



## MEMORANDUM

DATE: April 13, 2020

TO: Commissioners

FROM: Dan Duchniak, General Manager

RE: Approve final purchase price of the Grudzielanek-Gyuro Parcel

At the Commission meeting in December 2012, the Commission recommended the Common Council approve an offer to purchase for the Grudzielanek-Gyuro Parcel in the City of Franklin along the Root River to accommodate the return flow of water to the Great Lakes in relation to our Application for Great Lakes water. The Offer to Purchase was for the acquisition of 58.9 acres at a cost of \$579,479.00. The original property to be acquired is identified in Conceptual Exhibit B that is attached to this memo.

The offer to purchase was later extended in August 2015. For each of the transactions, the original Offer to Purchase and the extension, the Utility provided a non-refundable 10% deposit. Each transaction required a payment of \$57,947.90 for a total of \$115,895.80 that would be credited towards the purchase of the property at the time of closing.

As we worked through the permitting process, it was determined the amount of land necessary to accommodate any future regulations related to the thermal discharge requirements would need to be slightly larger than the original approval. This led to the creation of a Certified Survey Map (CSM) (attached) that would accommodate our needs. The owner of the property was willing to accept the modifications. The CSM divides the property into 4 parcels. We are proposing to acquire parcels 1 and 4. Parcel 1 is the location of the reaeration and monitoring building and parcel 4 is the land necessary to address any thermal issues related to the discharge. The owner would retain parcels 3 and 4.

The final cost of the property based on the September 2012 appraisal is \$606,000.00. We are finalizing the easement and CSM recordings and are planning to close on the property before the end of May. Since the final purchase price is greater than the originally approved price by \$26,521.00, Commission authorization is necessary to purchase the property.

Therefore, we are seeking approval to finalize the purchase of the Grudzielanek-Gyuro Parcel at a cost of \$606,000.00 plus the additional closing costs related to the purchase. The money for this purchase has been budgeted for 2020.

Please contact me if you have any questions or concerns related to this transaction.

**Recommended motion:** Move to approve the final purchase price of the Grudzielanek-Gyuro Parcel at a cost of \$606,000.00 plus closing costs.

CONCEPTUAL EXHIBIT

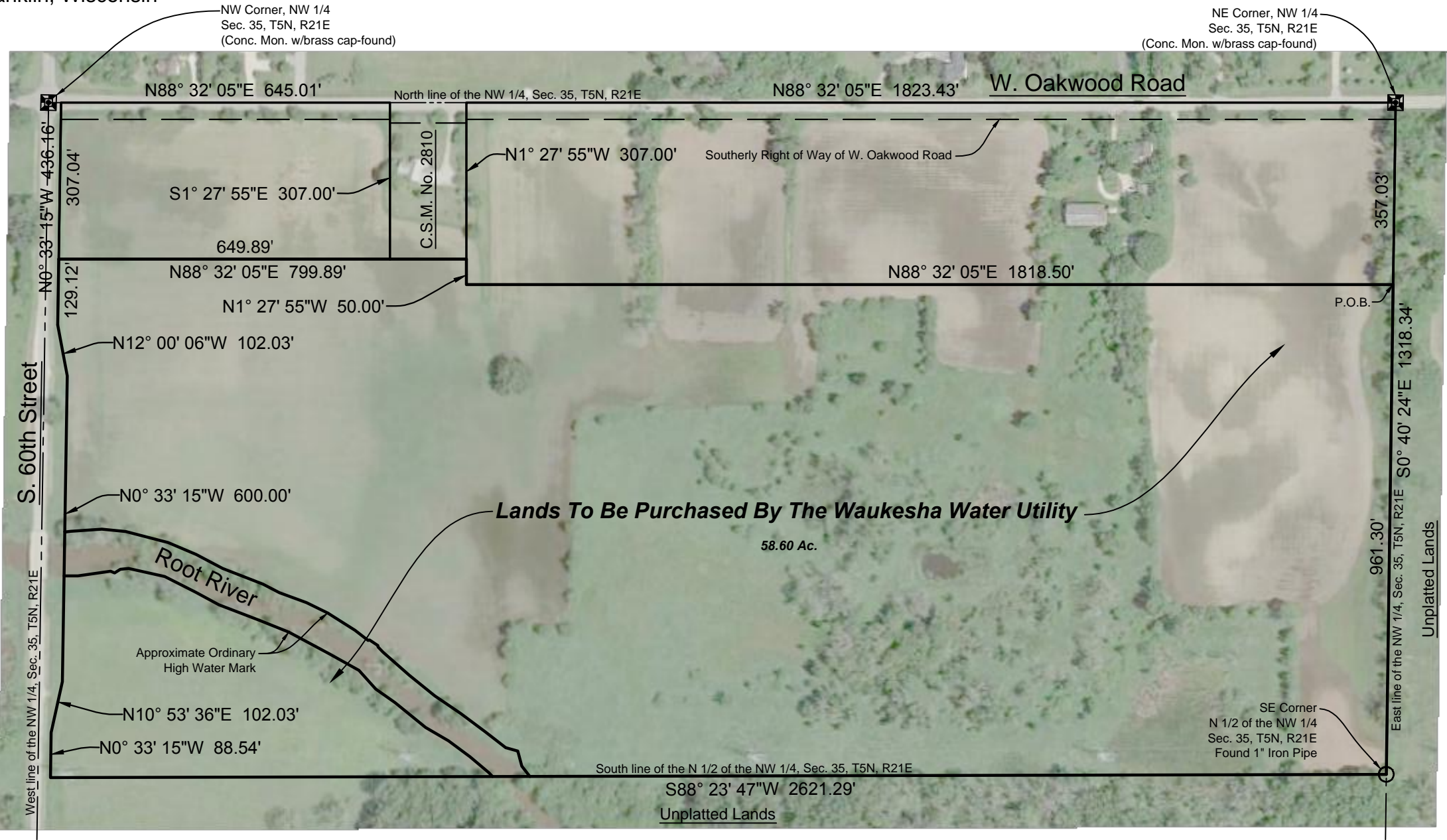
Exhibit B

Survey No. 16-1036

July 28, 2016

LOCATION: S. 60th Street and W. Oakwood Road, City of Franklin, Wisconsin  
PREPARED FOR: Waukesha Water Utility  
LEGAL DESCRIPTION OF LANDS TO BE PURCHASED:

Part of the North 1/2 of the Northwest 1/4 of Section 35, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described more particularly as follows:  
Commencing at a concrete monument with brass cap found marking the Northeast corner of said Northwest 1/4 section; Thence S0°40'24"E, along the East line of said Northwest 1/4 section, 357.03' to the place of beginning; Thence S0°40'25"E, continuing along said East line, 961.30', to a 1" iron pipe found marking the Southeast corner of the North 1/2 of said Northwest 1/4 section; Thence S88°23'47"W, along the South line of the North 1/2 of said Northwest 1/4 section, 2,621.29' to the intersection of said South line and the Easterly right of way line of South 60th Street, as conveyed to the City of Franklin in a Warranty Deed, duly recorded in the office of the Milwaukee County Register of deeds on January 24, 1984 as Document No. 5687973; Thence N0°33'15"W, along said right of way, 88.54'; Thence N10°53'36"E, continuing along said right of way, 102.03'; Thence N0°33'15"W, continuing along said right of way, 600.00'; Thence N12°00'06"W, continuing along said right of way, 102.03'; Thence N0°33'15"W, continuing along said right of way, 129.12'; Thence N88°32'05"E, parallel with and 307.00' South of, as measured normal to, the North line of said Northwest 1/4 Section, 799.89' to the Southeast corner of Certified Survey Map No. 2810, as Duly recorded in the office of the Milwaukee County Register of deeds on May 7, 1976 as Document No. 499405; Thence S1°27'55"E, on an extension of the East line of said Certified Survey Map, 50.00'; Thence N88°32'05"E, parallel with and 357.00' South of, as measured normal to, the North line of said Northwest 1/4 Section, 1,818.50' to the place of beginning. Said lands contain 58.60 acres more or less.






**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC

5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151

SURVEYOR'S OFFICE:  
432 MILWAUKEE AVENUE  
BURLINGTON, WI 53105  
(262) 248-3697



Bearings hereon relate to the Wisconsin State Plane Coordinate System, South Zone (NAD-27), as established by S.E.W.R.P.C.

**GRAPHIC SCALE**

0' 250' 500'

125' 375'

1 INCH = 250 FEET




DRAWING BY: KBM  
FIELD WORK BY: DDN

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

  
KENNETH B. MEHRING, PROFESSIONAL LAND SURVEYOR, S-2838

