



Legislation Text

File #: 77248, Version: 1

Fiscal Note

Land acquisition costs are estimated to be \$650,000. Funding for the proposed acquisition and associated expenses is available within the Economic Development Division's Adopted Capital Budget for Landbanking.

Title

Authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and McDonald's USA, LLC, a Delaware limited liability company or their successors and assigns, for the purchase of the property located at 3709 Kinsman Blvd in the City of Madison to provide the City with both short and long-term options for uses that are compatible with the planned construction at the adjacent property of a facility to provide shelter services for men experiencing homelessness. (12th AD)

Body

WHEREAS, on October 12, 2021, the Madison Common Council enacted RES-21-00679 (Legistar File #67405) authorizing the purchase of the property located at 1902 Bartillon Drive for potential future uses to address homelessness; and,

WHEREAS, on April 25, 2022, the Madison Common Council enacted RES-22-00295 (Legistar File #70582) selecting that property as the site for a shelter facility serving men experiencing homelessness, and directing City staff to proceed with the planning and design of said facility; and,

WHEREAS, McDonald's USA, LLC (the "Seller") is the owner of the property located at 3709 Kinsman Blvd, which is immediately adjacent to the 1902 Bartillon Drive site, and which contains 37,082 square feet or 0.87 acres ("Property"), legally described as follows:

Part of Lot Eight (8), Kinsman Business Park, recorded in Volume 56-74B of Plats, page 218, Dane County Registry, located in the Southwest 1/4 of Section 28, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, to wit: Commencing at the Southwest corner of Lot 6 of said Kinsman Business Park; thence North 02° 27' 28" West, 481.62 feet to the point of beginning; thence continuing North 02° 27' 28" West, 144.69 feet to a point of curve; thence Northeasterly on a curve to the right with a radius of 25.00 feet and a chord which bears North 38° 02' 20.5" East, 32.47 feet; thence North 78° 32' 09" East, 112.95 feet; thence South 88° 34' 24" East, 89.54 feet; thence South 00° 29' 50" East, 188.47 feet' thence South 89° 30' 10" West, 215.65 feet to the point of beginning; and,

WHEREAS, when the Kinsman Blvd. property was vacated and became available for purchase, City staff concluded that control of the property could facilitate the development of the shelter facility through improved site circulation, greater flexibility for stormwater retention, and increased opportunity to locate geothermal wells to serve the facility, as well as potentially provide opportunities for future complementary uses; and,

WHEREAS, when the Kinsman Blvd. property meets multiple criteria of the City of Madison's Landbanking Policy including location in a transit corridor, benefitting low-income households, return of vacant property to productive status ; and,

WHEREAS, the Seller agrees, by virtue of an executed Sales Contract ("Agreement"), to sell the Property to the City for a purchase price of \$650,000, which was negotiated based upon an appraisal approved by the City's Office of Real Estate Services.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby authorizes the City's execution of the Agreement, as Buyer, for the purchase of the Property subject to the terms and conditions contained in the Agreement attached hereto; and,

BE IT FURTHER RESOLVED that the Council authorizes City Staff to issue bids for the demolition of all existing structures and improvements on the Property, as required under the Agreement, to prepare the Property for any future redevelopment; and,

BE IT FURTHER RESOLVED that the Council also authorizes City Staff to solicit and enter into contracts to pay for holding costs including, but not limited to, grass cutting, snow removal, and general maintenance; and,

BE IT STILL FURTHER RESOLVED that the City will continue to collaborate with Dane County toward designing a shelter facility at the Bartillon Drive site, taking into account this acquisition; and

BE IT FINALLY RESOLVED that the Mayor and Clerk are hereby authorized to sign, accept, and record any and all documents and legal instruments required to complete the transaction contemplated in this resolution, on a form and in a manner that has been approved by the City Attorney.