

1995-96 SESSION
COMMITTEE HEARING
RECORDS

Committee Name:

Joint Committee on
Finance (JC-Fi)

Sample:

Record of Comm. Proceedings ... RCP

- 05hrAC-EdR_RCP_pt01a
- 05hrAC-EdR_RCP_pt01b
- 05hrAC-EdR_RCP_pt02

➤ Appointments ... Appt

➤ **

➤ Clearinghouse Rules ... CRule

➤ **

➤ Committee Hearings ... CH

➤ **

➤ Committee Reports ... CR

➤ **

➤ Executive Sessions ... ES

➤ **

➤ Hearing Records ... HR

➤ **

➤ Miscellaneous ... Misc

➤ 95hrJC-Fi_Misc_pt32

➤ Record of Comm. Proceedings ... RCP

➤ **



STATE SURPLUS PROPERTIES

Land Sales Requisition Back-up Sheet

Submitted By: Sharon Shaffer, Listing Broker

- Property: Mendota Mental Health Parcel, City of Madison, Dane County
- Property Location: Corner of Sauthoff Road and Green Avenue, Northeast of lake Mendota, Southwest of Northport Drive
- Property Physical Description: 17.89-acre, level parcel with grassy vegetation and some woods. Memorial Drive, owned by HSS runs through the northeastern corner of the property. Parcels appears to have adequate, natural drainage.
- Restrictions: The property is zoned for conservancy and would require approval by the City of Madison planning and zoning department prior to allowing any residential development.
- Appraisals: There were two appraisals prepared for the parcel. One was prepared by John P. Hill & Associates, Madison for \$164,000 (8/21/95), and the second was prepared by RAM Appraisals, Madison, for \$228,500 (10/12/95).
- History: The parcel is part of the Mendota Mental Health Complex and is owned by HSS. The parcel is at the edge of the HSS property separated by several single family homes and undeveloped conservancy land. HSS identified the parcel as surplus to its needs. The broker has met with local alderpersons and the City of Madison Planning Department to learn what kind of development the neighborhood and City desired. Both indicated a clear preference for single family homes, condominiums or owner occupied townhouses. Considerable concerns about adding more apartment units in the neighborhood were raised.
- Marketing: The marketing package was mailed to an accumulated list of approximately 1,000 individuals who have expressed interest in state surplus properties. The broker toured the property with the Mendota Mental Health Facility Manager and surveyor to accurately define the parcel boundaries. The property was advertised in the Wisconsin State Journal over the weekend of 12/10/95 and 12/17/95. The broker received 6 written offers ranging from \$180,000 to \$301,000.
- Acceptance of Offers: The highest offer of \$301,000 was accepted. The buyer is SWS, L.L.C of Plain Wisconsin.



DEVELOPMENT
BROKERAGE
MANAGEMENT

PROPERTY FOR SALE

- Type:** Vacant Land
- Description:** Level parcel with moderate vegetative cover with some woods, adjacent to new single family residential subdivision.
- Location:** Corner of Green Avenue and Sauthoff Road
City of Madison, Wisconsin 53718
Memorial Drive is the western property line
Northeast of Lake Mendota, southwest of Northport Drive
- Legal Description:** See Addenda
- Size:** 15.6 Acres
- Asking Price:** \$196,250
- Submittal Deadline:** January 10, 1996
- Access:** From Northport on Troy Drive. Located on City of Madison bus line "G"
- Zoning:** Conservancy. Most probable use, according to Madison Planning and Zoning Department, is single family residential or condominiums
- Comments and Restrictions:**
1. Memorial Dr., a private road, would be dedicated to the City of Madison as a public road
 2. Site will likely require a private lift station for public utility services
- Listing Broker:** Sharon Weigand, The Rifken Group, LTD
608-258-4640, Fax 608-258-4647

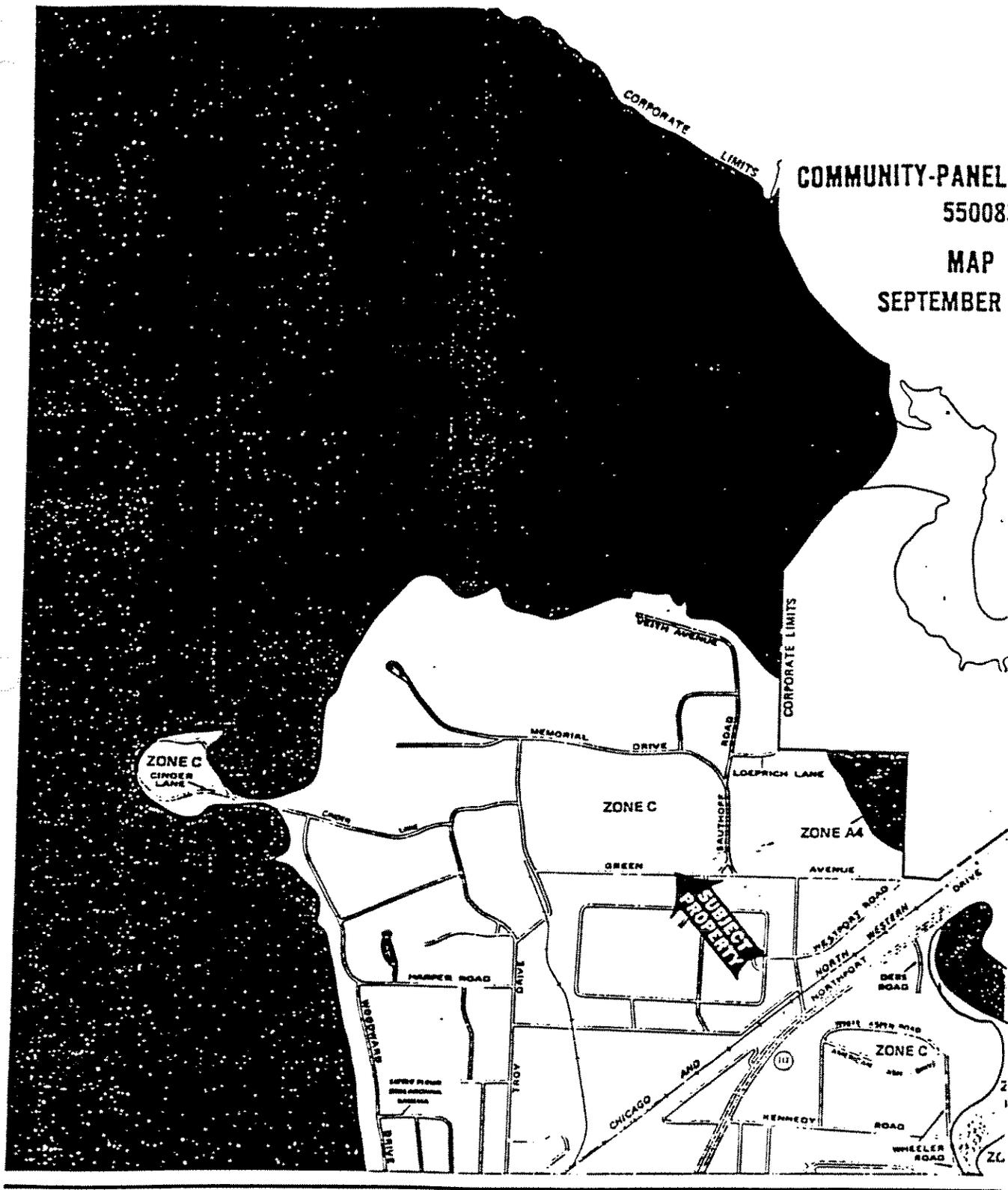
116 King Street
P.O. Box 2079
Madison, WI
53701-2079
608-258-4640
Fax 258-4647

All information is from sources deemed reliable. Information is submitted subject to prior errors, changes or withdrawals, without notice. 6 December, 1995

Flood Map

COMMUNITY-PANEL NUMBER
550083 0015 D

MAP REVISED:
SEPTEMBER 18, 1986



SOIL MAP

66

N

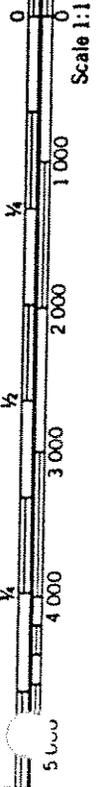
(Joins sheet 54)

R 9

1 Mile
5000 Feet

(Joins sheet 65)

Scale 1:15840



1410 000 FEET



(Joins sheet 78)

12 155 000 FEET

Soil Type WvB: Westville silt loam, 2 to 6% slopes
 Soil Survey of Dane County, Wisconsin USDA Soil Conservation Service

W
WYHARA RIVER

26

Wheeler Rd.

22

CHW "CV"

School Rd.

SUBJECT PROPERTY

Troy Dr.

Northport Dr.

Packers Ave.

International Ln.

N Sherman Ave.

Aberg Ave.

Commercial Ave.

Sherman Ave.

E. Johnson St.

E. Washington Ave.

Gorham St.

North St.



MENDOTA



PROCEDURES FOR SUBMITTING AN OFFER TO PURCHASE For State Surplus Properties

1. **Send Where?** Send or fax offer to Listing Broker , (Sharon Weigand, Cecile Wopat, or Vicki Mussehl) at The Rifken Group, Ltd.:
116 King Street - Suite 300
PO Box 2079
Madison, Wisconsin 53701-2079
Fax: 608-258-4647
2. **On What?** Offer to Purchase forms are available at the Wisconsin Realtor Association 1-800-279-1972, and may be prepared by an attorney, buyer's broker, or Listing Broker. For example, to purchase vacant land, submit a WB-13 Vacant Land Offer to Purchase (4-7-95) form.
3. **What Amount?** The list price shall be equal to or greater than the appraised price. Buyers are encouraged to submit their highest offer.
4. **Bidding Process** - Each property will remain on the market for a minimum of 30 days following the first day of advertising to ensure the public has sufficient access to surplus property. However, this is not a sealed bid process, and the state retains the right to reject any and all offers.
5. **Submittal Deadline** - Please call the Listing Broker @ 608-258-4640 for the deadline date as this will vary with each property.
6. **Offer Confidentiality** - All offers will be reviewed by the Listing Broker and then presented to the Wisconsin Dept. of Administration the day following the submittal deadline. All offers will be treated with complete confidentiality and will only be reviewed by these two parties.
7. **Acceptance Criteria** - Offers will be accepted based primarily on the following criteria: Price, simplicity of offer (limited number of contingencies), and buyer's financial capability to close the transaction.
8. **When Accepted?** It is estimated that the Dept. of Administration will accept an offer within the two weeks following the submittal deadline.
9. **Required offer language** - Required standard language to be included in each offer to purchase:
"Closing is subject to approval by the State Building Commission. Condition will be removed upon Buyer's receipt of written approval by the State Building Commission within two months following acceptance by the Department of Administration." Required standard language to be included in each offer to purchase for properties with appraised values exceeding \$20,000:
"Closing is subject to approval by the State Building Commission and the Joint Finance Committee. Condition will be removed upon Buyer's receipt of written approval by the State Building Commission and Joint Finance Committee within three months following acceptance by the Department of Administration."



STATE SURPLUS PROPERTIES
Land Sales Requisition Back-up Sheet
Submitted By: Sharon Shaffer, Listing Broker

Property: Township of Roxbury, Dane County

Property Location: Land locked on the Dane County-Columbia County line north of Inhama Road

Property Physical Description: 20.35 acre, wooded parcel is located on a hill top among rolling hills. Property is considered recreational with the most likely use being for hunting. The site is not buildable, and does not contain direct access from a road. One must cross over adjacent owners' property to reach the parcel.

Restrictions: The property contains extensive restrictions related to the Lower Wisconsin River Scenic Easement (see attached description). The owner may not build a permanent structure on site and any tree harvesting requires DNR approval.

Appraisals: DNR initially indicated the property was worth \$8,100. Burke Appraisal Service, Verona, appraised the property at \$5,100 on 10/31/95 based on the lack of legal access. According to the Appraiser, the parcel would be worth closer to \$16,000 with legal access.

History: DNR purchased the landlocked parcel in 1993 from James Spohn to place restrictive covenants on the property protecting the view from the Lower Wisconsin River. James Spohn purchased the property approximately 15 years ago for a small sum. According to Mr. Spohn the property did not have a driveway or walking trail when he purchased it and did not believe it had been divided from the adjacent farms. TRG was hired in May, 1995 to sell surplus properties on the market. TRG put the property on the market from December 8, 1995 to January 10, 1996.

Marketing: The marketing package was mailed to an accumulated list of approximately 1,000 individuals who have expressed interest in state surplus properties. The broker toured the property with an adjacent land owner and discussed property availability with several adjacent owners. The Broker spoke with over 200 interested brokers and prospective buyers. The property was advertised in the Wisconsin State Journal over the weekend of 12/10/95 and 12/17/95. The broker received 12 written offers ranging from \$2,100 to \$12,251.

Acceptance of Offers: - The highest offer of \$12,251 was accepted. The buyer is Daniel S. Franzen of Madison.



DEVELOPMENT
BROKERAGE
MANAGEMENT

PROPERTY FOR SALE

Type: Vacant Recreational/Conservancy Land

Description: Beautiful, heavily wooded property

Location: Northwest Dane County on Columbia County line.
Just north of Inama Rd off of Hwy 188

Legal Description: Town of Roxbury, Dane County, Section 5, W 1/2,
NW 1/4, NE 1/4
Parcel # 0907-051-8570-2

Size: Approximately 20.35 Acres

Asking Price: \$6,000

Submittal Deadline: January 10, 1996

Access: No legal access. Parcel is landlocked. Adjacent
landowners: Tom Sawyer, Philip Marx, Steven
Johnson, Nancy Coffey. Pulvermacher Rd. off
Hwy 60, Columbia County, and Inhana Rd., Dane
County, are the closest roads to property

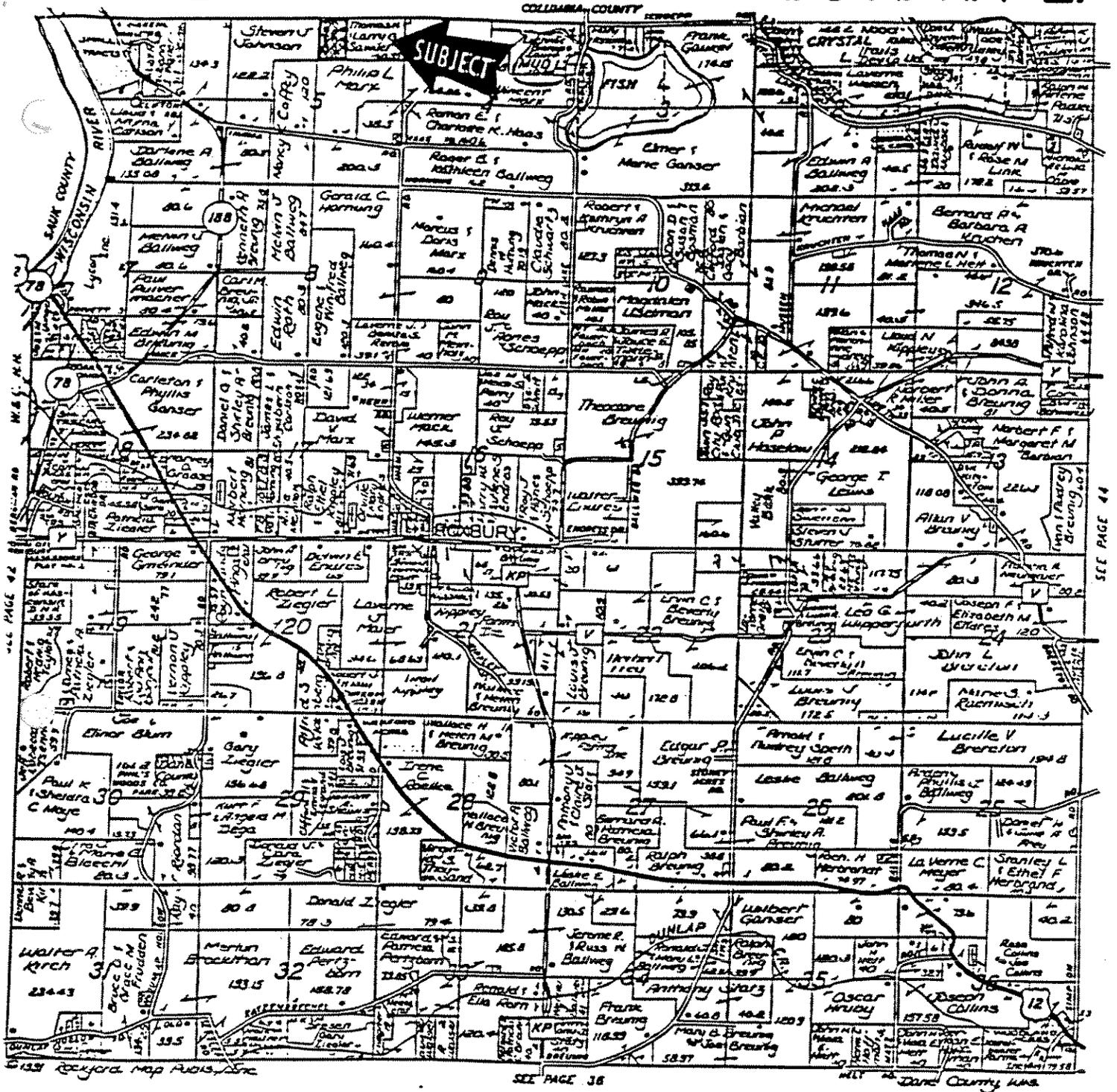
Zoning: A-1 Exclusive Agricultural

**Comments and
Restrictions:** See restrictions related to the Lower Wisconsin
River Scenic Easement

Listing Broker: Sharon Weigand, The Rifken Group, LTD
608-258-4640, Fax 608-258-4647

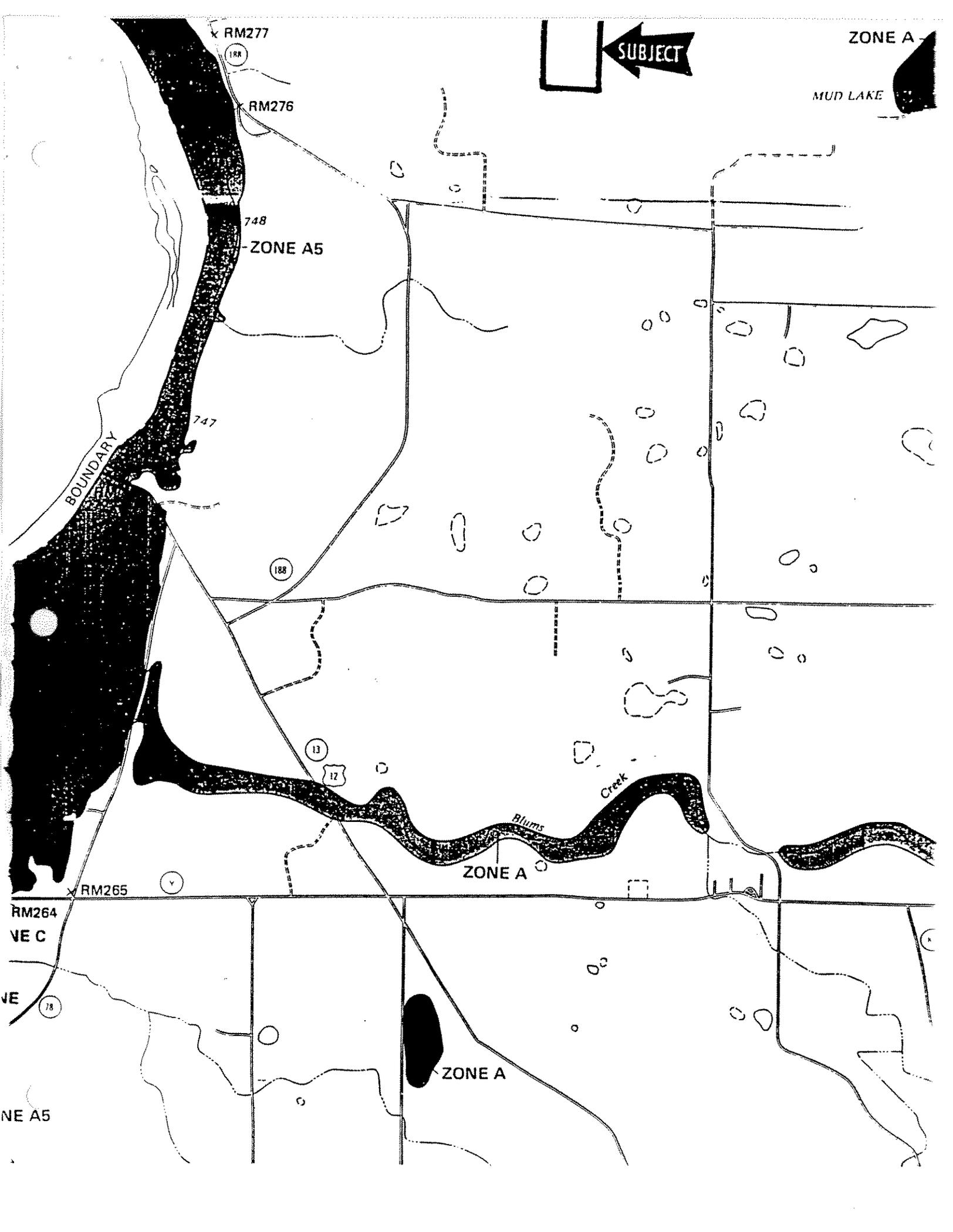
116 King Street
P.O. Box 2079
Madison, WI
53701-2079
608-258-4640
Fax 258-4647

*All information is from sources deemed reliable. Information is submitted subject to prior errors,
changes or withdrawals, without notice. 6 December, 1995*



SEE PAGE 38

Dane County, WIS.

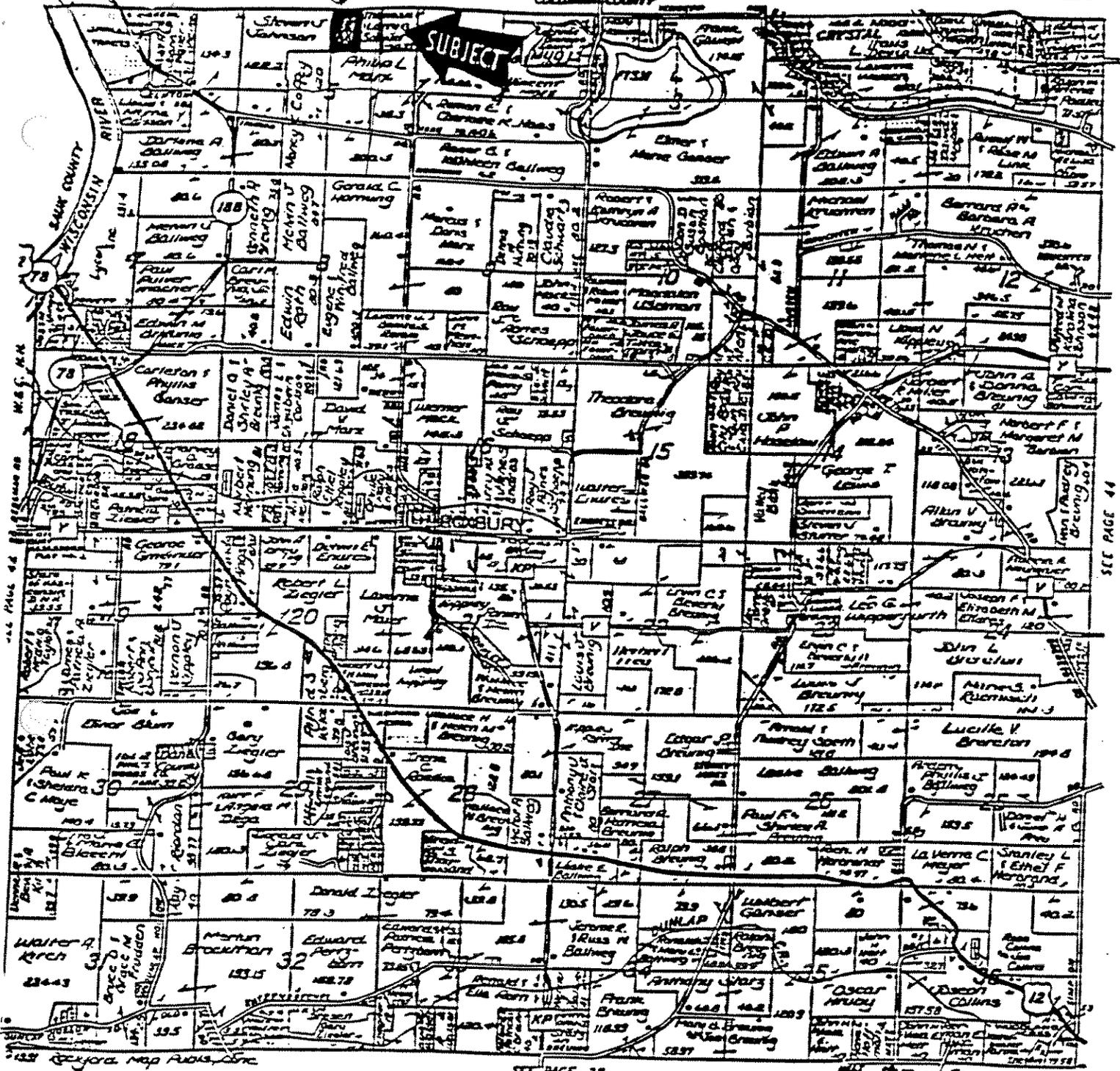


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The above described lands shall be conveyed subject to the following reservations:

1. The Grantor, its agents, officers and employees, shall have the right to enter upon the above described property for the purpose of inspection and enforcement of the terms and conditions contained herein, together with the right to remove therefrom any unauthorized structure, material or object.
2. The Grantee shall neither construct nor place any building, structure, mobile home, recreational vehicle, camping trailer, or camping structure, permanent or mobile on the property except as provided below:
 - A. One (1) portable camping structure designed and used for recreational camping is permitted provided: (1) The portable camping structure is designed and used for recreational camping; and (2) The structure does not exceed 1600 cubic feet in size; and (3) The structure is not visible from the Wisconsin River.
 - B. Storage of one (1) portable camping structure is permitted provided: (1) The structure is not visible from the Wisconsin River; (2) The height requirements of s.30.44(1)(e), Wisconsin Stats., are complied with; and (3) The structure is not used for recreational camping or human habitation.
 - C. Waterfowl blinds, wildlife observation blinds and tree stands are permitted provided the structure: (1) Does not exceed 288 cubic feet in size; and (2) Is visually inconspicuous; and (3) Has exterior colors which harmonize with the natural surroundings.
 - D. Structures no larger than 64 cubic feet in size and any reasonable and necessary support structures are permitted provided they are visually inconspicuous and have exterior colors which harmonize with the natural surroundings.
3. The Grantee shall neither construct nor place any fence except agricultural wire fences on the property without the prior written authorization of the Grantor.
4. The Grantee shall not perform any topographic changes or alteration of the natural landscape by excavation, drainage, filling, dumping or any other means without the prior written authorization of the Grantor.
5. The Grantee shall not dump ashes, trash, sawdust or any unsightly or offensive material on the property.
6. The Grantee shall not erect, display or maintain advertising signs or billboards on the property.
7. The Grantee may remove, destroy, cut or trim any trees, shrubs, bushes or plants provided such is done in compliance with Lower Wisconsin State Riverway Law as effective on January 1, 1992 (Wisconsin Statutes Chapter 30, Subchapter IV) and may cut lawns, cut weeds, harvest agricultural crops and manage native prairies on the property. The Grantee shall maintain all timbered lands consistent with a timber management plan approved by the Grantor prior to removing, destroying, cutting or trimming any trees on the property.
8. The Grantor reserves all minerals in said lands and mining rights therein on the property.

COLUMBIA COUNTY



1887 Roxbury Map Books, etc.

SEE PAGE 38

SEE PAGE 44



PROCEDURES FOR SUBMITTING AN OFFER TO PURCHASE For State Surplus Properties

1. **Send Where?** Send or fax offer to Listing Broker , (Sharon Weigand, Cecile Wopat, or Vicki Mussehl) at The Rifken Group, Ltd.:
116 King Street - Suite 300
PO Box 2079
Madison, Wisconsin 53701-2079
Fax: 608-258-4647
2. **On What?** Offer to Purchase forms are available at the Wisconsin Realtor Association 1-800-279-1972, and may be prepared by an attorney, buyer's broker, or Listing Broker. For example, to purchase vacant land, submit a WB-13 Vacant Land Offer to Purchase (4-7-95) form.
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DEVELOPMENT
BROKERAGE
MANAGEMENT

1/26/96

STATE SURPLUS PROPERTIES

Land Sales Requisition Back-up Sheet
Submitted By: Vicki Mussehl, Listing Broker

Taylor County

Property: Township of Pershing, Taylor County

Property Location: 1/4 mile east of Gilman Road
See attached area map and marketing packet

Property Physical Description: 200 Acres (40 acre parcel and an 160 acre parcel) property consists of approximately 90% lowlands mostly open, shrubs and according to appraiser timber is of lower quality.

Restrictions: Property is landlocked

Appraisals: \$14,000 by J. C. Norby & Associates, Eau Claire, WI, 1/3/96
\$16,000 by Robert Deetz, Gilman, WI, 10/31/95.

Marketing: See attached marketing package. The marketing package was mailed to an accumulated list of approximately 900 individuals who have expressed interest in state surplus properties. The property was advertised in the Wisconsin State Journal and the Eau Claire Leader Telegram. There was a large response from the newspaper advertisement however, due to the large amount of lowlands in parcel, interest was lost.

Acceptance of Offers: Three offers were received on the property, see attached summary. Acceptance went to Bradley Anderson for \$15,026.



DEVELOPMENT
BROKERAGE
MANAGEMENT

PROPERTY FOR SALE

Offer Submittal Deadline: January 26, 1996

Type: Vacant Land

Location: Southeast Pershing Township, Taylor County, Wisconsin. Property is in two contiguous parcels: a 40 acre parcel in section 25 (SE1/4 SW1/4 Section 25 T32N R4W) and a 160 acre parcel in section 36 (W1/2 E1/2 Section 36 T32N R4W). See attached plat map.

Description: Approximately 200 acres, some wooded (lower quality timber), high percentage of lowland acreage.

Legal Description: See Attached

Size: Approximately 200 acres

Asking Price: \$15,000

Access: No legal access, 1/4 mile from Gilman Road.

Zoning: Recreational

Comments: Good recreation/hunting land. Surplus property to the Pershing Wildlife Area Project.

Commission: 5% co-broke

Listing Agent: Vicki Mussehl, The Rifken Group, Ltd., Ref #B071
608-258-4640 ext. 120, Fax 608-258-4640.

All information is from sources deemed reliable. Information is submitted subject to prior errors, changes or withdrawals, without notice. 12/28/95

116 King Street
P.O. Box 2079
Madison, WI
53701-2079
608-258-4640
Fax 258-4647

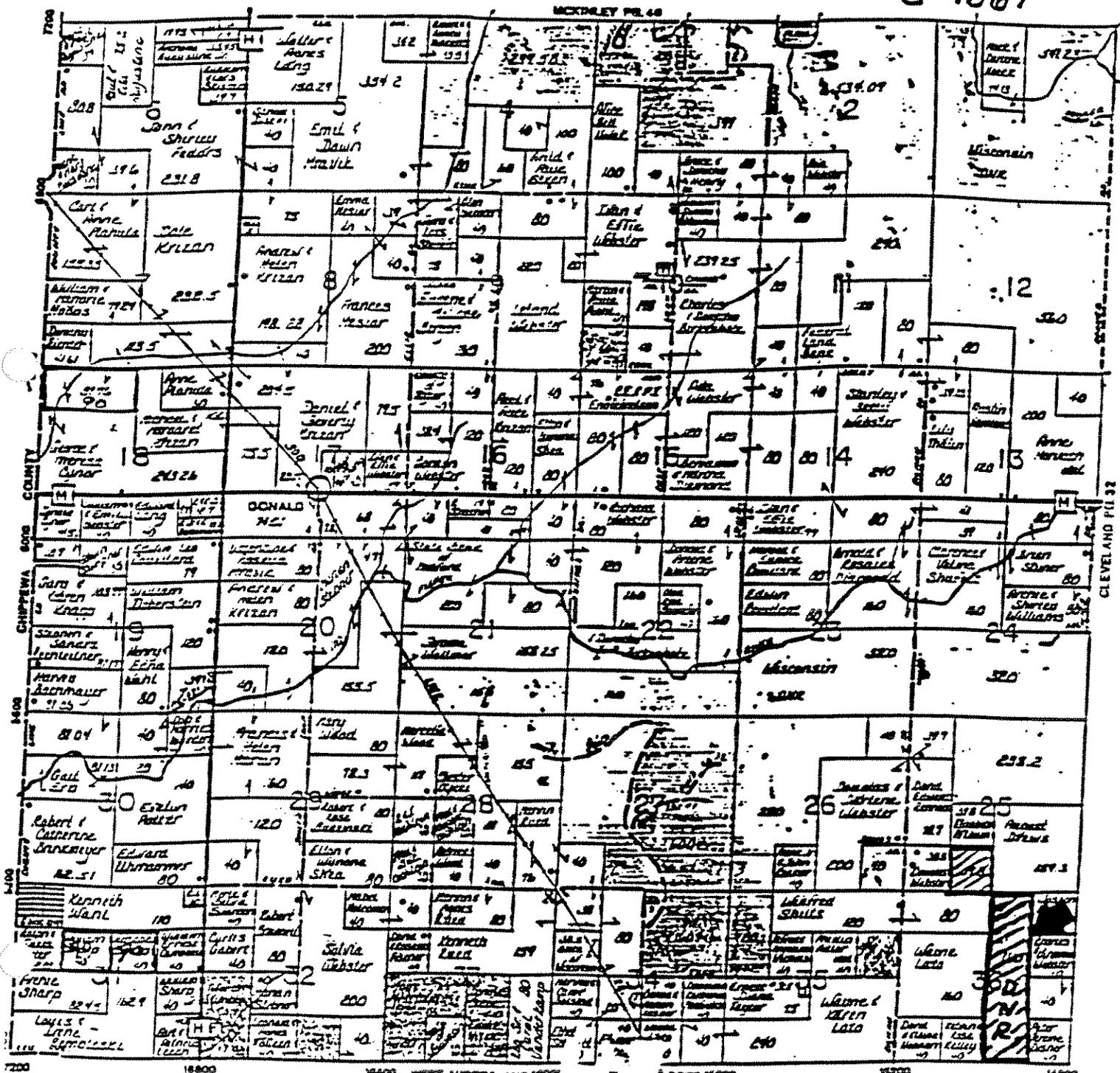
PERSHING

Taylor Co.

23

T.32N. - R.4W.

G-1067





PROCEDURES FOR SUBMITTING AN OFFER TO PURCHASE For State Surplus Properties

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Madison, Wisconsin 53701-2079
Fax: 608-258-4647
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"Closing is subject to approval by the State Building Commission and the Joint Finance Committee. Condition will be removed upon Buyer's receipt of written approval by the State Building Commission and Joint Finance Committee within three months following acceptance by the Department of Administration."



2/2/96

STATE SURPLUS PROPERTIES

Land Sales Requisition Back-up Sheet
Submitted By: Vicki Mussehl, Listing Broker

Property: Surplus property at the **Northern Wisconsin Center**, Chippewa Falls, WI

Property Location: North of Highway 29, Chippewa Falls

Description: Approximately 75 acres originally designated surplus with an additional 35 acres requested by the City of Chippewa Falls for the East Bridge Road project.

Restrictions: Landlocked

Appraisals:

J. C. Norby & Associates, Eau Claire, 11/17/95	
75 acres	\$295,000
R. J. Halvorson Appraisal Co., Eau Claire, 12/11/95	
75 acres	\$82,500
Anderson-Moessner Appraisals, Inc., Eau Claire, 12/22/95	
75 acres	\$112,500

Marketing: A marketing package was not necessary. All negotiations have been done directly between the City of Chippewa Falls and The Rifken Group.

Acceptance: The City of Chippewa Falls request for additional acreage was granted. The Offer to Purchase for approximately 109 acres is for \$248,111.

2/2/96

STATE SURPLUS PROPERTIES

Land Sales Requisition Back-up Sheet
Submitted By: Vicki Mussehl, Listing Broker

Property: Surplus property at the **Taycheedah Correctional Institute**

Property Location: Highway K and Golf Course Road, Fond du Lac

Description: Approximately 120 acres divided into 3 parcels. Mostly flat with pines. Part of property along Golf Course Rd is wooded with slope.

Restrictions: Parcel A was appraised assuming city water and sewer would be available from Parcel B. Due to Parcel B being sold to the City for open space and park, an additional cost to Parcel A was created. **The appraised value and the asking price does not reflect this.**

Appraisals:

Appraisal Associates of Fond du Lac, 11/02/95	
Parcel A	\$40,400
Parcel B	\$34,000
Parcel C	\$26,600
United Service Appraisals, Fond du lac, 11/06/95	
Parcel A	\$150,000
Parcel B	\$80,000
Parcel C	\$49,900

Marketing: See attached marketing package. The marketing package was mailed to an accumulated list of approximately 900 individuals who have expressed interest in state surplus properties. The property was advertised in the Wisconsin State Journal and the Fond du Lac paper. There was also a separate mailing done to the local Realtors of the Fond du Lac area.

Acceptance: Parcels B & C go to the City of Fond du Lac. Parcel A had 4 offers, one became null and void. Accepted offer to Greg Barber.



DEVELOPMENT
BROKERAGE
MANAGEMENT

PROPERTY FOR SALE

Offer Submittal Deadline: January 13, 1996

Type: Vacant Land

Location: 3 parcels surrounding and or adjacent to the Taycheedah Correctional Institute. Parcels are located to the north and west of the institute.

Description: Approximately 120 acres divided into 3 parcels.

Parcel A 48.185 Acres List Price \$95,200
Access from Golf Course Road
City of Fond du Lac, annexed
Sloped to the west, partially wooded
Zoned R2
Sewer and water available @ Hwy. K
Items included: 2 out bldgs, part perimeter fence

Parcel B 42.662 Acres List Price \$57,000
Access from Highway K
City of Fond du Lac, annexed
Flat, Wooded with pine trees
Zoned R2

Note: There are preliminary plans with the City of Fond du Lac to construct a bypass and calling for Hwy. 151 to cut through this parcel.

Parcel C 29.66 Acres List Price \$37,800
Access from Highway K
Town of Fond du Lac
Zoned Residential,
Flat, Wooded with pine trees

116 King Street
P. O. Box 2079
Madison, WI
53701-2079
608-258-4640
Fax 258-4647

Legal Description: See Attached



The Neighborhood: According to appraiser, subject is located in a residential neighborhood where new development is probable. Parcels are near the golf course and other newer developments. The possible bypass of Hwy 151 is not considered an adverse affect, rather it may increase the subjects value.

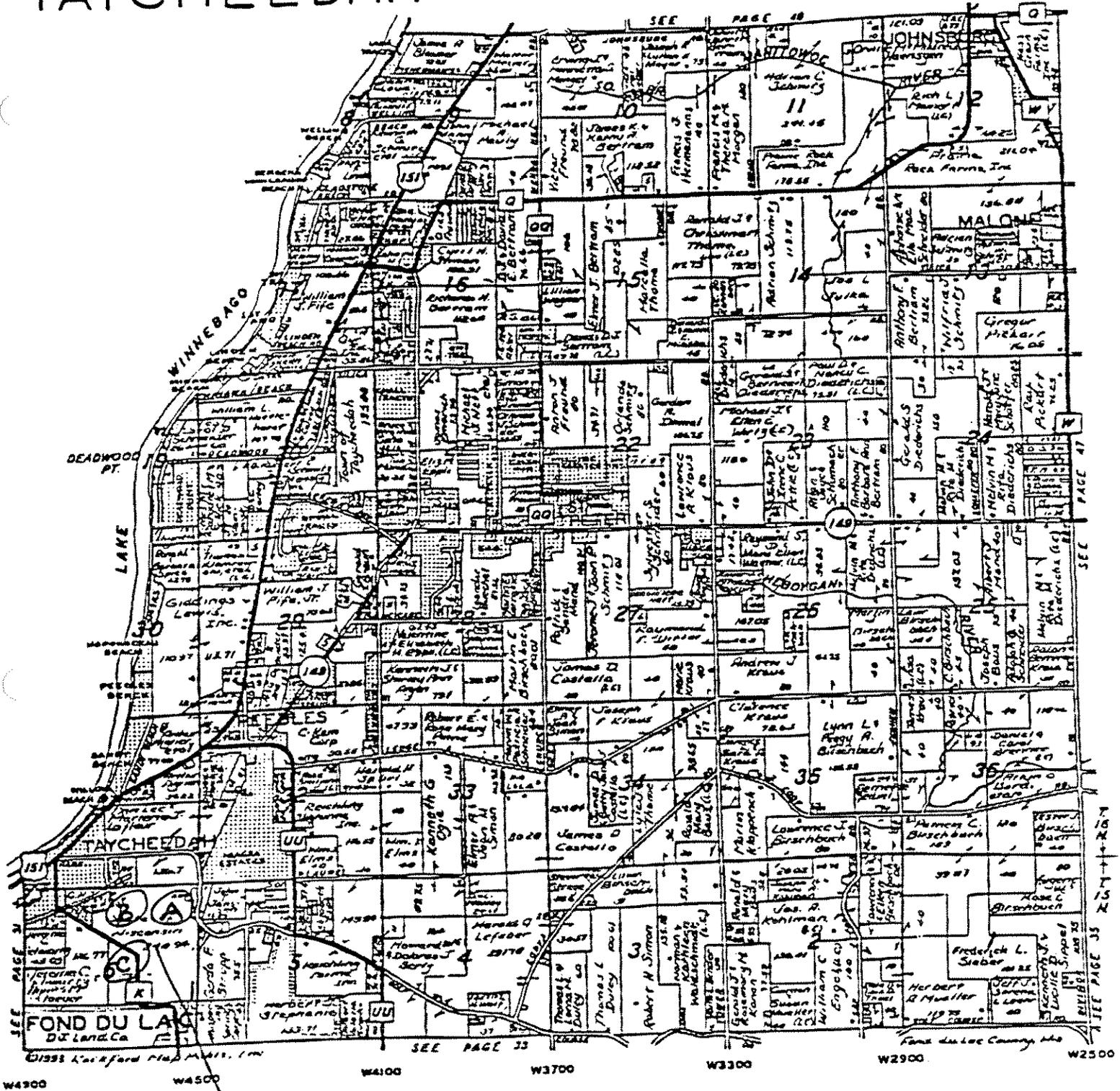
Size: 120 Acres total
Parcels A & B are contiguous with approx. 91 Acres

Listing Agent: Vicki Mussehl, The Rifken Group, Ltd
608-258-4640 ext. 120, Fax 608-258-464

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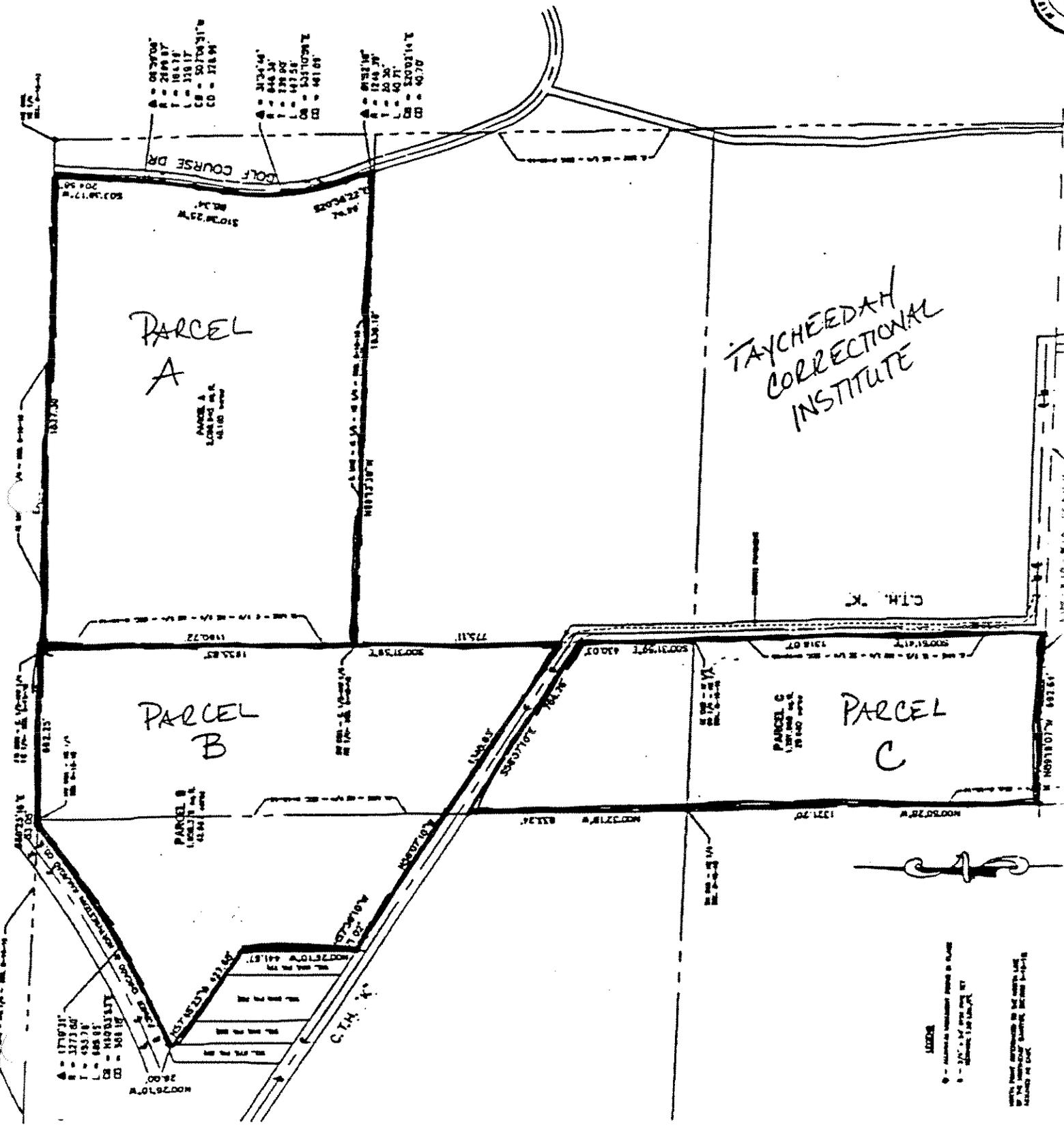
TAYCHEEDA

T.15-16N-R.18E.



PARCELS A, B & C

PROPERTY THE RIFK
 LOCATED IN THE NE 1/4, T
 OF SECTION 4, T 15 N - R
 AND CITY OF FOND DU LAC, I



EXCEL ENGINEERING INC.

Project Number: 95871A
Reference Parcel "A"

October 6, 1995

DESCRIPTION FOR
THE RIFKEN GROUP
OF A PARCEL OF LAND OWNED BY THE STATE OF WISCONSIN
LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4
AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 6, T. 15 N.-R. 18 E., CITY OF FOND DU LAC,
FOND DU LAC COUNTY, WISCONSIN.

A part of the Northwest 1/4 of the Northeast 1/4 and the
Northeast 1/4 of the Northeast 1/4 of Section 6, T. 15 N.-R. 18
E., City of Fond du Lac, Fond du Lac County, Wisconsin and being
more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of
said Section 6; thence East along the North line of the Northeast
1/4 of said Section 6, 662.25 feet to the Northwest corner of
the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of said
Section 6 and to the point of beginning; thence continuing East,
1,837.30 feet to the Westerly right-of-way line of Golf Course
Drive; thence South $03^{\circ}-38'-17''$ West along said right-of-way
line, 204.56 feet; thence along said right-of-way line on a curve
to the right, having a radius of 2,699.87 feet, 329.17 feet along
curve to a point which is South $07^{\circ}-06'-51''$ West, 328.96 feet
from last described point; thence South $10^{\circ}-36'-25''$ West along
said right-of-way line, 88.34 feet; thence along said right-of-
way line on a curve to the left, having a radius of 848.36 feet,
467.59 feet along curve to a point which is South $05^{\circ}-10'-59''$
East, 461.69 feet from last described point; thence South $20^{\circ}-$
 $58'-22''$ East along said right-of-way line, 74.99 feet; thence
along said right-of-way line on a curve to the right, having a
radius of 1,246.39 feet, 40.71 feet along curve to a point which
is South $20^{\circ}-02'-14''$ East, 40.70 feet from last described point;
thence North $89^{\circ}-13'-38''$ West along the South line of the North
1/2 of the Northeast 1/4 of said Section 6, 1,839.18 feet;
thence North $00^{\circ}-31'-59''$ West along the West line of the East 1/2
of the Northeast 1/4 of the Northeast 1/4 said Section 6,
1,160.72 feet to the point of beginning and containing 48.185
acres (2,098,945 Sq. Ft.) of land more or less and being subject
to all easements and restrictions of record.



Gary W. Lousberg
Gary W. Lousberg, R.L.S. No. S-2191

Excel Engineering, Inc.
Campbellsport, Wisconsin 53010-0439

460 CAMPBELLSPORT DRIVE
P.O. BOX 439
CAMPBELLSPORT, WI 53010

FAX: (414) 533-8285
(414) 533-8851

EXCEL ENGINEERING INC.

Project Number: 95871B
Reference Parcel "B"

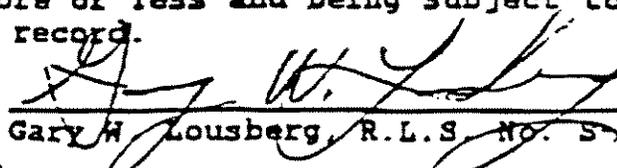
October 6, 1995

DESCRIPTION FOR THE RIFKEN GROUP

OF A PARCEL OF LAND OWNED BY THE STATE OF WISCONSIN
LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 6, T. 15 N.-R. 18 E., CITY OF FOND DU LAC,
FOND DU LAC COUNTY, WISCONSIN.

A part of the Northeast 1/4 of the Northwest 1/4 and the
Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the
Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of
Section 6, T. 15 N.-R. 18 E., City of Fond du Lac, Fond du Lac
County, Wisconsin and being more particularly described as
follows:

Beginning at the Northwest corner of the Northeast 1/4 of said
Section 6; thence East along the North line of the Northeast 1/4
of said Section 6, 662.25 feet to the Northeast corner of the
West 1/2 of the Northwest 1/4 of the Northeast 1/4 of said
Section 6; thence South $00^{\circ}-31'-59''$ East along the East line of
the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of said
Section 6, 1,935.83 feet to the Northerly right-of-way line of
County Trunk Highway "K"; thence North $58^{\circ}-07'-10''$ West along
said right-of-way line, 1,345.63 feet; thence North $57^{\circ}-39'-10''$
West along said right-of-way line, 71.02 feet to the Easterly
line of lands recorded in Volume 923, Page 174, Records, Fond du
Lac County Register of Deeds Office; thence North $00^{\circ}-26'-10''$
West along said East line, 441.67 feet to the Northeast corner of
said lands; thence North $57^{\circ}-45'-23''$ West along the Northerly
line of said lands and along the Northerly line of lands recorded
in Volume 893, Page 733 and Volume 548, Page 556, said Records,
427.68 feet to the East line of lands recorded in Volume 972,
Page 361, said Records; thence North $00^{\circ}-26'-10''$ West along the
East line of said lands, 26.00 feet to the Southeasterly right-
of-way line of the former Chicago & Northwestern Railroad
Company; thence Northeasterly along said right-of-way line on a
curve to the left, having a Radius of 3,273.80 feet, 989.95 feet
along curve to a point which is North $60^{\circ}-03'-53''$ East, 986.18
feet from last described point; thence South $88^{\circ}-25'-16''$ East
along the North line of the Northwest 1/4 of said Section 6,
33.06 feet to the point of beginning and containing 42.662 acres
(1,858,378 Sq. Ft.) of land more or less and being subject to all
easements and restrictions of record.


Gary W. Lousberg, R.L.S. No. S-2191

Excel Engineering, Inc.



460 CAMPBELLSPORT DRIVE
P.O. BOX 439
CAMPBELLSPORT, WI 53010

FAX: (414) 533-8285
(414) 533-8851

EXCEL ENGINEERING INC.

Project Number: 95851C
Reference Parcel "C"

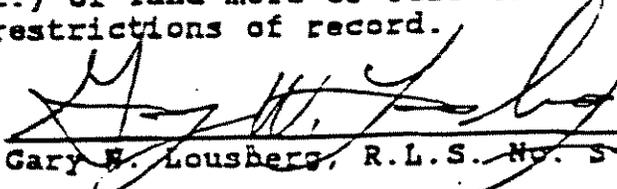
October 6, 1995

DESCRIPTION FOR
THE RIFKEN GROUP
OF A PARCEL OF LAND OWNED BY THE STATE OF WISCONSIN
LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 6, T. 15 N.-R. 18 E., TOWN OF TAYCHEEDAH,
POND DU LAC COUNTY, WISCONSIN.

A part of the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 6, T. 15 N.-R. 18 E., Town of Taycheedah, Fond du Lac County, Wisconsin and being more particularly described as follows:

Beginning at the Southwest corner of the Northeast 1/4 of said Section 6; thence North $00^{\circ}-32'-18''$ West along the West line of the Northeast 1/4 of said Section 6, 833.24 feet to the Southerly right-of-way line of County Trunk Highway "X"; thence South $58^{\circ}-07'-10''$ East along said right-of-way line, 784.26 feet to the East line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence South $00^{\circ}-31'-59''$ East along said right-of-way line, 430.03 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence South $00^{\circ}-51'-41''$ East along said right-of-way line, being the East line of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 6, 1,318.07 feet; thence North $89^{\circ}-19'-07''$ West along the South line of the North 1/2 of the Southeast 1/4 of said Section 6, 662.64 feet; thence North $00^{\circ}-50'-28''$ West along the West line of Southeast 1/4 of said Section 6, 1,321.20 feet to the point of beginning and containing 29.660 acres (1,291,986 Sq. Ft.) of land more or less and being subject to all easements and restrictions of record.




Gary W. Lousberg, R.L.S. No. S-2191

Excel Engineering, Inc.
Campbellsport, Wisconsin 53010-0439

480 CAMPBELLSPORT DRIVE
P.O. BOX 439
CAMPBELLSPORT, WI 53010

FAX: (414) 533-8285
(414) 533-8851

PROCEDURES FOR SUBMITTING AN OFFER TO PURCHASE For State Surplus Properties

1. **Send Where?** Send or fax offer to Listing Broker, (~~Sharon Weigand, Cecile Wopat,~~ or Vicki Mussehl) at The Rifken Group, Ltd.:
116 King Street - Suite 300
PO Box 2079
Madison, Wisconsin 53701-2079
Fax: 608-258-4647
2. **On What?** Offer to Purchase forms are available at the Wisconsin Realtor Association 1-800-279-1972, and may be prepared by an attorney, buyer's broker, or Listing Broker. For example, to purchase vacant land, submit a WB-13 Vacant Land Offer to Purchase (4-7-95) form.
3. **What Amount?** The list price shall be equal to or greater than the appraised price. Buyers are encouraged to submit their highest offer.
4. **Bidding Process** - Each property will remain on the market for a minimum of 30 days following the first day of advertising to ensure the public has sufficient access to surplus property. However, this is not a sealed bid process, and the state retains the right to reject any and all offers.
5. **Submittal Deadline** - Please call the Listing Broker @ 608-258-4640 for the deadline date as this will vary with each property.
6. **Offer Confidentiality** - All offers will be reviewed by the Listing Broker and then presented to the Wisconsin Dept. of Administration the day following the submittal deadline. All offers will be treated with complete confidentiality and will only be reviewed by these two parties.
7. **Acceptance Criteria** - Offers will be accepted based primarily on the following criteria: Price, simplicity of offer (limited number of contingencies), and buyer's financial capability to close the transaction.
8. **When Accepted?** It is estimated that the Dept. of Administration will accept an offer within the two weeks following the submittal deadline.
9. **Required offer language** - Required standard language to be included in each offer to purchase:
"Closing is subject to approval by the State Building Commission. Condition will be removed upon Buyer's receipt of written approval by the State Building Commission within two months following acceptance by the Department of Administration." Required standard language to be included in each offer to purchase for properties with appraised values exceeding \$20,000:
"Closing is subject to approval by the State Building Commission and the Joint Finance Committee. Condition will be removed upon Buyer's receipt of written approval by the State Building Commission and Joint Finance Committee within three months following acceptance by the Department of Administration."

1/15/96

STATE SURPLUS PROPERTIES

Land Sales Requisition Back-up Sheet
Submitted By: Vicki Mussehl, Listing Broker

Sauk County

Property: Hwy 60 (Township of Troy)
Sauk County

Property Location: See attached area map and marketing packet

Property Physical Description: 19 Acres, wooded on the north side of Hwy 60.

Restrictions: Property is located in the Lower Wisconsin Riverway, restrictions apply. No permanent building structure allowed.

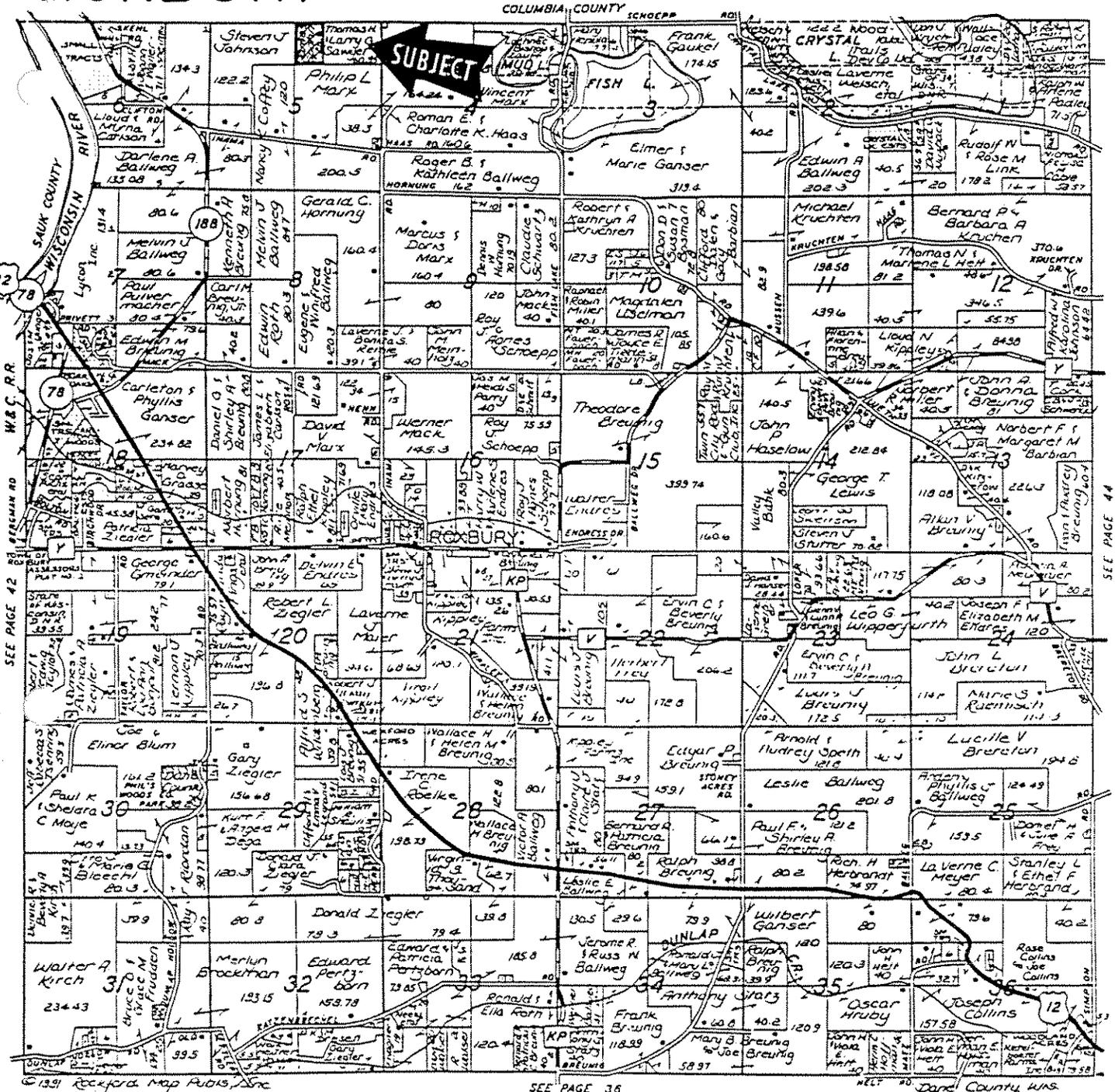
Appraisals: \$16,000 by ERA-Marquardt Agency, Inc., Sauk City, WI dated November 11, 1995.

Marketing: See attached marketing package. The marketing package was mailed to an accumulated list of approximately 900 individual who have expressed interest in state surplus properties. The property was advertised in the Wisconsin State Journal the weekend of December 8, 1995.

Acceptance of Offers: Four offers were received on the property, see attached summary. Acceptance went to Daniel Franzen for \$18,251.

ROXBURY

T. 9 N.-R. 7 E.



SEE PAGE 42

SEE PAGE 44

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SEE PAGE 36

Dane County Wis.

STATE OF WISCONSIN

SENATE CHAIR
TIM WEEDEN

LL1, 119 Martin Luther King Jr. Blvd.
P.O. Box 7882
Madison, WI 53707-7882
Phone: 608-266-2253



ASSEMBLY CHAIR
BEN BRANCEL

LL2, 119 Martin Luther King Jr. Blvd.
P.O. Box 8952
Madison, WI 53708-8952
Phone: 608-266-7746

JOINT COMMITTEE ON FINANCE

April 30, 1996

Secretary George E. Meyer
Department of Natural Resources
101 South Webster Street
Madison, WI 53702

Dear Secretary Meyer:

On April 17, 1996 we informed you that the Committee intended to schedule a meeting of the Committee under s. 13.10 to review a request pursuant to s.23.0915 (4) regarding the purchase of 1.38 acres of land in Door County.

Based on additional information and review, the concerns of the Committee have been answered and the request as described in your March 28, 1996 memorandum to the Committee is hereby approved.


BEN BRANCEL
Assembly Chair


TIM WEEDEN
Senate Chair

BB:TW:kc

cc: Members, Joint Committee on Finance
Robert Lang, Legislative Fiscal Bureau
Carl Evert, Department of Natural Resources

STATE OF WISCONSIN

SENATE CHAIR
TIM WEEDEN

LL1, 119 Martin Luther King Jr. Blvd.
P.O. Box 7882
Madison, WI 53707-7882
Phone: 608-266-2253



ASSEMBLY CHAIR
BEN BRANCEL

LL2, 119 Martin Luther King Jr. Blvd.
P.O. Box 8952
Madison, WI 53708-8952
Phone: 608-266-7746

JOINT COMMITTEE ON FINANCE

13.10

April 17, 1996

Secretary George E. Meyer
Department of Natural Resources
101 South Webster Street
Madison, WI 53702

Dear Secretary Meyer:

This is to inform you that the members of the Joint Committee on Finance have reviewed the request from the Department of Natural Resources pursuant to s.23.0915 (4) regarding the purchase of 1.38 acres of land in Door County.

An objection to this request has been raised. Accordingly, the committee will schedule a future meeting to review the item.

Sincerely,

Handwritten signature of Ben Brancel in cursive.

BEN BRANCEL
Assembly Chair

Handwritten signature of Tim Weeden in cursive.

TIM WEEDEN
Senate Chair

BB:TW:kc

cc: Members, Joint Committee on Finance
Linda Nelson, Department of Administration
Robert Lang, Legislative Fiscal Bureau

STATE OF WISCONSIN

SENATE CHAIR
TIM WEEDEN

LL1, 119 Martin Luther King Jr. Blvd.
P.O. Box 7882
Madison, WI 53707-7882
Phone: 608-266-2253



ASSEMBLY CHAIR
BEN BRANCEL

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P.O. Box 8952
Madison, WI 53708-8952
Phone: 608-266-7746

JOINT COMMITTEE ON FINANCE

MEMORANDUM

TO: Joint Finance Members

FROM: Representative Ben Brancel
Senator Tim Weeden
Co-Chairs, Joint Committee on Finance

DATE: April 1, 1996

RE: 14-Day Review

We have received a request for review from the Department of Natural Resources pursuant to s. 23.0915(4) Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,00 in cost. The review is for the proposed purchase of 1.38 acres in Door County.

Please review the attached material and notify Representative Ben Brancel's office not later than April 17, 1996 if you have concerns about the request or would like the committee to meet formally to consider it.

Also, please contact us if you need further information.

BB:TW:kc

attachment



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary

PO Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

March 28, 1996

Honorable Timothy Weeden
Member State Senate
Room 37 South
C A P I T O L

IN REPLY REFER TO: P-1667
Honorable Ben Brancel
Member State Assembly
Room 107 South
C A P I T O L

Dear Senator Weeden and Representative Brancel:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 1.38-acre land purchase from Joseph J. Granata Trust for \$350,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board will consider the purchase at the March meeting. The land is required for Public Recreation and Scenic Protection for Newport State Park. There are sufficient funds appropriated to complete the purchase.

The file number is P-1667 and the land is located in Door County. Attached please find a memo and maps describing this transaction. The Department has notified local elected officials and state representatives regarding this transaction and I have not received any objections.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If approved by the Natural Resources Board, the Department will forward the proposal to the Governor for his consideration. If you need additional information, please contact Carl Evert at 266-3462. Mr. Evert is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,

George E. Meyer
George E. Meyer
Secretary

cc: K. Grinde - DOA
Legislative Fiscal Bureau

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: February 26, 1996 FILE REF: P-1667
TO: Governor Thompson
FROM: George E. Meyer *George*
SUBJECT: Proposed Land Acquisition, Granata Trust Tract, File # P-1667,
Option Expires April 15, 1996

1. PARCEL DESCRIPTION:

Newport State Park
Door County

Grantor:

Joseph J. Granata Trust
Joseph Granata, Trustee
360 Deerfield Road
Deerfield, IL 60015

Acres: 1.38

Price: \$350,000*

Appraised Value: \$360,000

Interest: Purchase in fee.

Improvements: None

Location: The tract is located four miles east of Ellison Bay on Lake Michigan in northern Door County.

Land Description: The land is a level to gently rolling building site.

<u>Coverttype Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Building Site	1.38

Zoning: Single Family Residential with Special Development overlay;
Shoreland/Floodplain

Present Use: Vacant Land

Proposed Use: Public Recreation and Scenic Protection

Tenure: 30 Years

Property Taxes: \$2,796

Option Date: January 16, 1996

Comments: * \$10,000 in land value has been donated to the Department,
thus the price is less than the appraised value.

2. JUSTIFICATION:

The 1.38-acre Granata Trust parcel is proposed for acquisition to provide opportunities for public recreation, to consolidate state ownership, and to prevent incompatible development in Newport State Park.

Newport State Park, located at the northern tip of Door County, was established in 1964 as a semi-wilderness park with minimal development. The park, located on Lake Michigan, has sand dunes, beach shoreline, and exposed bedrock cliffs along the lake shore. The park has 7.5 miles of shoreline on Lake Michigan, including one and one-half miles of sand beach. The goals of the property are to protect the natural and scenic values of the site while providing opportunities for recreation compatible with protection such as hiking, cross-country skiing, swimming, and wildlife watching. Development in the park is limited to 16 walk-in campsites and 28 miles of trails.

The Granata Trust parcel consists of an unimproved, 1.38-acre, residential lot that has 200 feet of sand beach frontage on Lake Michigan. The width of the beach fluctuates with lake levels but is sandy on the shore, grades to beach grass, and then to upland wooded with sugar maple, red oak, and white birch. There are scattered large white pine near the beach area. The land rises to about ten feet above the lake level. Views from the property are beautiful and include the Southern shoreline of Washington Island and Gravel Island, a small undeveloped island to the east of the site. Access to the tract is across a 33-foot easement off a town road. The property is suited for year-round residential use.

The Department owns the entire shoreline within the park boundary except for this lot and two other lots 100 feet south of the subject. One of those lots is owned by the township; the other is the only privately owned lot on the shore within the boundary.

The Department issued just compensation for \$360,000. The owner was asking \$350,000 and was willing to sell the lot for that amount and to donate the rest (\$10,000) of the value to the state.

The Department recommends acquisition of the lot to consolidate state ownership within the park and to provide continuous public ownership of all but 100 feet of the one and one-half miles of sand beach. Acquisition will prevent degradation of the beach area, eliminate trespass complaints, and protect the fragile beach habitat. The site will provide opportunities for public recreation, will protect the natural and scenic values of the land, and will prevent incompatible development within Newport State Park. It is likely that this will be the last opportunity to purchase this parcel in an undeveloped state.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,970,692	\$324,600

4. ACQUISITION STATUS OF NEWPORT STATE PARK:

Established: 1964
Acres Purchased to Date: 2,365.61
Acquisition Goal: 2,390.6 Acres
Percent Complete: 99.0%
Cost to Date: \$1,979,525

5. APPRAISAL:

Appraiser: Barbara Daring and David Smits (Private Appraisers)
Valuation Date: November 13, 1995
Appraised Value: \$360,000
Highest and Best Use: Residential Development

Allocation of Values:

- a. land: 200 feet of frontage @ \$1,800 per front foot: \$360,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,673 to \$1,883 per front foot

Appraisal Review: Ronald Olson - December 5, 1995

Comment: Mary Buckman (private appraiser) appraised the property as of November 15, 1995, at \$420,000. She cited four sales and estimated front-foot value at \$2,100. The review appraiser approved the Daring/Smits report for just compensation because they recognized that land values are lower on the lake or east side of the peninsula and that the location offset the added value of the sand beach.

RECOMMENDED:



Carl H. Evert

2-25-96

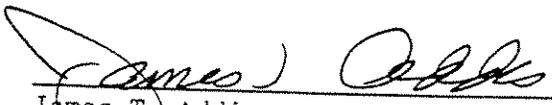
Date



Bureau of Legal Services

2/29/96

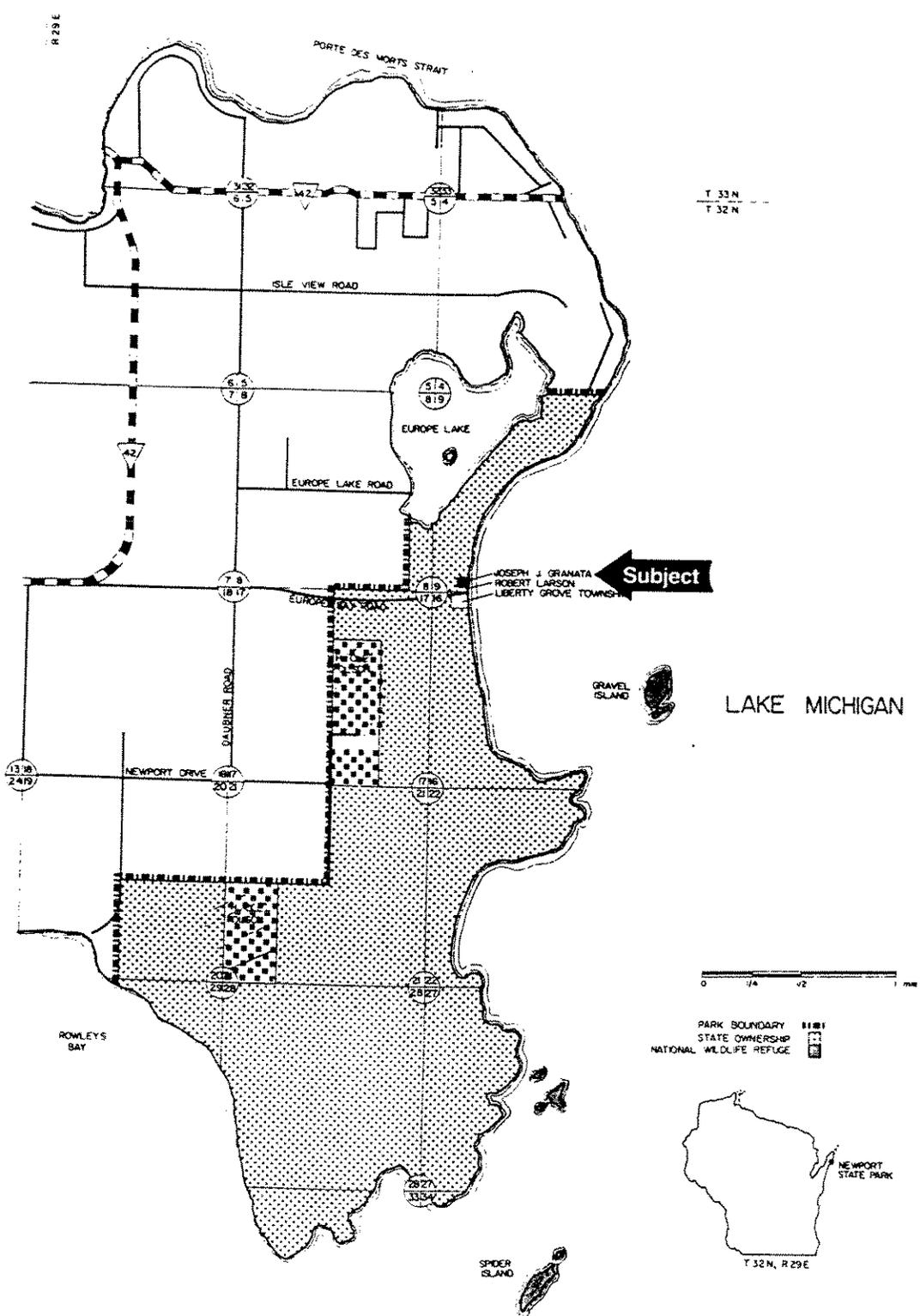
Date



James T. Addis

3/5/96

Date



Subject

PROJECT NO. 9160

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 BUREAU OF PARKS AND RECREATION
 PARK PLANNING AND DEVELOPMENT

NEWPORT STATE PARK
 OODR COUNTY
 OWNERSHIP & ACQUISITION MAP

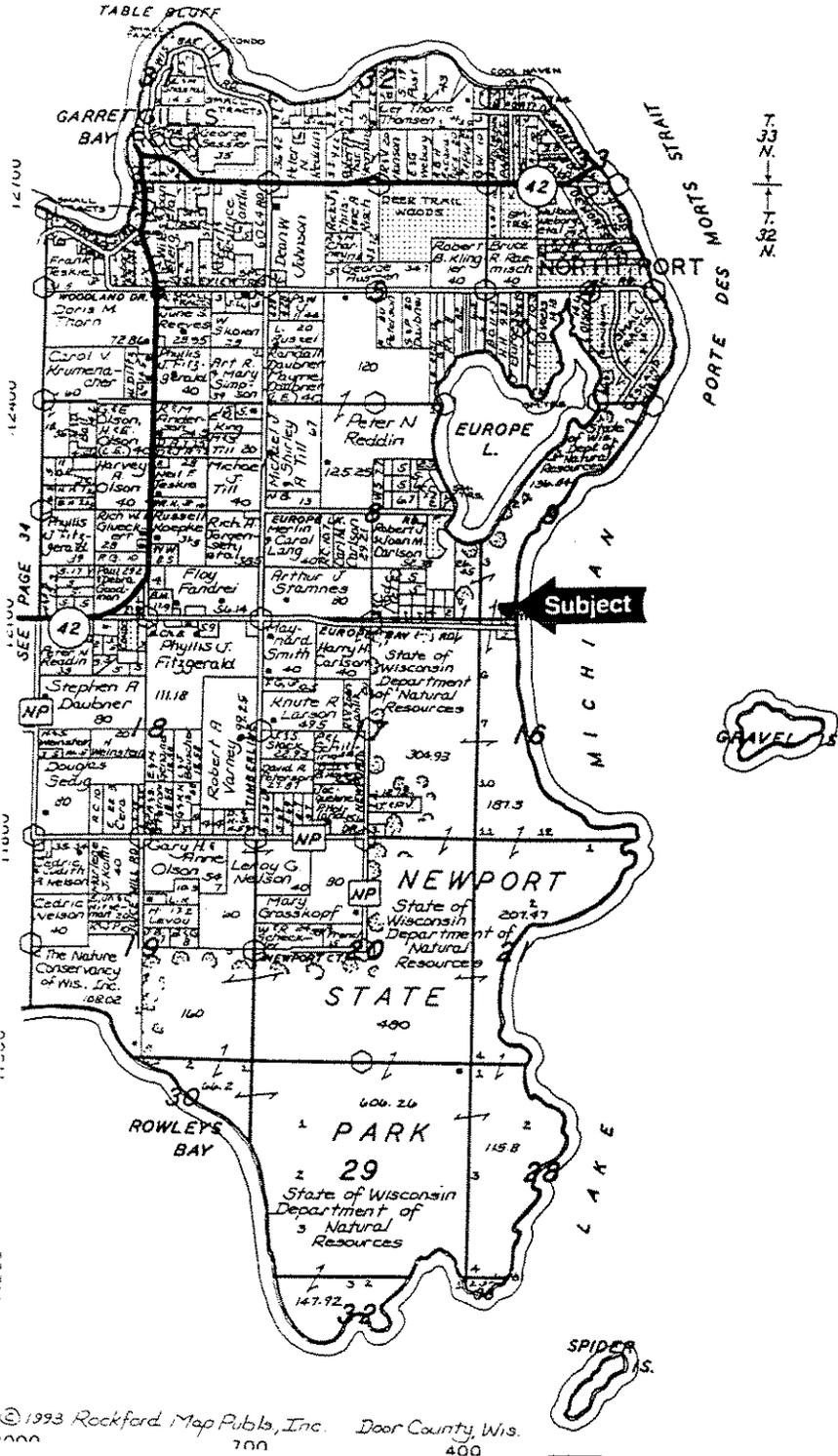
Designed by:
 Drawn by: J. COMOLL

Drawing number:
 June 5-80

NORTHEAST
PART

LIBERTY GROVE T.32-33N.-R.29E.

- 6 -



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- 7 -
EUROPE

LOT 2

T9-9.2
33.00 AC.

T9-9.3
40.00 AC.
LOT 3

LAKE M

30.20 AC. 14A

LOT 4

DNR

DNR

Subject

STONE MARKER

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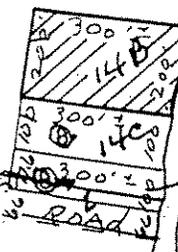
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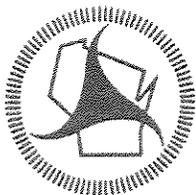
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Town

22'



14D



Wisconsin Department of Transportation

Tommy G. Thompson
Governor

Charles H. Thompson
Secretary

OFFICE OF THE SECRETARY
P. O. Box 7910
Madison, WI 53707-7910

March 12, 1996

The Honorable Timothy Weeden
Wisconsin State Senate
119 Martin Luther King Jr. Blvd, LL1
P.O. Box 7882
Madison, Wisconsin 53707-7882

The Honorable Ben Brancel
Wisconsin State Assembly
119 Martin Luther King Jr Blvd., Rm LL2
P.O. Box 8952
Madison, Wisconsin 53707-8952

Dear Senator Weeden and Representative Brancel:

This correspondence serves to notify you that I have requested the Department of Administration to release from unallotted reserve \$3,011,700 in the State Highway Rehabilitation appropriation. This amount is associated with interest on railroad ad valorem taxes from previous years.

Background

On February 2, 1996, the Committee approved the January 22, 1996 department request for increases in the State Highway Rehabilitation appropriation. The increases reflected the effects of budget vetoes and deposits of railroad utility taxes which are the subject of litigation. The Committee also placed \$4,404,200 in unallotted reserve. This amount is made up of \$3,011,700 in interest associated with the utility taxes for which disposition was being determined (net of \$619,100 for terminal property mounts which will be distributed to local governments) and unpaid amounts of \$1,392,500.

On February 12, 1996, we received notification from the Department of Administration, that \$3,630,800 of interest will be transferred to the Transportation Fund. On March 7, 1996, we requested the Department of Administration release \$3,011,700 from reserves in the State Highway rehabilitation appropriation to reflect the availability of these revenues. In addition, \$619,100 from these additional revenues will be distributed to local governments in the form of the terminal tax distribution. No request for release of the \$1,392,500 in unpaid railroad ad valorem taxes from previous years is being made at this time.

Please contact me or Jim McDonnell, Office of Policy and Budget, (608) 266-7575 if we can be of further assistance.

Sincerely,

Charles H. Thompson
Secretary

CHT:jb
w\budget\trail6