

**BARRON COUNTY RESOLUTION NO. 2024-16**

**Resolution Authorizing Sale of Barron County Property, Office Complex, 410 East LaSalle Avenue, Barron, Wisconsin**

**TO THE BARRON COUNTY BOARD OF SUPERVISORS:**

1           **WHEREAS**, Barron County currently owns an Office Complex located at 410 East  
2 LaSalle Avenue, Barron, Wisconsin, 54812; and

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4           **WHEREAS**, the largest square footage renter for this location is the Wisconsin  
5 Public Defenders Office; and

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7           **WHEREAS**, Public Defenders Office is also the highest paying renter for this  
8 location; and

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10           **WHEREAS**, Barron County learned through the local newspaper, the Public  
11 Defenders Office is consolidating into regional locations; and

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13           **WHEREAS**, the Public Defender’s Office has emailed Barron County asking that  
14 the current lease arrangements remain on a month to month basis; and

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16           **WHEREAS**, since the local newspaper article was published CA French and other  
17 County staff have been contacted by interested buyers of said property; and

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19           **WHEREAS**, the following information details the capitalization of this property,

20	Purchase date:	06-30-2000
21	Capitalization, including all remodeling:	\$ 775,168.00
22	Less: prior year depreciation:	\$ (416,652.80)
23	Less: current year depreciation:	\$ (19,379.20)
24	Net Book Value as of 12-31-2024	\$ 436,032.00

25 and

26  
27           **WHEREAS**, Maintenance expenditures over the years has been as follows:

28	Actual costs – 2018	\$ 29,764.89
29	Actual costs – 2019	\$ 30,731.50
30	Actual costs – 2020	\$ 27,789.90
31	Actual costs – 2021	\$ 28,013.25
32	Actual costs – 2022	\$ 29,116.21
33	Actual costs – 2023	\$ 33,516.80
34	Budget Costs – 2024	\$ 51,300.00

35 and

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37  
38           **WHEREAS**, renters for this location have been as follows, based on 2023 Revenue  
39 collections, (approximately):

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41	CASA of Western Wisconsin: (\$425.00 X 12) =	\$ 5,100.00
42	Blue Hills Genealogical Society: (\$178.50 X 12) =	\$ 2,142.00
43	State Public Defenders Office: (\$1,990.06 X 12) =	\$ 23,880.72
44	Approximate yearly total:	\$ 31,122.72
45	and	

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47 **WHEREAS**, this is the second time upon which this property has been offered for  
48 sale, the previous time there were no offers to purchase; and

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50 **WHEREAS**, if this sale is approved through Hansen Auction Group there would  
51 be a minimum no sale fee of \$ 3,500.00; and

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53 **WHEREAS**, attached to this resolution is additional information as provided by  
54 Hansen Auction Group to the Barron County Property Committee; and

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56 **WHEREAS**, the drafting of this Resolution was approved by the Barron County  
57 Property Committee on March 4<sup>th</sup> on a vote of 6 - 0 with Heller, Effertz, Bartlett, Fowler,  
58 Moen and Schradle voting in favor and no members voting against.

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60 **NOW, THEREFORE, BE IT RESOLVED**, that with passage of this resolution  
61 the Barron County Board of Supervisors does hereby authorize the sale of 410 East LaSalle  
62 Avenue, Barron, Wisconsin, 54812 by Hansen Auction Group/Hansen Real Estate Group;  
63 and

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65 **BE IT FURTHER RESOLVED**, that publication of this resolution may occur  
66 through posting in accordance with Section 985.02 of the Wisconsin Statutes.

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**OFFERED THIS 18<sup>th</sup> day of March 2024**

<p>Number of readings required: One (X) Two ( )</p> <p>Vote required for passage: Majority (X) 2/3 Entire Board (20) ( )</p> <p>Source of funding: Budgeted ( ) General Fund ( ) Grant ( ) Contingency ( ) Other ( ) Details: Not Applicable</p> <p>Fiscal impact: - Current year total amount: \$ Unknown - Future years total amount: \$ Unknown - Effect on tax levy – current year - \$ Unknown - Effect on tax levy – future years - \$ Unknown</p> <p>Fiscal impact reviewed by County Finance Department</p> <p>_____ Jodi Busch, Finance Director</p> <p>Approved as to form by:</p> <p>_____ Jeffrey French, Administrator</p> <p>_____ John Muench, Corporation Counsel</p>	<p>_____ Dana Heller, Property Committee Chair</p> <p>(The Committee Chair signature verifies the action taken by the Committee.)</p> <p>Board Action: Adopted (X) Failed ( ) Tabled ( )</p> <p><b>Motion: (Moen/Gores)</b> to approve. Discussion. Carried with 27 Yes and 2 Absent (Fall &amp; Taxdahl).</p>
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