

ENROLLED ORDINANCE 166-31

RELOCATE THE BUGLINE TRAIL WITHIN THE MAMMOTH SPRINGS, LLC
PROPERTY IN THE VILLAGE OF SUSSEX

WHEREAS, Waukesha County maintains the Bugline Trail that transects the County from the Village of Menomonee Falls to the Village of Merton for recreational use, and

WHEREAS, Waukesha County acquired the 10.5-mile long, 60-foot wide corridor Bugline Trail in 1978 from the Chicago, Milwaukee, St. Paul and Pacific Railroad with Federal Land and Water Conservation Fund (LAWCON) grant assistance, and

WHEREAS, Mammoth Springs, LLC, a real estate development company, owns property located in the Village of Sussex, T8N, R18E, part of the NW ¼ of NE ¼ of Section 26 and would like to develop the site with retail and residential properties, and

WHEREAS, the Bugline Trail transects the Mammoth Springs property and affects the ability of the developer to develop the property, and

WHEREAS, a 6f conversion is required by the National Park service to relocate the trail property; the 6f conversion includes the transfer from Waukesha County to Mammoth Springs, LLC of 0.855 acres of the Bugline parcel in exchange for 0.71 acres on the perimeter of the Mammoth Springs, LLC Property, along with 23.44 acres of wetland in the City of Waukesha adjacent to Retzer Nature Center, and

WHEREAS, an environmental scan was done for both properties to be acquired by Waukesha County and found no problem with trail relocation, it is recommended by the Wisconsin Department of Natural Resources to build the trail at or above existing grade to minimize the disturbance of existing soils where possible, and

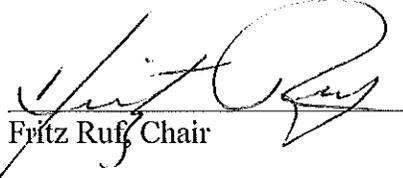
WHEREAS, this 6f conversion maintains the Bugline Trail continuity, provides for business and residential development, and adds land to the Retzer Nature Center.

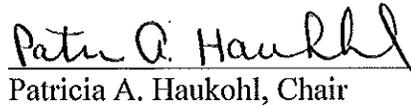
THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the transfer of 0.855 acres of the Bugline parcel to Mammoth Springs, LLC in exchange for 0.71 acres on the perimeter of the Mammoth Springs, LLC property, along with 23.44 acres of wetland in the City of Waukesha adjacent to Retzer Nature Center is approved, and County officials are authorized to execute the necessary documents to accomplish the land transfer.

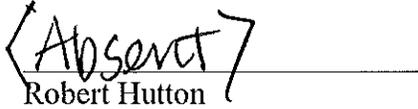
RELOCATE THE BUGLINE TRAIL WITHIN THE MAMMOTH SPRINGS, LLC
PROPERTY IN THE VILLAGE OF SUSSEX

Presented by:
Land Use, Parks and
Environment Committee

Approved by:
Finance Committee

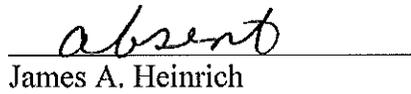

Fritz Ruf, Chair

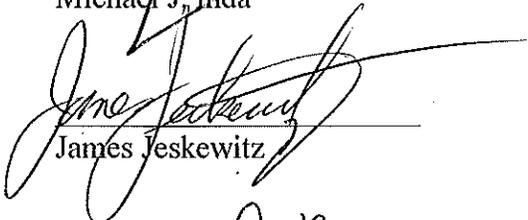

Patricia A. Haukohl, Chair


Robert Hutton


Dave Falstad

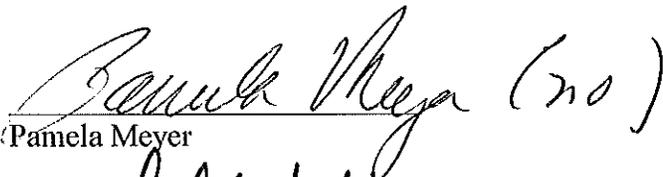

Michael J. Inda

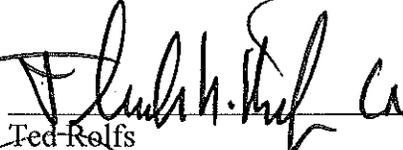

James A. Heinrich

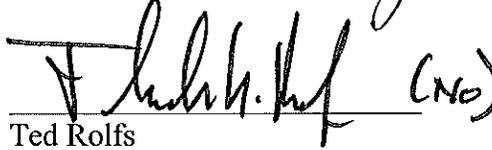

James Jeskewitz

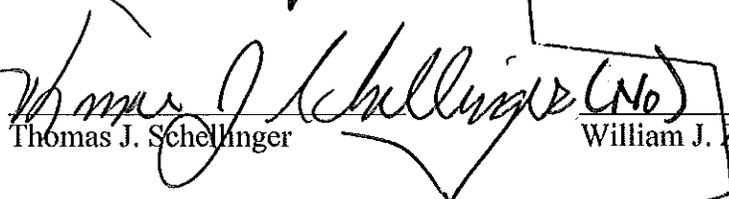

Robert Hutton

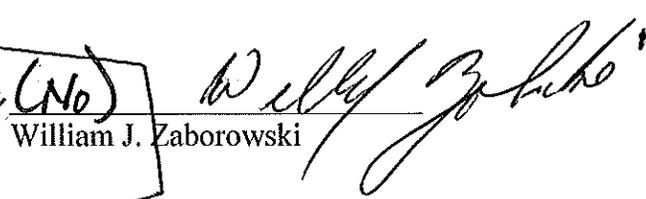

Walter L. Kolb


Pamela Meyer (no)

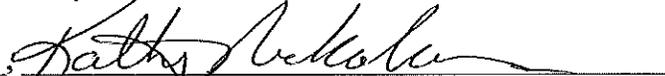

Ted Rolfs


Ted Rolfs


Thomas J. Schellinger

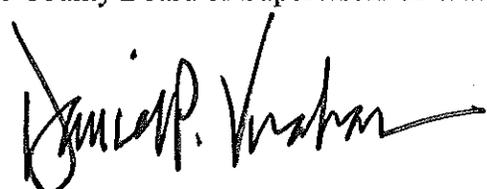

William J. Zaborowski

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

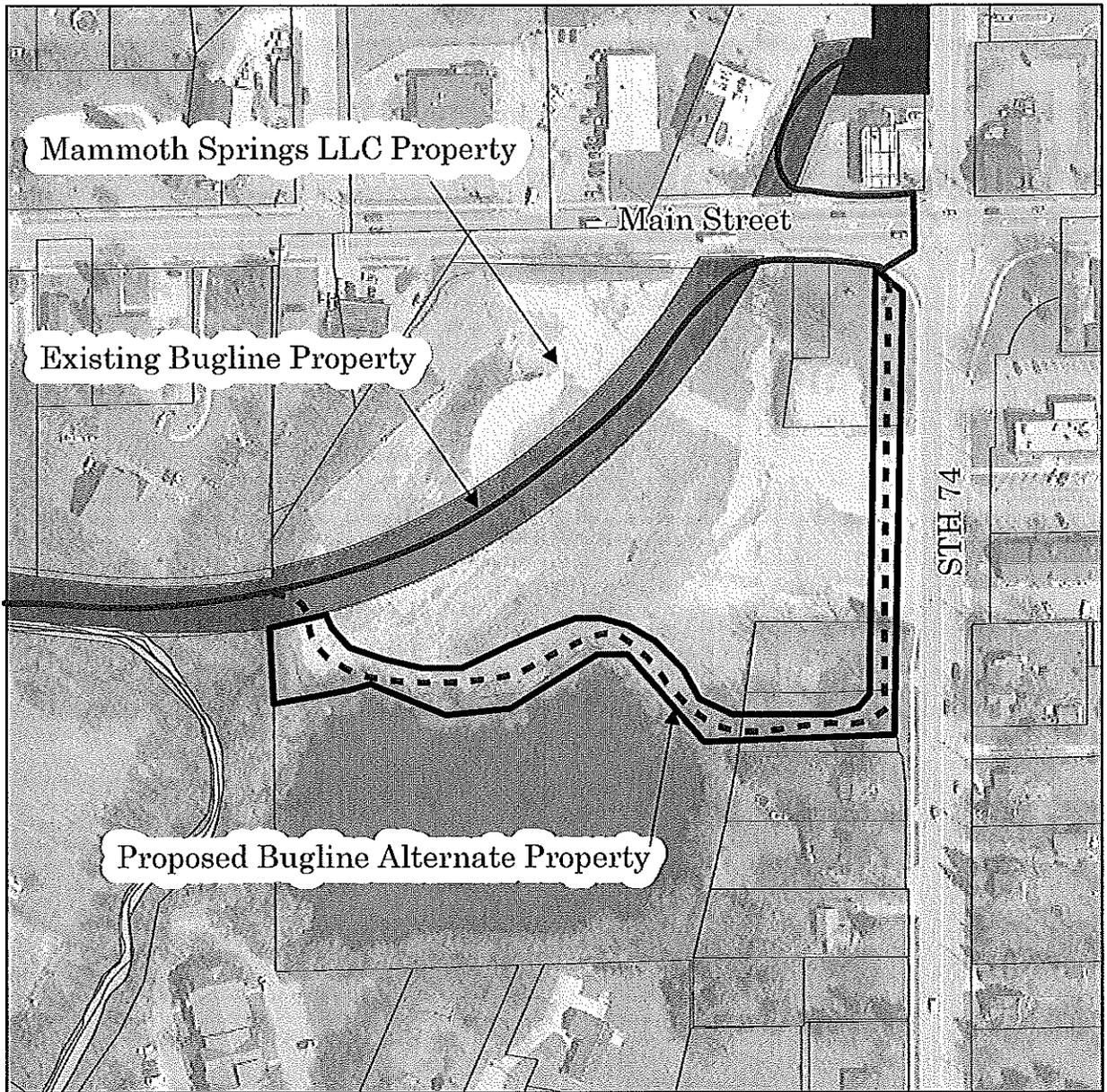
Date: 7-29-2011, 
Kathy Nickolaus, County Clerk

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

Approved: X
Vetoed: _____

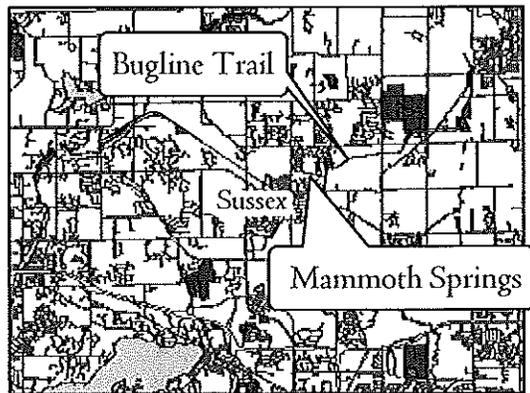


Date: 8-2-11, _____
Daniel P. Vrakas, County Executive

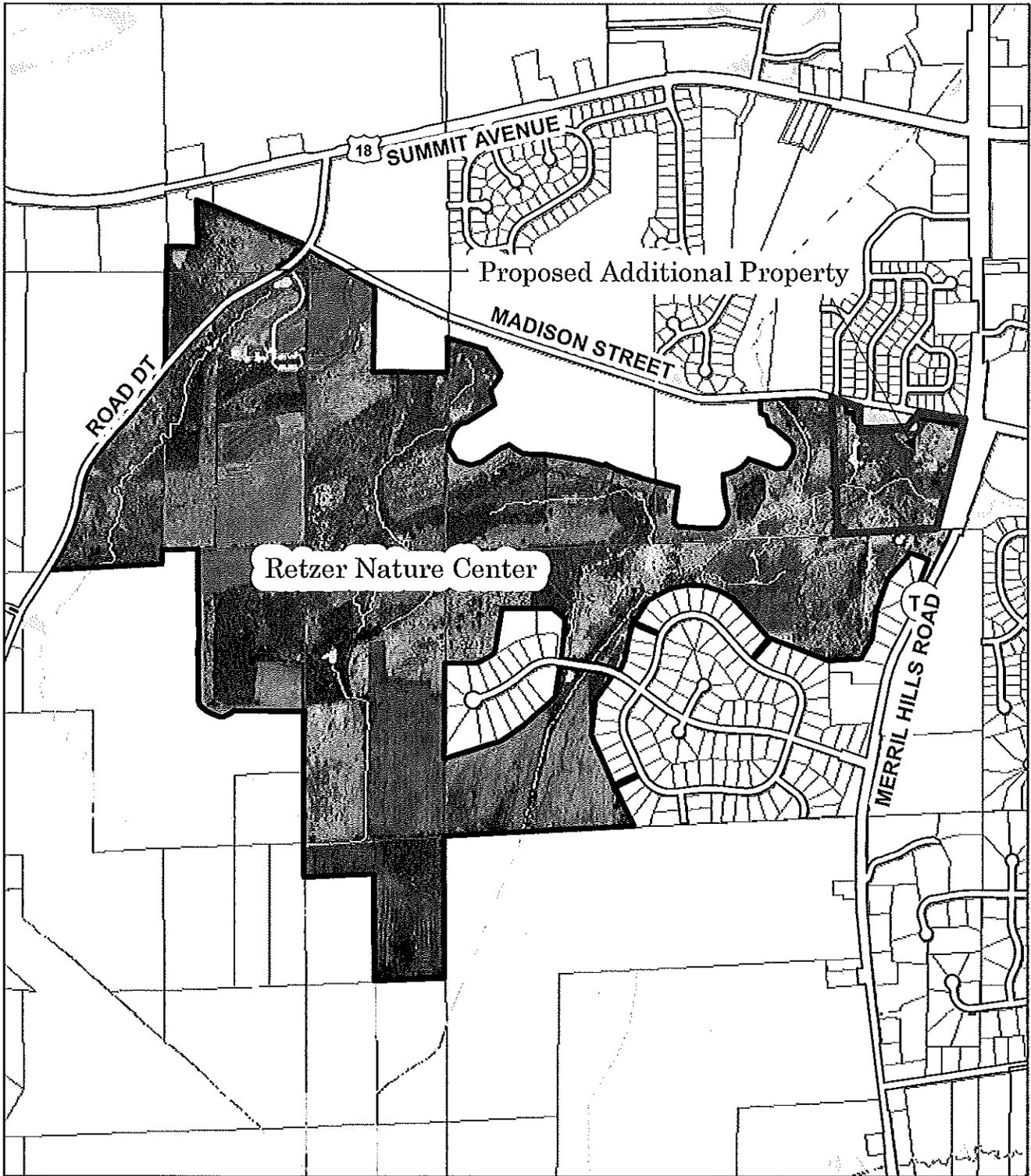



Mammoth Spring Property
with Proposed Bugline Exchange

-  Proposed Bugline Alternate Property
-  Waukesha County Bugline Property
-  Bugline Trail
-  Proposed Alternate Bugline Trail



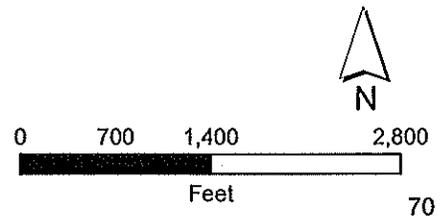
Prepared By: Waukesha County Department of Parks and Land Use June 2011



Retzer Nature Center



Proposed Addition from Land Exchange



166-0-031

3.

FISCAL NOTE

RELOCATE THE BUGLINE TRAIL WITHIN THE MAMMOTH SPRINGS. LLC
PROPERTY IN THE VILLAGE OF SUSSEX

This ordinance authorizes the County to trade a parcel of land on the Bugline Trail for two parcels owned by Mammoth Springs, LLC, a real estate development company. The federal program that subsidized the original purchase of this section of the trail requires that any subsequent trade of the acquired property must be for an equivalent value. The current trail covers 0.855 acres, and cuts through a property Mammoth Springs wishes to develop. In exchange for the Bugline Trail land, which was appraised at about \$267,000 in 2007, Mammoth Springs has offered a 0.71 acre parcel through which the trail can be re-routed (worth about \$222,000 in 2007) and a 23.44 acre wetland parcel adjacent to Retzer Nature Center in the City of Waukesha (worth about \$45,000 in 2007).

The current trail is unimproved. The Department of Parks and Land Use plans to pave the Bugline Trail, and has included \$704,000 in 2012 in Capital Project 200014 for that purpose.

This ordinance authorizes an exchange of real estate with no direct fiscal impact.



Lawrence M. Dahl
Accounting Services Manager

LMD
07/05/2011

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-07/26/11

(ORD) NUMBER-1660031

1 D. FALSTAD.....AYE
 3 R. HUTTON.....AYE
 5 J. JESKEWITZ.....AYE
 7 P. HAUKOHL.....AYE
 9 J. HEINRICH.....AYE
 11 F. RUF.....AYE
 13 P. DECKER.....AYE
 15 P. MEYERS.....AYE
 17 J. TORTOMASI.....AYE
 19 S. WIMMER.....AYE
 21 W. ZABOROWSKI.....AYE
 23 D. DRAEGER.....AYE
 25 G. YERKE.....AYE

2 T. ROLFS.....
 4 J. DWYER.....AYE
 6 J. BRANDTJEN.....AYE
 8 T. SCHELLINGER....AYE
 10 D. SWAN.....AYE
 12 P. WOLFF.....AYE
 14 M. INDA.....AYE
 16 D. PAULSON.....AYE
 18 K. CUMMINGS.....AYE
 20 P. JASKE.....AYE
 22 P. GUNDRUM.....AYE
 24 W. KOLB.....AYE

TOTAL AYES-24

TOTAL NAYS-00

CARRIED_____

DEFEATED_____

UNANIMOUS X

TOTAL VOTES-24