

ENROLLED RESOLUTION 167-5

AUTHORIZE DEPARTMENT OF PUBLIC WORKS TO DISCONTINUE
RENTING RESIDENTIAL PROPERTIES AND RAZE VACANT
RESIDENTIAL RENTAL PROPERTIES

WHEREAS, Waukesha County has purchased land throughout the years, primarily for the purpose of preserving or expanding parkland; and

WHEREAS, some of the land purchased included a house with existing tenants; and

WHEREAS, the County currently owns four residential rental properties, of which three are currently being leased, and

WHEREAS, the Department of Public Works staff and the contracted property manager for these residential rental properties has conducted a plan of building maintenance needs on these properties, and

WHEREAS, analysis of this plan indicates that the costs needed to maintain these residential rental properties exceeds the rental revenue, resulting in the continuation of renting these houses as not being beneficial to the county,

WHEREAS, the residential rental property located at 1130 Northview Road in the City of Waukesha is currently vacant of tenants, and

WHEREAS, the tenants at two other locations have expressed they will be moving within two to three years.

NOW BE IT HEREBY RESOLVED THAT the Waukesha County Board of Supervisors authorizes the Waukesha County Department of Public Works staff to begin the process of not renewing leases for the residential rental properties owned by the county.

BE IT FURTHER RESOLVED that the Waukesha County Department of Public Works staff is authorized to raze the four existing residential rental properties as they become vacant.

BE IT FURTHER RESOLVED that prior to a residential rental property being razed, the Waukesha County Department of Public Works staff will notify the Public Works Committee of the timing and circumstances of the razing.

FISCAL NOTE

AUTHORIZE DEPARTMENT OF PUBLIC WORKS TO DISCONTINUE RENTING
RESIDENTIAL PROPERTIES AND RAZE VACANT RESIDENTIAL RENTAL
PROPERTIES

This resolution authorizes the Department of Public Works to begin the process of not renewing leases for the four remaining residential rental properties owned by the County. It also, allows the Department of Public Works to raze the properties as they become vacant, beginning with the property located at 1130 Northview Road in the City of Waukesha, which is currently vacant.

According to department management, the currently identified maintenance projects for the four rental properties would require estimated maintenance and repair expenditures of nearly \$130,000 over the next 3-year period. The net rental revenues (after property management costs) over the same 3-year period are estimated to be approximately \$90,000 or an estimated loss of \$40,000.

The Department estimates the cost to raze the first building, which is not occupied, is \$20,000. This cost will be covered by the 2012 Public Works budget appropriations.



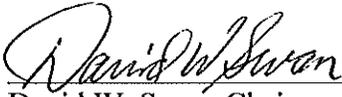
Keith K. Swartz
Budget Manager

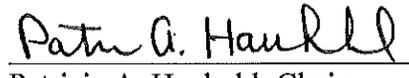
11/07/12

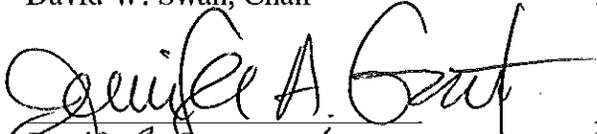
AUTHORIZE DEPARTMENT OF PUBLIC WORKS TO DISCONTINUE
RENTING RESIDENTIAL PROPERTIES AND RAZE VACANT
RESIDENTIAL RENTAL PROPERTIES

Presented by:
Public Works Committee

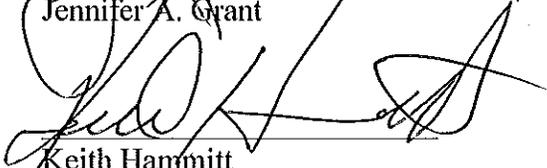
Approved by:
Finance Committee

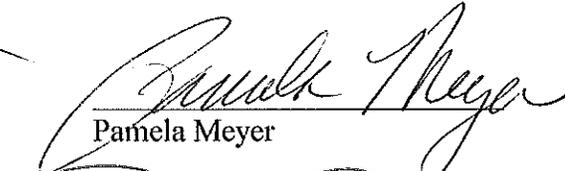

David W. Swan, Chair

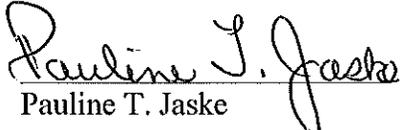

Patricia A. Haukoehl, Chair


Jennifer A. Grant

absent
Daniel J. Draeger

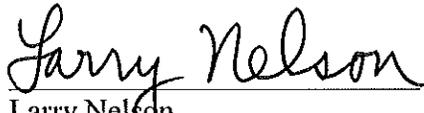

Keith Hammitt

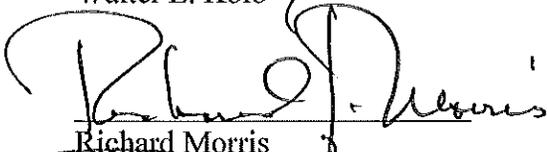

Pamela Meyer


Pauline T. Jaske


Richard Morris


Walter L. Kolb


Larry Nelson

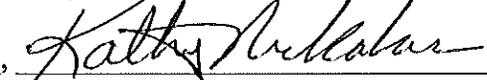

Richard Morris


Cathleen A. Slattery


Thomas J. Schellinger

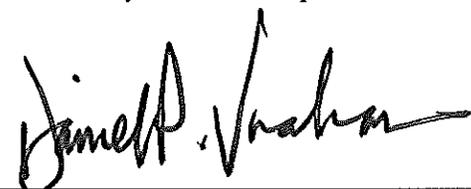
absent
William J. Zaborowski

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

Date: 11-30-2012, 
Kathy Nickolaus, County Clerk

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

Approved: X
Vetoed: _____

Date: 12-5-12, 
Daniel P. Vrakas, County Executive

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-11/27/12

(RES) NUMBER-1670005

- | | |
|------------------------|--------------------------|
| 1 C. SLATTERY.....AYE | 2 D. FALSTAD.....AYE |
| 3 R. MORRIS.....AYE | 4 J. BATZKO.....AYE |
| 5 J. BRANDTJEN.....AYE | 6 J. JESKEWITZ..... |
| 7 J. GRANT.....AYE | 8 P. HAUKOHL.....AYE |
| 9 J. HEINRICH.....AYE | 10 D. SWAN.....AYE |
| 11 F. RUF.....AYE | 12 P. WOLFF.....AYE |
| 13 P. DECKER.....AYE | 14 P. MEYER.....AYE |
| 15 W. KOLB.....AYE | 16 M. CROWLEY.....AYE |
| 17 D. PAULSON.....AYE | 18 L. NELSON.....AYE |
| 19 C. CUMMINGS.....NAY | 20 T. SCHELLINGER....AYE |
| 21 W. ZABOROWSKI..... | 22 P. JASKE.....AYE |
| 23 K. HAMMITT.....AYE | 24 D. DRAEGER.....AYE |
| 25 G. YERKE.....AYE | |

TOTAL AYES-22

TOTAL NAYS-01

CARRIED X

DEFEATED _____

UNANIMOUS _____

TOTAL VOTES-23