

Enrolled 158-35
~~PROPOSED ORDINANCE 158-37~~

1
2
3 AUTHORIZATION TO SELL ±27.7 ACRE PARCEL OWNED BY WAUKESHA COUNTY
4 AND PURCHASE A ±40.0 ACRE PARCEL OWNED BY KINGSWAY LAND
5 DEVELOPMENT LLC IN THE CITY OF PEWAUKEE
6

7 WHEREAS the Waukesha County Development Plan which incorporates the Waukesha County
8 Park and Open Space Plan was adopted by the Waukesha County Board of Supervisors on
9 November 26, 1996, and
10

11 WHEREAS the Waukesha County Board of Supervisors approved Enrolled Resolution No. 153-
12 13 Pewaukee River Conceptual Land Transaction Approval, and
13

14 WHEREAS the purchase of the ±40.0 acre Kingsway Land Development LLC property and the
15 sale of the ±27.7 acre county-owned property to Kingsway Land Development LLC located in
16 Section 22 in the City of Pewaukee as indicated on attached "Exhibit A" implements the final
17 land transaction identified in Enrolled Resolution No. 153-13, and
18

19 WHEREAS the selling price of the Kingsway Land Development LLC property as determined
20 by the average of two appraisals is determined to be \$252,500.00 or \$6,312.00 per acre, and
21

22 WHEREAS other costs associated with the acquisition of the Kingsway Land Development LLC
23 property is estimated to be \$135.00, and
24

25 WHEREAS in conformance with the Waukesha County Code an Environmental Reconnaissance
26 was conducted for the Kingsway Land Development LLC property which identified remediation
27 issues which Kingsway will resolve prior to closing, and
28

29 WHEREAS although state and federal funding is not currently available for the purchase of said
30 property, Waukesha County received a Letter of Retroactivity from the State of Wisconsin,
31 Department of Natural Resources, which maintains the County's eligibility for partial funding of
32 said acquisition, and
33

34 WHEREAS the selling price of the Waukesha County property as determined by the average of
35 two appraisals is determined to be \$478,605.00 or \$17,278.00 per acre, and
36

37 WHEREAS other costs associated with the sale of the Waukesha County property is estimated to
38 be \$1,450.00.
39

40 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES
41 ORDAIN that the Waukesha County Department of Parks and Land Use be authorized on behalf
42 of Waukesha County to purchase the Kingsway Land Development LLC property located in the
43 City of Pewaukee at a cost no greater than \$252,635.00.
44

45 BE IT FURTHER ORDAINED that the Waukesha County Department of Parks and Land Use
46 be authorized on behalf of Waukesha County to sell to Kingsway Land Development LLC
47 county-owned land located in the City of Pewaukee for the sum of \$478,605.00 with associated
48 closing costs of \$1,450.00.

49
50 BE IT FURTHER ORDAINED that the contracts dated August 11, 2002 and November 5, 2002
51 between Kingsway Land Development LLC and Waukesha County and Kingsway Homes, Inc.,
52 to accomplish the sale and purchase, are hereby approved.

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

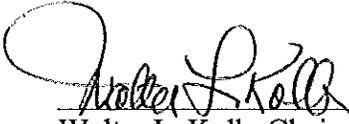
57
58 BE IT FURTHER ORDAINED that upon receipt of any state or federal funds available to this
59 acquisition, said monies be accounted for in the Walter J. Tarmann Parkland Acquisition Fund
60 Revenue Account to be utilized for future parkland acquisitions.

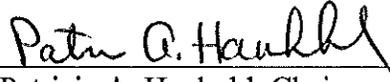
61
62 BE IT FURTHER ORDAINED that the net proceeds totaling \$224,520.00 from said sale of the
63 county-owned property and the purchase of the Kingsway Land Development, LLC property be
64 deposited into the Walter J. Tarmann Parkland Acquisition Fund for future parkland acquisitions.

AUTHORIZATION TO SELL ±27.7 ACRE PARCEL OWNED BY WAUKESHA COUNTY
AND PURCHASE A ±40.0 ACRE PARCEL OWNED BY KINGSWAY LAND
DEVELOPMENT LLC IN THE CITY OF PEWAUKEE

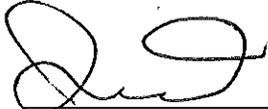
Presented by:
Land Use, Parks and
Environment Committee

Approved by:
Finance Committee

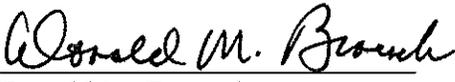

Walter L. Kolb, Chair


Patricia A. Haukohl, Chair

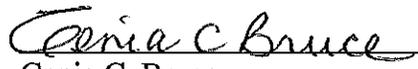

Pauline T. Jaske

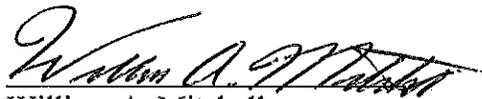

James R. Behrend

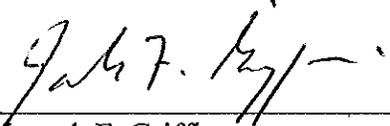
Absent
James Jeskewitz

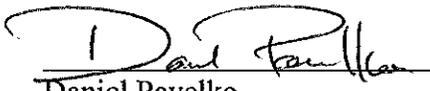

Donald M. Broesch

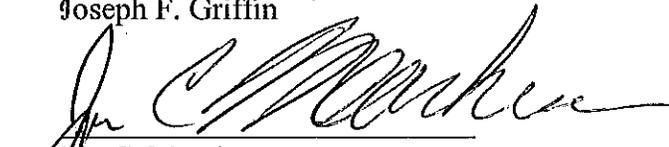

Scott J. Klein


Genia C. Bruce

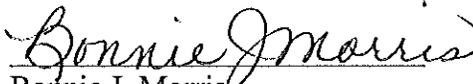

William A. Mitchell


Joseph F. Griffin

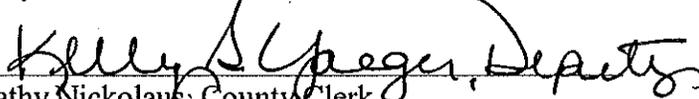

Daniel Pavelko


Joe C. Marchese


Vera Stroud

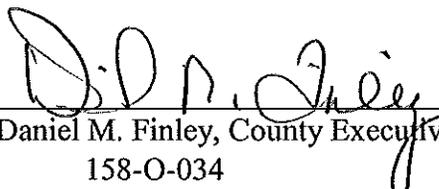

Bonnie J. Morris

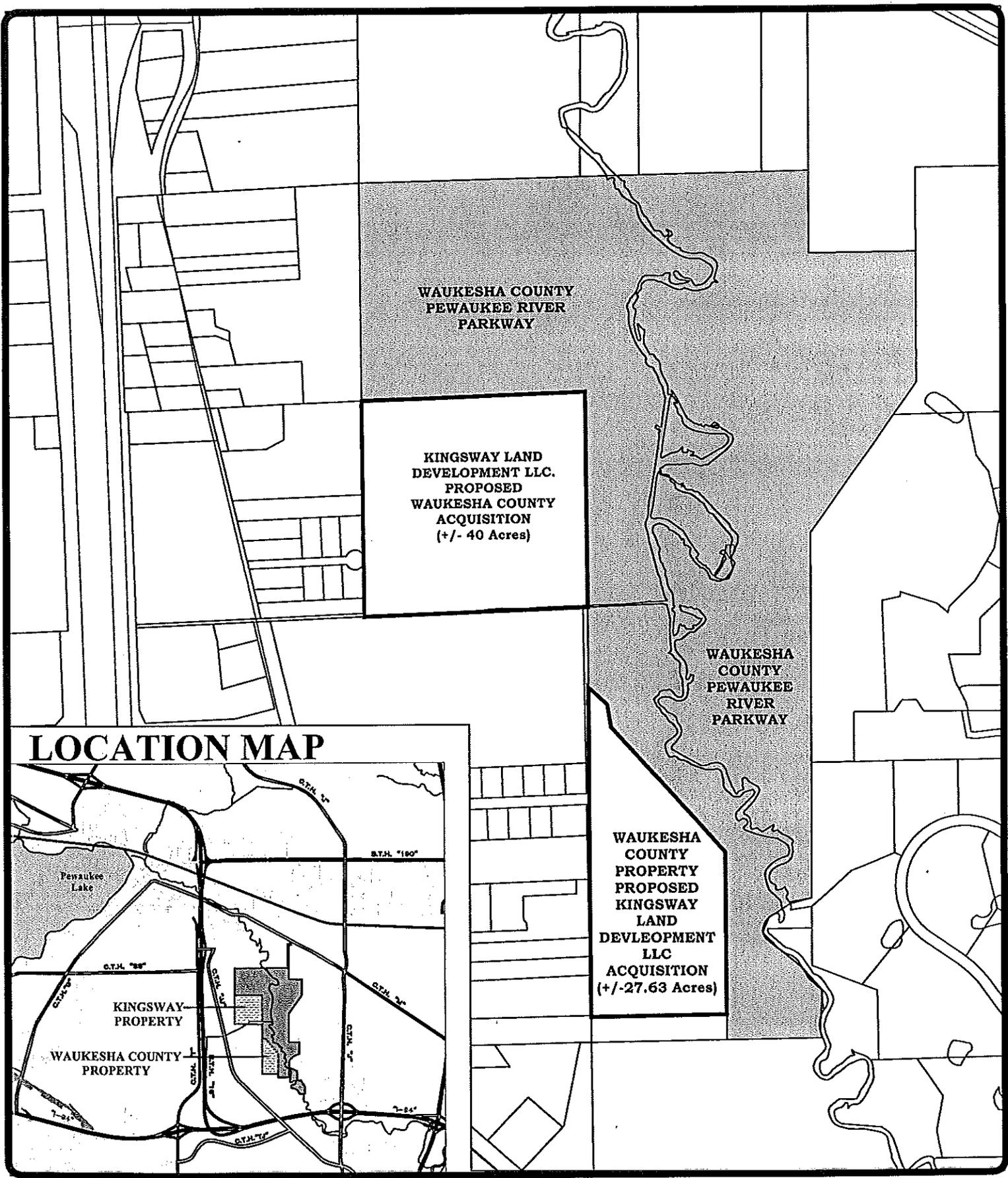
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: July 25, 2003, 
Kathy Nickolaus, County Clerk

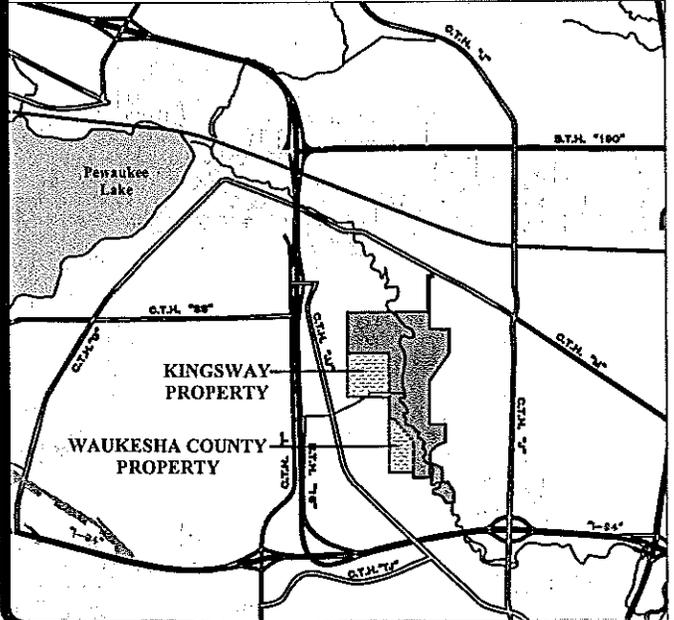
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: _____
Vetoed: _____

Date: 7-29-03, 
Daniel M. Finley, County Executive



LOCATION MAP



WAUKESHA COUNTY
Department of Parks and Land Use

PROPOSED ACQUISITION OF KINGSWAY HOMES INC. PROPERTY AND SALE OF WAUKESHA COUNTY PROPERTY
158-0-034
 "EXHIBIT A"

DATE
10-6-2002

DRAWN BY:
PUL



SHEET 1 OF 1

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FISCAL NOTE

AUTHORIZATION TO SELL 27.7 ACRE PARCEL OWNED BY WAUKESHA COUNTY AND PURCHASE A 40.0 ACRE PARCEL OWNED BY KINGSWAY LAND DEVELOPMENT LLC IN THE CITY OF PEWAUKEE

This ordinance authorizes acquisition of approximately 40 acres for future parkland and/or open space development through the Walter J. Tarmann Fund at an estimated cost not to exceed \$252,500. An additional \$135 is estimated for costs associated with the property acquisition. The 2003 Adopted Budget includes sufficient expenditure appropriation authority to cover the costs associated with this ordinance.

In addition, the ordinance authorizes the sale of a 27.7 acre parcel for \$478,605, less costs associated with the sale of \$1,450. The net proceeds of \$477,155 will be deposited in the Tarmann Parkland Acquisition Fund. Less the acquisition cost of the 40 acre parcel of \$252,635, the total fund balance will increase by \$224,520.

The County may be able to receive partial State or federal funding for purchase costs. The ordinance directs any funds which are received for this land purchase to be accounted for in the Tarmann Fund and used for future parkland acquisitions. Such future acquisitions will require County Board action.

This ordinance results in no additional budgetary impact for 2003.



Lawrence M. Dahl
Accounting Services Manager

lmd
06/19/03
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158-0-034

4.

WAUKESHA COUNTY BOARD OF SUPERVISORS

F0158-35

V

DATE-07/22/03

(ORD) NUMBER-1580034

- 1 K. HERRO.....AYE
- 3 D. STAMSTA.....AYE
- 5 J. MARCHESE.....AYE
- 7 J. JESKEWITZ.....AYE
- 9 P. HAUKOHL.....AYE
- 11 K. HARENDA.....AYE
- 13 J. MORRIS.....AYE
- 15 D. SWAN.....AYE
- 17 J. BEHREND.....AYE
- 19 W. MITCHELL.....AYE
- 21 W. KOLB.....AYE
- 23 P. PRONOLD.....AYE
- 25 K. CUMMINGS.....AYE
- 27 D. PAULSON.....AYE
- 29 M. THOMAS.....AYE
- 31 V. STROUD.....AYE
- 33 D. PAVELKO.....AYE
- 35 C. SEITZ.....AYE

- 2 R. THELEN.....AYE
- 4 H. CARLSON.....AYE
- 6 D. BROESCH.....AYE
- 8 J. DWYER.....AYE
- 10 S. WOLFF.....AYE
- 12 J. GRIFFIN.....AYE
- 14 J. LA PORTE.....AYE
- 16 R. MANKE.....AYE
- 18 B. MORRIS.....AYE
- 20 M. KIPP.....AYE
- 22 G. BRUCE.....AYE
- 24 A. SILVA.....AYE
- 26 S. KLEIN.....AYE
- 28 P. JASKE.....AYE
- 30 K. NILSON.....AYE
- 32 P. GUNDRUM.....AYE
- 34 R. SINGERT.....AYE

TOTAL AYES-35

TOTAL NAYS-00

CARRIED X

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-35