

RESOLUTION NO. 53-21

**RESOLUTION AUTHORIZING THE PROPER COUNTY OFFICIALS  
TO ENTER INTO AN OFFER TO PURCHASE AGREEMENT  
WITH GEORGE AND MARY ANN SCOTT  
FOR THE PURCHASE OF APPROXIMATELY 53.35 ACRES OF LAND  
ON SCOTT ROAD IN THE TOWN OF FOND DU LAC FOR \$27,000 PER ACRE  
FOR THE FUTURE CONSTRUCTION OF A JAIL  
AND OTHER PUBLIC SAFETY FACILITIES**

**WHEREAS**, the population of the Fond du Lac County Jail fluctuates but has been showing a gradual increase over the years, and

**WHEREAS**, the current jail was constructed in 1955, with additions in 1987 and 2006, and

**WHEREAS**, the current jail has aging infrastructure, which will require replacing and substantial renovation to meet current standards, and

**WHEREAS**, the cost to upgrade the current jail is not cost-effective and would not accommodate a staffing model, which would reduce operational costs, and

**WHEREAS**, George and Mary Ann Scott are willing to sell approximately 53.35 acres of their property to Fond du Lac County for \$27,000 per acre, and

**WHEREAS**, their property is located adjacent to property already owned by Fond du Lac County, which is the site of the Fond du Lac County Highway Garage, and

**WHEREAS**, as part of the offer to purchase, Fond du Lac County will receive the right of first refusal for adjacent property owned by George and Mary Ann Scott for \$1 through December 31, 2027, and

**WHEREAS**, to purchase approximately 53.35 acres from George and Mary Ann Scott (legal description and survey attached), the proper county officials will execute an offer to purchase agreement with George and Mary Ann Scott for \$1,440,450.

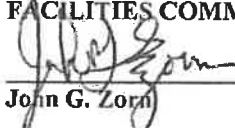
**NOW, THEREFORE, BE IT RESOLVED** by the Fond du Lac County Board of Supervisors that the proper county officials be authorized to execute an offer to purchase agreement for the purchase of approximately 53.35 acres of land on Scott Road in the town of Fond du Lac from George and Mary Ann Scott for \$27,000 per acre for the future construction of a jail and other public safety facilities.

**BE IT FURTHER RESOLVED** by the Fond du Lac County Board of Supervisors that the following revisions to the 2021 Fond du Lac County budget be and are hereby adopted:

<u>Description</u>	<u>Account Number</u>	<u>Current Budget</u>	<u>Revised Budget</u>	<u>Net Change</u>
Misc Nondept Revenue				
Proceeds-Long Term Debt	1404.49910	(2,948,240)	(4,448,240)	(1,500,000)
Contrib to Capital Proj	1404.79910.590	0	1,500,000	1,500,000
Capital Proj-Jail Expansion				
Contrib from Genl Fund	5901.49920.101	0	(1,500,000)	(1,500,000)
Land	5901.91300	0	1,500,000	1,500,000

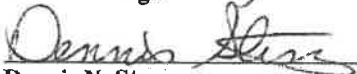
Dated November 9, 2021

**SUBMITTED BY:  
HIGHWAY, AIRPORT AND  
FACILITIES COMMITTEE**

  
John G. Zorn

Steven A. Abel

  
Karen Madigan

  
Dennis N. Stenz

  
Michael J. Will

**SUBMITTED BY:  
FINANCE, PERSONNEL AND  
ECONOMIC DEVELOPMENT COMMITTEE**

  
Martin S. Ryan

  
Kenneth W. Depperman

  
Martin F. Farrell

  
Brian T. Kolstad


  
Dean B. Will

**FISCAL NOTE:** This resolution does not require an appropriation from the county general fund. The County Board adopted Resolution No. 42-21 on Oct. 19, 2021, authorizing the borrowing of funds for the acquisition of property for the future construction of a jail and other public safety facilities. The offer to purchase agreement with George and Mary Ann Scott is for approximately \$1,440,450. The county is anticipating some other costs associated with the purchase of this property, resulting in the borrowing of \$1,500,000.

**APPROVED BY:**

  
Allen J. Buechel  
COUNTY EXECUTIVE

**APPROVED BY:**

  
Meggin R. McNamara  
CORPORATION COUNSEL

**CERTIFICATION:** I hereby certify this to be a true and exact copy of Resolution No. 53-21.

Ayes 22 Nays 0 Abstained     Excused 2 Absent    

Approved and adopted this 9th day of November 2021

Denied this     day of    

  
Lisa Freiberg  
COUNTY CLERK

A SURVEY OF PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 28, PART OF THE N.E. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 33, ALL IN TOWN 15 NORTH, RANGE 17 EAST, IN THE TOWN OF FOND DU LAC, FOND DU LAC COUNTY WISCONSIN.

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 33;  
THENCE NORTH 89°49'28" WEST ALONG THE NORTH LINE OF THE N.W. 1/4 OF SECTION 33,  
33.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;  
THENCE SOUTH 00°24'14" WEST ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER  
8334, 1320.24 FEET;  
THENCE NORTH 89°43'54" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE N.W. 1/4  
OF SECTION 33, 1335.55 FEET;  
THENCE NORTH 02°37'14" EAST 496.27 FEET;  
THENCE NORTH 01°52'53" EAST 422.58 FEET;  
THENCE NORTH 02°26'16" EAST 605.59 FEET;  
THENCE NORTH 02°46'34" EAST 396.85 FEET;  
THENCE NORTH 01°39'05" EAST 479.38 FEET;  
THENCE SOUTH 82°56'38" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF U.S.H. "151",  
576.63 FEET;  
THENCE SOUTH 02°59'01" WEST 1013.07 FEET;  
THENCE SOUTH 89°49'28" EAST ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 28,  
729.96 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIBED CONTAINS 53.35 ACRES MORE OR LESS.

# PLAT OF SURVEY

A SURVEY OF PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 28, PART OF THE N.E. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 33, ALL IN TOWN 15 NORTH, RANGE 17 EAST, IN THE TOWN OF FOND DU LAC, FOND DU LAC COUNTY WISCONSIN.

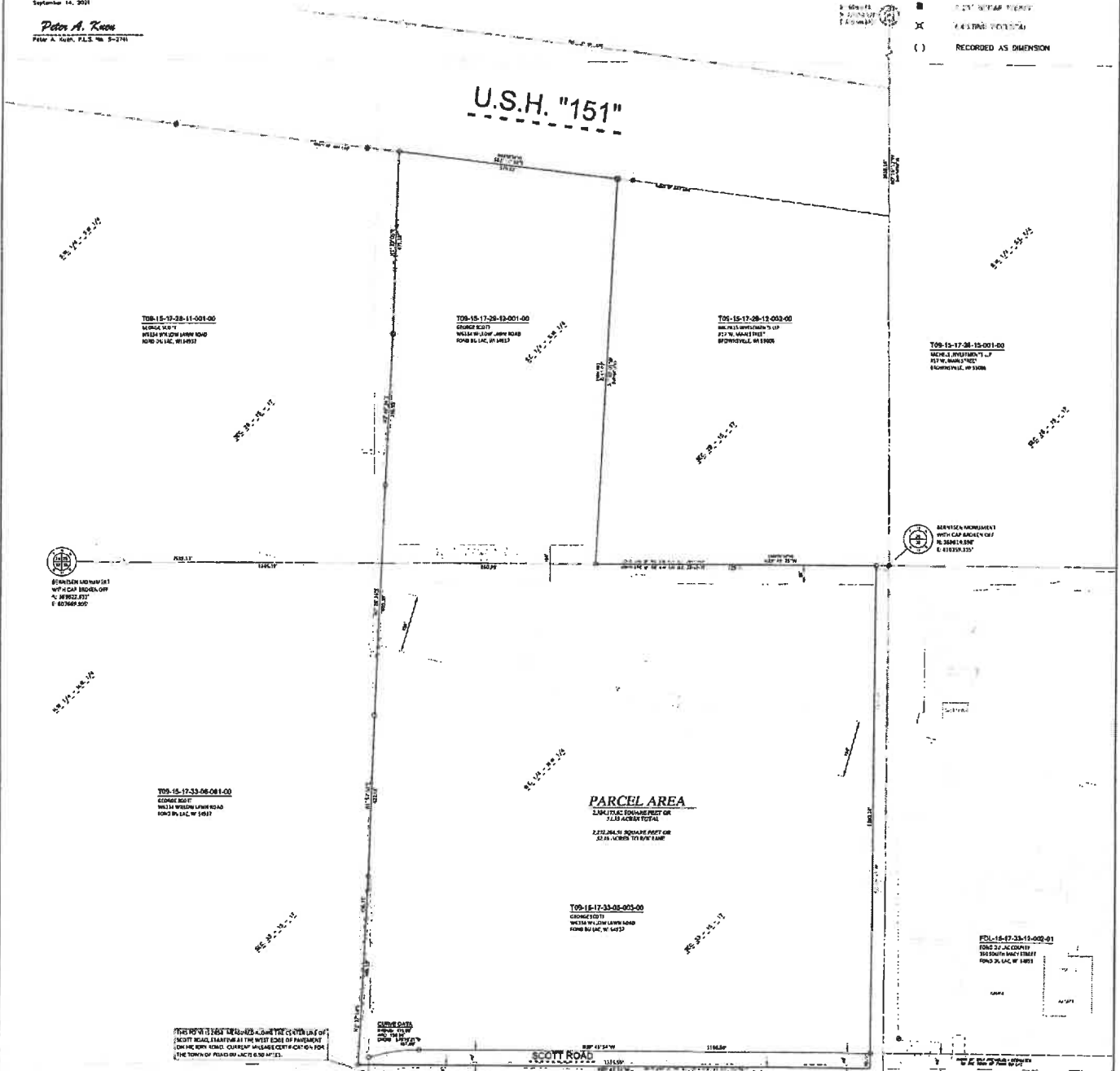
I, Peter A. Kuen, Wisconsin Professional Land Surveyor, certify that I have surveyed the above described property and that, to the best of my knowledge and belief, the above map is a correct representation thereof and show the size and location of the property, its exterior boundaries, and other encroachments, if any, I further certify that I have complied with Chapter 827 of the Administrative Code. This survey is made for the exclusive use of the present owners of the property and any those who purchase, mortgage or otherwise take interest, either one (1) year from the date hereof.

September 14, 2021

**Peter A. Kuen**  
Peter A. Kuen, P.L.S. No. 9-2741

## LEGEND

- SET 3/4" x 18" REBAR WEIGHT 1.5 LBS PER LINEAL FOOT.
- 1" IRON PIPE WITH D.O.T. CAP FOUND
- ⊠ 2" X 2" REBAR TIEOUT
- ⊗ 4" EXISTING DUCT/PIPE
- ( ) RECORDED AS DIMENSION



**PARCEL AREA**  
2.241 PLAC SQUARE FEET OR  
0.513 ACRES TOTAL  
2,212.24 SQ. FT. SQUARE FOOT OR  
0.51 ACRES TOTAL TO BE TOWN

## LEGAL DESCRIPTION

A SURVEY OF PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 28, PART OF THE N.E. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 33, ALL IN TOWN 15 NORTH, RANGE 17 EAST, IN THE TOWN OF FOND DU LAC, FOND DU LAC COUNTY WISCONSIN.

- COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 33;
- THENCE NORTH 89°43'28" WEST ALONG THE NORTH LINE OF THE N.W. 1/4 OF SECTION 33, 33.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;
- THENCE SOUTH 00°24'34" WEST ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 8334, 3320.24 FEET;
- THENCE NORTH 89°43'54" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE N.W. 1/4 OF SECTION 33, 3335.55 FEET;
- THENCE NORTH 02°37'24" EAST 496.27 FEET;
- THENCE NORTH 03°52'53" EAST 432.58 FEET;
- THENCE NORTH 07°26'35" EAST 505.59 FEET;
- THENCE NORTH 02°46'34" EAST 306.85 FEET;
- THENCE NORTH 01°39'05" EAST 478.38 FEET;
- THENCE SOUTH 82°56'38" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF U.S.H. "151", 576.63 FEET;
- THENCE SOUTH 02°59'02" WEST 3023.87 FEET;
- THENCE SOUTH 89°49'28" EAST ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 28, 729.95 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIBED CONTAINS 53.35 ACRES MORE OR LESS.

**FOND DU LAC COUNTY SURVEYOR**  
PETER A. KUEN PLS NO. 2741

FOND DU LAC COUNTY HIGHWAY COMMISSION  
1820 S. HICKORY STREET  
FOND DU LAC, WI 54937  
(920) 929-3492



813 - 17036 - 6743  
SEPTEMBER 14, 2021