



# MONROE COUNTY BOARD OF SUPERVISORS

202 SOUTH K STREET, RM 1  
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## MONROE COUNTY BOARD SPECIAL MEETING PROPERTY STRATEGIC MASTER PLAN

**Tuesday, September 20, 2016**

**6:00 p.m. Property Tour - Gundersen Lutheran Clinic  
315 W. Oak Street Sparta, WI 54656**

The Monroe County Board will meet at the above address to begin a tour of the Gundersen Clinic Building beginning at 6:00 p.m. The end of the tour is estimated to be 6:30 p.m. A Special meeting of the Monroe County Board will convene following the tour at approximately 6:30 p.m. in the Rolling Hills Auditorium.

A quorum of the Monroe County Board may be present at this tour. No business of the County Board or committees will be conducted at the tour location. Decisions will be made during the Special meeting of the Monroe County Board listed below.

**6:30 p.m. Rolling Hills Auditorium  
Approximately 14345 County Highway B  
Sparta, WI 54656**

Call to Order/Roll Call/Pledge of Allegiance

Committee of the Whole,  
County Board Chair Cedric Schnitzler Presiding

Property Strategic Master Plan Presentation – Discussion/Action  
Kueny Architects LLC – Jon Wallenkamp

Adjournment from Committee of the Whole

RESOLUTION 09s-16-01 (Discussion/Action)  
APPROVING OFFER TO PURCHASE OF 315 W. OAK STREET,  
SPARTA, WI 54656

Recommended by the Property & Maintenance Committee

Adjournment

Supervisors: Do wear your name tag, it helps visitors

*Agenda order may change*

RESOLUTION NO. 09s-16-01

RESOLUTION APPROVING OFFER TO PURCHASE OF  
315 W. OAK STREET, SPARTA, WI 54656

WHEREAS, as part of the annual budget the Monroe County Board has committed to performing a space/needs analysis involving most county buildings, and

WHEREAS, the Property and Maintenance Committee, in collaboration with a private consultant, has:

1. examined the current county facilities and facility uses and identified existing inefficiencies and needs;
2. considered future best practices for use of county owned facilities;
3. taken into consideration staffing space needs, operating costs and efficiencies, citizen convenience and parking, and

WHEREAS, Gundersen Clinic LTD, which owns 315 West Oak Street, Sparta, which lies adjacent to the County Administrative Center, is currently constructing a new facility within the City of Sparta. Gundersen Clinic LTD subsequently contacted Monroe County, expressing an interest in selling the Oak Street building to the County as part of their mission to be a good corporate citizen, and

WHEREAS, the Property and Maintenance Committee, along with the private consultant, have considered the purchase of the Gundersen Clinic structure and have inspected it several times and found it suitable for use by the Health Department, the Senior Services Department and the ADRC Department, and

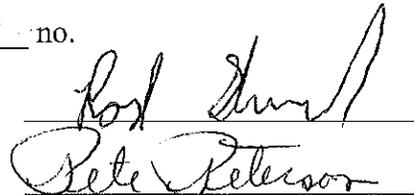
WHEREAS, The County Administrator has negotiated a Commercial Offer to Purchase dated June 27, 2016 for the purchase of 315 West Oak Street, Sparta, WI 54656, which is contingent upon Board approval; funding for which can be incorporated into the 2107 Budget, and

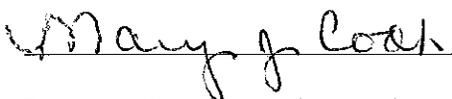
WHEREAS, The Property and Maintenance Committee, with the support of the Maintenance Director, Health, Human and Senior Services Directors and County Administrator, recommends the Monroe County Board approve the attached Offer and Counter-offer #1.

NOW THEREFORE BE IT RESOLVED, that the Monroe County Board of Supervisors hereby approves the Offer in its entirety and authorizes the County Board Administrator to budget for and then to complete the purchase for Monroe County.

Property and Maintenance Committee vote: 5 yes; 0 no.



Purpose: To approved a purchase agreement for real property and building for county use.

Fiscal Note: The purchase price is \$500,000.00. Standard purchase and closing expenses for a buyer will also be part of this transaction.

Finance Vote: 3 yes, 2 no

Drafted by Andrew Kaftan, Corporation Counsel **ACK**