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3 **2023 RES-212**

4 PURCHASE OF VILLAGE OF WINDSOR MUNICIPAL BUILDING FOR DANE
5 COUNTY SHERIFF'S NORTHEAST PRECINCT

6 The Dane County Sheriff's Office has been operating its Northeast Precinct station in the
7 lower level of the Village of Windsor municipal building at 4084 Mueller Road, DeForest
8 since 1993. The rent for approximately 6500 square feet of space is \$50,800 annually
9 and the current lease will expire at the end of 2024. In anticipation of construction of a
10 new municipal building in 2025, the Village has offered to sell the property to the County
11 for \$1,845,950.00 along with a lease back agreement.
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13 The five acre property contains an 11,351 square foot building with an exposed lower
14 level and garage, a 3700 square foot steel shop building with three overhead doors and
15 small office area, a salt shed and a small storage building. The Village desires to lease
16 back its current main level office space along with 1 bay of the shop building and the salt
17 shed at no cost through September 30, 2025. The Village will be responsible for its own
18 utilities, cleaning and any other services it requires for its space, and will take care of all
19 the mowing and snow removal at the property. If the Village is not able to move to its
20 new facility by lease expiration date, the lease will convert to a month-to-month lease at
21 a rental rate of \$3600.00 per month beginning on October 1, 2025.
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23 NOW, THEREFORE, BE IT RESOLVED that the Dane County Board of Supervisors and
24 the Dane County Executive hereby authorize the purchase of 4084 Mueller Road from
25 the Village of Windsor for \$1,845,950.00 along with the above described lease back to
26 the Village; and
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28 BE IT FURTHER RESOLVED that the Dane County Real Estate Coordinator is
29 authorized to administer the closing and transfer of the above- mentioned property to the
30 County of Dane, and the Controller is authorized to issue funds necessary to effectuate
31 the transaction.
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33 BE IT FINALLY RESOLVED that the Dane County Executive and the County Clerk are
34 hereby authorized to execute the lease on behalf of the County of Dane.