

RESOLUTION NO.: 28—2016-17

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

MAJORITY

The Project Oversight Committee and the Property, Airport, Recreation and Economic Development Committee have both concurred that the real estate and buildings located on 3030 East Goodland Drive, Appleton, Outagamie County, WI 54911, hereinafter referred to as “Goodland Drive,” best meets the criteria for the Sheriff’s Department law enforcement facility. The building has the necessary square footage of office space to accommodate the Sheriff’s personnel slated to move off of the county campus site. Further, the property includes a warehouse large enough to provide onsite storage to meet the department’s needs for evidence and other storage, in lieu of the Zebra 12 storage building at the Highway Department site. The Goodland Drive site also meets the requirement for proximity to the Highway 41/441 corridor. The project costs for renovating and occupying the Goodland Drive site is estimated to be up to \$1,969,000.00 less in overall project costs than a smaller, newly built facility on county-owned property.

The Goodland Drive site was listed for sale with a list price of \$1,999,999.00. The county tendered an offer at the appraised price of \$1,930,000.00. The county’s offer is believed to be the first offer tendered. A subsequent offer was tendered by another interested party for an amount understood to be in excess of \$300,000.00 less than the county’s offer. Despite the other offer having been tendered later and for a price significantly less than the county’s, the seller opted to submit a counter-offer to the other party at list price. Further, despite Bechard Group, Inc.’s advice to the seller to submit a multiple counter-offer, which would have allowed the county to compete for the property, a single counter-offer was submitted by the seller and accepted by the other interested party.

This resolution requests authorization to commence eminent domain proceedings to acquire the Goodland Drive property, as well as the rights to the restrictive covenants placed against the property by the City of Appleton, for just compensation.

NOW THEREFORE, the undersigned members of the Property, Airport, Recreation and Economic Development Committee recommend adoption of the following resolution.

BE IT RESOLVED that the Outagamie County Board of Supervisors declares and determines, in accordance with Wisconsin Statutes, section 32.07(2) that it is necessary and a public purpose for Outagamie County to acquire the following-described real estate for a Sheriff’s Department law enforcement facility, with proximate interstate freeway access and expansion opportunities for law enforcement divisional needs:

Tax Parcel: # 311672311

Legal Description: Lot Three (3), Certified Survey Map No. 3490 recorded in the Office of the Register of Deeds for Outagamie County, Wisconsin on May 7, 1999, as Document No. 1325228, located in the City of Appleton, Outagamie County, Wisconsin.

Owner of Record: J.J.C. VALLEY PROPERTIES, LLC

A Copy of the tax parcel map is attached and incorporated herein by reference as Exhibit A.

BE IT FURTHER RESOLVED THAT the Outagamie County Board of Supervisors declares and determines that the acquisition will be in accordance with the title procedure set forth in Wisconsin Statutes, section 32.06 and the acquisition could involve an exercise of the power of eminent domain by Outagamie County, and

BE IT FINALLY RESOLVED that a copy of this resolution be forwarded to the Outagamie County Corporation Counsel.

Dated this ____ day of July 2016

Respectfully Submitted,
PROPERTY, AIRPORT, RECREATION &
ECONOMIC DEVELOPMENT COMMITTEE

Dean Culbertson

Joy Hagen

Dan Grady

Ron Klemp

Jason Wegand

Duly and officially adopted by the County Board on: _____

Signed: _____
Board Chairperson

County Clerk


Approved: _____

Vetoed: _____

Signed: _____
County Executive

Exhibit A

Legend

 Parcel to be Acquired

