



Legislation Text

File #: 02204, Version: 1

Fiscal Note

This resolution authorizes the acceptance of the donation of approximately 52.05 acres of wetlands, at no cost to the City; and the purchase of approximately 12.40 acres of uplands. The funding for the purchase of the 12.40 acres of uplands is available in Park Platting Account No. SI32. This resolution also authorizes the amendment of the 2006 Capital Budget to allow the appropriation of \$1,139,500 for the purchase of the approximate 12.40 acres of buildable uplands. No impact on the tax levy or cost controls is anticipated.

Title

Accepting an Offer to Sell from B and B Family Limited Partnership and Robert A. Blettner for approximately 52.05 acres of wetlands and 12.40 acres of uplands for park and open space for the Starkweather Creek Open Space located in the Madison Corporate Center plat. 15th Ald. Dist.

Body

PREAMBLE

The Master Plan for the preservation of the Starkweather Creek watershed has been prepared over the last 25 years. The master plan includes bike paths, walking trails, park amenities and water resources along both branches of the Starkweather Creek. The master plan includes a review of existing City regulations that control development around wetlands and headwater protection areas. City staff is working with various citizen groups, the Department of Natural Resources, adjacent Towns and Dane County to discuss water resource lands for the entire watershed. The end result will be to set priorities for the various improvements and demonstration projects.

and

The wetland areas and adjacent buffer zones that are contained within Madison Corporate Center plat and neighboring unplatted properties, located north of Milwaukee Street and South of Commercial Avenue (STH 30), are considered an integral part of the Starkweather Creek watershed, and have been mapped as part of the Starkweather Environmental Corridor since the Water Quality Plan adopted in 1983.

WHEREAS, there are several parcels located within the Madison Corporate Center, owned by B and B Family Limited Partnership and Robert A. Blettner, which are located within the wetland areas and adjacent buffer zones along the Starkweather Creek watershed; and are considered a key part of the Starkweather Creek watershed master plan, as depicted on the attached map; and

WHEREAS, City of Madison and B and B Family Limited Partnership and Robert A. Blettner has jointly negotiated the donation and/or purchase of the wetland areas and adjacent buffer zones that are contained within Madison Corporate Center plat and neighboring unplatted properties, located north of Milwaukee Street and South of Commercial Avenue (STH 30), which are described allocated as follows:

Wetland Parcel	52.05 Acres	(To be Donated)
Parcel A	3.147 Acres	(To be Purchased)
Parcel B	9.25 Acres	(To be Purchased)
Total Acreage	64.45 Acres	

WHEREAS, B and B Family Limited Partnership and Robert A. Blettner have jointly submitted an Offer to Sell the approximate 64.45 Acres, located within Madison Corporate Center plat and neighboring unplatted properties, to the City of Madison; and

WHEREAS, the Offer to Sell specifies that B and B Family Limited Partnership and Robert A. Blettner shall donate the 52.05 acres of wetlands to the City of Madison, at no cost, and the closing shall take place prior to December 31, 2005; and

WHEREAS, the Offer to Sell also specifies that B and B Family Limited Partnership and Robert A. Blettner shall sell the 12.40 acres of uplands to the City of Madison, at a purchase price of \$1,139,000, and the closing shall take place prior to March 31, 2006; and

WHEREAS, City of Madison has funds available in the Park Platting Fee account for the purchase of the 12.40 acres of uplands contained in Parcel A and Parcel B; and

WHEREAS, City of Madison needs to approve the spending of \$1,139,500 for the 12.40 acres of uplands located within Madison Corporate Center plat and neighboring unplatted properties and related closing costs, allocated as follows:

Parcel A	3.147 Acres	\$274,000
Parcel B	9.25 Acres	\$865,000
Closing Costs		\$500
Total City Funds Needed:		\$1,139,500

WHEREAS, City of Madison authorizes the City Park Division to pursue additional funding for the purchase of the 16.07 acres contained in the Starkweather Creek watershed from the Dane County Conservation Fund, State Stewardship Grant Fund and other sources; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Madison authorizes the acceptance of an Offer to Sell from B and B Family Limited Partnership and Robert A. Blettner (the "Seller") for the 65.52 Acres, located within Madison Corporate Center plat and neighboring unplatted properties (the "Property"), for park and open space uses as part of the Starkweather Creek watershed master plan, on the following conditions:

1. The Property is legally described as: Refer to Exhibit A (Full legal description is pending)
2. The 52.05 acres of wetlands, located within Madison Corporate Center plat and neighboring unplatted properties, shall be donated to the City of Madison, at no cost.
3. The 12.40 acres of uplands, located within Madison Corporate Center plat and neighboring unplatted properties, shall be purchased at total sale price and closing costs of \$1,139,500.
4. BE IT FURTHER RESOLVED, the Parks Division Section of the 2006 Capital Budget be amended to authorize the purchase of the 12.40 acres of uplands for a sale price of \$1,139,500 funded through the Park Platting Fee account.

BE IT STILL FURTHER RESOLVED, that the Mayor and Clerk are authorized to sign any and all documents related to this acquisition, that are necessary to complete the purchase.

BE IT STILL FURTHER RESOLVED, that the City Park Division is authorized to apply for and administer additional funding for the purchase of the 12.40 acres of uplands, that area contained in the Starkweather Creek watershed, from the Dane County Conservation Fund, State Stewardship Grant Fund and other sources.

