



Amended by
County Board

RESOLUTION # 81-2/11

TO: HONORABLE MEMBERS OF THE LA CROSSE
COUNTY BOARD OF SUPERVISORS

ITEM # 213
BOARD ACTION

Adopted:
For: 23
Against: 7
Abstain: 1
Abs/Excd: 5
Vote Req: _____
Other Action: _____

**PUBLIC WORKS &
INFRASTRUCTURE
COMMITTEE
ACTION**

Adopted:
For: 5
Against: -
Abstain: -
Abs/Excd: 2

**EXECUTIVE
COMMITTEE
ACTION**

Adopted:
For: 9
Against: -
Abstain: -
Abs/Excd: -

RE: DETERMINATION OF NECESSITY TO ACQUIRE SCHROEDER PROPERTY ON STATE ROAD 16

WHEREAS, the Schroeder Property located at W5151 State Road 16, La Crosse, Wisconsin consisting of 4.64 acres which is immediately north of the La Crosse Disposal Complex is being offered for sale by the owners; and

WHEREAS, Wis. Stats. s. 32.06(1) requires the County to make a determination of its need for the Schroeder Property by making a determination of necessity in order to proceed with acquisition of the title to the property; and

WHEREAS, the acquisition of the Schroeder Property is a public necessity for the Solid Waste Department and La Crosse County for the following reasons:

- **Safety** – The current landfill entrance does not provide adequate space to allow the queuing of customers' trucks when they are waiting to access the landfill resulting in a traffic hazard on Landfill Road, Berlin Drive and on State Road 16.
- **Alignment** – The current landfill entrance does not have a straight alignment with the scale resulting in accidents when larger vehicles drive off the scale.
- **Traffic to Industrial Park** – Trucks waiting to access the entrance to the landfill often have to wait on Berlin Drive which interferes with the movement of traffic to and from the Industrial Park.
- **Volume of Traffic** – The entrance presently allows a maximum of two trucks to be in line waiting for the scale. The current volume of trucks using the landfill varies from 100 to 150 trucks per day resulting in back-ups that extend onto the public streets and highway.
- **Conflicting Site Usage** – The entrance is used by both Household Hazardous Materials (HHM) collection site customers and commercial trucks using the landfill resulting in significant congestion on Wednesdays and moderate congestion on Tuesdays and Thursdays.
- **Buffer Zones** – The entrance does not provide an adequate buffer zone from the public right-of-way and adjacent properties resulting in aesthetic issues and safety problems.
- **Economic Development** – Acquisition of the Schroeder Property will provide for future public road access to adjacent properties for commercial and/or industrial development.
- **Long Term Plans** – Construction of a new landfill entrance will be made possible by the acquisition of this property and will prevent the Schroeder Property from being developed in a manner that conflicts with the landfill and will help preserve the use of the landfill for the 30 to 50 years of its available disposal capacity.

WHEREAS, although the owners of the property caused an appraisal of the property to be prepared as of October 22, 2009 by Midwest Professional Appraisal, Inc., state law requires the County to cause at least one appraisal to be made of the property proposed to be acquired; and

WHEREAS, it is in the best interest of La Crosse County to authorize the County Administrator to hire a qualified appraiser to determine the fair market value of the Schroeder Property and prepare a full narrative appraisal; and

RE: DETERMINATION OF NECESSITY TO ACQUIRE SCHROEDER PROPERTY ON STATE ROAD 16

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WHEREAS, upon the completion of the appraisal, County staff designated by the County Board Chair and/or County Administrator shall provide the owners with a copy of the appraisal, inform the owners of their right to obtain an appraisal at County expense and then attempt to negotiate personally with the owners or the owners' representative for the purchase of the needed property.

NOW, THEREFORE BE IT RESOLVED, that the La Crosse County Board does hereby make a determination of necessity for acquiring the Schroeder Property to provide for the alterations to the landfill entrance that will increase safety, prevent backup of trucks on public roads, minimize interference with the Industrial Park traffic, allow citizen users of the HHM collection site to avoid truck traffic, enhance the appearance and provide a buffer zone to the landfill complex and provide control that future development of adjacent properties will be compatible with the landfill operation.

BE IT FURTHER RESOLVED, that the La Crosse County Board does hereby authorize the County Administrator to hire a qualified appraiser to determine the fair market value of the Schroeder Property and the Auditor/Finance Director is authorized to transfer any necessary funds to pay for this work and for the owners' appraisal, if requested by them.

BE IT FURTHER RESOLVED, that upon completion of the appraisal of the property, ~~the County Board Chair and/or County Administrator and staff designated by them shall negotiate with the owners or the owners' representative for purchase of the Schroeder Property. Any contract that is negotiated shall be brought back to the La Crosse County Board for final approval. This matter shall be referred to the Public Works & Infrastructure Committee,~~

FISCAL NOTE: Any funds required for the appraisals and purchase of the property shall be transferred from the Solid Waste "Fund Balance Surplus" Account #6500-39100 to "Land Property Acquisition" Account #6500-79047. The owners' appraiser, Midwest Professional Appraisal, Inc. determined the market value of the property as of October 22, 2009 to be \$675,000. The County's cost for appraisal of the property is estimated to be \$1,500 - \$2,500. If the owners obtain an appraisal at County expense, the cost is unknown at this time, but according to the state statute it must be a reasonable cost.

Date: 11-1-2010

Date: 11-3-10

Collette
**PUBLIC WORKS & INFRASTRUCTURE
 COMMITTEE CHAIR**

[Signature]
EXECUTIVE COMMITTEE CHAIR

Margaret Jordan
RECORDING CLERK

Margaret Jordan
RECORDING CLERK

	Reviewed Only	Recommended	Not Recommended	
Co. Admin.		<u>So</u>		Requested By: Henry Koch Date Requested: October 15, 2010 Drafted By: Corporation Counsel
Fin. Director	<u>GI</u>			
Corp. Counsel		<u>WAS</u>		
Board Chair	<u>SD/ma</u>			

Adopted by the La Crosse County Board this 17th Day of February, 2010

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STATE OF WISCONSIN
 COUNTY OF LA CROSSE
 I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original resolution required by law to be in my custody and which the County Board of Supervisors of La Crosse County adopted at a meeting held on the 17th day of February, 2011.

[Signature]
 Ginny Dankmeyer, La Crosse County Clerk