

ROCK COUNTY, WISCONSIN



Board of Supervisors  
51 South Main Street  
Janesville, WI 53545  
(608)757-5510

**AMENDED  
11/19/2013**

**COUNTY BOARD STAFF COMMITTEE  
& GENERAL SERVICES COMMITTEE  
THURSDAY – NOVEMBER 21, 2013 – 5:30 P.M.  
JURY DELIBERATION ROOM – FOURTH FLOOR  
ROCK COUNTY COURTHOUSE-EAST**

**Note: Time  
Date, Location**

**Agenda**

1. Call to Order & Approval of Agenda
2. Citizen Participation, Communications and Announcements
3. Resolution
  - A. Transfer of Property to Rock Residential Foundation Inc. for the Purpose of Building a Dormitory on the UW Rock County Campus
4. Adjournment

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

UW ROCK COUNTY  
FOUNDATION  
INITIATED BY



JEFFREY S. KUGLITSCH  
DRAFTED BY

NOVEMBER 13, 2013  
DATE DRAFTED

COUNTY BOARD STAFF  
COMMITTEE AND GENERAL  
SERVICES COMMITTEE  
SUBMITTED BY

**TRANSFER PROPERTY TO ROCK RESIDENTIAL FOUNDATION, INC., FOR THE PURPOSE OF  
BUILDING A RESIDENCE HALL ON THE UW ROCK COUNTY CAMPUS**

1           WHEREAS, the County of Rock has been approached by UW Rock County and the Rock  
2 Residential Foundation, Inc., to donate approximately 2 acres of land on the south end of campus; and  
3

4           WHEREAS, the purpose of the land would be to place a residence hall in this area and build an  
5 additional roadway to the proposed building; and  
6

7           WHEREAS, if the Rock Residential Foundation, Inc., failed within two years of the actual  
8 transfer of the property from the County to complete the residence hall, the land would revert back to the  
9 County of Rock; and  
10

11           WHEREAS, time is of the essence in this matter in that the Board of Regents need to approve the  
12 amending of the lease agreement with Rock County to exclude this land and allow this transaction to  
13 occur at their December 5, 2013 meeting; and  
14

15           WHEREAS, this matter has been reviewed and recommended by the General Services Committee  
16 and the County Board Staff Committee.  
17

18           NOW, THEREFORE, BE IT RESOLVED by the Rock County Board of Supervisors in session  
19 this 21st day of November, 2013 that they hereby approve the transfer of approximately 2 acres of land to  
20 the Rock Residential Foundation, Inc., for the purpose of building a residence hall on the UW Rock  
21 County campus.  
22

23           BE IT FURTHER RESOLVED that all transaction expenses be paid for by Rock Residential  
24 Foundation, Inc., and there will be no infrastructure costs charged to the County for this transaction and  
25 proposed building site;  
26

27           BE IT FURTHER RESOLVED that the County Board Chair and County Clerk are hereby  
28 authorized to sign a deed to transfer the property to the Rock Residential Foundation, Inc., as well as any  
29 other documents necessary to complete the transaction including the amending of Rock County's existing  
30 lease agreement with the UW Board of Regents.

TRANSFER PROPERTY TO ROCK RESIDENTIAL FOUNDATION,  
INC., FOR THE PURPOSE OF BUILDING A RESIDENCE HALL ON  
THE UW ROCK COUNTY CAMPUS

Page 2

Respectfully submitted:

COUNTY BOARD STAFF COMMITTEE

GENERAL SERVICES COMMITTEE

\_\_\_\_\_  
J. Russell Podzilni, Chair

\_\_\_\_\_  
Phillip Owens, Chair

\_\_\_\_\_  
Sandra Kraft, Vice Chair

\_\_\_\_\_  
Henry Brill, Vice Chair

\_\_\_\_\_  
Eva Arnold

\_\_\_\_\_  
Ivan Collins

\_\_\_\_\_  
Henry Brill

\_\_\_\_\_  
Jason Heidenreich

\_\_\_\_\_  
Betty Jo Bussie

\_\_\_\_\_  
Edwin Nash

\_\_\_\_\_  
Marilyn Jensen

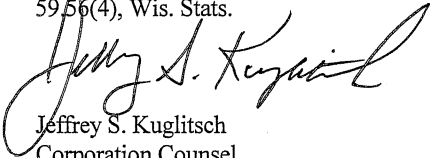
\_\_\_\_\_  
Mary Mawhinney

\_\_\_\_\_  
Louis Peer

\_\_\_\_\_  
Kurtis Yankee

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01, 59.51, 59.52(6)(c), and 59.56(4), Wis. Stats.

  
Jeffrey S. Kuglitsch  
Corporation Counsel

FISCAL NOTE:

This resolution transfers approximately two (2) acres of land to the Rock Residential Foundation, Inc. for the purpose of building a residence hall. All transaction costs to be paid by Rock Residential Foundation, Inc.

Sherry Oja  
Finance Director

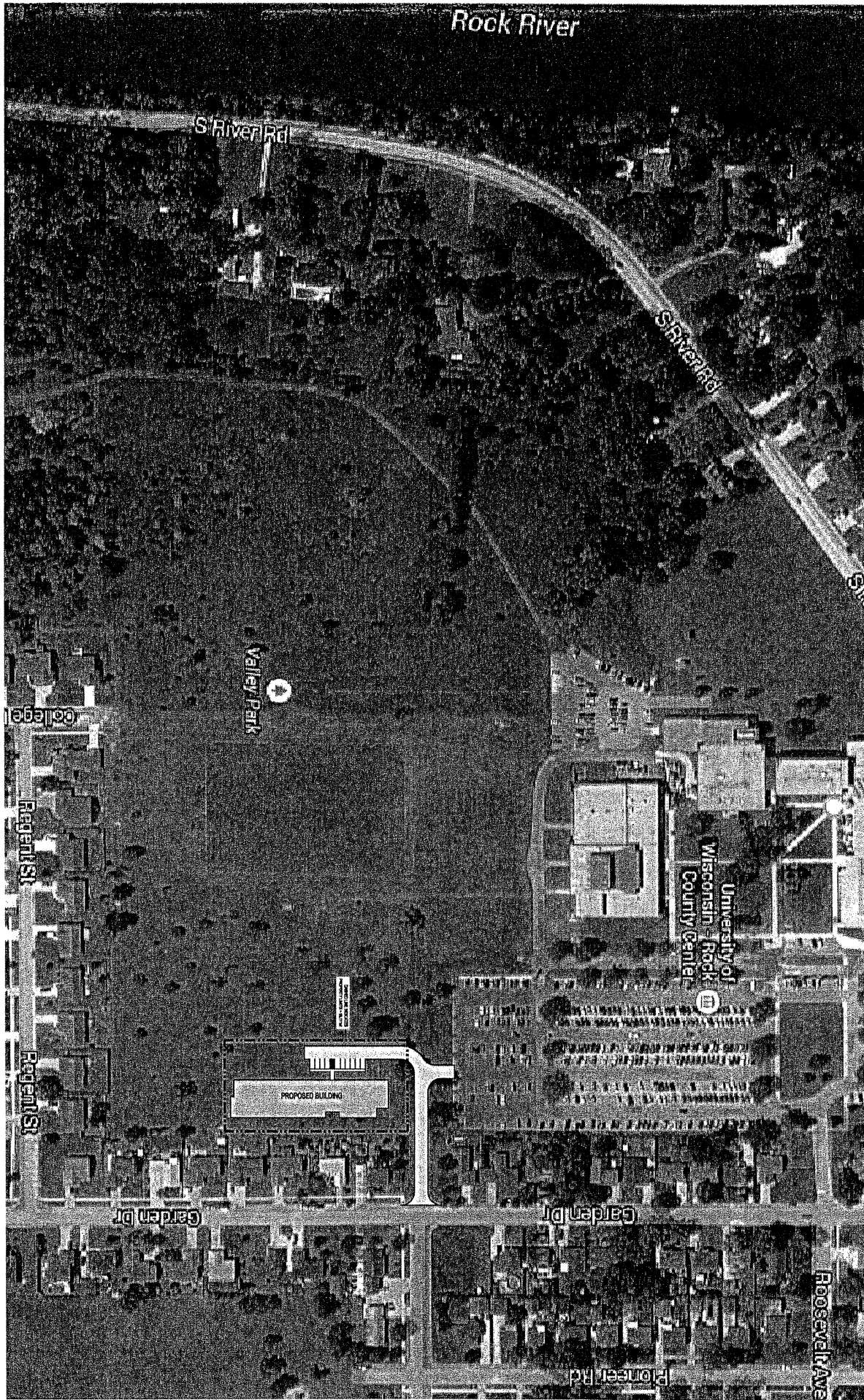
## EXECUTIVE SUMMARY

In October of this year, UW Rock County Foundation approached the County of Rock to inquire whether or not the County would donate approximately 2 acres of land on the south end of the campus to place the residence hall facility.

The proposal is that a new nonprofit, I.R.C. § 501(c)(3) entity called the Rock Residential Foundation, Inc., would be formed to take the land and place a residence hall on the property. It is the understanding of the County of Rock that CD Smith Construction Services would construct the building and an outside management firm would be hired by the Foundation to manage the day-to-day operation of the residence hall.

This resolution would approve donating the land from the County of Rock to the Rock Residential Foundation, Inc. It would also authorize amending the County of Rock's existing lease arrangement with the UW Board of Regents to allow this project. Time is of the essence, since the Board of Regents meets in early December 2013.

There are to be no costs to the County for either the land transfer or for the infrastructure needed to build the building and its access within the City limits.



SITE PLAN SCALE: 1/8"=1'-0"