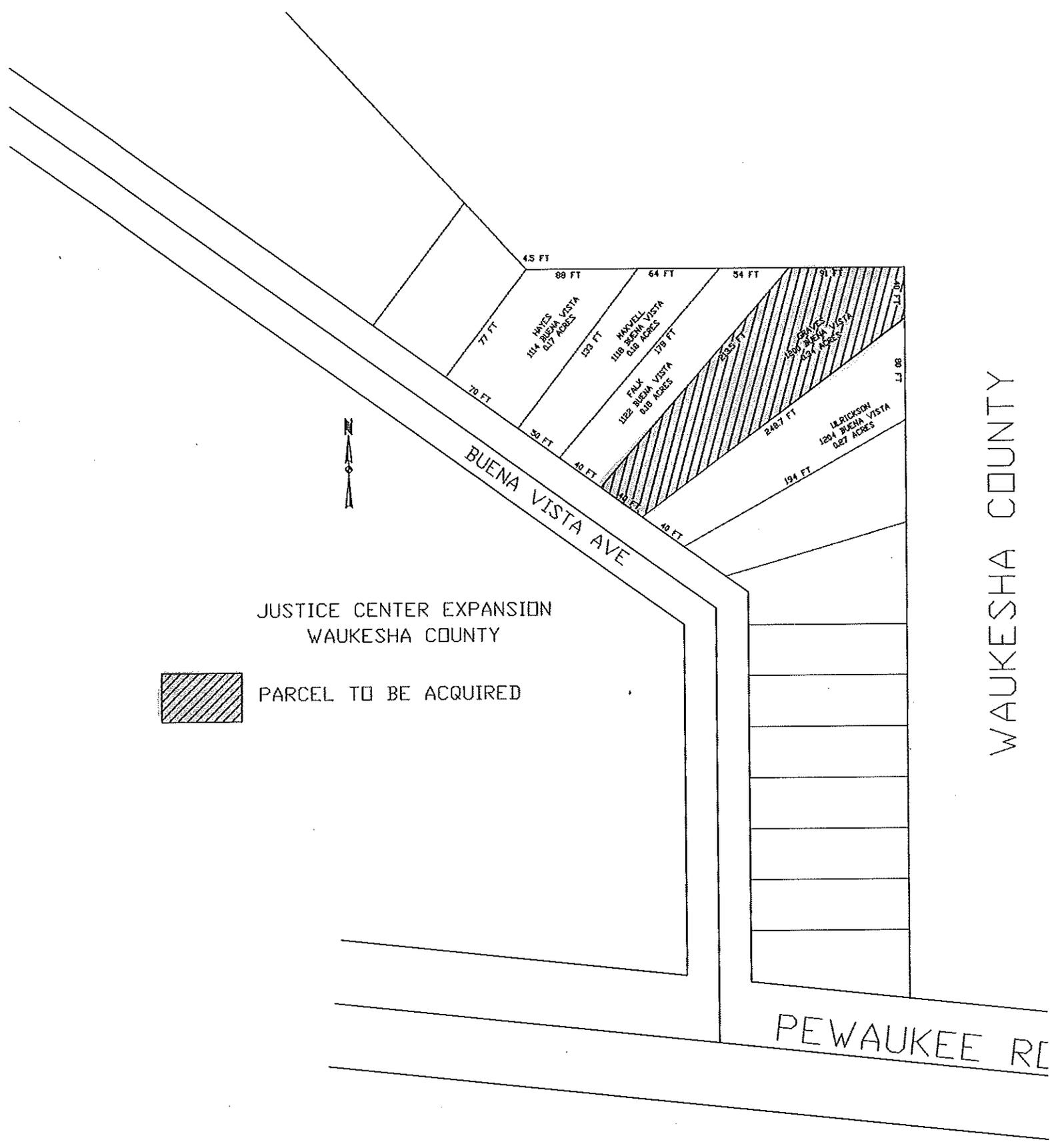
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: August 14, 2002,   
 Patricia E. Madden, County Clerk

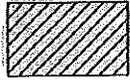
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: ✓  
 Vetoed: \_\_\_\_\_

Date: 8-14-02,   
 Daniel M. Finley, County Executive



JUSTICE CENTER EXPANSION  
WAUKESHA COUNTY



PARCEL TO BE ACQUIRED

WAUKESHA COUNTY

COPY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE  
(SUBJECT TO COUNTY BOARD APPROVAL)

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THIS AGREEMENT, Made and entered into by and between Michael A. and Jennifer H. Graves, husband and wife,  
hereinafter called SELLER, and Waukesha County hereinafter called BUYER.

DESCRIPTION: The Seller agrees to sell and the Buyer agrees to buy, upon the terms and conditions hereinafter named, the  
following described real estate situated in Waukesha County, Wisconsin:

Tax Key No.: WAKC 1000-020

Lot 12, Griffin Heights Addition. Further identified as 1200 Buena Vista Avenue. Said land being in the City of Waukesha,  
Waukesha County, Wisconsin.

The purchase price of said real estate shall be the sum of Ninety-Two Thousand and No/100  
Dollars, (\$ 92,000.00).

THE SELLER SHALL, UPON PAYMENT OF THE PURCHASE PRICE, CONVEY THE PROPERTY BY GOOD AND  
SUFFICIENT WARRANTY DEED, OR OTHER CONVEYANCE PROVIDED HEREIN, FREE AND CLEAR OF ALL  
LIENS AND ENCUMBRANCES EXCEPTING: General taxes for year of closing and

provided none of the foregoing prohibit present use.

Legal possession of premises shall be delivered to Buyer on date of closing.

Physical occupancy shall be given to Buyer on Date of closing.  
under (oral lease) (written lease), which terms are:

SPECIAL CONDITIONS: This transaction is exempt from State of Wisconsin Rental Weatherization Program  
requirements.

This agreement for purchase is subject to acceptance by Buyer. If this agreement is not accepted by Buyers within 60 days  
after Sellers signature, this agreement shall be null and void.

This transaction is to be closed at the office of Buyer's title insurance company  
on or before September 16 20 02, or at such other time and place as may be agreed to in writing by the Buyer  
and Seller.

THIS AGREEMENT INCLUDES THE  
BALANCE OF TERMS ON REVERSE  
SIDE.

Michael A Graves  
(Seller) Michael A. Graves

Jennifer H. Graves  
(Seller) Jennifer H. Graves

Date 20128/02

The Above Agreement Is Hereby Accepted. Date \_\_\_\_\_

Waukesha County

63 THE FOLLOWING TERMS ARE PART OF THE CONTRACT ON REVERSE SIDE

64  
65 Included in the purchase price are such of the following items as may be on the premises, which will be delivered free and clear  
66 of encumbrances: all garden bulbs, plants, shrubs and trees; screen doors and windows; storm doors and windows; electric  
67 lighting fixtures; window shades, curtain and traverse rods, blinds, and shutters; bathroom accessory fixtures; central heating  
68 and cooling units and attached equipment; water heater and softener; linoleum cemented to floors; attached carpeting and fitted  
69 rugs; awnings; exterior attached antennas and component parts; garage door opener and remote control; fireplace equipment  
70 and accessories

71  
72 ADDITIONAL ITEMS INCLUDED IN SALE: None  
73 \_\_\_\_\_  
74 \_\_\_\_\_

75  
76 ITEMS NOT INCLUDED IN SALE: All appliances, furnishings and personal property of Seller.  
77 \_\_\_\_\_  
78 \_\_\_\_\_

79  
80 General taxes levied in the year of closing shall be prorated at the time of closing on the basis of the net general taxes  
81 for the preceding year.  
82 (Caution: - If property has not been fully assessed, make special agreement.)  
83 (Caution: - If area assessments are contemplated, make special agreement.)

84  
85 Interest, rents and water shall be prorated as of the date of closing. Accrued income and expenses, including taxes for  
86 the day of closing, shall accrue to the Seller.  
87 Special assessments, if any, for work on site actually commenced prior to date of this offer, shall be paid by Seller.  
88 Special assessments, if any, for work on site actually commenced after date of this offer, shall be paid by Buyer.

89  
90 EXISTING MORTGAGES: Mortgages existing at the time of this agreement are as follows:  
91 A first mortgage held by Equitable Bank, Mortgagee, and a subsequent  
92 mortgage held by M & I Home Equity, Mortgagee.

93  
94 RIGHTS OF TENANTS. The Seller agrees to furnish the Buyer with copies of any existing leases or agreements  
95 made with tenants, if any.

96  
97 PHYSICAL DAMAGE TO PREMISES. In the event the premises shall be damaged from any cause, including fire or  
98 elements, prior to the time of closing, this agreement may be canceled at the option of the Buyer. Should the Buyer elect to  
99 carry out this agreement despite such damage, the Buyer shall be entitled to all the credit for the insurance proceeds resulting  
100 from such damage, not exceeding, however, the purchase price.

101  
102 The Seller hereby agrees, for himself, his personal representatives, his heirs, executors and administrator, that he will  
103 save harmless Waukesha County from any and all claims for personal injury or damages or personal property on the  
104 premises, or any other claims which may be made by reason for such injury or damage during the period the Seller is in  
105 possession of the said premises. The Seller also grants to the Waukesha County, its agents and assigns, the right to inspect the  
106 premises at reasonable times. The Seller assumes all responsibility for the proper maintenance of the premises to and including  
107 that date of vacation as herein above agreed.

108  
109 The Seller further agrees to pay all utility bills, and presents evidence of such payment, prior to receiving the final  
110 payment under this agreement to convey the subject premises.

111  
112 ~~The Seller further agrees to secure quit claim deeds from any and all parties having an interest in the subject premises~~  
113 ~~by reason of existing shared well agreements, or easement for the purpose of water rights and septic disposal rights.~~

114  
115 The Seller further agrees to save Waukesha County harmless from any and all obligations to participate in the  
116 payment of costs accrued by reason of the operation of said water well or septic disposal system. The Seller agrees to furnish  
117 proper documents to affect these releases.

118  
119 ~~The Seller also agrees to physically detach the lateral pipes leading into the subject residence from the well casing, and~~  
120 ~~properly seal the casing in conformance with the recommended procedure of the State Board of Health for the partial~~  
121 ~~abandonment of water wells.~~

122  
123 PARTIES BOUND. This agreement shall be binding upon the heirs, personal representatives, successors, and assigns  
124 of all parties.

125  
126 No representations other than those expressed herein, either oral or written are a part of this sale.

127  
128 The Seller acknowledges receipt of a copy of this agreement.

129  
130  
131 *Compensation for additional items of damage listed in Sec. 32.195 Wisconsin Statutes, has not been included.*  
132 *If any such items are shown to exist, the owner may file claims as provided in Sec. 32.20, Wisconsin Statutes.*