



COUNTY FACILITIES PLANNING WORK INITIATION REQUEST FORM

Please complete a form for each new proposal review request.

Work Proposal Name:

Ronald McDonald House Property Transfer

Date of Request:

1/21/20

Requesting Department:

DAS-Economic Development

Department Contact Name:

Adam Stehly

High Org:

115

Low Org:

1191

Approval Signature of Department Head:

AaronHertzberg

Digitally signed by AaronHertzberg
Date: 2020.01.22 21:09:19 -06'00'

DESCRIPTION

Please provide a detailed description of the request:

Ronald McDonald House ("RMH") has asked the County to transfer approx. 4 acres of land current leased by RMH. RHM owns an adjacent 3.5 acres north of the County-owned tract and wishes to assemble the property to commence expansion of its facilities. The RMH lease obligates the County to transfer the land to RMH at the end of the 100-year term for \$1.00. Pursuant to Resolution File No. 12-570, County has the discretion to transfer the property prior to that time.

How will this proposal improve your operations, enhance customer service or otherwise benefit your department and the County?

The County's interest in the property is cash flow neutral. The transaction allows RMH the opportunity to expand its footprint and better serve the needs of the community.

Desired Timeline:

Begin Date:

1/30/20

End Date:

6/30/20

Duration:

6 months

Anticipated Funding Source (select all that apply):

Requestor's Operating Budget

Capital Budget

☒ **Other** (i.e. grants, donations, etc.; please describe):

N/A

Request Involves:

Parks Property

BHD Property



COUNTY FACILITIES PLANNING WORK INITIATION REQUEST DETERMINATION

CFPSC ACTION FOR CFPSC USE ONLY

CFPSC Project Tracking #:

2020-001

TYPE OF REQUEST (Refer to paragraph 4.3 of the CFPSC charter for more details)

- | | | |
|---|---|---|
| <input type="checkbox"/> 1. Property Management | <input type="checkbox"/> 2. Move Management | <input type="checkbox"/> 3. Property Improvements |
| <input type="checkbox"/> 4. New Footprint | <input type="checkbox"/> 5. Contractual Obligations | <input type="checkbox"/> 6. Centralized Facilities Management Process Improvement |

CFPSC Review Comments:

FOR EASEMENTS ONLY

Reviewed & Recommended for Approval:

DAS — FM, AE&ES (Legal Description)

Director, DAS

Corporation Counsel

Note:

1. Easements affecting lands zoned "Parks" require County Board approval.
2. Forward a copy of the recorded easement to AE&ES.

CFPSC RECOMMENDATION

The County Facilities Planning Steering Committee reviewed this proposal on . As evidenced by the authorized signature below, the County Facilities Planning Steering Committee recommends approval of this proposal.

Chair or Vice-Chair:

Date:

County Facilities Planning Steering Committee



**Ronald McDonald House Charities®
of Eastern Wisconsin, Inc.**

8948 Watertown Plank Road, Milwaukee, WI 53226
414.475.5333 tel 414.475.6342 fax

Mr. Adam Stehly
Milwaukee County
633 W. Wisconsin Avenue
Suite 903
Milwaukee, WI 53202

Dear Adam:

Ronald McDonald House Charities of Eastern WI ("RMHC Eastern WI") purchased 3.5 acres of vacant land from Milwaukee County on December 28, 2012. As part of Addendum A of the Offer to Purchase, in addition to the purchase of the 3.5 acres, part I.C. of the addendum states the following:

The current ground lease for an area of 4.0655 acres, dates March 11, 1983, shall continue in force and effect for a term ending February 28, 2083. Upon termination of the Ground Lease, or earlier at County's sole option, title to the aforesaid Ground Leased area shall be conveyed to Buyer by Warranty Deed, for \$1.00, "as-is and where-is", with respect to environmental and sub-soil conditions.

As our Organization's primary purpose is to provide temporary housing to families while their seriously sick or injured child is receiving medical treatment, we are now turning families away as we are at or close to capacity. As such, we have engaged Continuum Architects, to design an addition for our House. The addition will breach both the 3.5 acre parcel that we purchased in 2012 as well as the 4.0655 acres we currently hold as a ground lease. By having the ground leased land titled in the name of Milwaukee County, we will be unable to receive approval from Wauwatosa to build this proposed addition.

The Ronald McDonald House Board of Directors respectfully asks Milwaukee County to convey to RMHC this 4.0655 acres of ground leased land. As Wauwatosa approval to build an expansion will be delayed until this parcel is conveyed to RMHC Eastern WI and re-titled as part of the conveyance process, we ask that this process be done at the County's earliest convenience. Our goal is to break ground in mid-2020.

We sincerely appreciate your consideration of this request. Any correspondence and/or questions can be directed to Ann Petrie, President/CEO of RMHC Eastern WI, at 414-475-1073 or apetrie@rmhc-easternwi.org

Sincerely,

Dan Geigley
RMHC Eastern WI Board Chair

Ann Petrie
President/CEO RMHC Eastern WI



RMH Lease/Own Exhibit



376 0 188 376 Feet

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_ 1: 2,257

MCAMLIS



DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

(ITEM) From Ronald McDonald House Charities of Eastern Wisconsin, Inc. submitting an offer to purchase on 3.5-acres of County-owned land abutting the 4.0-acres of land under lease at 8948 West Watertown Plank Road in the City of Wauwatosa, by recommending adoption of the following:

A RESOLUTION

WHEREAS, in March, 1983 Our House in Milwaukee, Inc., a/k/a Ronald McDonald House ("RMH") entered into a \$1.00 per year ground lease ("Lease") with Milwaukee County ("County") on approximately 4.0-acres of County-owned land located at 8940 West Watertown Plank Road and the current Lease continues in force with an initial term of thirty (30) years with extensions expiring on February 28, 2083; and

WHEREAS, RMH has expressed to the Economic and Community Development ("ECD") Committee on several occasions their desire to add land to the 4.0 acres they currently lease to expand their mission of providing temporary housing for seriously ill children and their families while confined to or visiting area hospitals and RMH's most recent presentation to the ECD Committee on June 18, 2012, expressed an interest in acquiring a 3.5-acre area of land adjacent to the leased 4.0 acres; and

WHEREAS, RMH submitted an offer to purchase ("Offer") for the subject 3.5-acres of County-owned land and the terms and conditions of the Offer and an accompanying Development Agreement are summarized and paraphrased as follows:

Subject Land to be Purchased:

- A 3.5-acre land area abutting the 4.0 acres RMH currently leases at 8948 West Watertown Plank Road in the City of Wauwatosa, the said 3.5-acres is more specifically depicted on Exhibits A-1 and A-2 attached to the Offer and made a part of this file ("Expansion Land").

Purchase Price:

- Cash offer in the amount of the appraised value of \$675,500.

Closing:

- On or before September 30, 2012.

Title Evidence:

- County shall provide, at RMH expense, a title commitment with GAP coverage

satisfactory to RMH.

Conveyance Conditions:

- County to retain property interests for right of entry to County utilities located on the Expansion Land.
- RMH signage shall be consistent with signage for the Milwaukee Regional Medical Center (“MRMC”).
- RMH shall proportionately pay on an annual basis for fire protection service.
- RMH shall proportionately pay on an annual basis for supportive services, for long as provided, similar to the other MRMC geographic members, pursuant to Chapter 98, Milwaukee County General Ordinances, commonly known as the Cost Sharing Ordinance (“CSO”) and said supportive CSO services shall comprise, but not be limited to, water, sanitary and storm sewer, tie-in privileges to utilities, costs and expenses for utility metering and controlling devices, etc.
- RMH shall accept the Expansion Land “as-is”, “where-is” with all faults and conditions (i.e. environmental, subsoil, subsurface structures), with indemnification to the County.
- RMH shall maintain, replace and assume all costs for snowplowing/de-icing of all internal RMH roadways, parking lots and walkways on the Expansion Land as well as the access roadway from Watertown Plank Road.
- At a future date determined by the County, in conjunction with the City of Wauwatosa and RMH, RMH shall financially participate proportionately in the reconstruction and ongoing maintenance of that portion of North 92nd Street extending from Watertown Plank Road to the current north line of the RMH property if the increased RMH building density demands ingress/egress other than via Watertown Plank Road.
- RMH shall be receptive to incorporating in its development plans walking trails which provide public access linking RMH’s property with the County land to the north and the existing natural resources within the Northeast Quadrant and greater surrounding area.
- RMH shall be prohibited from selling any or all of the leased or Expansion Land without County Board approval.
- Construction and development of RMH’s improvements shall be in compliance with Disadvantaged Business Enterprise (“DBE”) participation for professional services (17%) and construction (25%), use the standards, policies and procedures of the County’s Community Business Development Partners (“CBDP”) and seek assistance of CBDP to achieve said DBE goals.
- RMH commitment to Labor Standards, including prevailing wage overtime rates, minimum hourly wage rates and minimum fringe benefits, as well as nondiscrimination and affirmative action commitments.
- Pursuant to County Board Resolution File No. 02-456, RMH shall assume those real estate cost/fees typically associated with a seller of real estate, including but not limited to land division expenses (Certified Survey Map), title insurance, legal

- 89 descriptions and filing and recording fees.
- 90 • RMH shall deliver a bond/letter of credit/fund deposit of \$50,000 as security for the
- 91 full and complete performance of all obligations, agreements and covenants.
- 92 • RMH guarantees the full performance of all obligations with the County retaining a
- 93 repurchase provision for default in commencing construction.

94

95 **Ground Lease Land Conveyance:**

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- 97 • Upon termination of the current Lease ending February 28, 2083, or earlier at the
- 98 County's sole option, title to the 4.0-acre ground lease area shall be conveyed to
- 99 RMH by Warranty Deed, for \$1.00, "as-is" and "where-is" with respect to
- 100 environmental and subsoil conditions.

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102 **Future Expansion Purchase:**

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- 104 • County to consider any request from RMH for an additional 3.5-acres, beyond the
- 105 initial 3.5-acre Expansion Land and the additional 3.5-acres, desired for the further
- 106 expansion of the RMH mission, is depicted on Exhibits B-1 and B-2 attached to the
- 107 Offer and made a part of this file and approval to purchase this additional land shall
- 108 be made by the Milwaukee County Board of Supervisors and if approval is granted,
- 109 County and RMH shall enter into an amendment to the Development Agreement.

110

111 ; and

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113 WHEREAS, staff respectfully requests the Economic and Community Development

114 Committee recommend to the Milwaukee County Board of Supervisors the following:

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- 116 • Acceptance of the Offer to Purchase from RMH, in the amount of \$675,500, for the
- 117 3.5-acre Expansion Land abutting the 4.0-acre parcel currently leased by RMH at
- 118 8948 West Watertown Plank Road in the City of Wauwatosa.
- 119 • Approval of the Development Agreement, with non-substantive revisions approved
- 120 by Corporation Counsel, memorializing the terms and conditions of purchasing and
- 121 developing the land for the RMH mission.
- 122 • Execution of a Certified Survey Map defining the 3.5-acre Expansion Land

123

124 ; and

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126 WHEREAS, the Committee on Economic and Community Development at their

127 meeting on July 16, 2012 recommended the following:

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- 129 • Acceptance of the Offer to Purchase from RMH, in the amount of \$675,500, for the
- 130 3.5-acre Expansion Land abutting the 4.0-acre parcel currently leased by RMH at
- 131 8948 West Watertown Plank Road in the City of Wauwatosa.
- 132 • Approval of the Development Agreement, with non-substantive revisions approved

133 by Corporation Counsel, memorializing the terms and conditions of purchasing and
134 developing the land for the RMH mission.

- 135 • Execution of a Certified Survey Map defining the 3.5-acre Expansion Land

136

137 ; now, therefore,

138

139 BE IT RESOLVED, the County Board of Supervisors hereby accepts and authorizes
140 the following:

141

- 142 • Acceptance of the Offer to Purchase from RMH, in the amount of \$675,500, for the
143 3.5-acre Expansion Land abutting the 4.0-acre parcel currently leased by RMH at
144 8948 West Watertown Plank Road in the City of Wauwatosa.
- 145 • Approval of the Development Agreement, with non-substantive revisions approved
146 by Corporation Counsel, memorializing the terms and conditions of purchasing and
147 developing the Expansion Land for the RMH mission.
- 148 • Execution of a Certified Survey Map defining the 3.5-acre Expansion Land

149

150 ; and

151

152 BE IT FURTHER RESOLVED, that the County Executive and the County Clerk are
153 hereby authorized to sign the above described Development Agreement, Certified Survey
154 Map and Warranty Deed and the Manager of Real Estate Services is hereby authorized to
155 sign the accepted Offer to Purchase; and

156

157 BE IT FURTHER RESOLVED, that the County Executive and the County Clerk and/or
158 other appropriate County officials are hereby authorized to execute any and all
159 instruments/documents referenced in the Development Agreement, which are necessary to
160 implement the intent of this resolution.

161

162

163 jmj

164 07/05/12

165 H:\Shared\COMCLERK\Committees\2012\Jul\ECD\Resolutions\12-570.doc