



MEMORANDUM

DATE: October 19, 2020

TO: Water Commission

FROM: Daniel S. Duchniak, General Manager

RE: Approve the Purchase of the Property located at 5733 West Oakwood Road

The City/Utility has purchased a property at the southeast corner of 60th Street and West Oakwood Road in the City of Franklin, WI for the purposes of returning Great Lakes water back to the Great Lakes Basin. The parcel is adjacent to the Root River which ultimately flows into lake Michigan. The City closed on the purchase of this parcel on September 30, 2020.

Initially we wanted to purchase the parcel at 5733 West Oakwood Road also, but the owner was reluctant to sell the property. The property has now become available.

Purchase of the property at 5733 West Oakwood Road, would allow for gravity flow through wetlands for any thermal treatment (or other wetland treatment) that may be necessary to meet the discharge requirements for the Root River. This house currently has a well and septic system which limits the location of wetlands due to setback requirements. This purchase will allow for greater flexibility if the wetlands are required. It also eliminates any potential conflicts with the property directly adjacent to the discharge building.

We have talked with the owner's representative and have agreed upon a price for the property of \$175,000. The fair market value of the property based on the 2019 tax bill is \$205,000. There would be additional costs associated with razing the home and abandoning the well and septic systems which was factored into the negotiated price.

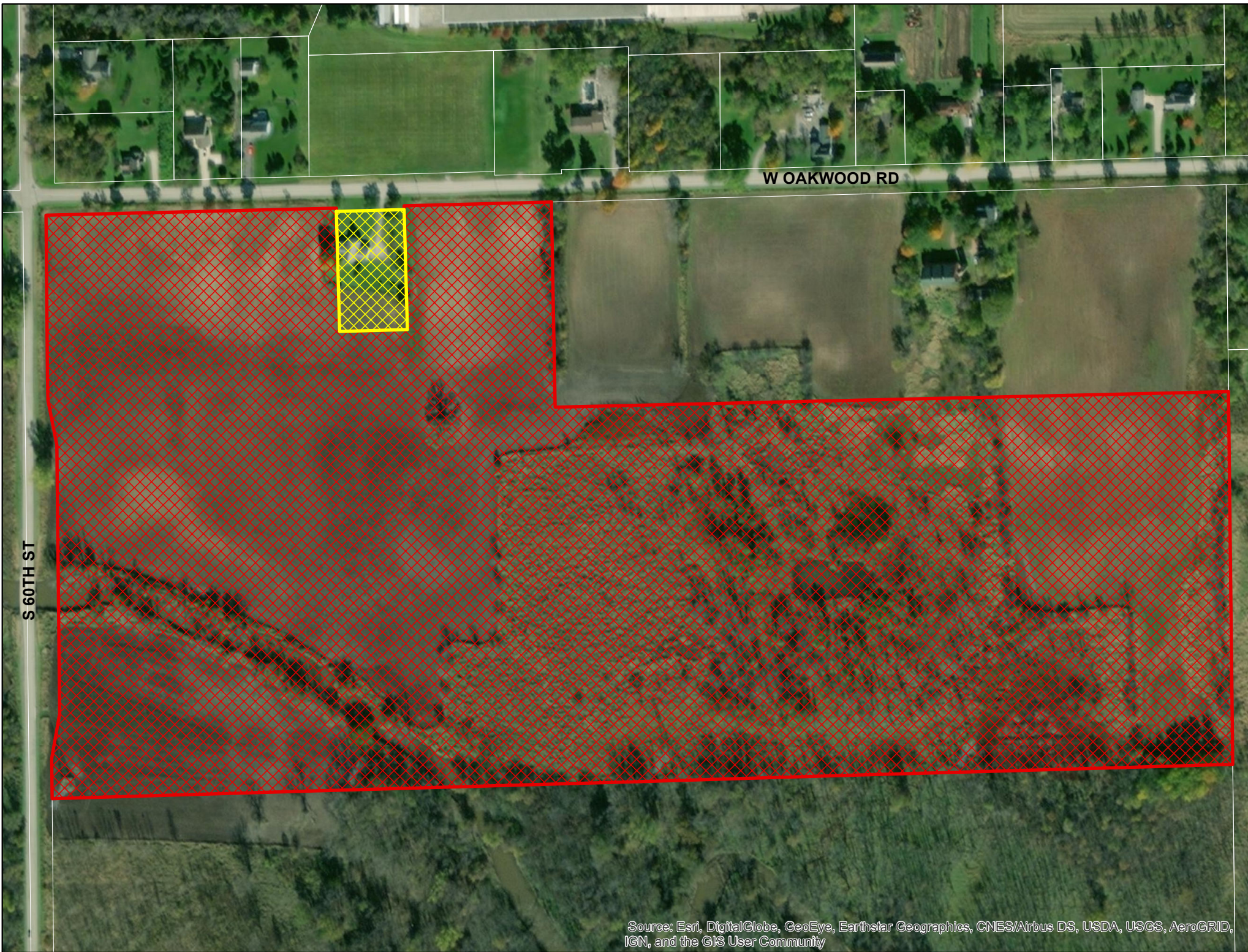
Because we negotiated a smaller footprint with the owners of the larger parcel, which allowed them to retain some of their land, money is available to purchase this additional property.

If wetlands are not necessary, some of the land could then be divided and sold off to recover some of the funds.

We have discussed this with the consultants and attorneys and they unanimously agree with the recommendation for this purchase to limit any potential conflict with the adjacent property owner and allowing for maximum flexibility with wetland treatment if necessary at a future date.

Please contact me if you have any questions or concerns.

Recommended Motion: Approve the purchase of the property located at 5733 West Oakwood Road, Franklin, WI for a price not to exceed \$175,000 plus closing costs.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community