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3 **Authorization to Enter into an Agreement for the Development of Certain Monarch Lots**

4
5 TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN,

6
7 **WHEREAS**, in 1988, Dodge County acquired approximately 14 acres of real estate located on
8 North Spring Street, in the City of Beaver Dam, Wisconsin, by a Quit Claim Transfer of Plant Site
9 pursuant to an Order issued by the Honorable James E. Shapiro of the United States Bankruptcy Court,
10 Eastern District of Wisconsin, in the case captioned *In Re: Malleable Iron Range Company, Debtor*.
11 *Case No. 85-00684*; and,

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13 **WHEREAS**, at the time of transfer, the real estate had known environmental contamination such
14 as the presence of petroleum products residue, trichloroethylene residue (degreaser) and, in some areas,
15 elevated metals concentrations; and,

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17 **WHEREAS** in 1992, Dodge County entered into an agreement for the development of a master
18 plan to address the environmental condition and other concerns so that the real estate could be
19 redeveloped; and,

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21 **WHEREAS**, since the transfer to Dodge County, and as a result of the agreement, the
22 environmental condition of the real estate has been investigated and partially remediated, the real estate
23 has been platted as eleven lots named Plat of Monarch, and six of the eleven lots have been returned to
24 productive use; and,

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26 **WHEREAS**, in 2017, the Taxation Committee engaged an environmental consulting firm for an
27 updated report on the environmental condition of the remaining five lots; and,

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29 **WHEREAS**, in 2017, the Taxation Committee considered a proposal for the evaluation and
30 possible development of the remaining five lots, specifically, Lots 3, 4, 5 7 and 8, Plat of Monarch; and,

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32 **WHEREAS**, the Taxation Committee has negotiated a tentative agreement with Monarch
33 Development LLC, for the evaluation of the remaining five lots and the possible development of same;
34 and,

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36 **WHEREAS**, the Taxation Committee recommends that the Dodge County Board of Supervisors
37 authorize entering into such agreement; and,


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39 **WHEREAS**, Section 59.52(6)(c), Wis. Stats., states, in part, that the Dodge County Board of
40 Supervisors may "Direct the clerk to lease, sell or convey or contract to sell or convey any county
41 property, . . . on terms that the board approves.";

42
43 **SO, NOW, THEREFORE, BE IT RESOLVED**, by the Dodge County Board of Supervisors
44 that the Dodge County Board Chairman and the Dodge County Clerk are authorized to enter into an
45 agreement with Monarch Development LLC, to allow Lots 3, 4, 5, 7 and 8 of the Plat of Monarch to be
46 evaluated for suitable development and possible sale to Monarch Development LLC, pursuant to the
47 terms of said agreement, with the final agreement subject to the review and approval of the Taxation
48 Committee and the Corporation Counsel; and,

1 **BE IT FINALLY RESOLVED**, that the sale of any or all of the remaining lots shall be subject
2 to the approval of the Dodge County Board of Supervisors, and authorized pursuant to Section 59.52(6),
3 Wis. Stats.

All of which is respectfully submitted this 18th day of September, 2018.

Dodge County Taxation Committee:



Jeff Berven

Dennis Schmidt

Jeff Schmitt

Cathy Houchin

Ed Benter

Vote Required: Majority of Members present.

Resolution Summary: A resolution authorizing the Taxation Committee to enter into an agreement for the development of certain Monarch lots.