

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

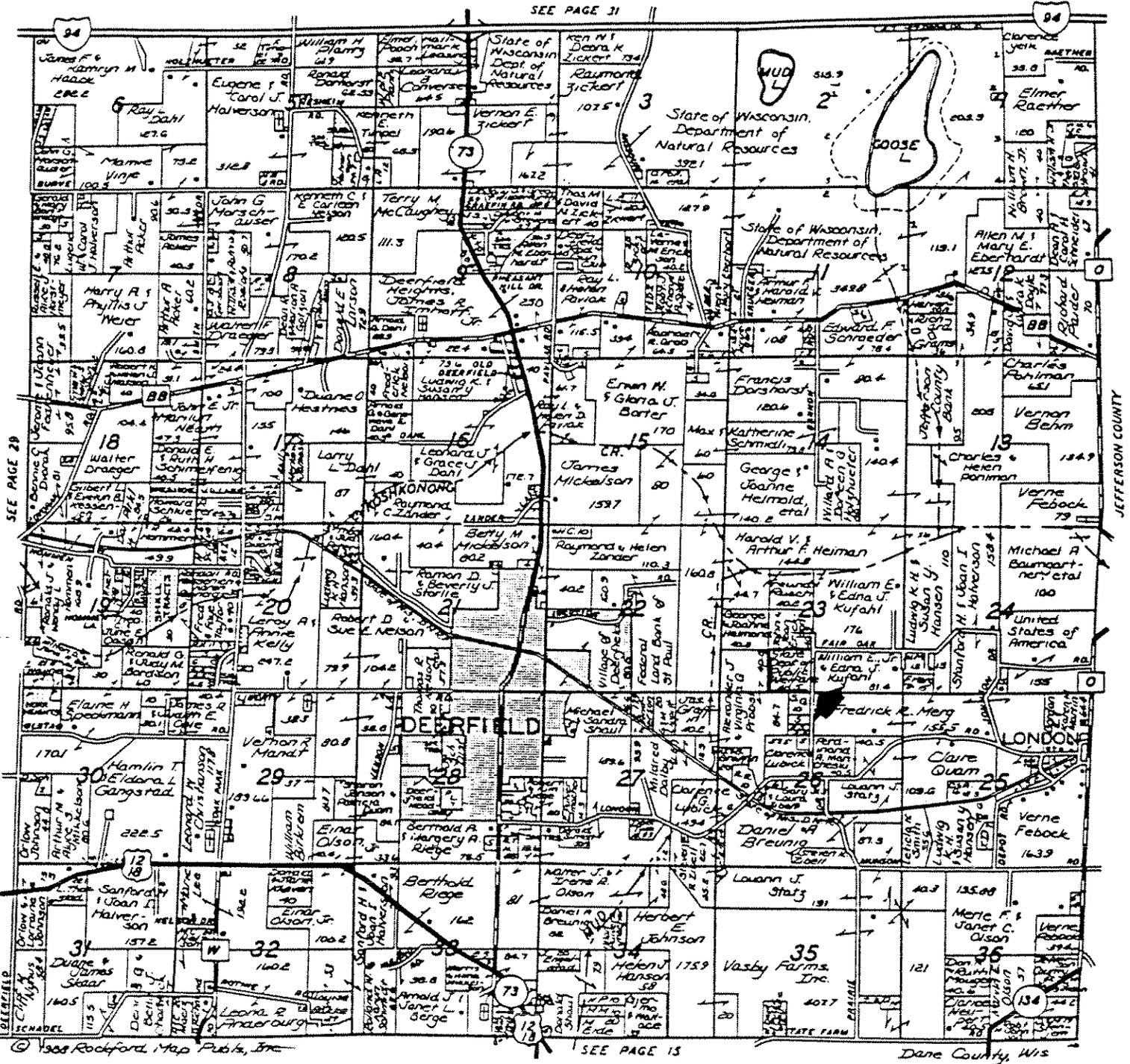
➤ 95hrJC-Fi_Misc_pt44

➤ Record of Comm. Proceedings ... RCP

➤ **

DEERFIELD

T. 7 N.-R. 12 E.



WENDT Insurance Agency Inc.

Life - Auto - Fire - Liability
Theft - Health - Accident
Marine

PHONE: 764-5662

P.O. Box 121
28 North Main Street, Deerfield, Wisconsin 53531



LONDON LUMBER & CONSTRUCTION, INC.

34 Depot Road, Cambridge, Wisconsin 53523 - Ron, Jeff & Rollie

2 LOCATIONS

Phone:

Deerfield 764-5222 or Cambridge 423-3316

London, Wisconsin 53523

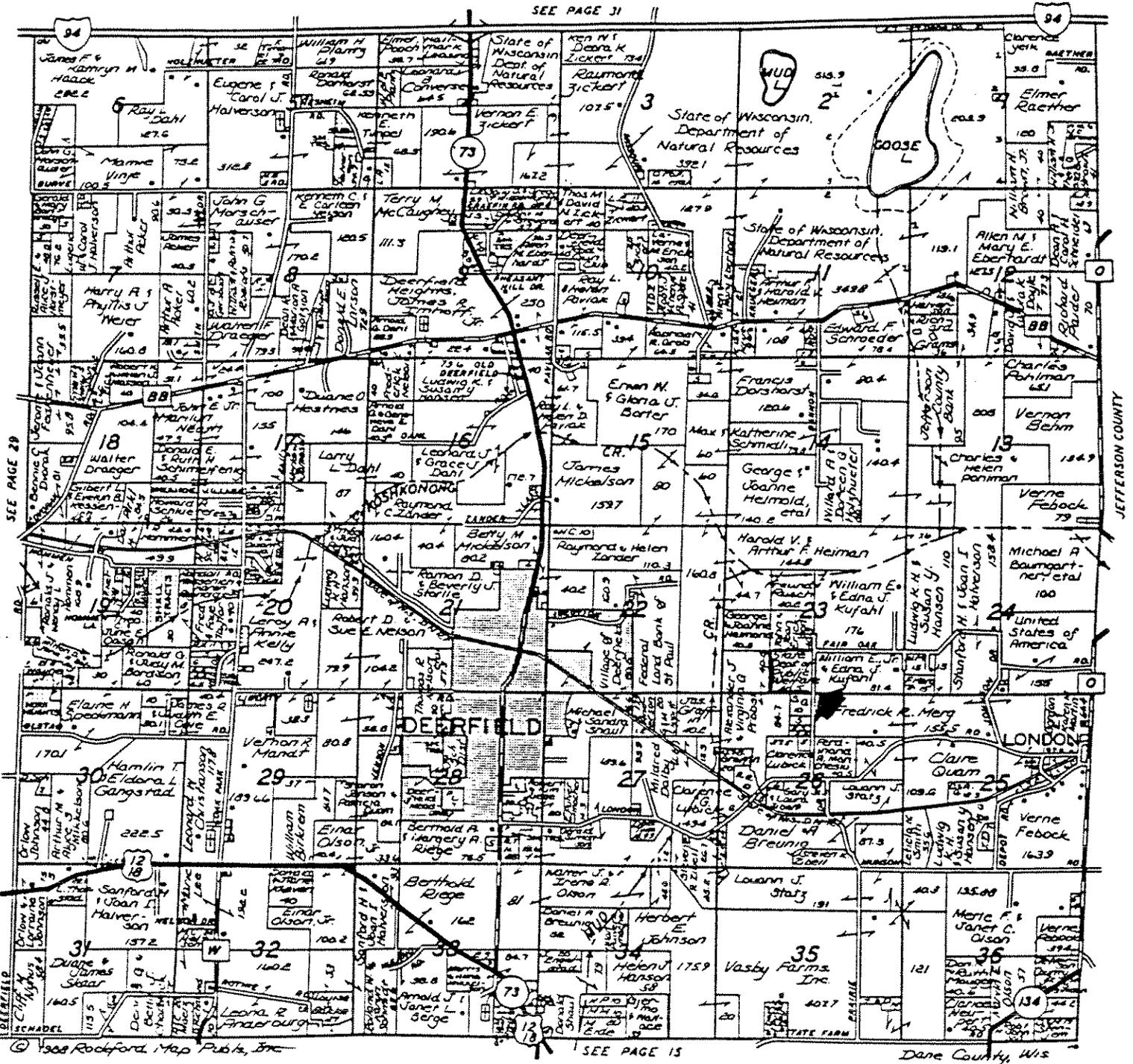
124 Sandy Beach Road

Lake Mills (414) 648-5911

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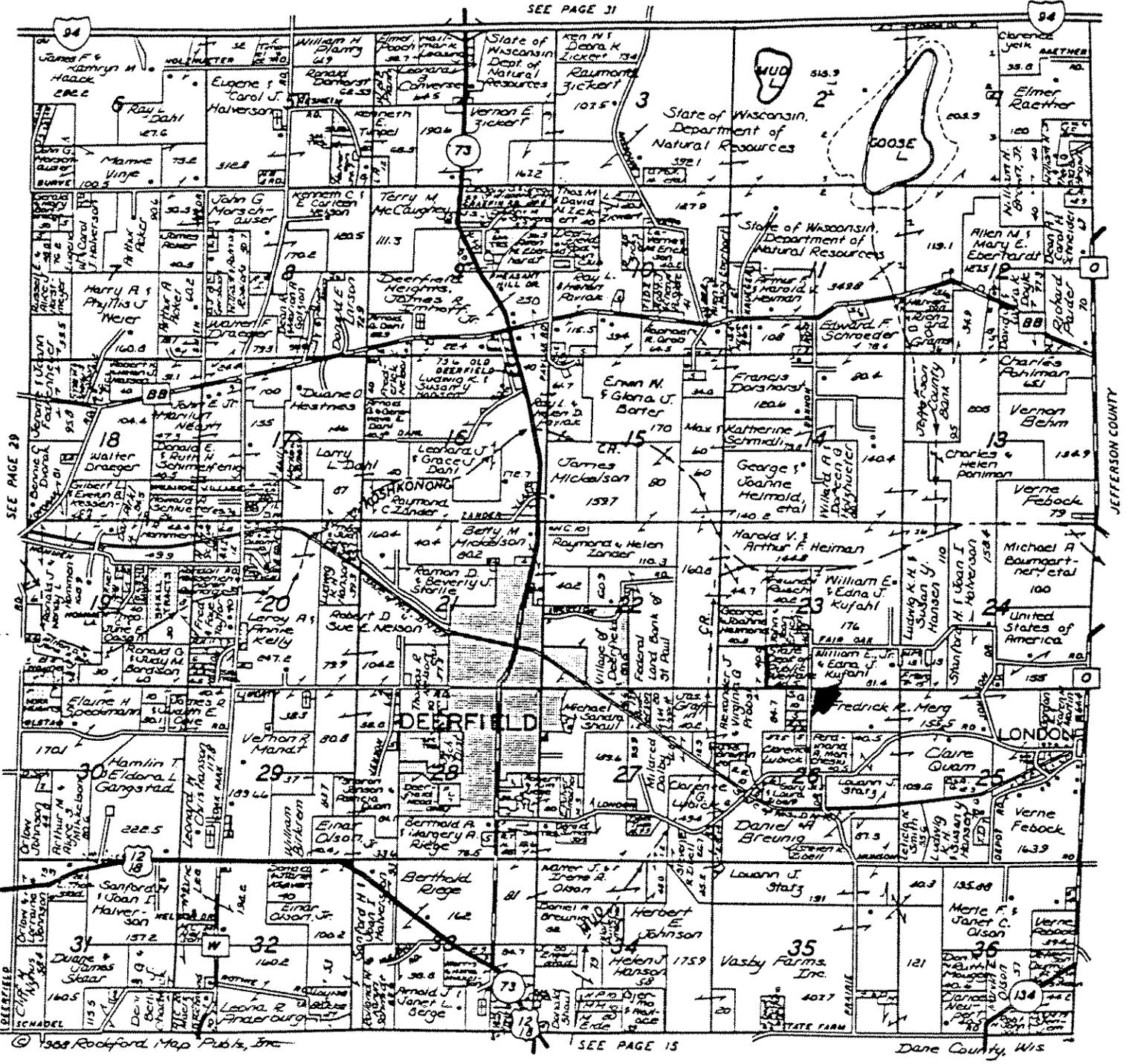
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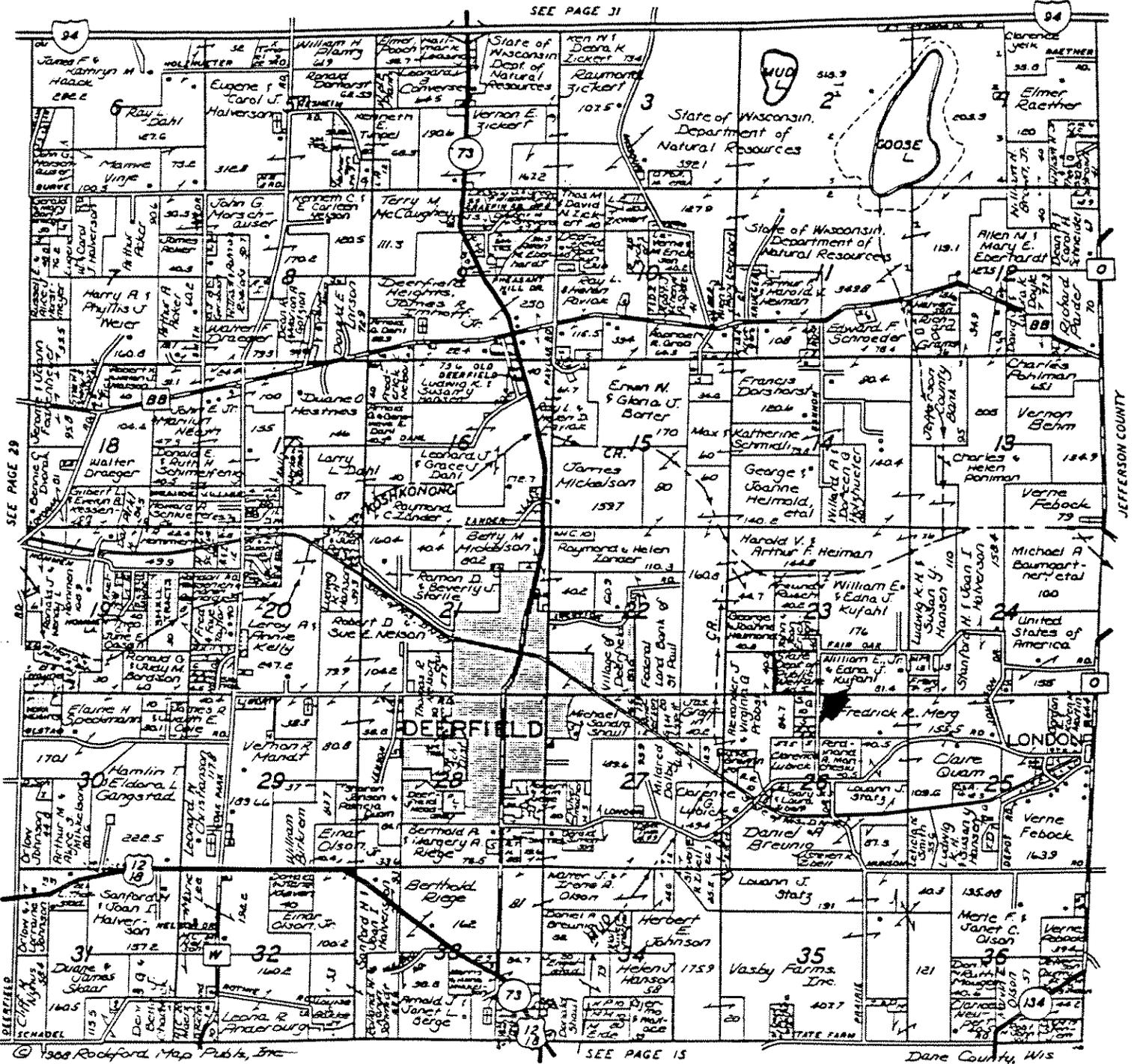
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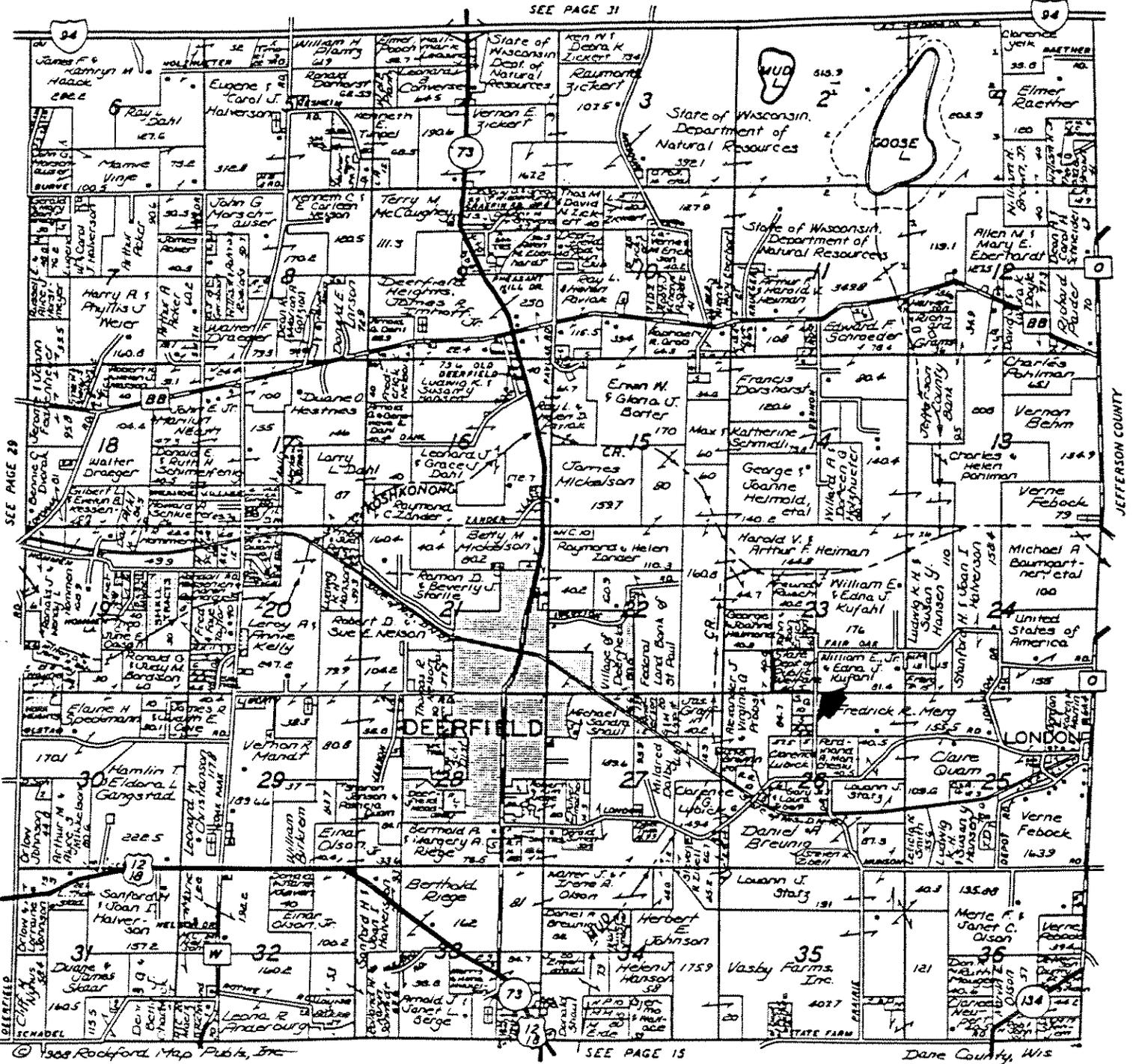
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SEE PAGE 15

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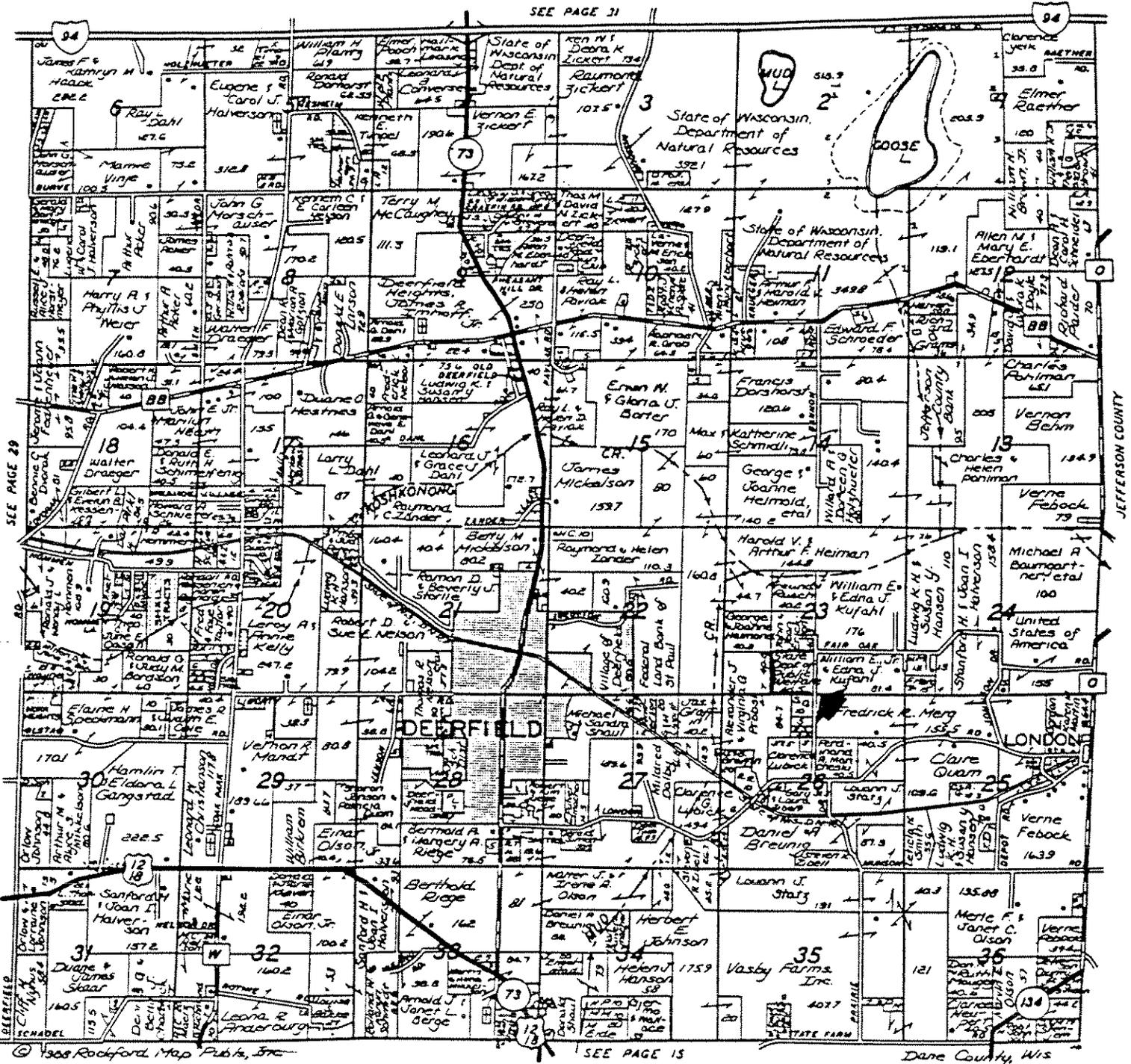
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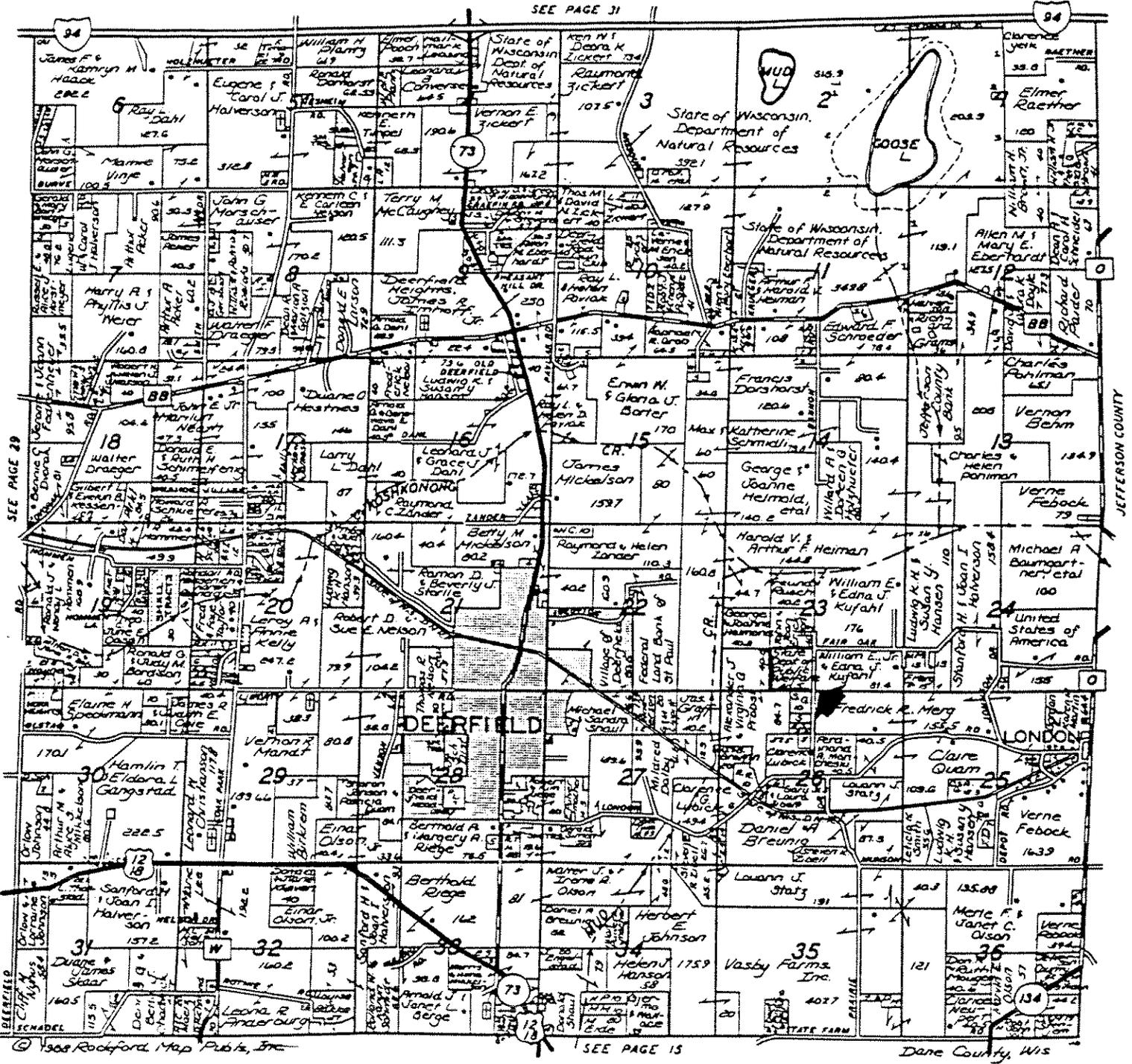
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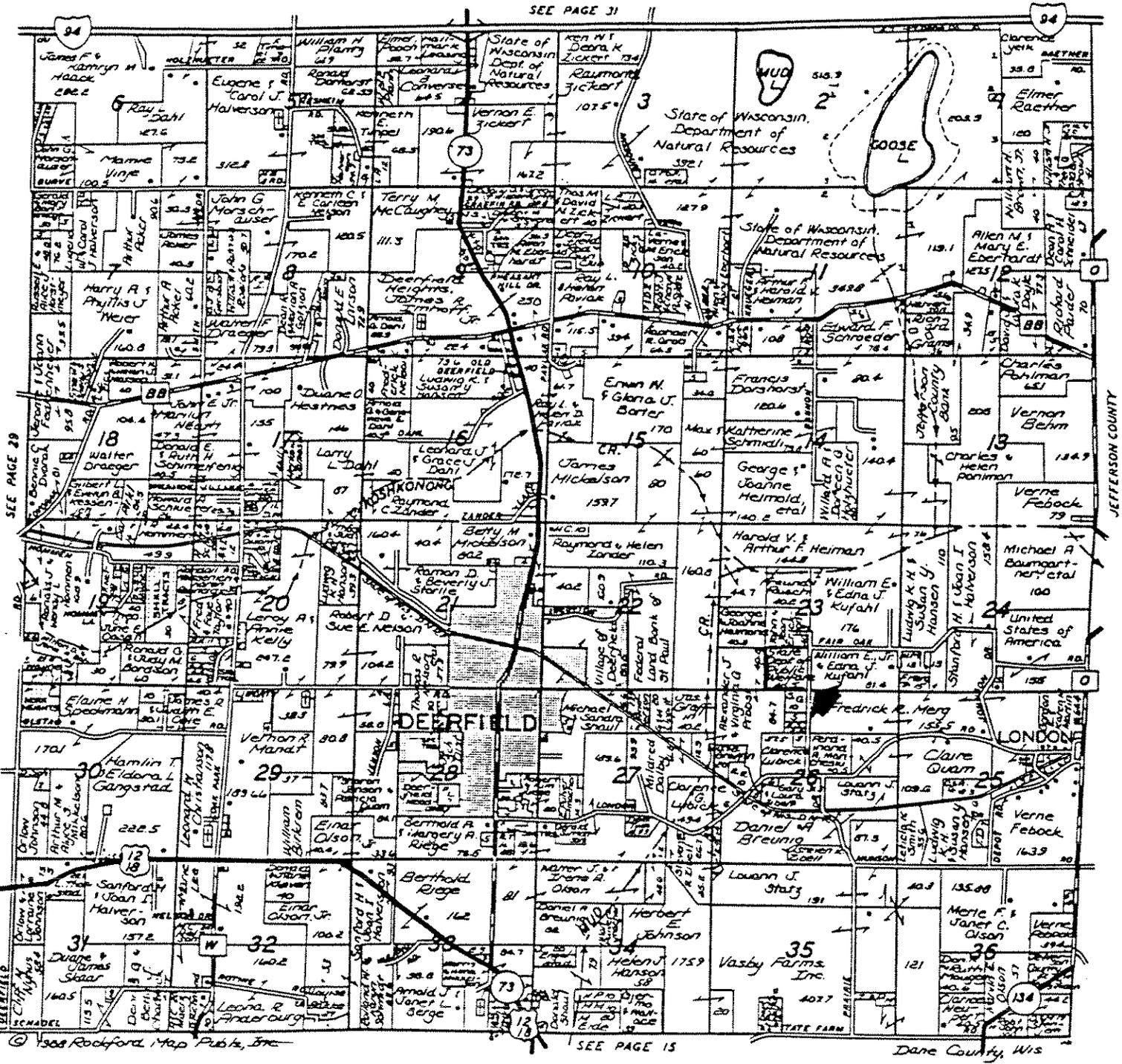
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DEVELOPMENT
BROKERAGE
MANAGEMENT

PROCEDURES FOR SUBMITTING AN OFFER TO PURCHASE For State Surplus Properties

1. **Send Where?** Send or fax offer to Listing Broker, Sharon Weigand, at The Rifken Group, Ltd.:
116 King Street - Suite 300
PO Box 2079
Madison, Wisconsin 53701-2079
Fax: 608-258-4647
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State of Wisconsin \ BUILDING COMMISSION

Tommy G. Thompson
Governor

September 14, 1995

Robert N. Brandherm
Secretary

101 E. WILSON ST.
P.O. BOX 7866
MADISON, WISCONSIN 53707

The Honorable Timothy Weeden, Chair
The Joint Committee on Finance
107 South State Capitol
Madison, WI 53702

The Honorable Ben Brancel, Chair
The Joint Committee on Finance
107 South State Capitol
Madison, WI 53702

Dear Senator Weeden and Representative Brancel:

RE: Sale of Surplus Lands: a) Dane County (Town of Deerfield) 40 Acres of Land on Fair Oak Road

This request is submitted in response to s.13.48(14)(d) 4 as a notification of intent to sell a parcel of land on Fair Oak Road to Spencer and Norma Artman at a purchase price of \$121,002.00. This transaction was approved by the Building Commission at its meeting on September 11, 1995. The property is vacant land, surplus to the needs of the Department of Health and Social Services. A map showing the general location of this property is attached.

On April 29, 1993, Executive Order #186 was signed by Governor Thompson that required all state agencies to submit surplus lands to the Department of Administration. The May 18, 1994 Building Commission authorized the sale of the surplus properties. The Department of Administration in accordance with State Building Commission action and policy offered the property for sale.

The requested action is for one parcel of approximately 45 surplus properties being sold. Offers were received, with the requested action being the highest offer. Appraisals were completed which justify the sale.

As provided in S. 13.48(14)(d)(4) this request will be approved on October 6, 1995, unless we are notified prior to that time that the Joint Committee on Finance wishes to meet for the purpose of reviewing the proposed sale. Please feel free to call me at 266-1031 if you have any questions regarding these transactions.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Brandherm', written over a horizontal line.

Robert N. Brandherm
Secretary

DRW:RNB:amm

Attachment

cc: Robert Lang, Legislative Fiscal Bureau

AGENCY REQUEST FOR
BUILDING COMMISSION ACTION
SEPTEMBER 1995

REQUESTING AGENCY: Department of Administration

REQUESTED ACTION: Approval to convey 40 acres of land in the Township of Deerfield, Dane County to Spencer and Norma Artman, Cottage Grove, WI for a purchase price of \$121,002.

JUSTIFICATION: This property was owned by the Department of Health and Social Services. On April 29, 1993, Executive Order #186 was signed by Governor Thompson that required all state agencies to submit surplus lands to the Department of Administration. The Department of Health and Social Services has indicated no use now or in the future for this property. The May 18, 1994 Building Commission authorized the sale of the surplus properties. The Department of Administration in accordance with State Building Commission action and policy offered the properties for sale.

The requested action is for one parcel of approximately 45 surplus properties being sold. One offer was received for this property. Appraisals were completed which justify the sale.

It is anticipated that additional surplus lands will be sold over the next several months. A copy of the offering for the subject property is attached. Appraisals completed on this property were at \$70,900 and \$120,000.

The sale also requires the Joint Committee on Finance approval.



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PROPERTY FOR SALE

Type: Vacant Recreational/Conservancy Land

Description: Beautiful, mostly wooded property with sloping topography overlooking countryside. Adjacent to several residences and farms. Property may be divided into smaller parcels.

Location: West side of Fair Oak Road between 3669 Fair Oak Road and the corner of Fair Oak Rd. and Fair Oak Rd. in the Town of Deerfield, Dane County, Wisconsin. SE 1/4 of the SW 1/4 of Section 35, T7N, R12 E.

Size: 40 acres

Price: \$120,000

Submittal Deadline: August 11, 1995

Access: Hwy 12 to Hwy 73 to London Rd. east to Fair Oak Road. Access is from Fair Oak Road.

Zoning: Agricultural

Restrictions: 2.04 acre easement along the south side of the property for access to the Probst property.

Appraisal: Valued at \$3,000/acre - 7/95

Commission: 5% to selling broker's office

Listing Broker: Sharon Weigand, The Rifken Group, Ltd
608-258-4640, Fax 608-258-464

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

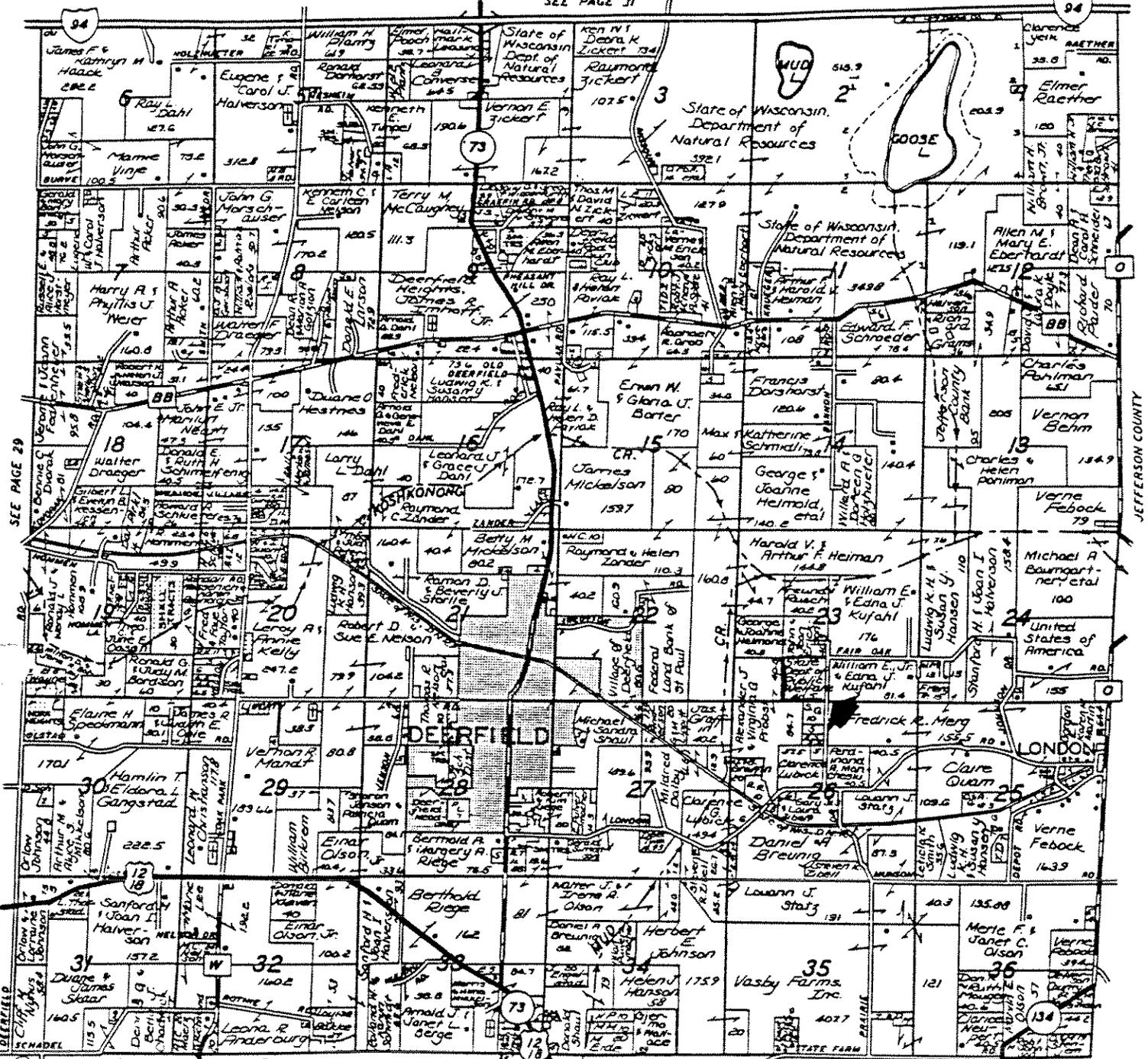
All information is from sources deemed reliable. Information is submitted subject to prior errors, changes or withdrawals, without notice. 7/7/95

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DEERFIELD

T. 7 N.-R. 12 E.

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Dane County, Wis.

WENDT Insurance Agency Inc.

Life - Auto - Fire - Liability
 Theft - Health - Accident
 Marine

PHONE: 764-5662

P.O. Box 121
 28 North Main Street, Deerfield, Wisconsin 53531



LONDON LUMBER & CONSTRUCTION, INC.

34 Depot Road, Cambridge, Wisconsin 53523 - Ron, Jeff & Rollie

2 LOCATIONS

Phone:
 Deerfield 764-5222 or Cambridge 423-3316
 London, Wisconsin 53523
 124 Sandy Beach Road
 Lake Mills (414) 648-5911

General Contracting • Complete Line of Building Materials



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PROCEDURES FOR SUBMITTING AN OFFER TO PURCHASE For State Surplus Properties

1. **Send Where?** Send or fax offer to Listing Broker, Sharon Weigand, 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 Sharon Weigand. 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 Jenny or Sharon Weigand @ 608-258-4640 for the deadline date as this will vary with each property.
6. **Offer Confidentiality** - All offers will be reviewed by Sharon Weigand 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 for properties with appraised values exceeding \$100,000: Closing is subject to approval by the State Building Commission and Joint Finance Committee. Contingency will be removed upon Buyer's receipt of written approval by the State Building Commission and/or Joint Finance Committee within four months following acceptance by the Department of Administration.

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Madison, WI
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