

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

General Services Committee  
INITIATED BY



Randy Terronez, Assistant to the  
County Administrator  
DRAFTED BY

General Services Committee  
SUBMITTED BY

June 18, 2019  
DATE DRAFTED

**Authorizing Property Purchase, Approving Ground Lease and Amending 2019  
Facilities Management Capital Budget for a New Public Works Garage in  
Town of Turtle**

1 **WHEREAS**, the expansion of I-39/90 has increased the need to establish a Rock County Public  
2 Works Garage in southern Rock County; and

3  
4 **WHEREAS**, prior budgets have provided monies for the architectural/engineering design and  
5 building construction for a new public works garage but not for property acquisition; and

6  
7 **WHEREAS**, the facility siting process has been finalized with the site being adjacent to the  
8 existing DPW Shopiere Road facility in the Town of Turtle.

9  
10 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly  
11 assembled this 27th day of June, 2019, purchase 3.98 acres of property at 3503 E.  
12 Shopiere Lane (Parcel #6-19-97A) in the Town of Turtle be approved in the amount of \$250,000.

13  
14 **BE IT FURTHER RESOLVED** that subsequent to acquiring the property, a ground lease for a  
15 maximum of twenty years, be approved that allows the former property owner to retain  
16 ownership to an existing pedestal sign.

17  
18 **BE IT FURTHER RESOLVED** that the County Board Chair and the County Clerk be  
19 authorized to execute required property acquisition documents.

20  
21 **BE IT FURTHER RESOLVED**, the Facilities Management 2019 capital budget be amended as  
22 follows:

<u>ACCOUNT/DESCRIPTION</u>	<u>BUDGET 2/01/19</u>	<u>INCREASE/ (DECREASE)</u>	<u>AMENDED BUDGET</u>
<b><u>Source of Funds</u></b>			
18-1824-0000-68109 Allocated Capital Improvements	(\$4,695,164)	(\$250,000)	(\$4,945,164)
<b><u>Use of Funds:</u></b>			
18-1824-0000-67200 HYW Building and Grounds Capital Improvements	\$3,800,000	\$250,000	\$4,050,000

19-6B-267

Authorizing Property Purchase, Approving Ground Lease and Amending 2019 Facilities Management Capital Budget for a New Public Works Garage in Town of Turtle  
Page 2

Respectfully submitted,

GENERAL SERVICES COMMITTEE

FINANCE COMMITTEE ENDORSEMENT

  
Henry Brill, Chair

Reviewed and approved on a vote of 5-0

  
Jeremy Zajac, Vice Chair

  
Mary Mawhinney, Chair

Absent  
Tom Brien

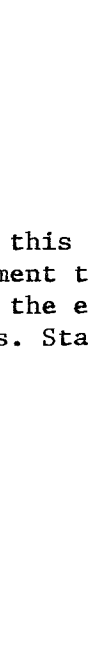
  
Robert Potter

Absent  
Yuri Rashkin

FISCAL NOTE:

ADMINISTRATIVE NOTE:

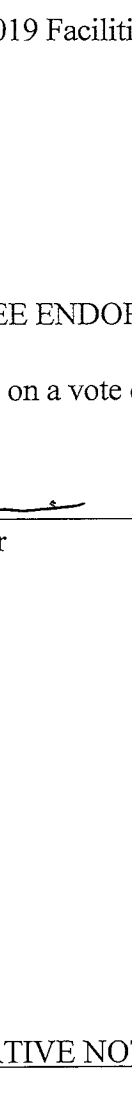
This resolution authorizes the purchase of land to be used for a new Public Works garage in the Town of Turtle. The purchase is being funded by a transfer from DPW's working capital.

Recommended.  
  
Josh Smith  
County Administrator

  
Sherry Oja  
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.52(6), Wis. Stats. As an amendment to the adopted 2019 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.

  
Richard Greenlee  
Corporation Counsel

## Executive Summary

### **Authorizing Property Purchase, Approving Ground Lease and Amending 2019 Facilities Management Capital Budget for a New Public Works Garage in Town of Turtle**

Staff have been working on an appropriate site for DPW garage in southern Rock County as a result of the I39/90 expansion project. Prior budgets have allocated funds for construction of the garage but did not include funds for property acquisition.

Selection of an appropriate site began in earnest last year and several sites were reviewed. Due diligence was undertaken on the property adjacent to the existing DPW facility on Shopiere Lane, 3503 E. Shopiere Lane - Parcel #6-19-97A. The property consists of 3.98 acres at a negotiated price of \$250,000 which is within the appraisal parameters. In addition to an appraisal study, the County conducted a Phase I environmental study and the results showed no further environmental work needed.

The resolution also includes approval of a 20-year ground lease pertaining to an approximately 70-foot pedestal sign. The site includes two signs, a traditional billboard and a pedestal sign. Neither structure will interfere with the proposed building footprint and, therefore, both will remain as is. The first is owned by an advertising firm who would continue ownership per a prior legal instrument. The second billboard consists of a pedestal-type structure that advertises the now defunct business that operated at the site. The property owner has requested to retain ownership, through a 20-year ground lease of the second billboard. In order to comply with Town of Turtle Sign regulations, the property owner and the County (at no cost to the County) jointly submitted an application to the Town of Turtle allowing the billboard to be changed to general advertising. The Town of Turtle Board of Adjustment meeting of June 5, 2019, approved the signage variance.

Upon transfer of ownership of the approximately 4 acre parcel, follow-up activity with the Town of Turtle will be necessary including rezoning from Commercial Highway Interchange (CHI) to Light Industrial (M-1) that will allow the County to legally operate a public works facility; and to request a consolidation of the various parcels into one parcel. Preliminary discussions with the Town have been positive.

It will be necessary to amend the project budget to include funds for the property purchase with funds to come from DPW's working capital.