

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_pt28

➤ Record of Comm. Proceedings ... RCP

➤ **

STATE OF WISCONSIN

SENATE CHAIR
TIM WEEDEN

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ASSEMBLY CHAIR
BEN BRANCEL

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JOINT COMMITTEE ON FINANCE

May 2, 1996

James R. Klauser, Secretary
Department of Administration
101 E. Wilson Street, 10th Floor
Madison, WI 53707

5-10-96

Dear Secretary Klauser:

On April 12, 1996, you forwarded s. 16.515 requests related to the Department of Corrections, correctional farms and the Department of Natural Resources, air management acid deposition activities.

Relating to the request for correctional farms, it is noted that a portion of the recommendation is for increased expenditure authority for master lease costs which Corrections incurred prior to seeking the necessary expenditure increases. This is inappropriate. However, given that lease agreements have already been entered, an objection is of little consequence. Your office should monitor these requests more closely to ensure that this situation does not occur again.

You also recommend that the Committee approve the DNR request for \$6,866 PR in 1995-96 for air management acid deposition program activities. These program activities are funded from assessments on utilities in the state. The request would not provide additional revenues from the utility assessments to cover the requested increase in expenditure authority, but rather DNR indicates that \$14,907 in 1994-95 expenditure authority, committed for a specific use and carried into 1995-96, would not be spent and therefore, will be made available to offset the \$6,866 increase in expenditure authority requested (the remaining \$8,041 would be needed to cover a 1994-95 program deficit).

Because the request would not provide additional revenues but rather relies on the previous year's unspent program commitments to fund the request, DOA should require that DNR relinquish the \$14,907 in anticipated unspent 1994-95 program commitments and lapse the associated revenues to the utility assessment program revenue account. Subsequent to this action, the Committee would approve the appropriation of \$6,866 in 1995-96 from the same program revenue account to be made available for DNR expenditure. With this understanding, the request

Secretary James R. Klauser

May 2, 1996

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to appropriate \$6,866 PR in 1995-96 is approved. If you do not agree with this interpretation please notify the Committee by May 10, 1996, and a meeting will be scheduled to review the request.



BEN BRANCEL
Assembly Chair

Sincerely,



TIM WEEDEN
Senate Chair

BB/TW/dr

cc: Members, Joint Committee on Finance
Linda Nelson, DOA
Secretary Meyer, DNR
Secretary Sullivan, DOC
Richard Chandler

STATE OF WISCONSIN

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JOINT COMMITTEE ON FINANCE

TO: Joint Finance Members

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

DATE: April 15, 1996

RE: 16.505/515 (2) DOC DNR

Attached is a copy of a request from the Department of Administration dated April 12, 1996 pursuant to 16.505/515 (2) pertaining to requests from the Department of Corrections and Department of Natural Resources.

Please review these items and notify Representative Brancel's office no later than Thursday, May 2, 1996 if you have any 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

CORRESPONDENCE MEMORANDUM

**STATE OF WISCONSIN
Department of Administration**


4-11-96

Date: April 12, 1996

To: The Honorable Tim Weeden, Co-Chair
Joint Committee on Finance

The Honorable Ben Brancel, Co-Chair
Joint Committee on Finance

From: James R. Klauser, Secretary
Department of Administration



Subject: S. 16.515/16.505(2) Requests

Enclosed are requests which have been approved by this department under the authority granted in s. 16.515 and s. 16.505(2). The explanation for each request is included in the attached materials. Listed below is a summary of each item:

<u>AGENCY</u>	<u>DESCRIPTION</u>	<u>1995-96</u> <u>AMOUNT</u>	<u>FTE</u>	<u>1996-97</u> <u>AMOUNT</u>	<u>FTE</u>
DOC 20.410(1)(kf)	Correctional Farms	\$100,000		\$27,500	
DNR 20.370(2)(cj)	Air Management -- Acid Deposition Activities	\$6,866			

As provided in s. 16.515, this request will be approved on May 3, 1996, unless we are notified prior to that time that the Joint Committee on Finance wishes to meet in formal session about this request.

Please contact Linda Nelson at 266-3330, or the analyst who reviewed the request in the Division of Executive Budget and Finance, if you have any additional questions.

Attachments

CORRESPONDENCE\MEMORANDUM**STATE OF WISCONSIN
Department of Administration**

Date: April 8, 1996

To: James R. Klauser, Secretary
Department of Administration

From: Doug Percy
Policy and Budget Analyst

Subject: Request Under 16.515 From DNR for Use of Carryover Funds in the Bureau of Air Management

REQUEST:

The Department of Natural Resources (DNR) requests increased spending authority of \$6,866 in fiscal year 1995-96 in appropriation 20.370(2)(cj), air management--acid deposition activities.

REVENUE SOURCES FOR APPROPRIATION(S):

Funding for 20.370(2)(cj) is provided by the Wisconsin Utilities Association.

BACKGROUND:

Since 1986, the Wisconsin Utilities Association has provided \$354,000 annually for acid rain research and monitoring. Because fiscal year 1995-96 is the final year of the program (it was sunset in Act 296), DNR is requesting approval to spend \$6,866 in carryover funding from fiscal year 1994-95 to complete forest health monitoring projects.

ANALYSIS:

DNR has \$14,907 in carryover encumbrances (lab contracts) from fiscal year 1994-95 for acid rain research and monitoring. Of this amount, \$8,041 must remain unspent in order to cover the fiscal year 1994-95 deficit in this program. This leaves a balance of \$6,866 in carryover encumbrances. DNR officials indicate that these encumbrances will not be liquidated and request that the \$6,866 in fiscal year 1994-95 spending authority be transferred to fiscal year 1995-96. Additional spending authority will be used to fund supplies and services associated with forest health monitoring projects in northern Wisconsin.

RECOMMENDATION:

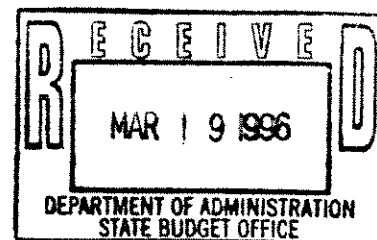
Approve the request.

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: March 14, 1996

File Code: 9310

TO: Richard G. Chandler
State Budget Office
Department of AdministrationFROM: George E. Meyer
Secretary*George*SUBJECT: Program Revenue Appropriation Supplement Under s. 16.515 Wis. Stats.
for the Bureau of Air Management

Request: The Department of Natural Resources (DNR) requests, under s. 16.515 Wis. Stats., increased spending authority in Program Revenue (PR) appropriation s. 20.370(2)(cj) (numeric 02-233-22) in FY96 in the Bureau of Air Management. Specifically, we are requesting an increase of \$6,866 of FY95 carryover funding from the annual \$354,000 utility assessment for acid deposition research and monitoring, under s. 196.856.

Background: Since 1986, the Wisconsin Utilities Association has given \$354,000 annually for acid deposition research and monitoring to DNR. In FY 95, DNR was unable to use \$6,866 of supplies and services allotment for forest health monitoring because prerequisite modelling information for site selection was not available. Consequently \$6,866 was not expended in FY95. FY96 is the last year of the utility assessment fee due to a sunset clause in Wisconsin Act 296. Therefore we request approval to spend the carryover money for supplies and services this year to allow us to complete the forest health monitoring projects we had committed to.

Revenue Source for Appropriation: Program Revenue would come from unspent FY 95 acid deposition funds provided by the Wisconsin Utilities Association.

Justification: The DNR's Bureau of Air Management was unable to spend a small portion of the annual utility assessment for acid deposition research and monitoring in FY 95 due to circumstances beyond our control. We would like to spend the carry over funds in the current fiscal year to meet our project obligations to the Acid Deposition Research Council and finish a project relating to forest health in Wisconsin before the end of FY96.

If you have any questions on this request, please contact Al Shea at 267-2759 in the Bureau of Management and Budget. Thank you for your consideration of this matter.

cc: Al Shea MB/5
Dan Derr FN/1Dave Schmiedicke DOA/SBO
Don Theiler AM/7Bob Belongia AM/7
Jay Hochmuth AD/5

→ Doug Perry DNR/SBO

CORRESPONDENCE MEMORANDUM

**STATE OF WISCONSIN
Department of Administration**

Date: April 10, 1996
To: James R. Klauser, Secretary
Department of Administration
From: *Roger Fetterly*
Roger Fetterly, Budget Analyst
Division of Executive Budget and Finance
Subject: S. 16.515 Request from the Department of Corrections

REQUEST

The Department of Corrections (DOC) requests a permanent increase in expenditure authority in s. 20.410(1)(kf) of \$46,500 PR in FY96 and \$77,000 PR in FY97 for increases in rent, insurance premiums and utilities related to correctional farms. Additionally, DOC requests a one-time increase in expenditure authority of \$53,500 PR in FY96 and \$77,500 PR in FY97 for non-recurring expenses for LTE salaries, fringe benefits and permanent property purchases.

The source of revenue for appropriation 20.410(1)(kf) is the sale of farm products to state institutions and on the open market.

BACKGROUND

Correctional Farms is a program revenue activity operating two farms consisting of 4,751 acres, 1,048 head of cattle and 1,534 swine. The farms have a supervisory and security staff of 21 FTE employees and provides employment for 163 inmates. The farms provide dairy products to the prisons and other state institutions. Excess farm produce and cash crops are sold on the open market or under contract.

ANALYSIS

DOC is requesting an increase in expenditure authority for the following purposes:

	<u>FY96</u>	<u>FY97</u>
Rent increase for farm office	\$4,200	\$4,300
Insurance premium increase	30,700	30,700
Utility cost increase	11,600	42,000
LTE costs to cover recuperation of an employe	6,800	
Master leases and machinery and equipment for FY96	46,700	
Master lease agreements/machinery and equipment for FY97		77,500
	-----	-----
Total	\$100,000	\$154,500

James R. Klauser

April 10, 1996

Page 2

Rent increase for farm office. DOC is requesting an increase in expenditure authority of \$4,200 PR in FY96 and \$4,300 PR in FY97 to pay for farm office rent increases not anticipated in the biennial budget. The Correctional Farms office occupies leased space within the Bureau of Correctional Enterprises at 2917 International Lane, Madison.

Insurance premium increase. DOC is requesting an increase in expenditure authority of \$30,700 PR in both years of the biennium to cover premium increases paid to The Department of Administration Risk Management Unit which were not anticipated in the biennial budget.

Utility cost increase. DOC is requesting an increase in expenditure authority of \$11,600 PR in FY96 and \$42,000 PR in FY97 to cover increased costs of utilities at the new dairy creamery recently opened at Waupun. The old creamery at Winnebago was closed and a new creamery opened adjacent to the Burke Correctional Center at Waupun with greater production capacity. This should generate sufficient revenue to offset the additional expenditures.

LTE costs to cover recuperation of an employe. DOC is requesting a one-time increase in expenditure authority of \$ 6,800 PR in FY96 to pay part of the salary of an LTE who covered the duties of a critical position while the permanent employe was recovering from an accident.

Master leases and machinery and equipment for FY96. DOC requests a one-time increase in expenditure authority of \$46,700 PR in FY96 to make payments on existing master lease agreements (\$23,800) and to pay for machinery already purchased in FY96 (\$72,900). Existing master lease agreements and additional machinery acquired in FY96 total \$96,700 PR while the farms only have \$50,000 of approved expenditure authority.

Although the farms should not make expenditures without proper expenditure authority, DOC can not default on master lease agreements or recover payments made for machinery and equipment already purchased.

Master lease agreements/machinery and equipment for FY97. DOC requests a one-time increase in expenditure authority of \$77,500 PR in FY97 to make master lease payments of \$52,700 PR on existing master leases and an additional \$24,800 PR for a new master lease payment for a half-pint milk processing and packaging machine proposed for the new creamery at Waupun. If the \$50,000 PR of existing expenditure authority is considered, only \$27,500 of additional expenditure authority is needed.

An analysis of the revenues and expenditures resulting from the acquisition of the milk machine shows a profit of \$51,724 in FY96, \$264,888 in FY97 and

James R. Klauser

April 10, 1996

Page 3

\$280,176 annually for the next 4 years. The acquisition of this equipment should be a significant financial benefit to the farms and help reduce the farms debt to the general fund.

Rather than use the \$50,000 of expenditure authority to make master lease payments (which DOC already committed to in previous agreements), DOC is requesting new spending authority for that purpose so the following new purchases can be made in FY97 with existing spending authority:

Feed grinder	\$5,000
Gravity box	4,000
Stalk chopper	7,500
Blower	5,000
Baler	18,000
Replacement tractor	<u>10,500</u>
	\$50,000

Although there may be a need for these machinery purchases, it would be prudent to withhold an increase in expenditure authority until FY97 when a more accurate estimate of revenues and expenditures can be made.

Summary of current financial condition of appropriation 20.410(1)(kf). A 1992 Legislative Audit Bureau report of the correctional farms program identified the severe financial problems of the farms which had accumulated a \$5.3 million debt to the general fund. Since that time the debt has stabilized at that level due to budget changes which provided additional GPR supplements to the farms. The following is the current status of the farms appropriation:

	<u>FY96</u>	<u>FY97</u>
Opening balance	\$-5,097,098	\$-5,097,098
Revenue:		
Revenue year-to-date (2/29/96)	\$1,214,000	
Revenue projected to June 30	<u>774,400</u>	<u>2,134,500</u>
Total revenue	1,988,400	2,134,500
Expenditures:		
Chapter 20 authorized expenditure level	1,888,400	1,980,000
This s. 16.515 supplemental request	<u>100,000</u>	<u>154,500</u>
Total expenditures	1,988,400	2,134,500
Closing balance	\$-5,097,098	\$-5,097,098

James R. Klauser
April 10, 1996
Page 4
SUMMARY

DOC is requesting an increase in expenditure authority to spend all of the additional revenue projected for farm operations for FY96 and FY97. DOC has incurred master lease obligations for which expenditure authority does not currently exist. This request would meet those obligations and cover machinery purchases made in FY96 and allow the purchase of additional machinery in FY97.

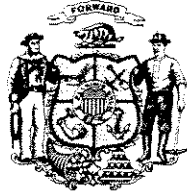
An alternative to the DOC request would be to allow the additional expenditure authority to cover master lease agreements in FY96 and FY97 and machinery purchases already made in FY96. Additional expenditure authority of \$127,000 PR in FY97 could be withheld until more accurate revenue estimates can be made in FY97.

RECOMMENDATION

Approve an increase in expenditure authority of \$100,000 PR as requested for FY96 and an increase in expenditure authority of \$27,500 PR to cover the cost of master lease agreements in FY97. Expenditure authority for machinery in FY97 should be deferred until a more accurate estimate of revenues and expenditures can be made in FY97.

Tommy G. Thompson
Governor

Michael J. Sullivan
Secretary



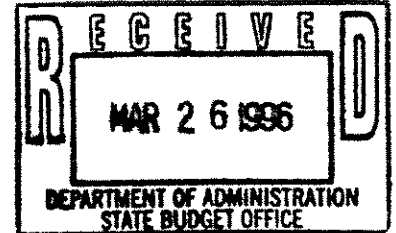
Mailing Address
149 East Wilson Street
Post Office Box 7925
Madison, WI 53707-7925
Telephone (608) 266-2471

State of Wisconsin
Department of Corrections

RF CC CA LN JNY
R6C

March 21, 1996

MEMORANDUM



TO: James R. Klauser, Secretary
Department of Administration

FROM: Michael J. Sullivan, Secretary
Department of Corrections

SUBJECT: S. 16.515(1) Request for Appropriation 20.410(1)(kf)
Numeric Appropriation 131, Correctional Farms

The Department of Corrections requests a permanent increase in expenditure authority in §20.410(1)(kf), appropriation 131 of \$46,500 in FY 96 and \$77,000 in FY 97 for increases in rent, insurance premiums, and utilities. In addition, the Department requests a one-time increase in expenditure authority of \$53,500 in FY 96 and \$77,500 in FY 97 related to unusual expenses for LTE salaries and fringe benefits and permanent property purchases.

Background

Appropriation 20.410(1)(kf) contains numeric appropriations 121 and 131. A summary of appropriation 131 is attached.

20.410(1)(kf) 1993 Wisconsin Act 16 provided expenditure authority to Correctional Farms, appropriation 131, in the amount of \$1,885,200 in FY 96. An expenditure carryover from FY 95 of \$3,200 increases the available expenditure authority for FY 96 to \$1,888,400.

FY 96 expenditures through February 29, 1996 were \$1,172,600. Correctional Farms is projecting total expenditures of \$1,988,400 for FY 96 and \$2,134,500 for FY 97.

FY 96 revenues as of February 29, 1996 were \$1,214,000. The Department has re-estimated total revenues at \$1,988,500 for FY 96 and \$2,134,500 in FY 97. Approval of this request would allow a total expenditure authority of \$1,988,400 in appropriation 131 during FY 96 and \$2,134,500 in FY 97.

Program Needs-Numeric 131

The Department requests increased expenditure authority of \$4,200 in FY 96 and \$4,300 in FY 97 for actual increases in rent expenses due to an escalator clause in the lease agreement tied to consumer price index. The \$4,200 for increased rent reflects actual billings for FY 96 while FY 97 is an estimate.

Next, the Department requests increased expenditure authority of \$42,300 in FY 96 and \$72,700 in FY 97 for increases in insurance expenses and utility costs related to the new dairy. Insurance premiums increased \$30,700 during FY 96 and are estimated at the same cost during FY 97. Utility costs for the new dairy are substantially higher than the costs at the old creamery. The increase during FY 96 will be at least \$11,600; the FY 97 increase is expected to be at least \$42,000.

The Department requests increased expenditure authority of \$6,800 in FY 96 for salary and fringe benefits relating to extraordinary LTE expenses at the new dairy and an inmate's workers compensation purchase of an artificial limb. The LTE expenditure resulted when two Correctional Farms employees were in a serious car accident in August of 1994. One employee was killed, the other seriously injured. An LTE was hired to fill the position of the seriously injured employee and remained on payroll while the injured employee had medical limitations and additional surgeries. Another LTE filled in for a permanent employee while the permanent employee was working with contractors and being trained on the new equipment at the dairy. The LTE was paid \$8,750 in salary during FY 96.

In addition, during FY 96 Correctional Farms purchased an artificial leg for a former inmate at a cost \$10,605. The Department was instructed by the Department of Administration to pay the claim out of the fringe benefit line.

Correctional Farms is able to absorb a portion of the cost of the limb (\$4,900) and LTE salary (\$7,100) because of lower than anticipated permanent salary costs. Thus the Department's request is for an additional \$6,800 in salary and fringe related expenditure authority. The Department will not request any additional salary supplements for Correctional Farms in either FY 96 or FY 97.

Finally, the Department requests increased expenditure authority of \$46,700 in FY 96 to fund master lease payments for a milk truck, a combine, and miscellaneous dairy equipment (\$23,800), a haybine (\$4,500), 2 tractors (\$35,400), and a computer w/precision milk meters (\$33,000) purchased during FY 96. The combined cost of these purchases is \$96,700. Correctional Farms current expenditure authority for permanent property is \$50,000.

The Department requests increased expenditure authority of \$77,500 in FY 97 to fund existing master lease payments for a milk truck, a combine, and miscellaneous dairy equipment (\$52,700), and a proposed master lease purchase of a half-pint milk machine (\$24,800). In addition Correctional Farms plans to purchase a feed grinder (\$5,000), gravity box (\$4,000), stalk chopper (\$7,500), blower (\$5,000), baler (\$18,000), and replace a tractor (\$10,500) during FY 97.

Summary of Request

	<u>FY 96</u>	<u>FY 97</u>
Salaries & Fringe	\$6,800	\$0
Permanent Property	\$46,700	\$77,500
Rent	\$4,200	\$4,300
Insurances	\$30,700	\$30,700
Utilities	<u>\$11,600</u>	<u>\$42,000</u>
Total request	\$100,000	\$154,500

Summary

The Department of Corrections requests a permanent increase in expenditure authority in §20.410(1)(kf), appropriation 131 of \$46,500 in FY 96 and \$77,000 in FY 97 due to increases in rent, insurance premiums, and utilities. In addition, the Department requests a one-time increase in expenditure authority of \$53,500 in FY 96 and \$77,500 in FY 97 related to unusual expenses for LTE salaries and fringe benefits and permanent property purchases.

The Department anticipates sufficient cash receipts to fund the increased expenditures in both fiscal years but will be unable to decrease the long-term deficit.

Attachments

cc: Ave M. Bie, Dpty. Sec.- DOC	Cindy Schoenike, Asst. Admin.-DAI
Dean Stensberg, Ex. Asst. - DOC	Mary Cassady, Dir.-OBP
Pamela Brandon, Admin.- DMS	Steve Kronzer, Dir.-BCE
Ken Sondalle, Admin.-DAI	Cathy Halpin - OBP
Roger Fetterly - DOA, OBP	Dan Steeger, BAS

**DEPARTMENT OF CORRECTIONS
 FUND CONDITION
 NUMERIC APPROPRIATION 131 - FARMS OPERATIONS**

	FY 96	FY 97
Opening Balance	(\$5,398,400)	(\$5,398,400)
Revenue		
Revenue as of March 1, 1996	\$1,214,000	
Revenue projected to June 30	<u>\$774,500</u>	<u>\$2,134,500</u>
Total Projected Revenue	\$1,988,500	\$2,134,500
Expenditures		
Expenditures as of March 1, 1996	\$1,172,600	
Expenditures projected to June 30	\$715,900	\$1,980,000
This § 16.515 supplement request	<u>\$100,000</u>	<u>\$154,500</u>
Total Projected Expenditures	\$1,988,500	\$2,124,500
Closing balance FY 97	(\$5,398,400)	

NUMERIC APPROPRIATION 121 - SALE OF LANDS

	FY 96	FY 97
Opening Balance	\$301,290	\$301,290
Current Expenditure Authority	\$3,000	\$3,000
Total Projected Expenditures	\$0	\$0
Closing balance FY 97	\$301,290	

BUREAU OF CORRECTIONAL ENTERPRISES
CORRECTIONAL FARMS
FISCAL 96
COMPARISON - ORIGINAL BUDGET VS. PROJECTED EXPENDITURES

02/29/96

DESCRIPTION	ORIGINAL BUDGET	PROJECTED SPENDING	PROJECTED UNDER/(OVER)
-----	-----	-----	-----
SALARIES	169,500	165,900	3,600
LTE	6,300	14,500	(8,200)
	-----	-----	-----
TOTAL WAGES	175,800	180,400	(4,600)
FRINGE	64,900	70,600	(5,700)
	-----	-----	-----
TOTAL PERS SVCS	240,700	251,000	(10,300)
CAPITAL	50,000	96,719	(46,719)
SUPPLIES & SERVICES	1,391,600	1,441,381	(49,781)
1 TIME	900	900	0
UNALLOTTED RESERVE	6,900	6,900	0
VARIABLE NON-FOOD	174,400	168,400	6,000
INTERNAL SERVICES	8,700	8,700	0
RENT	10,800	15,000	(4,200)
TURNOVER	(600)	(600)	0
	-----	-----	-----
TOTAL SUPPLIES & SERVICES	1,592,700	1,640,681	(47,981)
TOTAL EXPENDITURES	1,883,400	1,988,400	(105,000)
CURRENT BUDGET AUTH*	1,888,400		5,000

			(100,000)

* - INCLUDES CARRYFORWARD FROM FY95

BUREAU OF CORRECTIONAL ENTERPRISES
CORRECTIONAL FARMS
FISCAL 97
COMPARISON - ORIGINAL BUDGET VS. PROJECTED EXPENDITURES

03/06/96

DESCRIPTION	ORIGINAL BUDGET	PROJECTED SPENDING		PROJECTED UNDER/(OVER)
SALARIES	179,400	183,000	**	(3,600)
LTE	6,300	9,300	**	(3,000)
TOTAL WAGES	185,700	192,300	**	(6,600)
FRINGE	68,700	62,100	**	6,600
TOTAL PERS SVCS	254,400	254,400	**	0
CAPITAL	50,000	121,444		(71,444)
SUPPLIES & SERVICES	1,471,300	1,550,056		(78,756)
1 TIME	0	0		0
UNALLOTTED RESERVE	11,300	11,300		0
VARIABLE NON-FOOD	174,400	174,400		0
INTERNAL SERVICES	8,700	8,700		0
RENT	11,100	15,400		(4,300)
TURNOVER	(1,200)	(1,200)		0
TOTAL SUPPLIES & SERVICES	1,675,600	1,758,656		(83,056)
TOTAL EXPENDITURES	1,980,000	2,134,500		(154,500)

** - INCLUDES 2% PROJECTED INCREASE

CORRECTIONAL FARMS
 PROJECTED REVENUE
 FY 94 - 97
 02/14/96

OREGON	ACTUAL FY94	ACTUAL FY95	PROJECTED FY96	PROJECTED FY97
DAIRY	315,280	309,397	265,000	245,000
LIVESTOCK	35,118	18,448	16,000	20,000
CROPS	0	4,712	2,637	2,000
SWINE	100,645	152,880	175,000	185,000
WOOD	33,199	23,669	38,000	40,000
OTHER	450	10,360	5,500	2,000
TOTAL OREGON	484,692	519,466	502,137	494,000
WAUPUN				
DAIRY	200,512	226,401	110,000	25,000
LIVESTOCK	117,457	87,779	210,000	240,000
CROPS	0	46,135	37,540	40,000
SWINE	22,473	57,973	81,832	85,000
WOOD	10,852	0	0	0
OTHER	34,231	52,073	46,000	50,500
	385,525	470,361	485,372	440,500
WAUPUN(WINN) DAIRY	783,343	933,890	1,001,000	1,200,000
GRAND TOTAL	1,653,560	1,923,717	1,988,509	2,134,500

STATE OF WISCONSIN

SENATE CHAIR
TIM WEEDEN

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BEN BRANCEL

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JOINT COMMITTEE ON FINANCE

June 12, 1996

Secretary James R. Klauser
Department of Administration
101 East Wilson Street, 10th Floor
Madison, WI 53707

Dear Secretary Klauser:

This is to inform you that the members of the Joint Committee on Finance have reviewed the May 22, 1996 request by the State of Wisconsin Building Commission pursuant to 13.48 (14)(d)(4), which deals with the sale of surplus properties by state agencies.

No objections to this request have been raised. Accordingly, the request has been approved.

A handwritten signature in cursive script that reads "Ben Brancel".

BEN BRANCEL
Assembly Chair

A handwritten signature in cursive script that reads "Tim Weeden".

TIM WEEDEN
Senate Chair

cc: Secretary Robert Brandherm, State of Wisconsin Building Commission
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

LL2, 119 Martin Luther King Jr. Blvd.
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: May 22, 1996

RE: 14-Day Review

We have received a request for review from the State of Wisconsin Building Commission pursuant to s.13.48 (14)(d)(4), which requires all agencies to notify the Joint Committee on Finance of all sales of surplus properties.

Please review the attached material and notify Representative Brancel's office not later than **Wednesday, June 12, 1996** if you have any 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

5-22-96



State of Wisconsin \ BUILDING COMMISSION

Tommy G. Thompson
Governor

Robert N. Brandherm
Secretary

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

May 20, 1996

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

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

Dear Senator Weeden and Representative Brancel:

RE: Sale of Surplus Property - Winnebago MHI - 59.59 Acres - \$119,358.17
Winnebago MHI - .5 Acres - \$75,000
Winnebago MHI - 13.26 Acres - \$133,440.02
Winnebago MHI - 42.57 Acres - \$361,972.71

This request is submitted in response to s. 13.48 (14) (d) (4) as a notification of intent to sell the four parcels at a total purchase price of \$689,770.90. The 59.59 acres, 13.26 acres and the 42.57 acres are being purchased by the Town of Oshkosh to control their development. However, as a part of the sale of the 42.57 acre parcel, the DOA-Division of Facilities Development will attempt to reach an agreement between the buyer (Town of Oshkosh) and an adjacent owner who has requested a 20' 6" by 429' strip they have maintained for a number of years. The split-off of the small strip will be contingent on the price and Town of Oshkosh's approval. The .5 acre parcel has a house that is being sold to Richard H. Tyler. These transactions were approved by the Building Commission at its meeting on May 15, 1996. The properties are vacant and surplus to the needs of the Department of Health and Social Services. General information on this property submitted to the State Building Commission 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 requested action is for four parcels of approximately 63 surplus properties being sold. Three parcels are yet to be sold.

As provided in s. 13.48 (14) (d) (4) this request will be approved on June 17, 1996, 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,

Robert N. Brandherm
Secretary

DRW:RNB:amm

Attachment

cc: Robert Lang, Legislative Fiscal Bureau

AGENCY REQUEST FOR
BUILDING COMMISSION ACTION

May 15, 1996

REQUESTING AGENCY: Department of Administration

REQUESTED ACTION: Approval to convey 4 parcels of land totaling approximately 116.8 acres in Winnebago county to various parties (identified in justification) for a total purchase price of \$689,770.90.

JUSTIFICATION: These properties were owned by the Department of Health and Social Services. On April 19, 1993, Executive Order #186 was signed by Governor Thompson that required all state agencies to submit surplus lands to the Department of Administration. The Departments indicated that these properties are surplus to its needs and are not an area of any planned development. 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 the properties on attachments to this request.

The requested action is for 4 parcels of approximately 63 surplus properties being sold. The current status of the surplus properties is:

45 parcels sold or off the market
11 parcels closing pending
3 parcels on market
0 parcels yet to sell
4 parcels request Building Commission approval

63 Total

Name of Property	County	Acres	Restrictions	Value/ Appraisal	Offer	Buyer	Comment
City of Oshkosh Sunnyview Road	Winnebago	59.59	None	\$ 112,500	119,358.17	Town of Oshkosh	Vacant, Industrial Use 54% Wetland
968 Butler Street Oshkosh	Winnebago	.5	None	69,000	75,000	Richard H. Tyler	Residential Home
City of Oshkosh County Trunk A - East Side	Winnebago	13.26	None	96,000	133,440.02	Town of Oshkosh	Vacant - Residential Use
City of Oshkosh County Trunk A - East Side	Winnebago	42.57	None	301,500	361,972.71	Town of Oshkosh	Current Agriculture Use - Vacant

STATE SURPLUS PROPERTIES

Land Sales Requisition Back-Up Sheet

Submitted By Cecile Wopat, Listing Agent

Property: 59.59 Acres, Hwy. 41 & CTH Y, Oshkosh, WI (Winnebago Co)

Property Location: See attached area maps and site plan in "marketing packet".

Property Physical Description: See Marketing Data Sheet for Surplus Property Ref. #B087

Restrictions: See Marketing Data Sheet for Surplus Property Ref. #B087

Appraisals: Two appraisals by: 1) William J. Neer, Appraisal Associates, Inc., 500 W. Franklin St., Appleton, WI 54911, 414-739-4252 (\$98,300) and 2) Steven G. Mann, Mann & Associates, 424 Hazel Street, Oshkosh, WI 54901, 414-233-3971 (\$126,000)

History: State of Wisconsin acquired property at an unknown date. This is part of a 385 acre parcel on which the Oshkosh Correctional Institute is located. The DOC retained some vacant lands for expansion, and for a buffer, and the remainder land was designated as surplus to their operations.

Marketing: In addition to the property being mailed to those listed on the "State's master mailing list for surplus properties" and numerous direct contacts to prospective buyers or agents, advertisements ran in the Wisconsin State Journal, the Fond du Lac Reporter, the Oshkosh Northwestern, and the Appleton Post Crescent. An on-site "for sale" signs was posted on the property. In addition, a direct mailing was made to about 55 realtors, builders and developers in the Oshkosh area and meetings were held by telephone and in person with municipal officials. The property was marketed for 30 days (April 5 through May 6, 1995). A total of 3 offers were received.

Acceptance of Offer: The accepted offer was for \$119,358.17.



STATE SURPLUS PROPERTY FOR SALE, Ref. #B087

Type: Vacant Land - 59.6 Acres

List Price: \$112,500

OFFER SUBMITTAL DEADLINE: 5-6-96

**Description, Access
& Probable Use:**

Level land along USH 41 at CTH Y (a/k/a Sunnyview Road), Oshkosh, Winnebago County. Partial wetlands provide unique opportunity for natural landscaping and wildlife observation area, while ample developable land allows excellent visibility from USH 41, and access from CTH Y/Sunnyview Road, for industrial/commercial development. The immediate area is fully improved with all municipal utilities. The property is located in a high profile location along USH 41 on the north side of the City of Oshkosh. The location provides convenient access to a wide market area with its close proximity to USH 41 access. Current neighborhood municipal land uses provide an infrastructure that enhances developmental opportunities.

Access:

The property is located north of Little Lake Butte des Morts in north Oshkosh, Wisconsin, between the USH 41/State Hwy 110 interchange and USH 41/USH 45 interchange. Access to the neighborhood is possible from either interchange, traveling along Green Valley Road (the west USH 41 frontage road), Snell Road, or USH 45. The most logical area for access to the site is the 700 feet in the northeast corner of the property.

Area Improvements:

Immediately to the east of the property is the new Winnebago County Highway Department facilities and the Winnebago County Recycling Center. To the southeast is a future residential subdivision. Subdivisions exist along USH 45. To the west of USH 41 is predominantly agricultural land, with scattered residential development. Land sales in the neighborhood appear to indicate future development. The Wisconsin DOT has selected a corridor for upgrading State Hwy 110 from USH 41 northwesterly to State Hwy 116, east of Winnecone. This relocation project will be a new four-lane divided expressway, with proposed construction in the year 2001. During that construction period, the local traffic may be heavier along CTH 41/Sunnyview Road, in an effort to avoid construction.

Utilities:

Municipal services including natural gas, electrical, and sewer and water are located along CTH Y next to the property.

Zoning:

M-3, Heavy Industrial District, City of Oshkosh. Permitted uses, including structures, may be for any purpose except residential, educational, or institutional. Conditional uses permitted include acid manufacturing; cement, lime and gypsum or plaster of paris manufacturing; day care center; filling stations; petroleum refinery; utility structures, private or public; vocational schools and others.

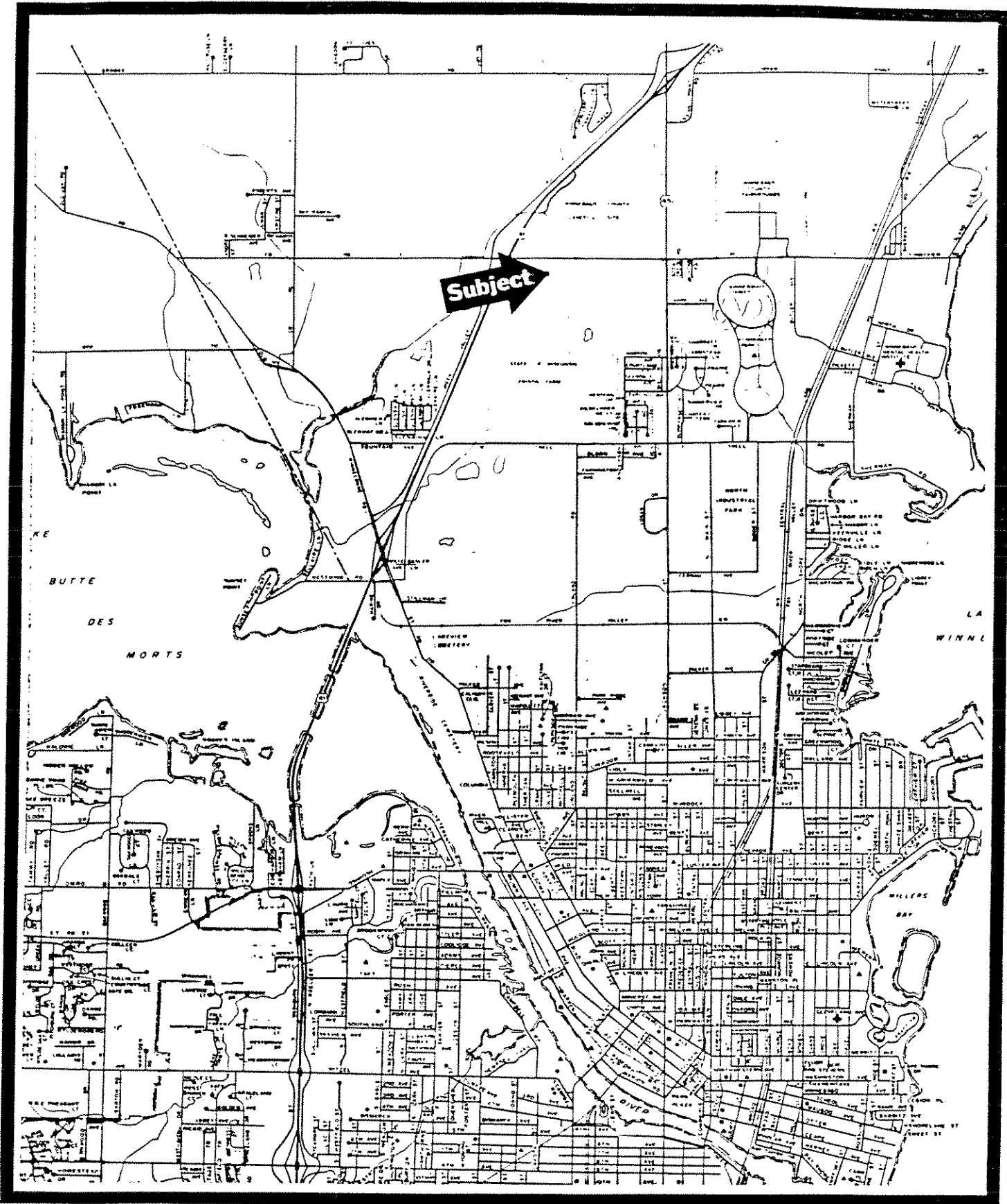
Restrictions:

Per the FEMA Map Community Panel #550537 0100 C, dated July 23, 1982, the northwest corner of the property is located in Zone A2 of the flood boundary (see attached map). Appraisers estimate 20% to 46% of the site is located within a wetland area identified as E1Kf, an emergent wet meadow, persistent wet soil palustrine, farmed in dry years. There is a navigable stream in the southwest corner of the property, which drains to a culvert underneath USH 41. The portion considered navigable is approximately 1000 feet east of USH 41. This navigable stream would require a 75-foot setback for all structures, and the City of Oshkosh would have a 300-foot shoreland jurisdiction from the navigable waterway.

Listing Agent:

Cecile Wopat, The Rifken Group, Ltd., 116 King Street, P. O. Box 2079, Madison, WI, 53701-2079, telephone 608-258-4640, fax 608-258-4647.

All information is from sources deemed reliable; however, the information is submitted subject to prior errors, changes or withdrawals without notice.



Reed Earth Graphics, Inc. ©COPYRIGHT 1978

Location Map

LEGAL DESCRIPTION

SITUATED ALONG C.T.H. "Y". BEING THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, T19N, R16E, IN THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 35, THENCE NORTH 89°51'28" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, 60.00 FT. TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, THENCE SOUTH 00°02'50" WEST, 1333.81 FT. TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/2 OF SAID SECTION; THENCE NORTH 89°54'40" WEST ALONG SAID SOUTH LINE, 2310.53 FT. TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S.H. "41"; THENCE NORTH 22°41'22" EAST ALONG SAID LINE 1173.89 FT.; THENCE NORTH 38°04'38" EAST ALONG SAID EASTERLY RIGHT-OF-WAY 167.10 FT. TO A POINT ON THE SOUTH LINE OF C.T.H. "Y"; THENCE SOUTH 89°51'28" EAST ALONG SAID SOUTH LINE 145.04 FT.; THENCE NORTH 84°42'55" EAST ALONG SAID SOUTH LINE 919.91 FT.; THENCE NORTH 00°08'32" EAST 33.00 FT. TO A POINT ON THE NORTH LINE OF SAID 1/4 SECTION; THENCE SOUTH 89°51'28" EAST ALONG SAID LINE 694.64 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 59.5956 ACRES TO THE RIGHT OF WAY LINES OF C.T.H. "Y" AND U.S.H. "41" AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

007±

NO. 2772

SURVEY FOR:
THE RIFKEN GROUP AND THE
STATE OF WISCONSIN DEPARTMENT
OF CORRECTIONS

DECEMBER 5, 1995

SOUTH LINE OF THE N.W. 1/4
OF SECTION 35

2659.74'
N89°57'51"W

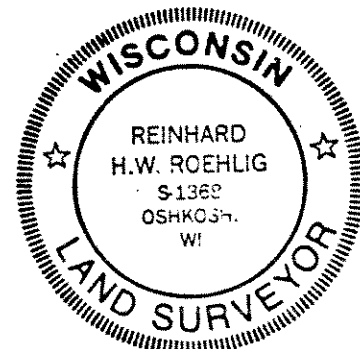
SURVEYOR'S CERTIFICATE

I, Reinhard Roehlig, Wisconsin Registered Land Surveyor, certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the locations and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto, within one (1) year from the date hereof.

12-5-95
Date

Reinhard Roehlig
Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368



ADJUTATION GROUNDS

○ DENOTES 3/4 INCH DIAMETER IRON ROD, 24 INCHES LONG, WEIGHING NOT LESS THAN 1.5 LBS. PER LINEAL FOOT SET (UNLESS OTHERWISE NOTED).

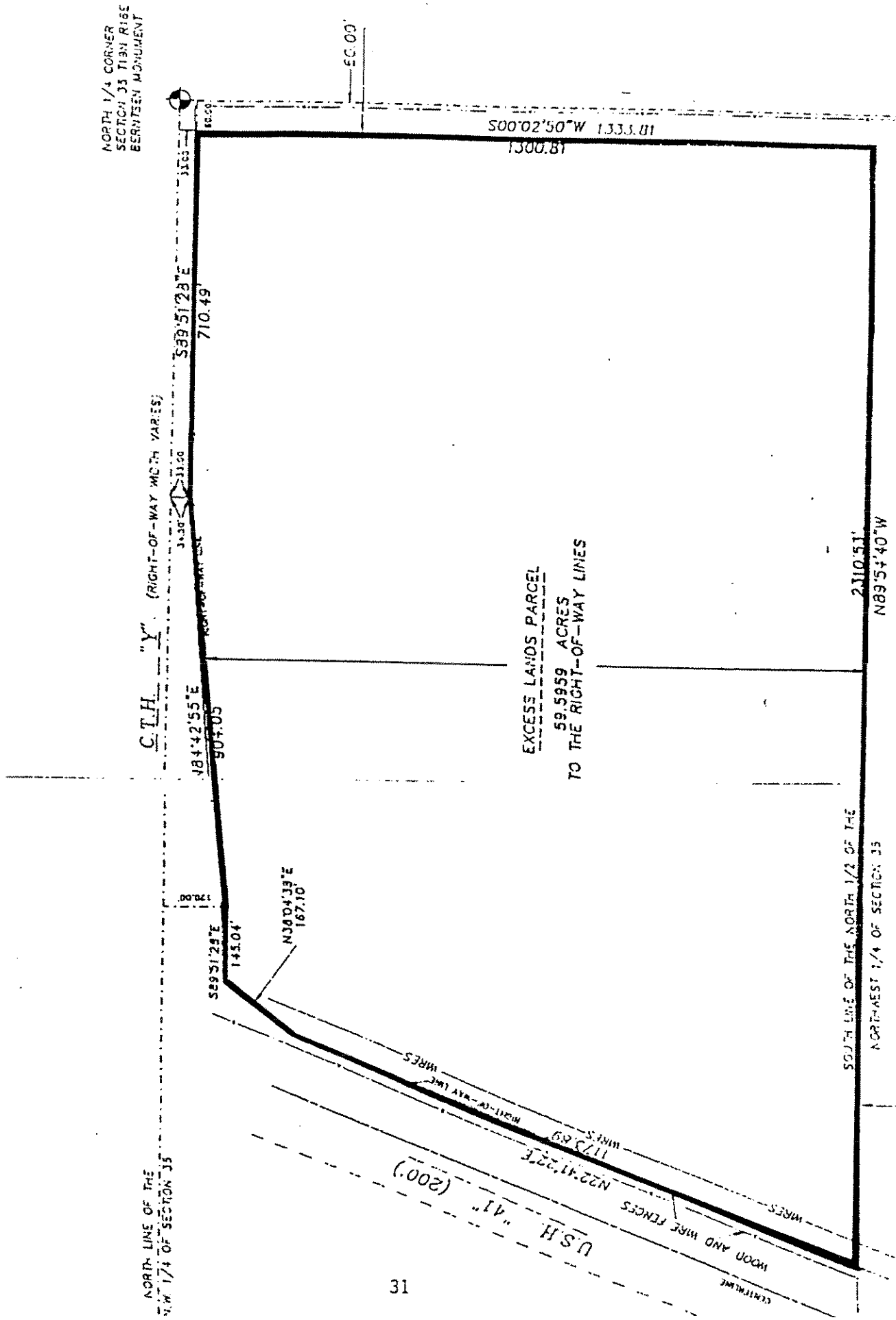
ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, WHICH IS ASSIGNED TO BEAR CORNER POSITIVE EAST

PLAT OF SURVEY

T19, R16

LONG C.T.H. "Y", BEING PART THE NORTHWEST 1/4 OF SECTION 35,
 T19, R16 EAST, TOWN OF IKOSH, WINNEBAGO COUNTY, WISCONSIN



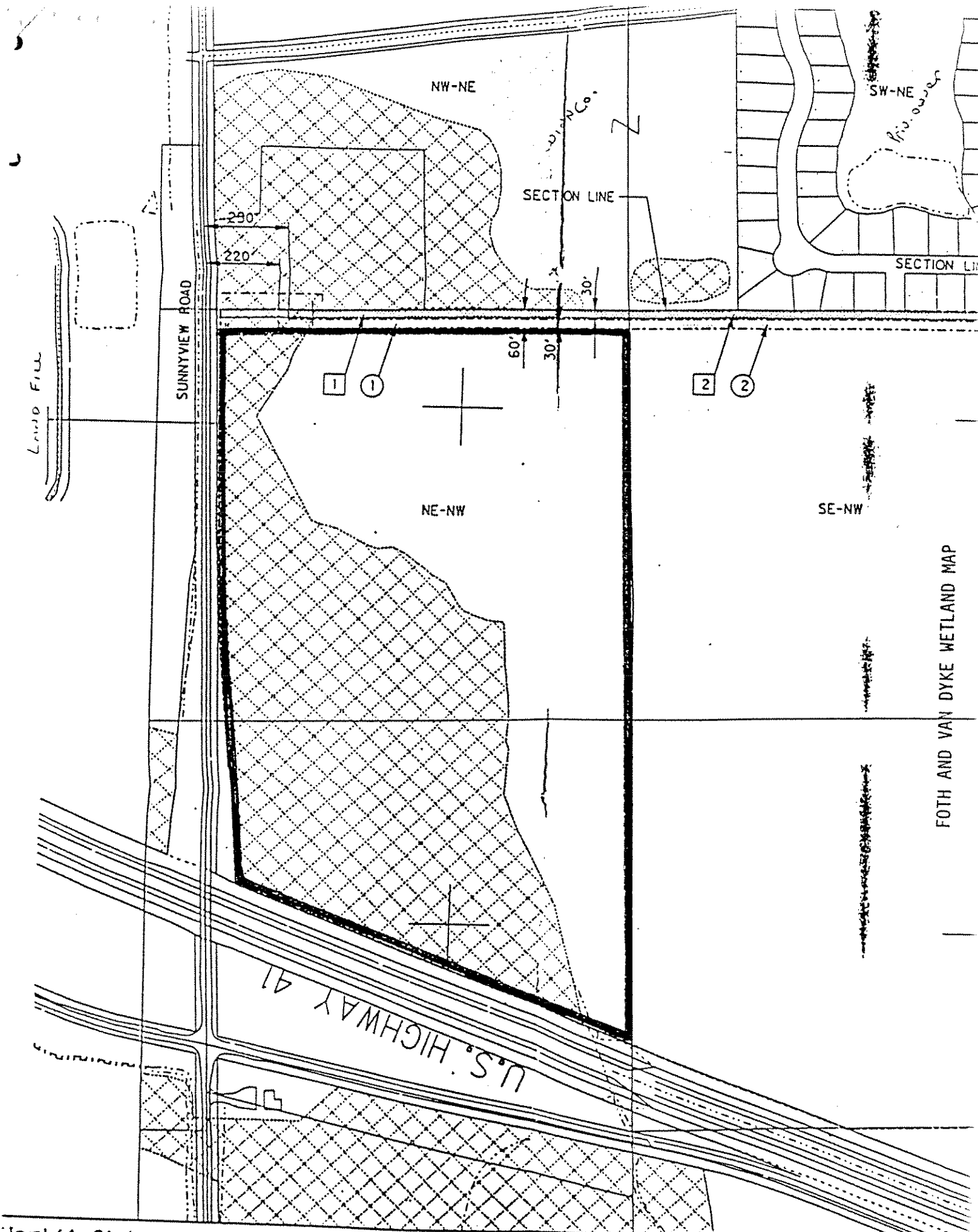
NORTH 1/4 CORNER
 SECTION 35 T19N R16E
 BERNSTEIN MONUMENT

C.T.H. "Y" (RIGHT-OF-WAY WIDTH VARIES)

EXCESS LANDS PARCEL
 59.5959 ACRES
 TO THE RIGHT-OF-WAY LINES

NORTH LINE OF THE
 N.W. 1/4 OF SECTION 35

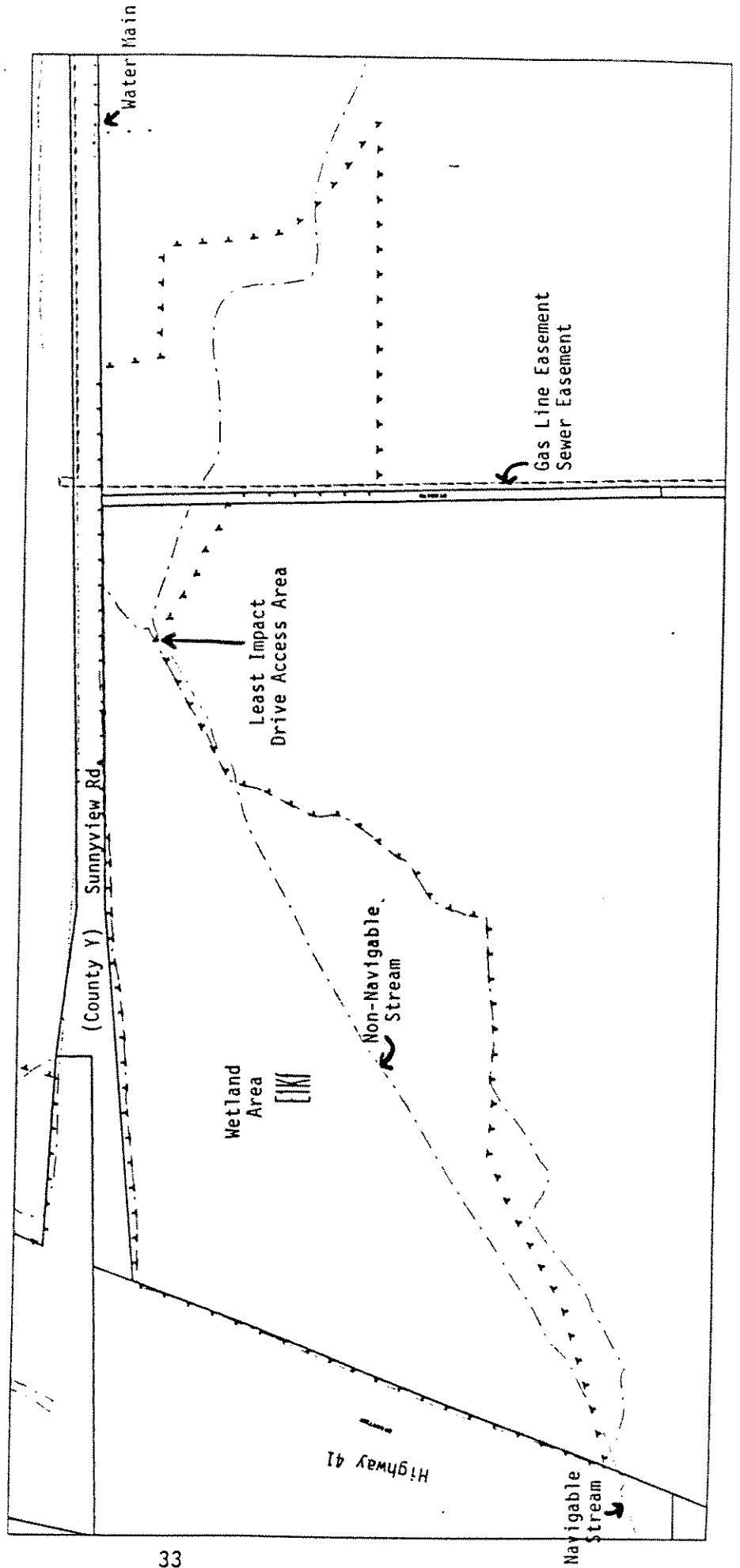
SOUTH LINE OF THE NORTH 1/2 OF THE
 NORTHWEST 1/4 OF SECTION 35



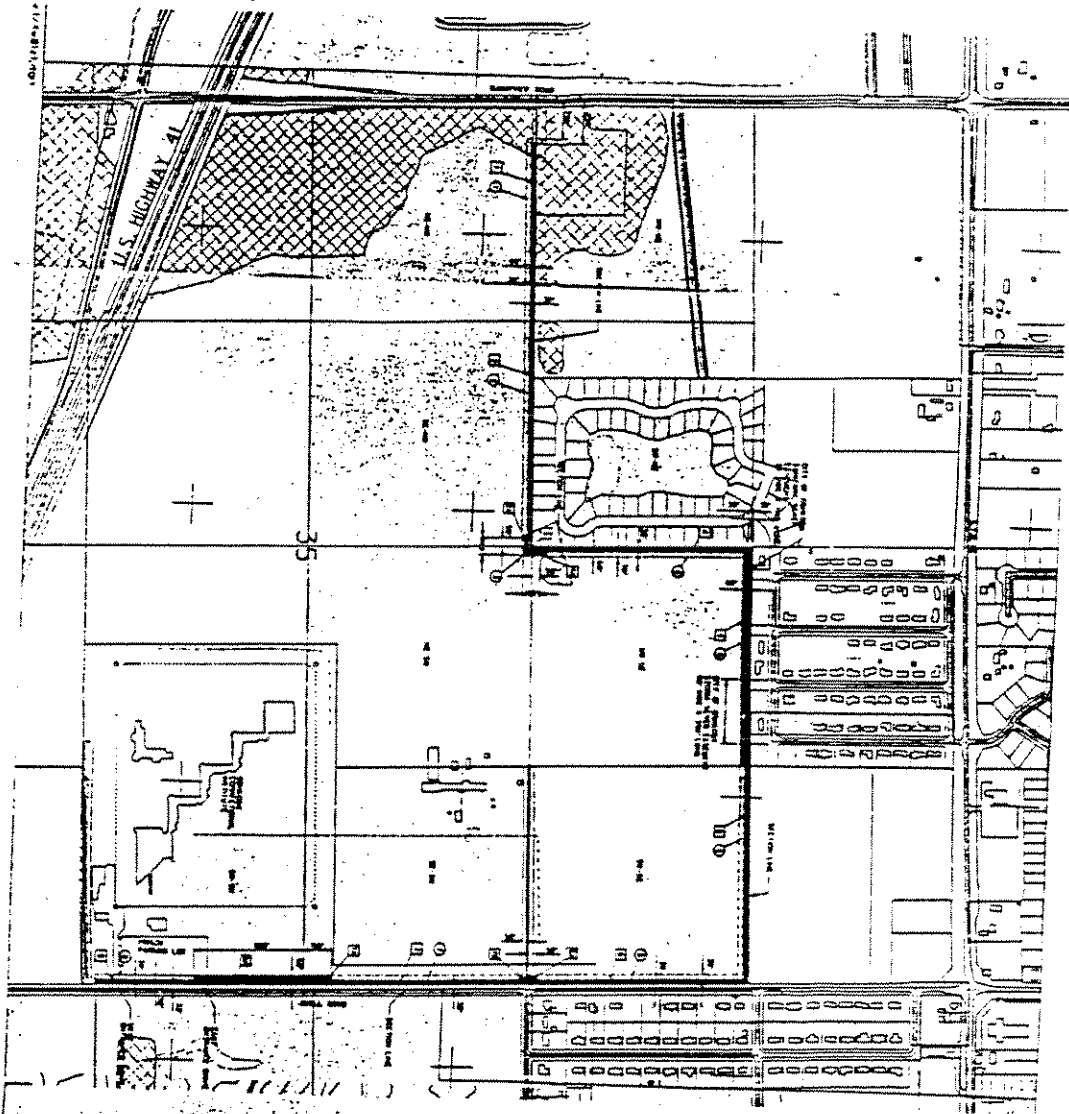
FOTH AND VAN DYKE WETLAND MAP

TOWN OF OSHKOSH

NW1/4 SEC. 35 T.19N. R.16E.



NATURAL GAS LINE EASEMENT PLAT



WINNEBAGO COUNTY LAND & GAS PIPELINE
 EXHIBIT "A"
 OSKOSH CORRECTIONAL INSTITUTE
 GAS PIPELINE EASEMENT
 Scale 1" = 200'
 Prepared By: Fish & Van Dyke
 Date: JANUARY, 1995
 By: JPM
 31408

THIS PLAT IS A REPRODUCTION OF THE ORIGINAL PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK, WINNEBAGO COUNTY, WISCONSIN.

- LEGEND
- ① EXISTING GAS LINE
 - ② PROPOSED GAS LINE
 - ③ EXISTING EASEMENT
 - ④ PROPOSED EASEMENT
 - ⑤ EXISTING VALVE
 - ⑥ PROPOSED VALVE
 - ⑦ EXISTING GAS METER
 - ⑧ PROPOSED GAS METER
 - ⑨ EXISTING GAS REGULATOR
 - ⑩ PROPOSED GAS REGULATOR
 - ⑪ EXISTING GAS SERVICE LINE
 - ⑫ PROPOSED GAS SERVICE LINE
 - ⑬ EXISTING GAS MAIN
 - ⑭ PROPOSED GAS MAIN
 - ⑮ EXISTING GAS BRANCH
 - ⑯ PROPOSED GAS BRANCH
 - ⑰ EXISTING GAS TIE-IN
 - ⑱ PROPOSED GAS TIE-IN
 - ⑲ EXISTING GAS CROSSING
 - ⑳ PROPOSED GAS CROSSING



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 Mussett~~) 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. For residential property, submit a WB-11 Residential Offer to Purchase (2-1-94) 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 Cecile Wopat, Listing Agent

Property: House: 968 Butler Ave., Oshkosh, WI (Winnebago Co)

Property Location: See attached area maps and site plan in "marketing packet".

Property Physical Description: See Marketing Data Sheet for Surplus Property Ref. #B088

Restrictions or Disclosures: See Marketing Data Sheet for Surplus Property Ref. #B088

Appraisals: Two appraisals by: 1) William J. Neer, Appraisal Associates, Inc., 500 W. Franklin St., Appleton, WI 54911, 414-739-4252 (\$61,000) and 2) Geoffrey Bares, United Service Appraisals, P. O. Box 1521, Fond du Lac, WI, 54936, 414-922-1886 (\$77,000)

History: State of Wisconsin acquired property at an unknown date. This has been a Winnebago Mental Health Institute doctor's residence, a residence hall for recovering alcoholics and drug abusers and apparently various offices of the WMHI. The WMHI determined the residence, which lies just outside their western boundary, to be surplus to their operations.

Marketing: In addition to the property being mailed to those listed on the "State's master mailing list for surplus properties" and numerous direct contacts to prospective buyers or agents, advertisements ran in the Wisconsin State Journal, the Fond du Lac Reporter, the Oshkosh Northwestern, and the Appleton Post Crescent on April 5, 1996. An ad ran again in the Oshkosh Northwestern on April 14 to advertise an open house on April 21. On-site "for sale" signs were posted on each of the properties. The house was entered on the Multiple Listing Service. In addition, a direct mailing was made to about 55 realtors, builders and developers in the Oshkosh area and meetings were held by telephone and in person with municipal officials. The property was marketed for 30 days (April 5 through May 6, 1995). A total of 7 offers were received.

Acceptance of Offer: The accepted offer was for \$75,000.



NOTE: Open house scheduled for 12-4 p.m., Sunday, April 21, 1996. Please call The Rifken Group to confirm.

STATE SURPLUS PROPERTY FOR SALE

Ref. #B088

OFFER SUBMITTAL DEADLINE: 5-6-96

(Late Offers May Not Be Accepted)

Type: 17,785 square foot (.408 acres) lot with single-family home

List Price: \$69,000

Address: 968 Butler Avenue, Oshkosh, Wisconsin 54901

Legal Description: CSM #3359, Lot 1: (See attached survey for complete legal description.)

Zoning: R-1, Single Family Residential

Description, Access: Lovely four-bedroom, two bath, two-story brick home on large, level wooded lot near Lake Winnebago (1/2 mile to access), Winnebago Community Park, the Parkview Health Facility, and Winnebago Mental Health Institute. Other features include: one car garage, enclosed entry, office/study off living room, brick fireplace, built-in shelving, solid wood doors, rec room and laundry in full basement, forced air gas furnace (no air conditioning), fire alarm system, 100 amp breaker panel. Windows are double-hung, wood frame sash. The house contains approximately 2,231 square feet of living area on the first floor and second floors. It is estimated to have been built about 50 years ago.

The neighborhood is bounded by Sunnyview Road on the north, Lake Winnebago on the east, Snell Road on the south and Highway 45 (North Jackson Street) on the west. The convenient location provides quick access to a wide area with its close proximity to USH 41 and 45, and County Highway. The property is in an area that only recently has been annexed to the City of Oshkosh. The Winnebago Mental Health Facility is 1/2 block west, a public park with lake access is 1/2 mile away, while another large park with soccer fields and baseball diamonds is 1/4 mile west. Municipal water and sewer have recently been installed.

Disclosure(s): There may be some asbestos insulation on a number of heating ducts, e.g. an elbow area over the water softener.

According to one appraiser, the house needs reroofing, plaster repair, new floor coverings, tuckpointing in brickwork, rewiring, and painting inside and out. He also noted, however, that the house has lots of character and market appeal.

Additional: See attached supplemental information.

Listing Agent: Cecile Wopat, The Rifken Group, Ltd., 116 King Street, P. O. Box 2079, Madison, WI, 53701-2079, telephone 608-258-4640, fax 608-258-4647.

All information is from sources deemed reliable; however, the information is submitted subject to prior errors, changes or withdrawals without notice.

SUBJECT PROPERTY PHOTO ADDENDUM

Appraisal Associates, Inc
500 W. Franklin Street
Appleton, WI 54911
(414) 739-4252

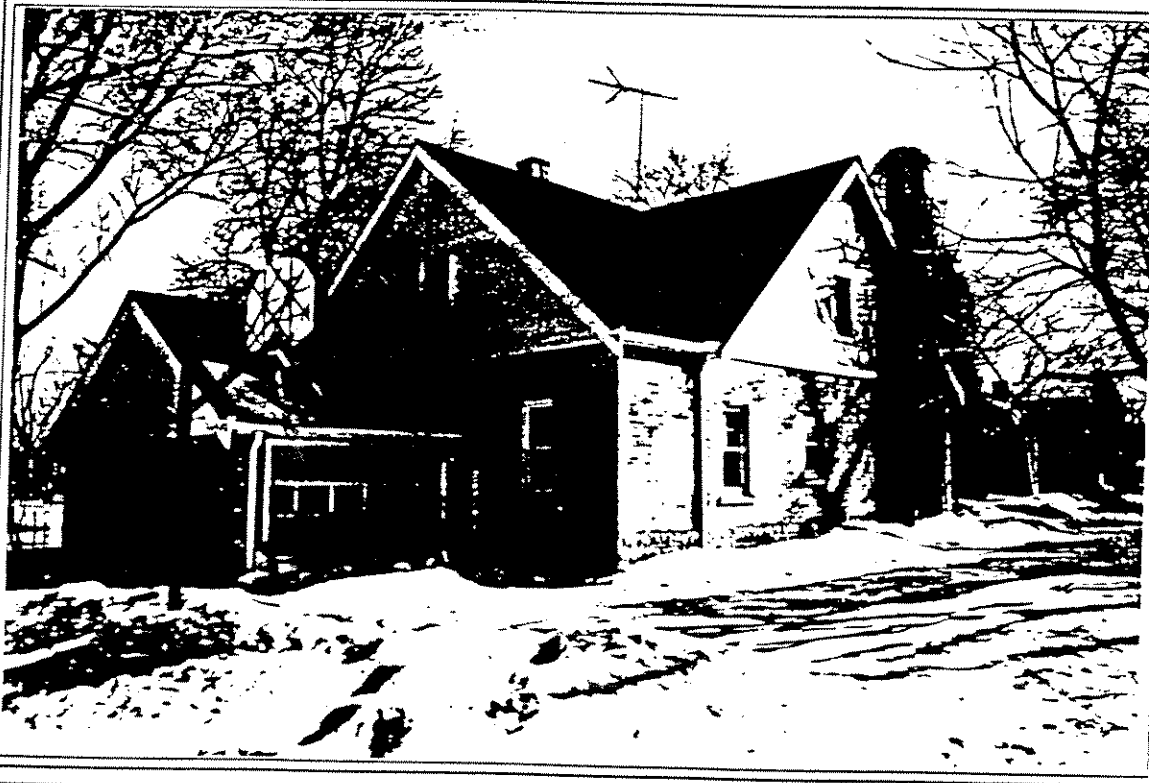
File No. 50N1-96

FRONT VIEW OF
SUBJECT PROPERTY AT

968 Butler Avenue
Oshkosh, WI
Appraised: February 12, 19



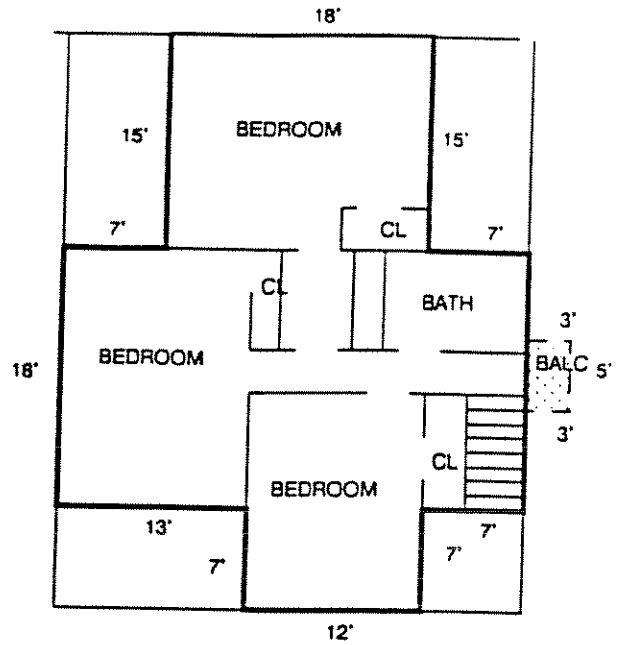
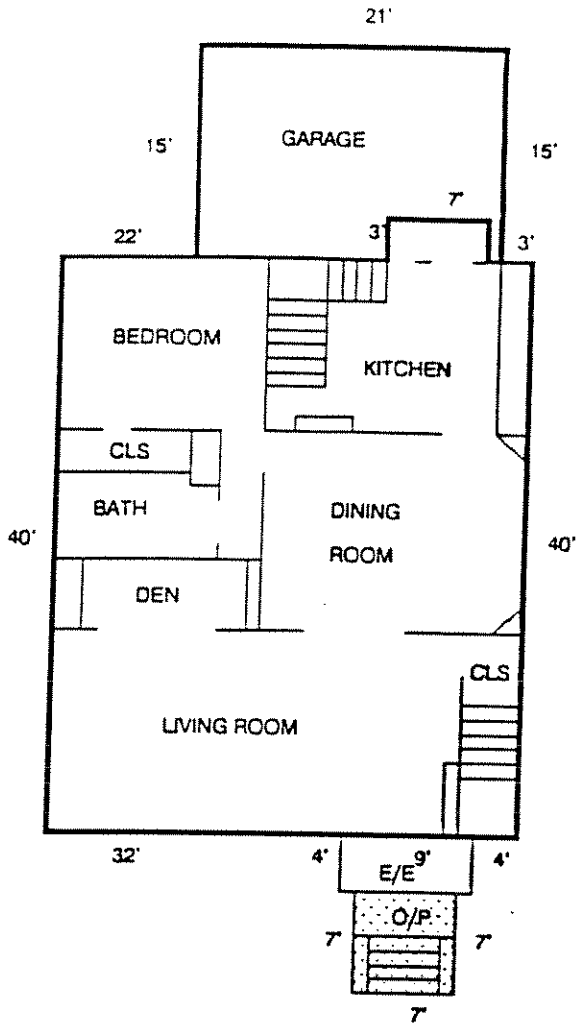
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE



IMPROVEMENTS SKETCH



SCALE: 1 inch = 13 feet

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GLA1	FIRST FLOOR	1301.00	1301.00
GLA2	SECOND FLOOR	930.00	930.00
POR	OPEN PORCH	49.00	
	BALCONY	15.00	64.00
GAR	GARAGE	294.00	294.00
OTH	ENCLOSED ENTRY	36.00	36.00

TOTAL LIVABLE (rounded) 2231

LIVING AREA CALCULATIONS

Breakdown			Subtotals
7.00	x	43.00	301.00
22.00	x	40.00	880.00
3.00	x	40.00	120.00
18.00	x	33.00	594.00
7.00	x	18.00	126.00
7.00	x	18.00	126.00
12.00	x	7.00	84.00

2231

Stock No. 26273

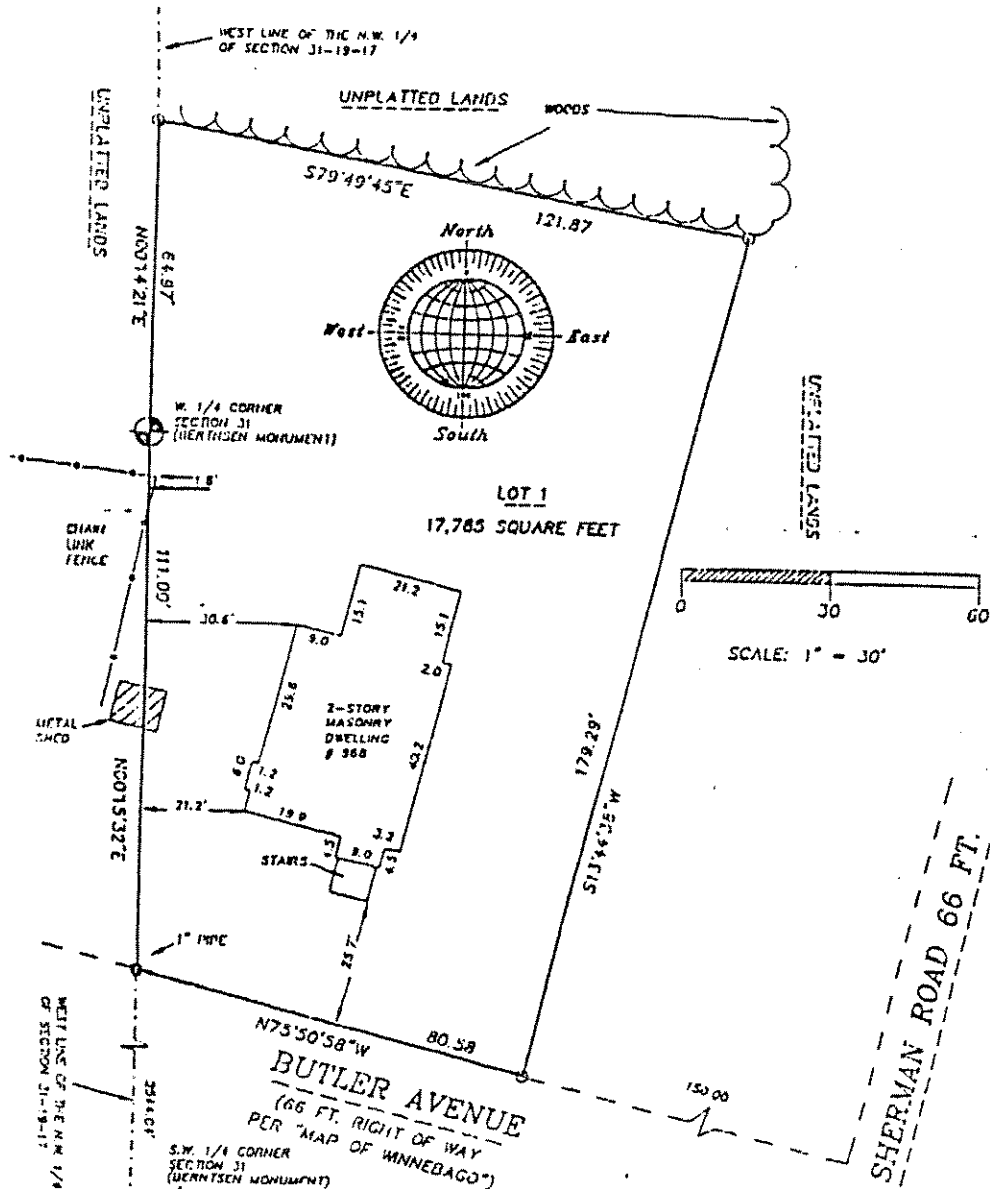
NO. 2787 CERTIFIED SURVEY MAP NO. 3359 SHEET 1 OF 3
PART OF THE S.W. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE
S.W. 1/4 OF SECTION 31, T19N, R17E, 15TH WARD, CITY OF OSHKOSH, WISCONSIN.

○ DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, WEIGHING NOT LESS THAN
1.50 LBS PER LINEAL FOOT SET.

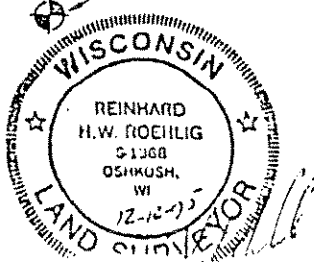
● DENOTES MONUMENTATION FOUND AS DESCRIBED.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE N.W. 1/4 OF SECTION 31,
WHICH IS ASSUMED TO BEAR NORTH 00°14'21" EAST.

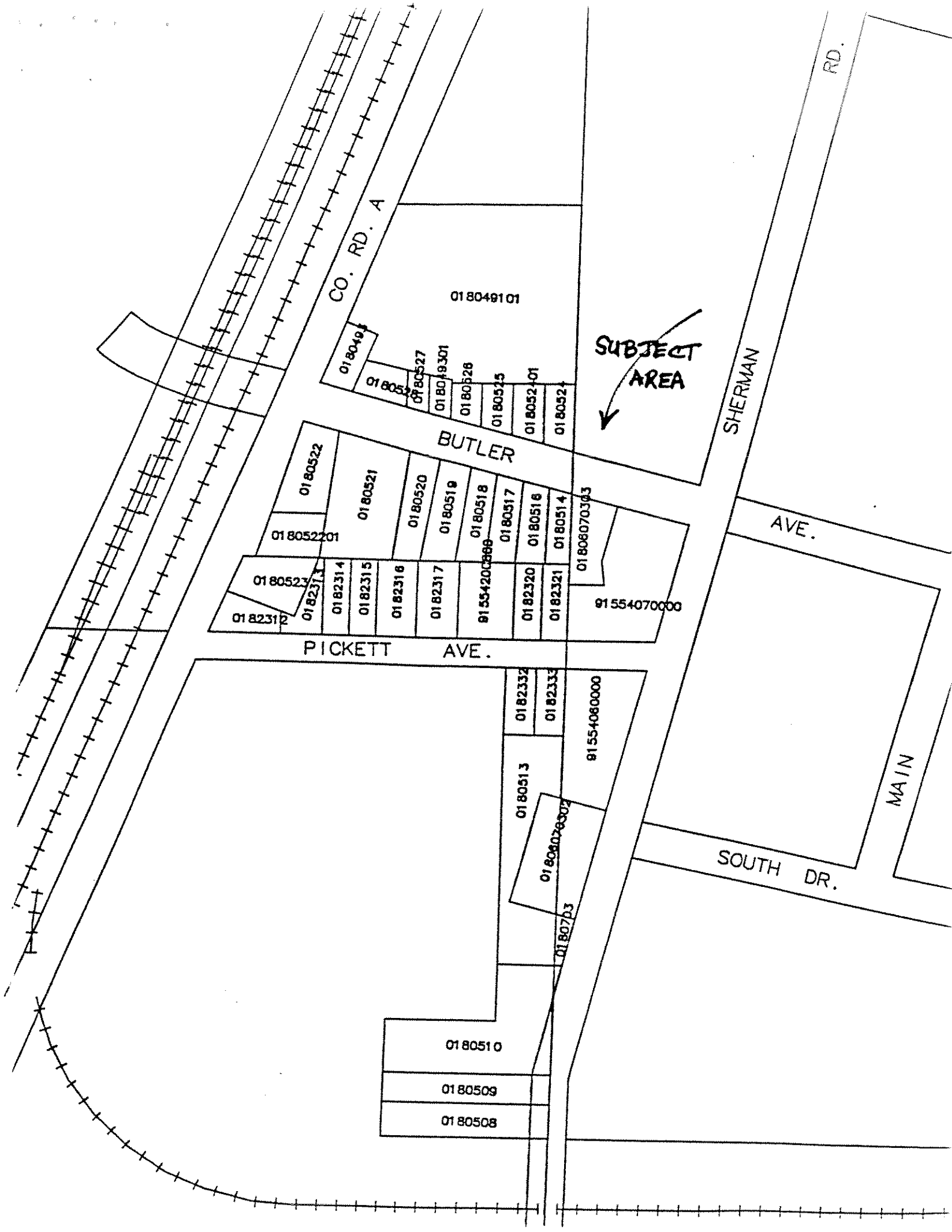


DECEMBER 12, 1995



ROEHLIG
LAND SURVEYING
&
CONSULTING LTD.
417 North Sawyer Street • Oshkosh WI • 54901
(414) 233-2884

NO. 2787



CO. RD. A

018049101

SUBJECT AREA

SHERMAN RD.

0180493

0180527

018049301

0180528

0180525

018052401

018052

BUTLER

0180522

0180521

0180520

0180519

0180518

0180517

0180516

0180514

018052201

0180523

0182314

0182315

0182316

0182317

0182320

0182321

91554203889

0180870303

91554070000

AVE.

0182312

0182313

0182314

0182315

0182316

0182317

0182320

0182321

PICKETT AVE.

0180513

0182332

0182333

91554060000

018049302

0180703

SOUTH DR.

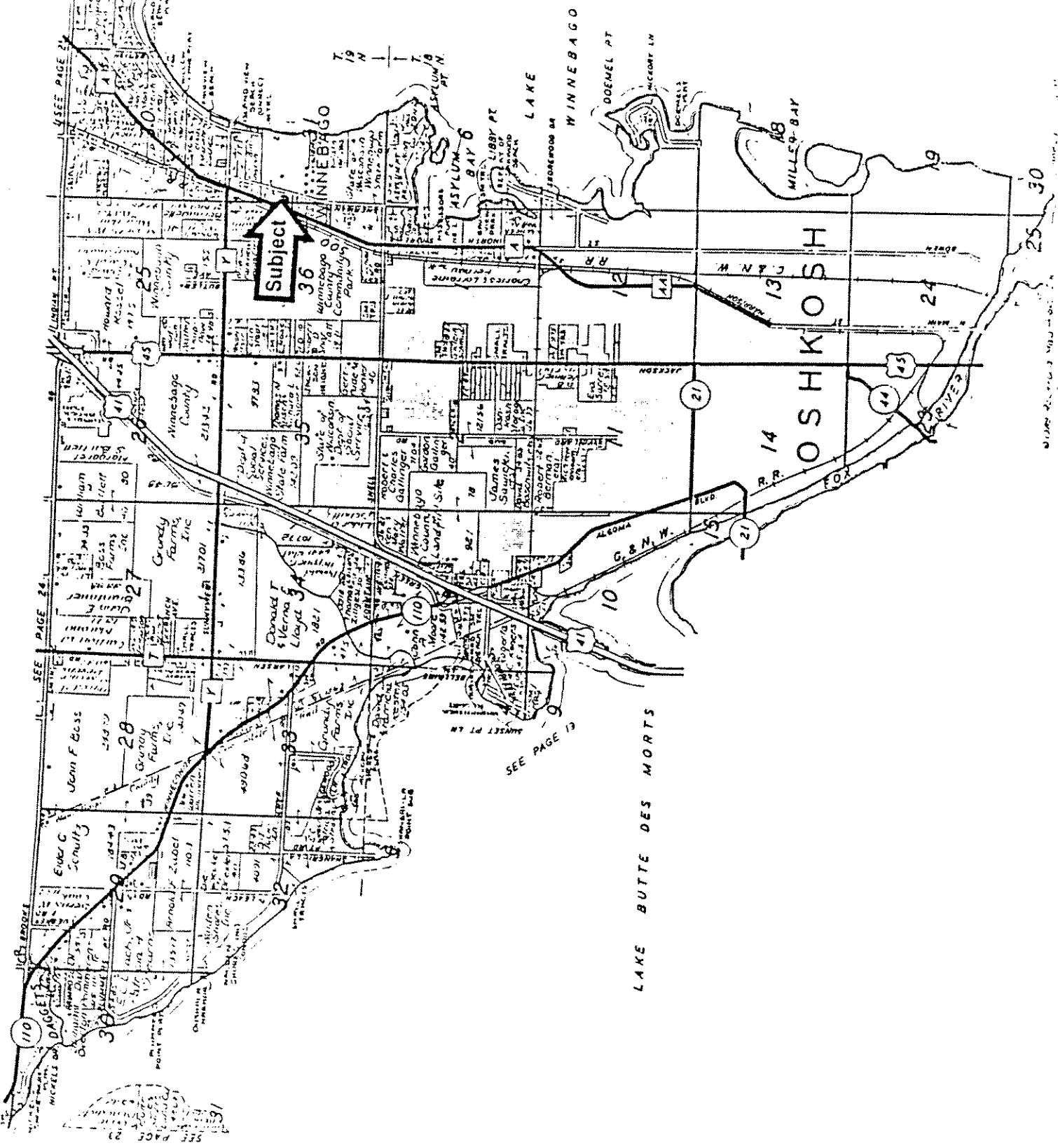
MAIN

0180510

0180509

0180508

OSHKOSH T.18-19N.-R.16-17E.





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 Mussett~~) 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. For residential property, submit a WB-11 Residential Offer to Purchase (2-1-94) 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.
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8. **When Accepted?** It is estimated that the Dept. of Administration will accept an offer within the two weeks following the submittal deadline.
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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."

STATE SURPLUS PROPERTIES

Land Sales Requisition Back-Up Sheet Submitted By Cecile Wopat, Listing Agent

Property: 13.34 Ac., CTH A & CTH Y, Oshkosh, WI (Winnebago Co)

Property Location: See attached area maps and site plan in "marketing packet".

Property Physical Description: See Marketing Data Sheet for Surplus Property Ref. #B090

Restrictions: See Marketing Data Sheet for Surplus Property Ref. #B090

Appraisals: Two appraisals by: 1) William J. Neer, Appraisal Associates, Inc., 500 W. Franklin St., Appleton, WI 54911, 414-739-4252 (\$76,000) and 2) Geoffrey Bares, United Service Appraisals, P. O. Box 1521, Fond du Lac, WI, 54936, 414-922-1886 (\$116,000)

History: State of Wisconsin acquired property at an unknown date. This was part of the Winnebago State Farm, which has been replaced by the Waupun State Farm. The DOC has other nearby vacant lands for expansion, a 150 foot buffer was retained by DOC to provide a buffer and the western boundary next to the Winnebago Mental Health Institute, and the remainder land was designated as surplus to their operations. Currently (through 11/96) the lands are leased to a local farmer at a modest rent. Previous to this past one-year lease, the land was vacant and unused.

Marketing: In addition to the property being mailed to those listed on the "State's master mailing list for surplus properties" and numerous direct contacts to prospective buyers or agents, advertisements ran in the Wisconsin State Journal, the Fond du Lac Reporter, the Oshkosh Northwestern, and the Appleton Post Crescent. An on-site "for sale" signs was posted on the property. In addition, a direct mailing was made to about 55 realtors, builders and developers in the Oshkosh area and meetings were held by telephone and in person with municipal officials. The property was marketed for 30 days (April 5 through May 6, 1995). A total of 2 offers were received.

Acceptance of Offer: The accepted offer was for \$133,440.02.



STATE SURPLUS PROPERTY FOR SALE, Ref. B090

Type: Vacant Land - 13.34 Acres

List Price: \$96,000

OFFER SUBMITTAL DEADLINE 5-6-96

**The Site, Access
& Probable Use:**

The site is located about 350 feet north of Butler Avenue, on the east side of County Highway A, a main thoroughfare north from the City of Oshkosh, to connect with Neenah and Menasha in northeast Winnebago County. Lake Winnebago is located to the east, and is a major recreational resource for the area. Extensive development has occurred along the lakeshore, east of County Highway A. The neighborhood has mixed uses, including the Winnebago Mental Health Institute, the minimum security prison bunkhouse and single- and multi-family development.

The land is an irregularly shaped parcel with direct access from CTH A, with 1,450.32 feet of frontage. The depth varies from 293 feet on the north to about 500 feet on the south, with a jog and extension southerly. It has a gentle, sloping topography. A wooded section is located in the jog, and the frontage of the site is a tree line.

Currently, the land is used for agricultural purposes. Rezoning is likely to occur to allow for more intensive development, such as single and multi-family. According to an appraiser, about 30 lots could be developed on the northern section and a multi-family unit on the southern portion.

- Legal Description:** See attachment.
- Utilities:** Public water and sewer, electricity, gas and water.
- Zoning:** Currently zoned AG, Agricultural District, by the City of Oshkosh. Re-zoning of the property is likely to occur to allow for more intensive single- and multi-family development, a use compatible with the surrounding residential uses along Butler Avenue and to the north, along County Highway A.
- Special Considerations:** Currently the land is being leased to a local farmer for agricultural purposes. The lease expires November 30, 1996. Sale would be subject to the terms of such lease.

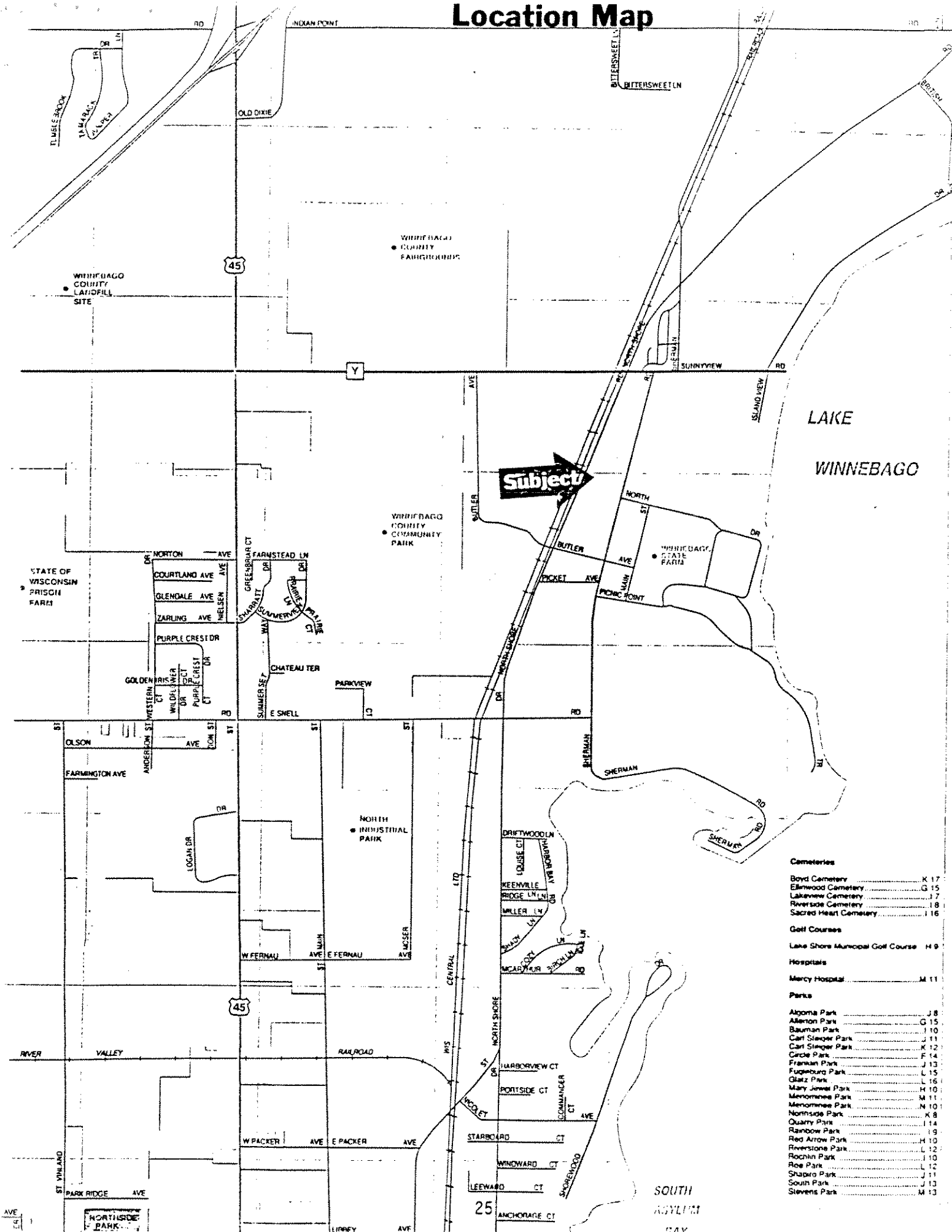
Two predominant soil types exist on the property: the Keowns silt loam and the Korobago silt loam. 0% to 3% slopes. Both soil types have severe building site development conditions according to one appraiser.

A sewer and water easement crosses the property from east to west along the southwest property line, before crossing CTH A to the Parkview facility. There also is an unused water line crossing the site diagonally, which is to be abandoned in place after completion of a new water and sewer service. Overhead electrical, underground gas and telephone lines are located along the frontage.

- Listing Agent:** Cecile Wopat, The Rifken Group, Ltd., 116 King St., P.O. Box 2079, Madison, WI, 53701-2079, telephone 608-258-4640, fax 608-258-4647.

All information is from sources deemed reliable; however, the information is submitted subject to prior errors, changes or withdrawals without notice.

Location Map



Cemeteries

Boyd Cemetery	.....	K 17
Ellwood Cemetery	.....	G 15
Lakewood Cemetery	.....	J 7
Riverside Cemetery	.....	18
Sacred Heart Cemetery	I 16

Golf Courses

Lake Shore Municipal Golf Course	H 9
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Hospitals

Mercy Hospital	M 11
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Parks

Algoma Park	J 8
Allerton Park	G 15
Bauman Park	I 10
Carl Singer Park	J 11
Carl Singer Park	.....	J 12
Circle Park	.....	F 14
Franklin Park	.....	J 13
Fugenburg Park	.....	L 15
Glitz Park	.....	L 16
Mary Jones Park	.....	H 10
Menomonee Park	.....	M 11
Menomonee Park	.....	M 10
Northside Park	.....	K 8
Quarry Park	.....	I 14
Rainbow Park	.....	J 9
Red Arrow Park	.....	H 10
Riverstone Park	.....	L 12
Rockin Park	.....	I 10
Roe Park	.....	J 12
Shapiro Park	.....	J 11
South Park	.....	J 13
Stevens Park	.....	M 13

N89°43'30"E 447.53'

293.42' 154.11'

PARCEL A

13.3394 ACRES
TO THE RIGHT
OF WAY LINE

PARCEL B
6.4285 ACRES TO
THE RIGHT OF WAY LINE

SHERMAN ROAD 66 FT

NORTH DRIVE

RIGHT OF WAY
LINE

ROD IS 0.1 NORTH
AND 0.1 WEST OF
TRUE

325.68'
S89°35'34"W

ROD IS
AND 0.2 WEST OF
TRUE

W 1/4 CORNER
SECTION 31
(BERTINSEN MONUMENT)

AREA TO BE RETAINED BY W.M.H.I.

737.25'

S13°44'38"W 916.54'

S13°44'38"W

918.59'

121.87'

129.29'

N75°30'58"W

150.00'

FRAME GARAGE

FRAME GARAGE

2-STORY
FRAME
DWELLING

2-STORY
FRAME
DWELLING
#4117

BUTLER AVENUE (66 FT PER PLAT OF MINNEBAGO)

ROEHLIG
Land Surveying & Consulting Ltd.

417 N. Sawyer Street • Oshkosh, WI 54901
(414) 233-2884

NO. 2787

JANUARY 19, 1996

PARCEL "A"

SITUATED ALONG COUNTY HIGHWAY "A". BEING THAT PART OF THE N.E. 1/4 OF SECTION 36, T19N, R16E AND PART OF THE N.W. 1/4 OF SECTION 31, T19N, R17E IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE W. 1/4 CORNER OF SAID SECTION 31,
THENCE NORTH 00°14'21" EAST ALONG THE WEST LINE OF THE N.W. 1/4 OF SAID SECTION 31 AFORESAID 64.97 FT. TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED,
THENCE CONTINUING NORTH 00°14'21" EAST 255.03 FT.,
THENCE SOUTH 89°35'34" WEST 325.68 FT. TO A POINT ON THE EAST LINE OF C.T.H. "A",
THENCE NORTH 21°40'26" EAST ALONG SAID LINE 1450.32 FT.,
THENCE NORTH 89°43'30" EAST 293.42 FT.,
THENCE SOUTH 12°59'31" WEST 931.11 FT.,
THENCE SOUTH 13°44'38" WEST 737.25 FT.,
THENCE NORTH 79°49'45" WEST 121.87 FT. TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 13.3394 ACRES TO THE RIGHT OF WAY LINE AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

NE1/4-SE1/4
SECTION 36-19-16

SE1/4-NE1/4
SECTION
36-19-16

STATE OF WISCONSIN
PROPERTY

CITY TAX PARCEL
NO. 15-5408

CITY TAX PARCEL
NO. 15-5405

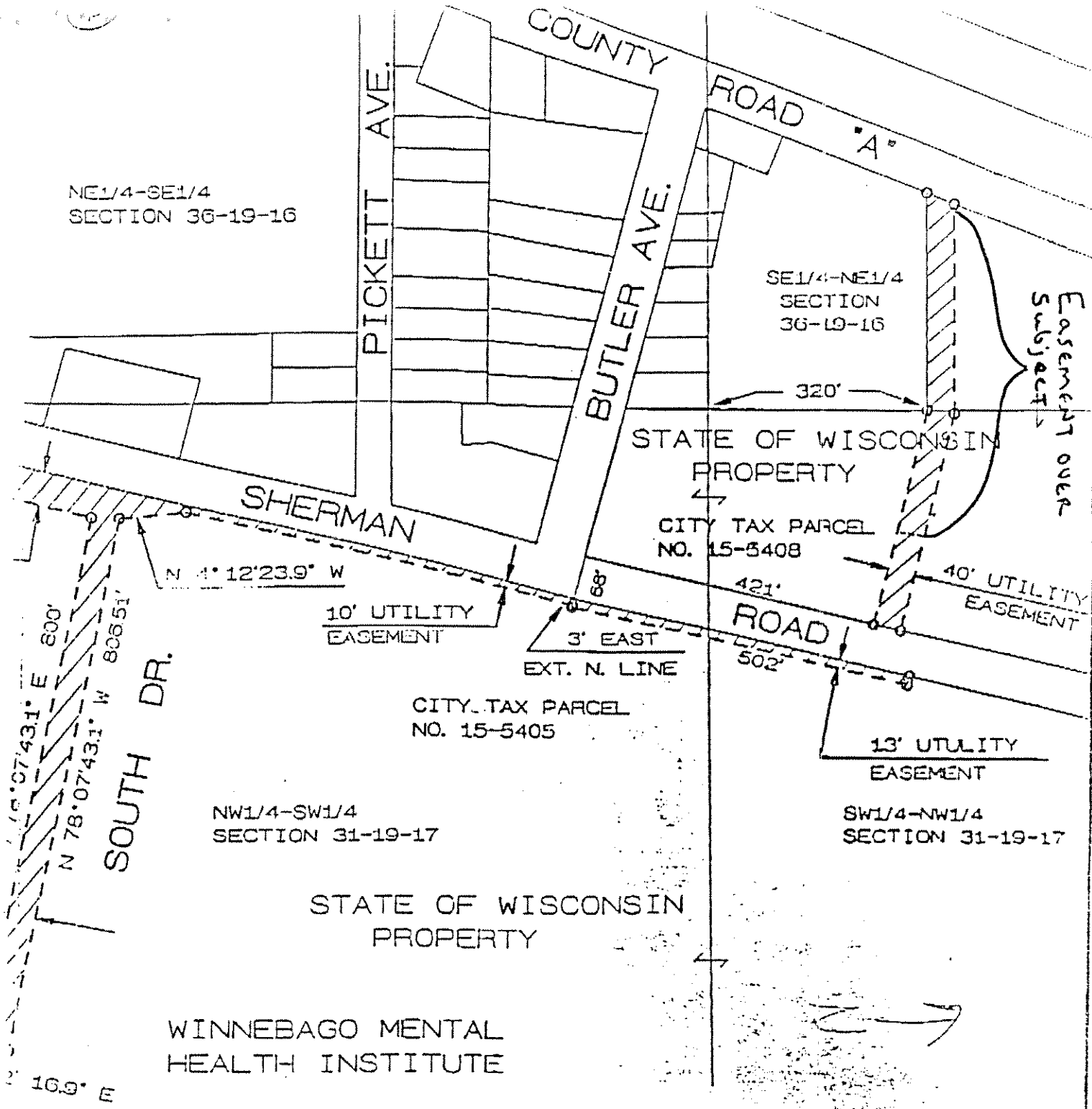
NW1/4-SW1/4
SECTION 31-19-17

SW1/4-NW1/4
SECTION 31-19-17

STATE OF WISCONSIN
PROPERTY

WINNEBAGO MENTAL
HEALTH INSTITUTE

Easement over
Subjects



CITY OF OSHKOSH ENGINEERING DEPARTMENT	
CONTRACT NO. 195-18	DRAWN 8-14-95
WARD 15TH	SCALE 1" = 200'

EASEMENT MAP
SHERMAN ROAD, SOUTH DRIVE
SANITARY SEWER AND WATER MAIN
STATE OF WISCONSIN PROPERTY
WINNEBAGO MENTAL HEALTH INSTITUTE

R. A. Eng. Dept. City of Oshkosh



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STATE SURPLUS PROPERTIES

Land Sales Requisition Back-Up Sheet Submitted By Cecile Wopat, Listing Agent

Property: 42.57 Ac., CTH A & Snell Rd, Oshkosh, WI (Winnebago Co)

Property Location: See attached area maps and site plan in "marketing packet".

Property Physical

Description: See Marketing Data Sheet for Surplus Property Ref. #B089

Restrictions: See Marketing Data Sheet for Surplus Property Ref. #B089

Appraisals: Two appraisals by: 1) William J. Neer, Appraisal Associates, Inc., 500 W. Franklin St., Appleton, WI 54911, 414-739-4252 (\$281,000) and 2) Geoffrey Bares, United Service Appraisals, P. O. Box 1521, Fond du Lac, WI, 54936, 414-922-1886 (\$322,000)

History: State of Wisconsin acquired property at an unknown date. This was part of the Winnebago State Farm, which has been replaced by the Waupun State Farm. The DOC has other nearby vacant lands for expansion, a 150 foot buffer was retained by DOC to provide a buffer and the western boundary next to the Winnebago Mental Health Institute, and the remainder land was designated as surplus to their operations. Currently (through 11/96) the lands are leased to a local farmer at a modest rent. Previous to this past one-year lease, the land was vacant and unused.

Marketing: In addition to the property being mailed to those listed on the "State's master mailing list for surplus properties" and numerous direct contacts to prospective buyers or agents, advertisements ran in the Wisconsin State Journal, the Fond du Lac Reporter, the Oshkosh Northwestern, and the Appleton Post Crescent. An on-site "for sale" signs was posted on the property. In addition, a direct mailing was made to about 55 realtors, builders and developers in the Oshkosh area and meetings were held by telephone and in person with municipal officials. The property was marketed for 30 days (April 5 through May 6, 1995). A total of 6 offers were received.

Acceptance of Offer: The accepted offer was for \$361,972.71. A higher bid was received for \$425,736. The D.O.A. accepted the lesser offer because it was from the Town of Oshkosh and the higher bid, from a private developer, had numerous costly contingencies as part of the offer.



STATE SURPLUS PROPERTY FOR SALE, Ref. #B089

Type: Vacant Land - 42.57 Acres

List Price: \$301,500

OFFER SUBMITTAL DEADLINE 5-6-96

**The Site, Access
& Probable Use:**

The property is level unimproved land located south of Pickett Avenue, on the east side of County Highway A, a main thoroughfare north from the City of Oshkosh, to connect with Neenah and Menasha in northeast Winnebago County. Lake Winnebago, with access one-half mile to the east, is a major recreational resource for the area. Extensive development has occurred along the lakeshore, east of County Highway A. The neighborhood has mixed uses, including and industrial park, the Winnebago Mental Health Institute, county fairgrounds and park, the minimum security prison bunkhouse and single- and multi-family development. The land has direct access from CTH A on the west side (1423' frontage), along Pickett Avenue on the north side (648' frontage), and along Snell Road on the south side (1114' frontage). It has a gentle, north to south sloping topography. (See Legal Description and Survey.)

Currently, the land is used for agricultural purposes. Rezoning is likely to occur to allow for more intensive development, such as for commercial/industrial, single and multi-family. Directly south of Snell Road and east of Jackson Street is the North Industrial Park for the City of Oshkosh. Also industrial is the area located on the west side of CTH A. South of Snell Road and east of CTH A is generally residential development.

According to an appraiser, the highest and best use would be one compatible with surrounding mixed uses; residential development in the more northerly portion of the parcel and commercial development near the intersection of Snell Road and CTH A, where significant traffic is generated due to the State and County health facilities, as well as the industrial park's location. The newly available sewer and water to the parcel greatly increases the development potential of the site.

Utilities: Public water and sewer, electricity, gas and water.

Zoning: Currently zoned AG, Agricultural District; re-zoning likely.

Special Considerations: Currently the land is being leased to a local farmer for agricultural purposes. The lease expires 11/30/96. Sale would be subject to the terms of such lease.

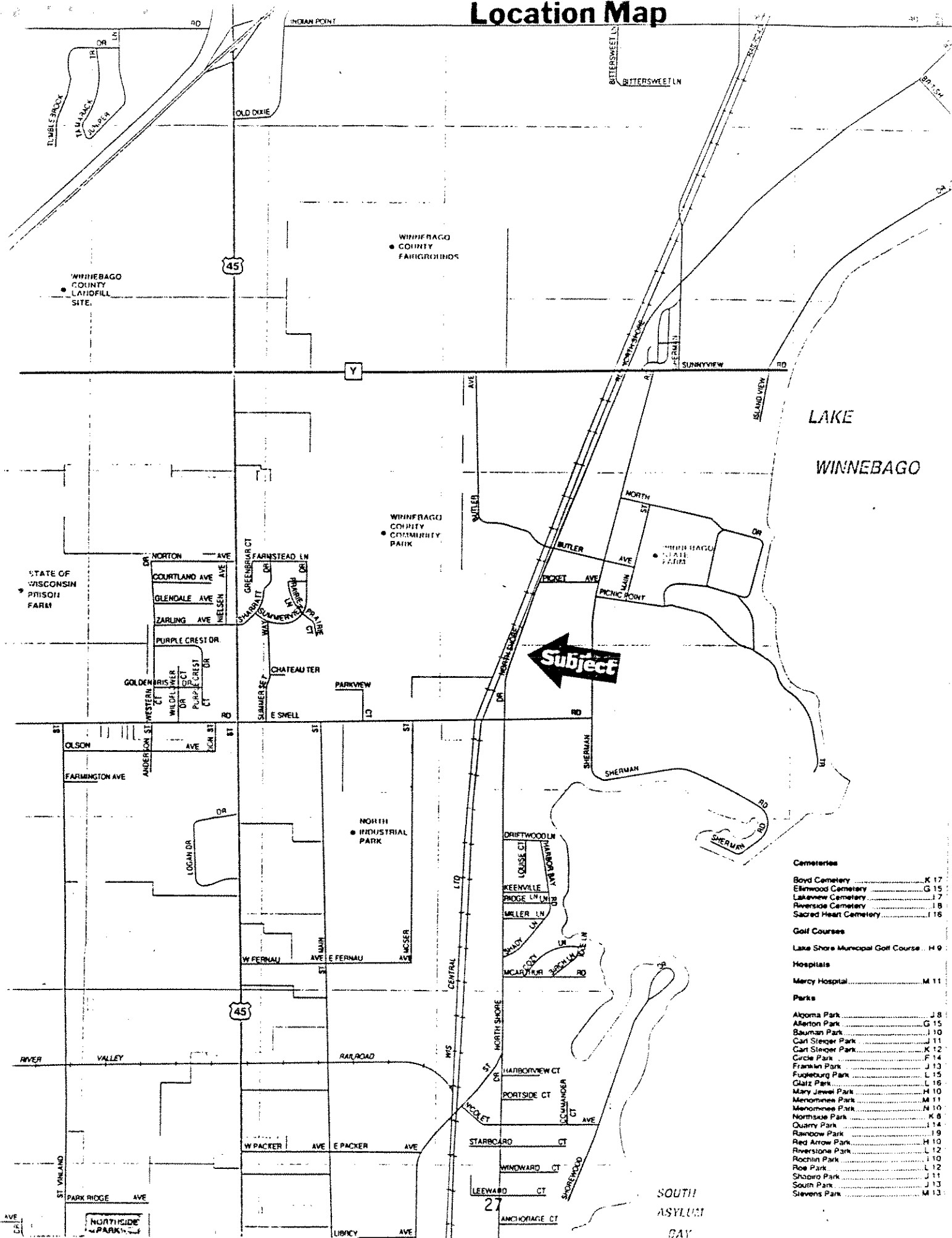
Two predominant soil types exist on the property; the Kewaunee silt loam, 2% to 6% slope; and the Manawa silty clay loam, 0% to 3% slope, both types have tsevere building site development conditions, according to one appraiser, and may require additional development consideration for drainage and foundations.

An overhead power line crosses the property from east to west adjacent to the former railroad right-of-way.

Listing Agent: Cecile Wopat, The Rifken Group, Ltd., 116 King St., P.O. Box 2079, Madison, WI, 53701-2079, telephone 608-258-4640, fax 608-258-4647.

All information is from sources deemed reliable; however, the information is submitted subject to prior errors, changes or withdrawals without notice.

Location Map



Cemeteries

Boyd Cemetery	.....	K 17
Elmwood Cemetery	.....	G 15
Lakeview Cemetery	.....	L 17
Reveries Cemetery	.....	L 18
Sacred Heart Cemetery	L 16

Golf Courses

Lake Shore Municipal Golf Course	H 9
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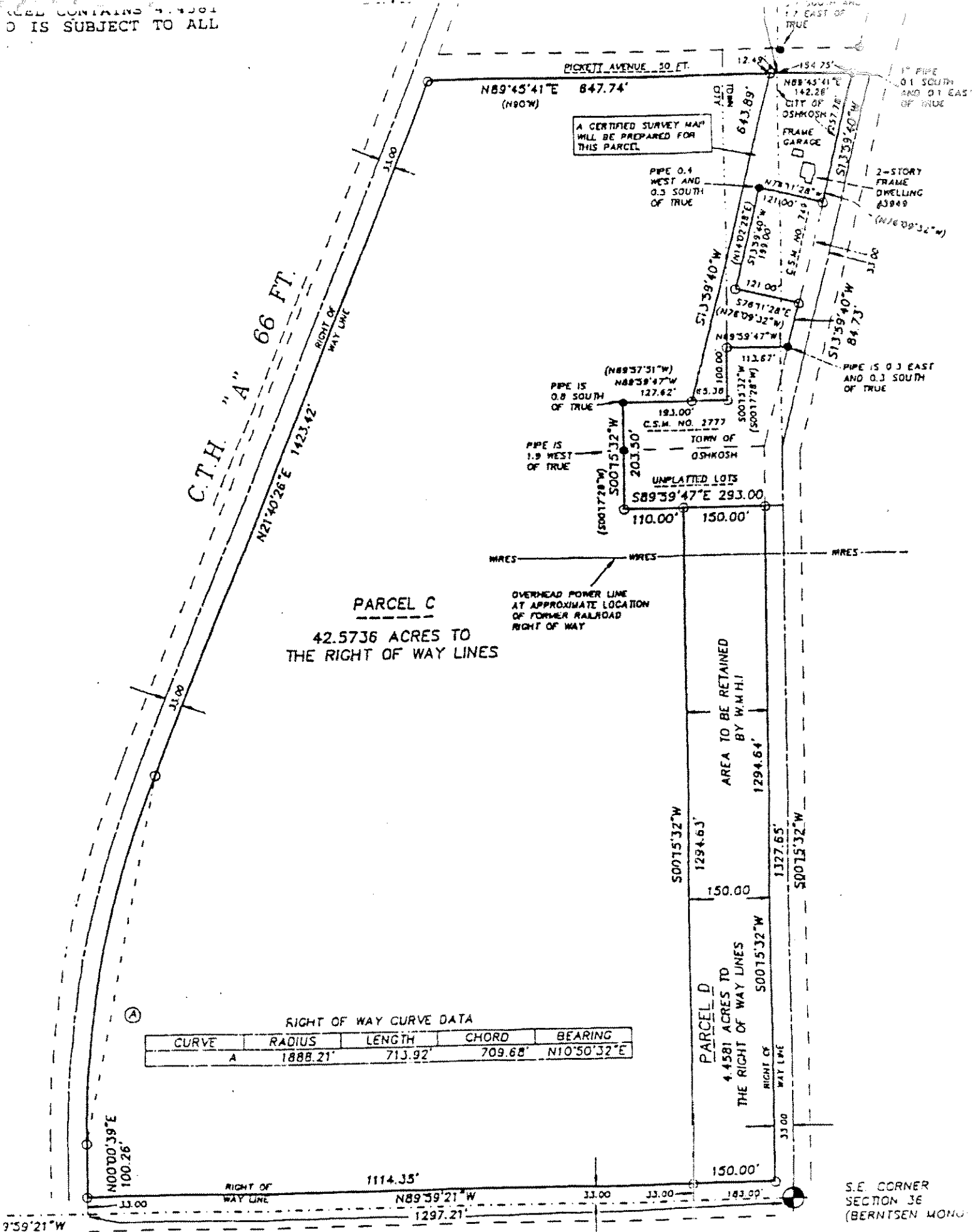
Hospitals

Mercy Hospital	M 11
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Parks

Algoma Park	J 8
Alerton Park	G 15
Bauman Park	J 10
Carl Steger Park	J 11
Carl Steger Park	.....	K 12
Circle Park	.....	F 14
Franklin Park	.....	J 13
Fugleburg Park	.....	L 15
Glatz Park	.....	L 16
Mary Jewel Park	.....	H 10
Menominee Park	.....	M 11
Menominee Park	.....	N 10
Normsike Park	.....	K 8
Quincy Park	.....	L 14
Rainbow Park	.....	L 19
Red Arrow Park	.....	H 10
Riverstone Park	.....	L 12
Rochin Park	.....	L 10
Roe Park	.....	L 12
Shapiro Park	.....	J 11
South Park	.....	J 13
Slevens Park	.....	M 13

DEED CONTAINS 4.4581
 IS SUBJECT TO ALL



S.E. CORNER
 SECTION 36
 (BERNTSEN MONO)

United Service Appraisals

File No. 10601038

Borrower/Client WINNEBAGO MENTAL HEALTH CENTER			
Property Address PARCEL C COUNTY ROAD A			
City OSHKOSH	County WINNEBAGO	State WI	Zip Code 54901
Lender RIFKEN GROUP, LTD.			

LEGAL DESCRIPTION

PARCEL 'C'

SITUATED ALONG COUNTY HIGHWAY 'A'. BEING THAT PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 19 NORTH OF RANGE 16 EAST AND PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 NORTH OF RANGE 17 EAST IN THE TOWN OF OSHKOSH AND IN THE 15TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN WHICH IS BOUNDED AND AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST 1/4 CORNER OF SAID SECTION 36,
THENCE NORTH 89 DEGREES 59' 21'' WEST ALONG THE SOUTH LINE OF SAID SECTION 36 1297.21 FEET,
THENCE NORTH 00 DEGREES 00' 39'' EAST 33.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED,
THENCE CONTINUING NORTH 00 DEGREES 00' 39'' EAST ALONG THE EAST LINE OF COUNTY ROAD 'A' 100.26 FEET,
THENCE NORTHEASTERLY 713.92 FEET ALONG SAID LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST WHOSE RADIUS IS 1888.21 FEET AND WHOSE CHORD BEARS NORTH 10 DEGREES 50' 32'' EAST 709.68 FEET,
THENCE NORTH 21 DEGREES 40' 26'' EAST ALONG SAID EAST LINE 1423.42 FEET,
THENCE NORTH 89 DEGREES 45' 41'' EAST ALONG THE SOUTH LINE OF PICKETT AVENUE 647.74 FEET,
THENCE SOUTH 13 DEGREES 59' 40'' EAST 643.89 FEET,
THENCE NORTH 89 DEGREES 59' 47'' WEST 127.62 FEET,
THENCE SOUTH 00 DEGREES 15' 32'' WEST 203.50 FEET,
THENCE SOUTH 89 DEGREES 59' 47'' EAST 110.00 FEET,
THENCE SOUTH 00 DEGREES 15' 32'' WEST 1294.63 FEET,
THENCE NORTH 89 DEGREES 59' 21'' WEST ALONG THE NORTH LINE OF SNELL ROAD 1114.35 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 42.5736 ACRES TO THE DESCRIBED RIGHT OF WAY LINES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS.



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