

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\_pt34

➤ Record of Comm. Proceedings ... RCP

➤ \*\*



State of Wisconsin \ BUILDING COMMISSION

Tommy G. Thompson  
Governor  
February 22, 1996

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 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 - Mendota Mental Health - 18 Acres - \$301,000  
Northern Wisconsin Center - 109 Acres - \$248,111  
Taycheedah Correctional - 111 Acres - \$143,312

This request is submitted in response to s. 13.48(14)(d)(4) as a notification of intent to sell the three parcels of vacant land at a total purchase price of \$692,423. The Mendota Mental Health property is being purchased by SWS, LLC from Plain, WI, the Northern Wisconsin Center property by the City of Chippewa Falls and the Taycheedah Correctional property by the City of Fond du Lac (63 acres) and by Greg Barber (48 acres). This transaction was approved by the Building Commission at its meeting on February 22, 1996. The properties are vacant and surplus to the needs of the Departments of Health and Social Services and Corrections. 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 three parcels of approximately 63 surplus properties being sold. Nine parcels are yet to be sold.

As provided in S. 13.48(14)(d)(4) this request will be approved on March 15, 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  
Robin Gates  
Art Zoellner

AGENCY REQUEST FOR  
BUILDING COMMISSION ACTION

FEBRUARY 21, 1996

REQUESTING AGENCY: Department of Administration

REQUESTED ACTION: Approval to convey 6 parcels of land totaling approximately 477.4 acres in Dane, Taylor, Chippewa, Fond du Lac and Sauk counties to various parties (identified in justification) for a total purchase price of \$737,951.

JUSTIFICATION: These properties were owned by the Department of Natural Resources, Corrections and 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 6 parcels of approximately 62 surplus properties being sold. The current status of the surplus properties is:

- 42 parcels sold or off the market
  - 3 parcels closing pending
  - 4 parcels on market
  - 8 parcels yet to sell
  - 6 parcels request Building Commission approval
- 63 Total

Name of Property	County	Acres	Restrictions	Value/ Appraisal	Offer	Buyer	Comment
Mendota Mental Health	Dane	18	No	\$196,300	\$301,000	SWS, LLC from Plain, WI	Only Two Offers
Roxbury - Inhama Road	Dane	20.4	Yes	5,100	12,251	Daniel Franzen	Landlocked
Township of Pershing	Taylor	200	None	15,000	15,026	Bradley Anderson	Landlocked
Northern Wisconsin Center	Chippewa	109	None	248,111	248,111	City of Chippewa Falls	Land for Highway & City Use
Taycheedah Correctional	Fond du Lac	63	None	190,000	84,112	City of Fond du Lac	8 Acres Retained for Hwy. 151 By-Pass
		48	None		59,200	Greg Barber	
Township of Troy	Sauk	19	Yes	16,000	18,251	Daniel Franzen	No Permanent Structures Allowed



**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

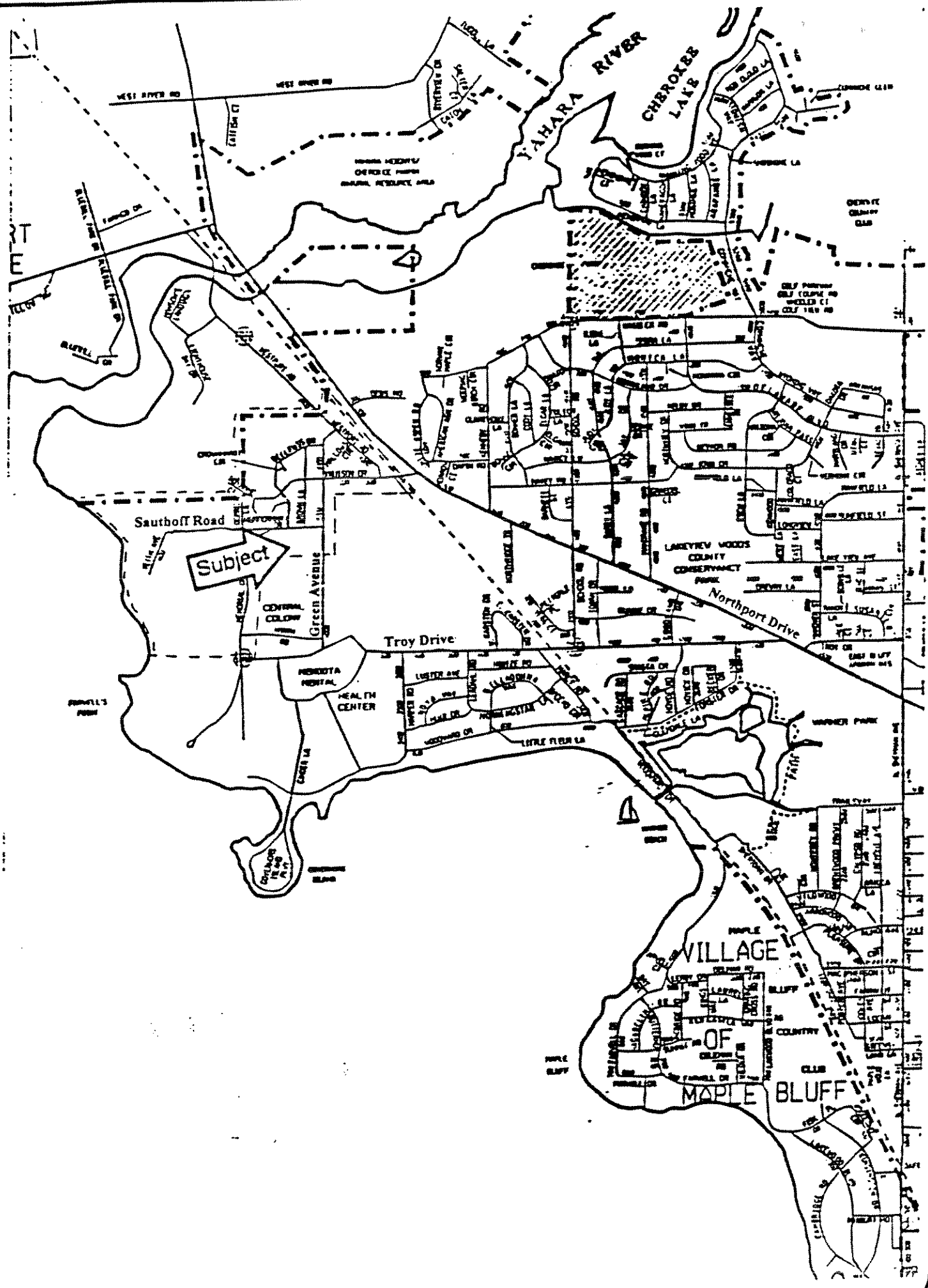
**Comments and Restrictions:**

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*



Subject

Southoff Road

Green Avenue

Troy Drive

Northport Drive

TAHARA RIVER

CHEROKEE LAKE

VILLAGE

OF

MAPLE BLUFF

HEALTH CENTER

MAPLE BLUFF

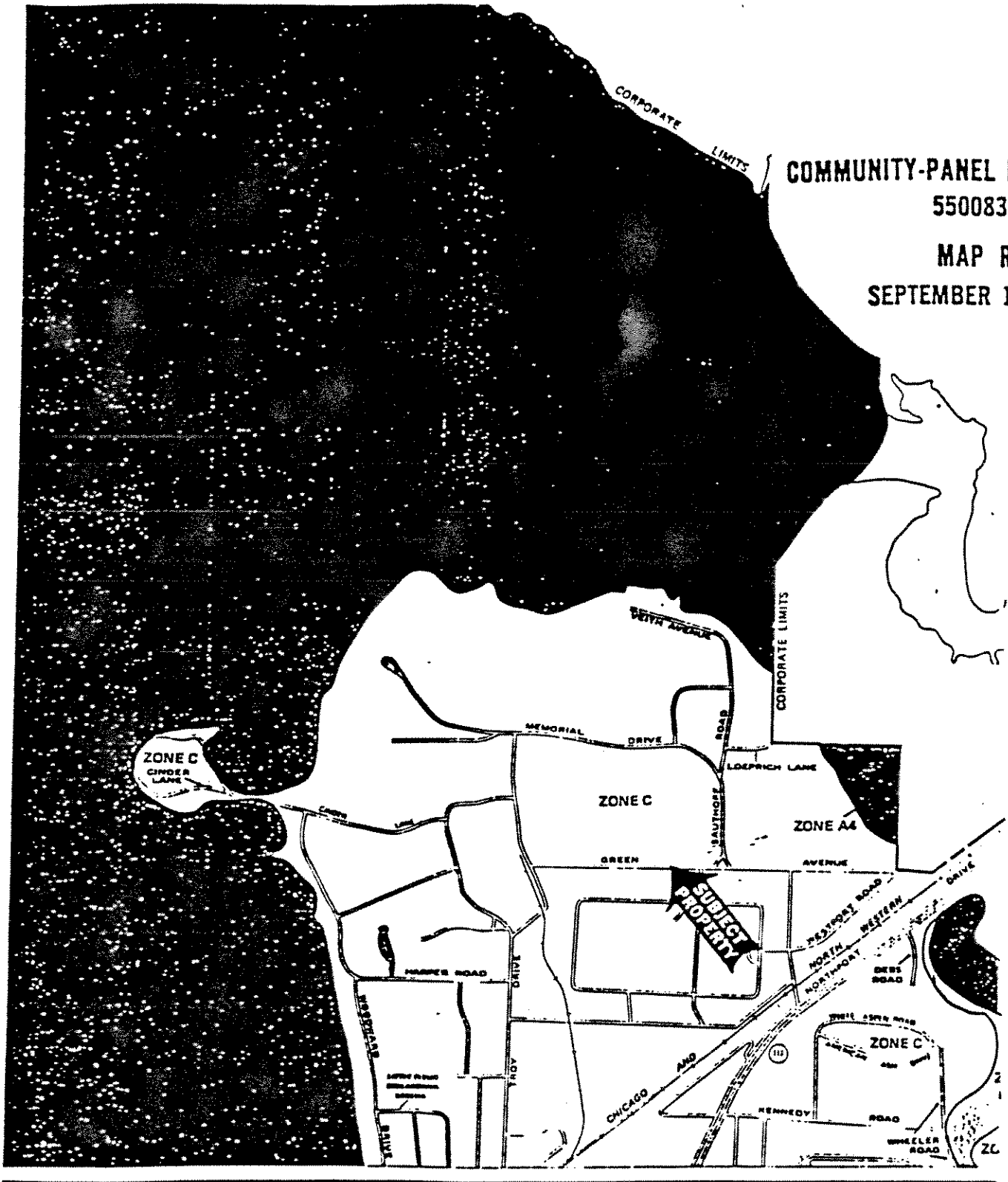
MAPLE BLUFF

# Flood Map

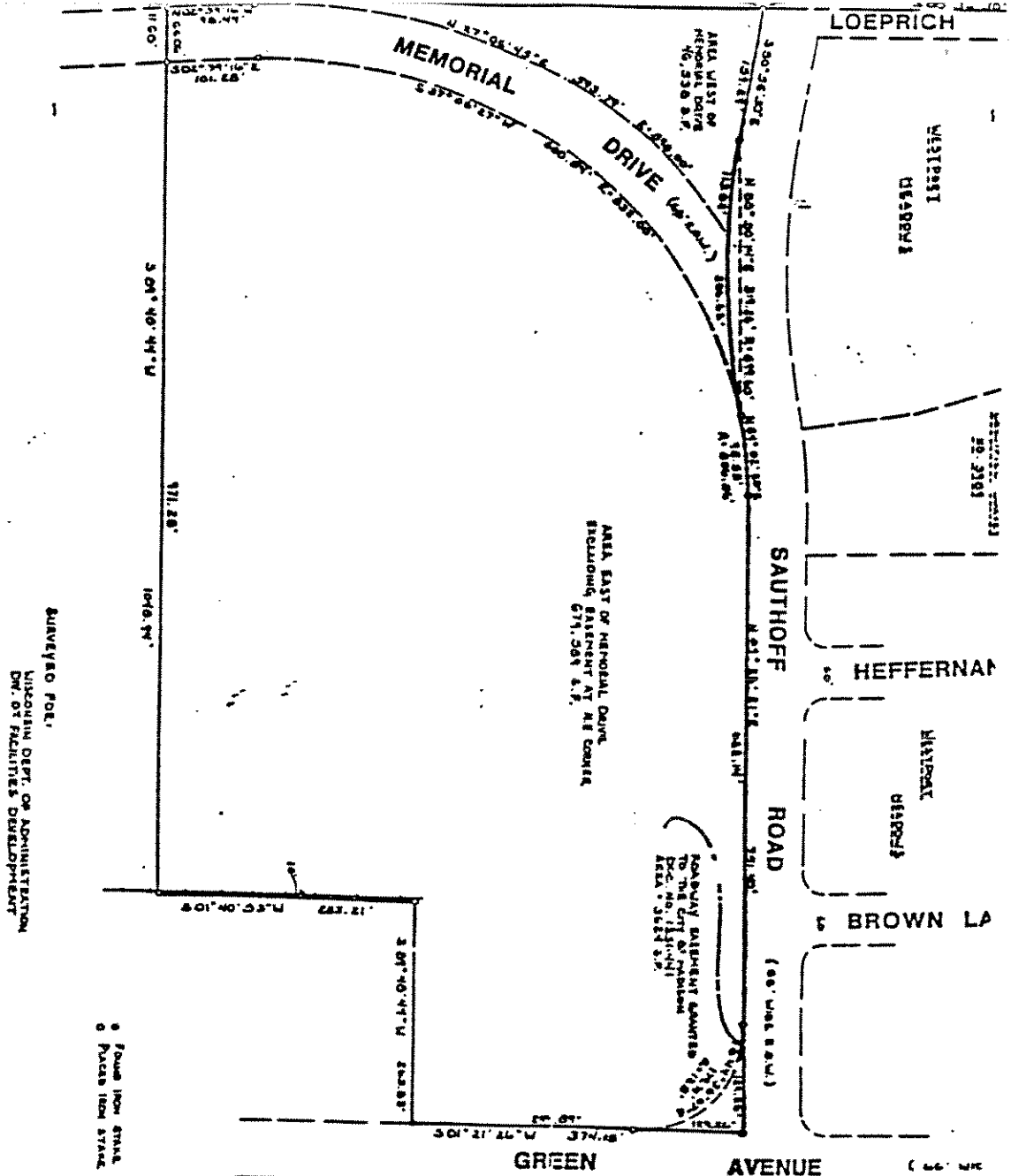
CORPORATE LIMITS

COMMUNITY-PANEL NUMBER  
550083 0015 D

MAP REVISED:  
SEPTEMBER 18, 1986







**LEGAL DESCRIPTION:**

A parcel of land located in the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the SW 1/4 of Section 28, T8N, R5E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the west quarter corner said SW 1/4, 520.35 feet to the southerly edge of Southhoff Road and the point of beginning; thence S89°56'30"E, along the southerly edge of Southhoff Road, 157.87 feet to a point of curve; thence northwesterly continuing along said southerly edge of curve, the 1st arc which has radius of 897.60 feet and a chord which bears N89°56'30"E, 117.36 feet to a point of reverse curve; thence northwesterly continuing along said southerly edge of a curve to the 2nd arc which has radius of 166.85 feet and a chord which bears S89°56'30"E, 117.36 feet to the westerly edge of Green Avenue; thence southerly along the westerly edge of Green Avenue, 121.25 feet to the 3rd arc which has radius of 166.85 feet and a chord which bears S89°56'30"E, 117.36 feet to the westerly edge of Green Avenue; thence southerly along the westerly edge of Green Avenue, 121.25 feet to the 4th arc which has radius of 166.85 feet and a chord which bears S89°56'30"E, 117.36 feet to the westerly edge of Green Avenue; thence southerly along the westerly edge of Green Avenue, 121.25 feet to the point of beginning. Containing 775.277 square feet (17.830 acres).

Subject to the following assessments:

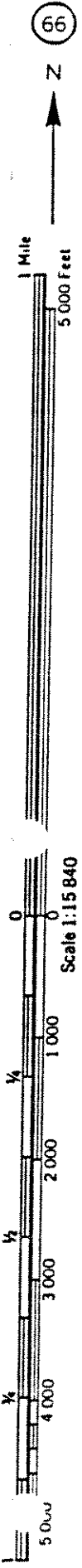
1. A 46 ft. wide roadway easement for Memorial Drive containing 49,528 square feet (1.137 acres).
2. A roadway easement at the southwest corner of the Southhoff/Green Avenue intersection containing 1,634 square feet (0.037 acres).

I have surveyed the above described property and the map hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the size and dimensions of all visible encroachments, if any. This survey is made for the exclusive use of the present owner of the property, and also those who purchase, mortgage, or otherwise acquire the same within one (1) year from date hereof, and as to them I certify the accuracy of said survey and map.

Dated at Madison, Wisconsin, this 20th day of July, 1985.

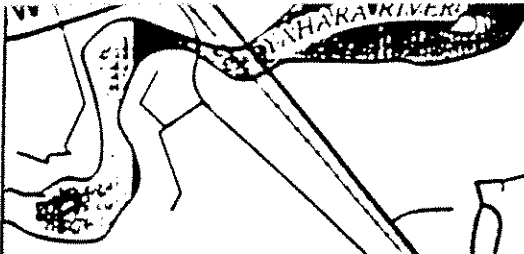
*Richard G. Janssen*  
 Registered Land Surveyor, S-1024

# SOIL MAP



Soil Type WvB: Westville silt loam, 2 to 6% slopes

Soil Survey of Dane County, Wisconsin USDA Soil Conservation Service



26

Wheeler Rd.

22

CHW "CV"

School Rd.

Packers Ave.

SUBJECT PROPERTY

Troy Dr.

Northport Dr.

International Ln.

N Sherman Ave.

Aberg Ave.

Commercial Ave.

Sherman Ave.

E. Johnson St.

E. Washington Ave.

E. Gorham St.

North St.



MADISON



## 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

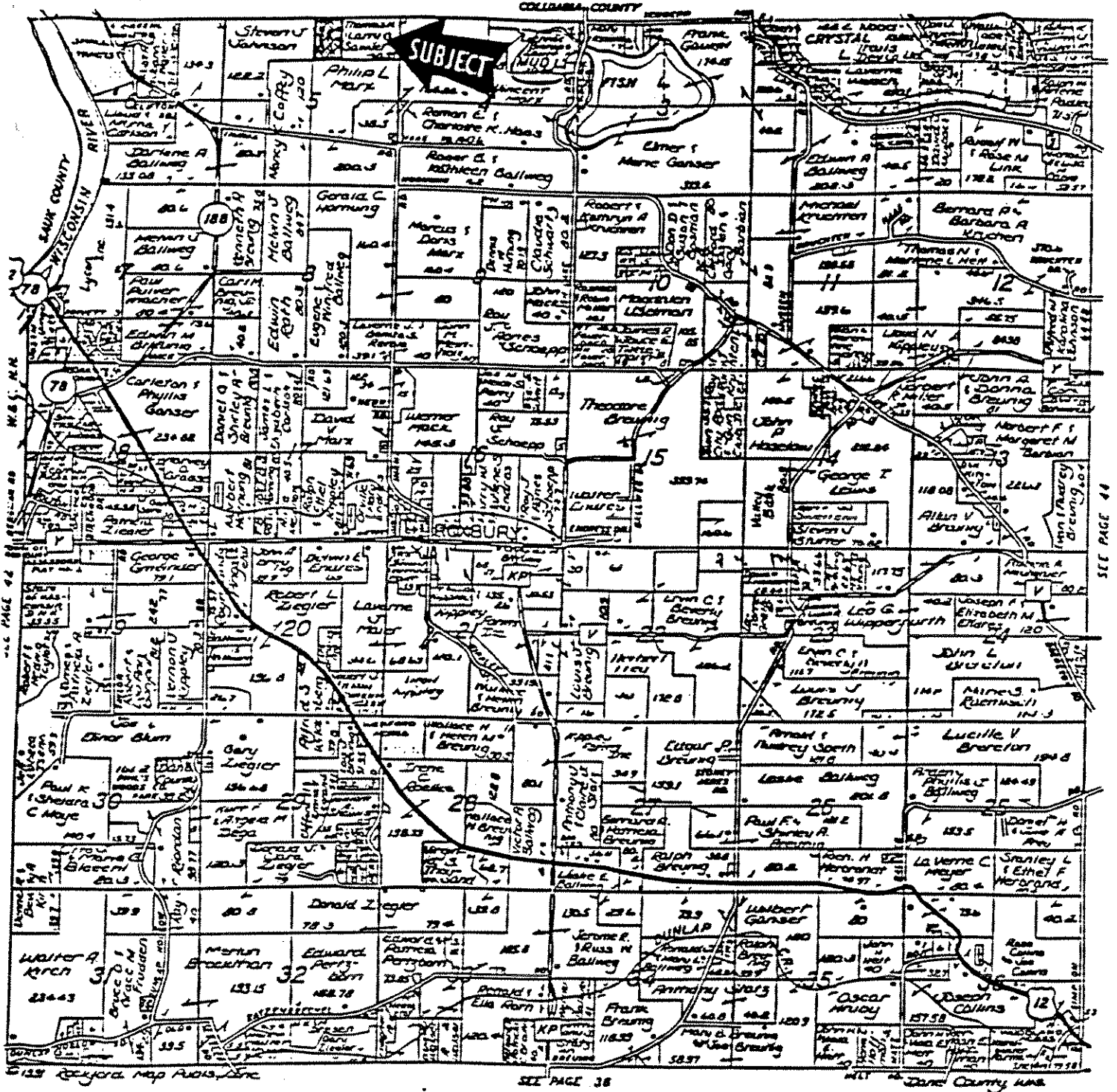
**Zoning:** A-1 Exclusive Agricultural

**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 42

SEE PAGE 38

SEE PAGE 44

# WEST POINT T.ION.-R.6-7-8E.

SEE PAGE 4

0000 9006 00100 00200 00300 00400



<p><b>SAUK PRAIRIE</b> 350 Prairie Street Prairie du Sac, Wisconsin 53578 (608) 643-3345 (800) 552-8942</p>	<p><b>SPRING GREEN</b> 157 West Jefferson Street Spring Green, Wisconsin 53588 (608) 584-7627 (800) 552-8956</p>	<p><b>PORTAGE</b> (800) 552-8942</p>
<p><b>BARABOO</b> 701 Oak Street Baraboo, Wisconsin 53913 (608) 356-8406 (800) 552-8957</p>	<p><b>LODI</b> 214 South Main Street Lodi, Wisconsin 53555 (608) 992-3811 (800) 552-8942</p>	

R.G.E. — R.T.E.

(188) ©1994 Rockford Map Plots

DANE COUNTY

SAUK COUNTY



ZONE A

MUD LAKE

SUBJECT

RM277

188

RM276

748

ZONE A5

747

188

13

12

Creek

Blums

ZONE A

RM265

Y

RM264

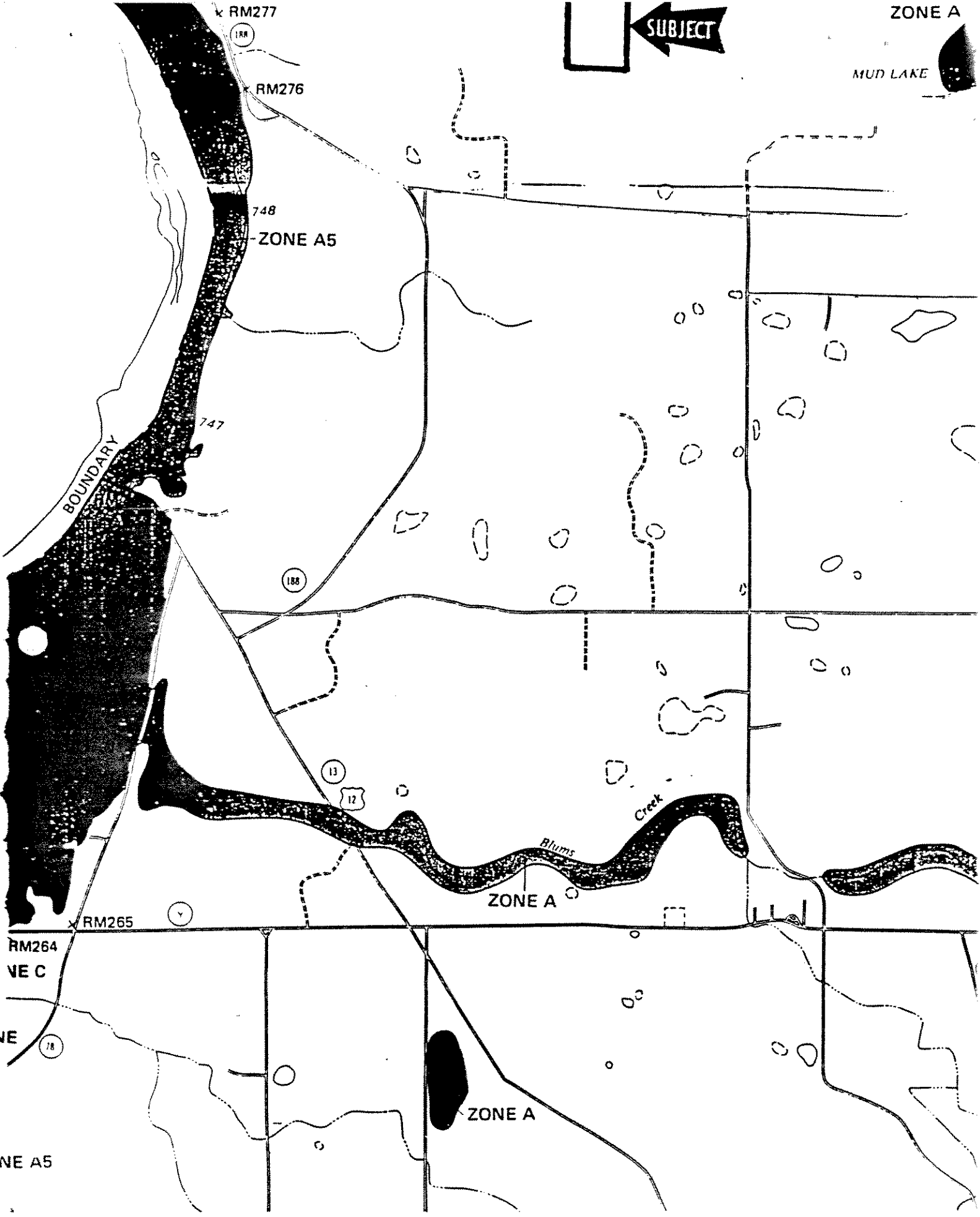
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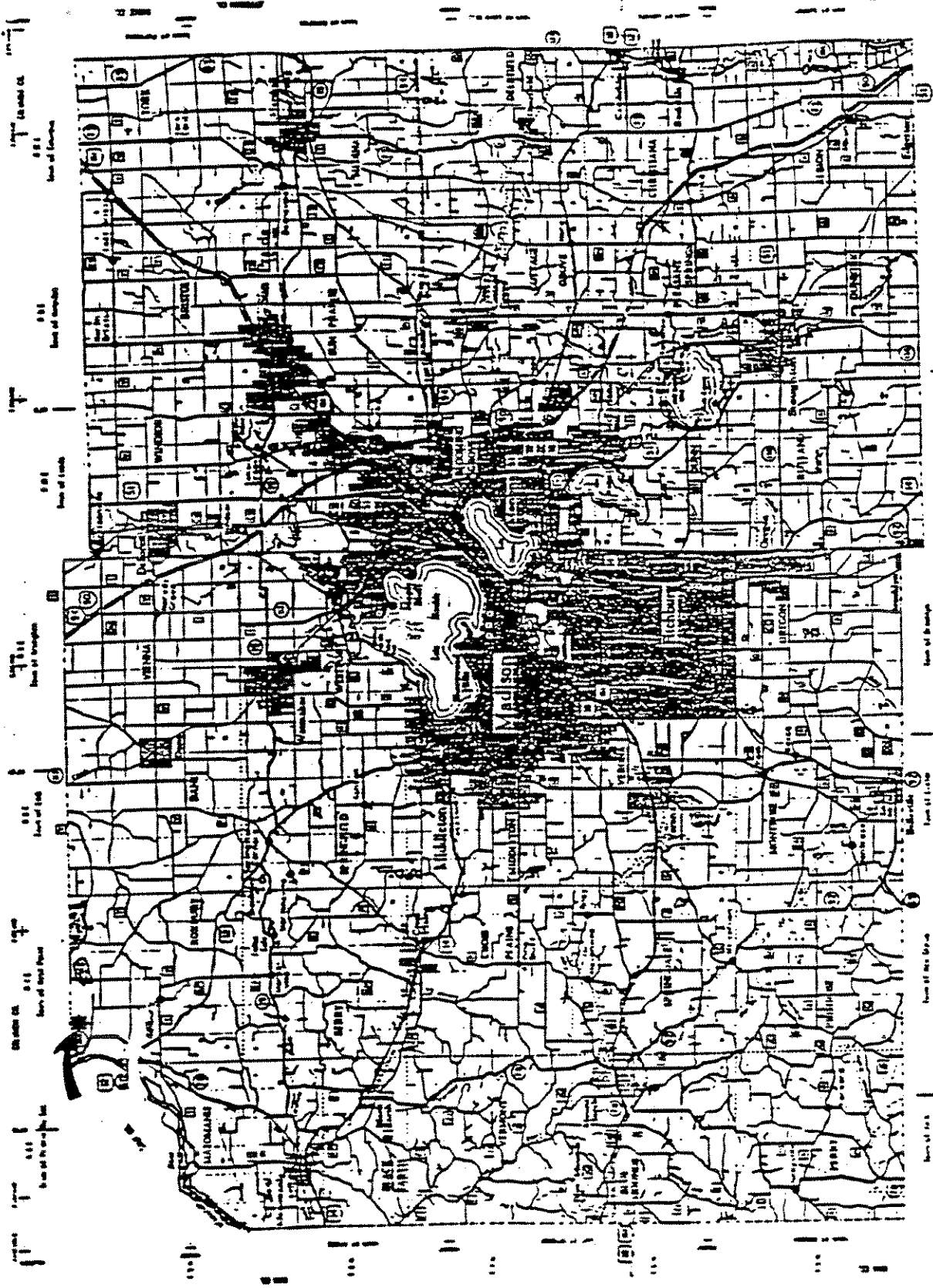
NE

18

ZONE A

NE A5





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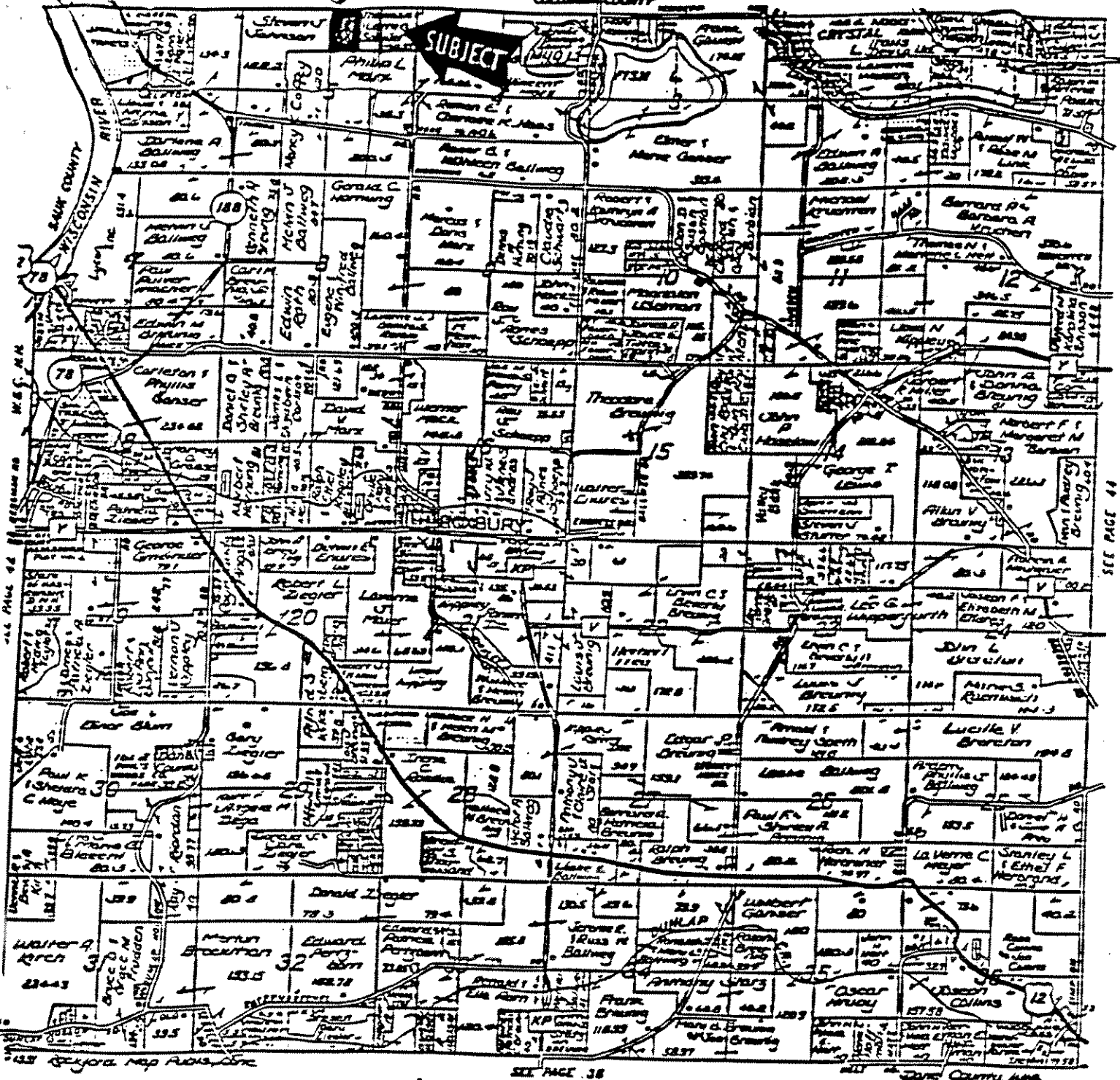
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The above described lands shall be conveyed subject to the following reservations:

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.



SUBJECT

ROXBURY

SEE PAGE 38

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1888 RECORD MAP ADJACENT

DAVE COUNTY MAP

16



## 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. 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."



1/26/96

## 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

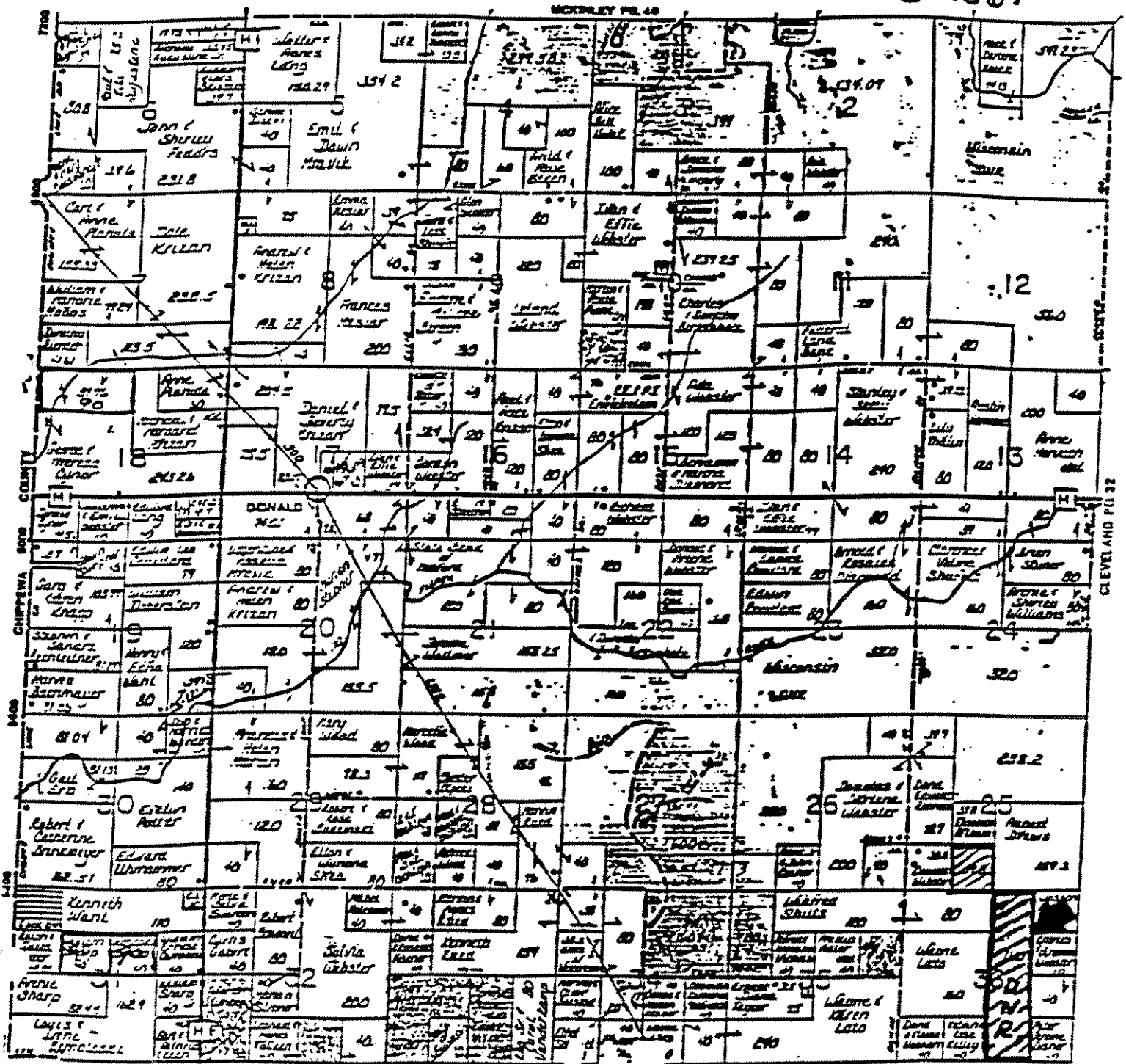
PERSHING

Taylor Co.

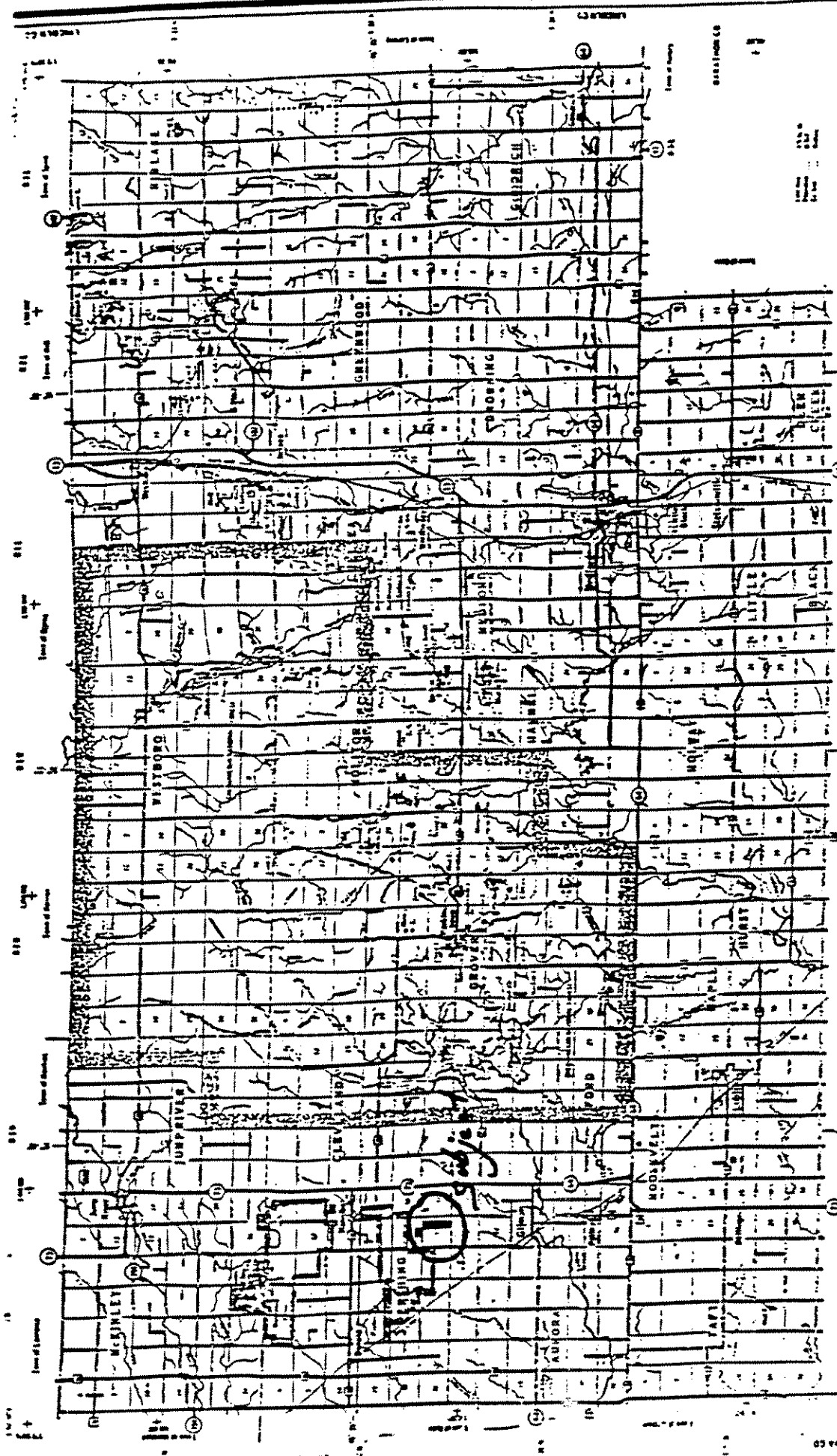
# 23

T.32N. - R.4W.

G-1067







**TAYLOR COUNTY**  
**DEPARTMENT OF TRANSPORTATION**

**TAYLOR COUNTY**  
**DEPARTMENT OF TRANSPORTATION**

Scale 1" = 400'

Legend:  
 Solid Line: Right of Way  
 Dashed Line: Center Line  
 Dotted Line: Property Line  
 Circle with Number: Section Number  
 Square with Number: Parcel Number  
 Triangle: Corner Stake  
 Arrow: Direction of Flow  
 etc.

**TAYLOR COUNTY**  
**DEPARTMENT OF TRANSPORTATION**

Scale 1" = 400'

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 etc.



SECTION 1  
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SECTION 34  
SECTION 35  
SECTION 36

G-1067



## 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."



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.

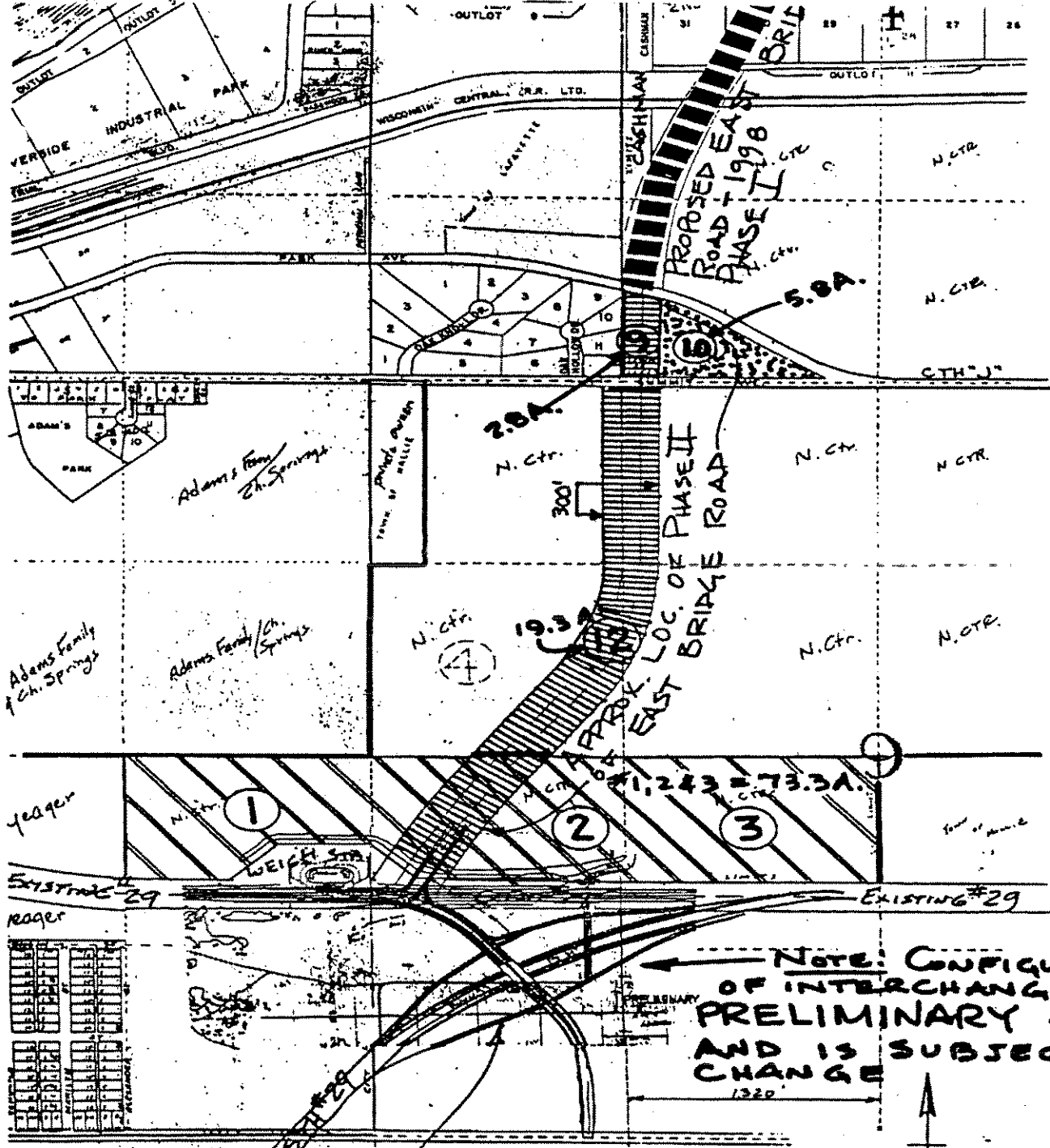
Restrictions: Landlocked

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.



NOTE: CONFIGURATION OF INTERCHANGE IS PRELIMINARY ONLY AND IS SUBJECT TO CHANGE



(D)

PROPOSED ROADWAY RELOCATED

WIS. D.O.T.'S PRELIM. INT-CHG. LAYOUT - D.O.T. IS IN EARLY STAGES OF DESIGN FOR ROADWAY & INTERCHANGES

11/12/96

FILE



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  
J. 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.

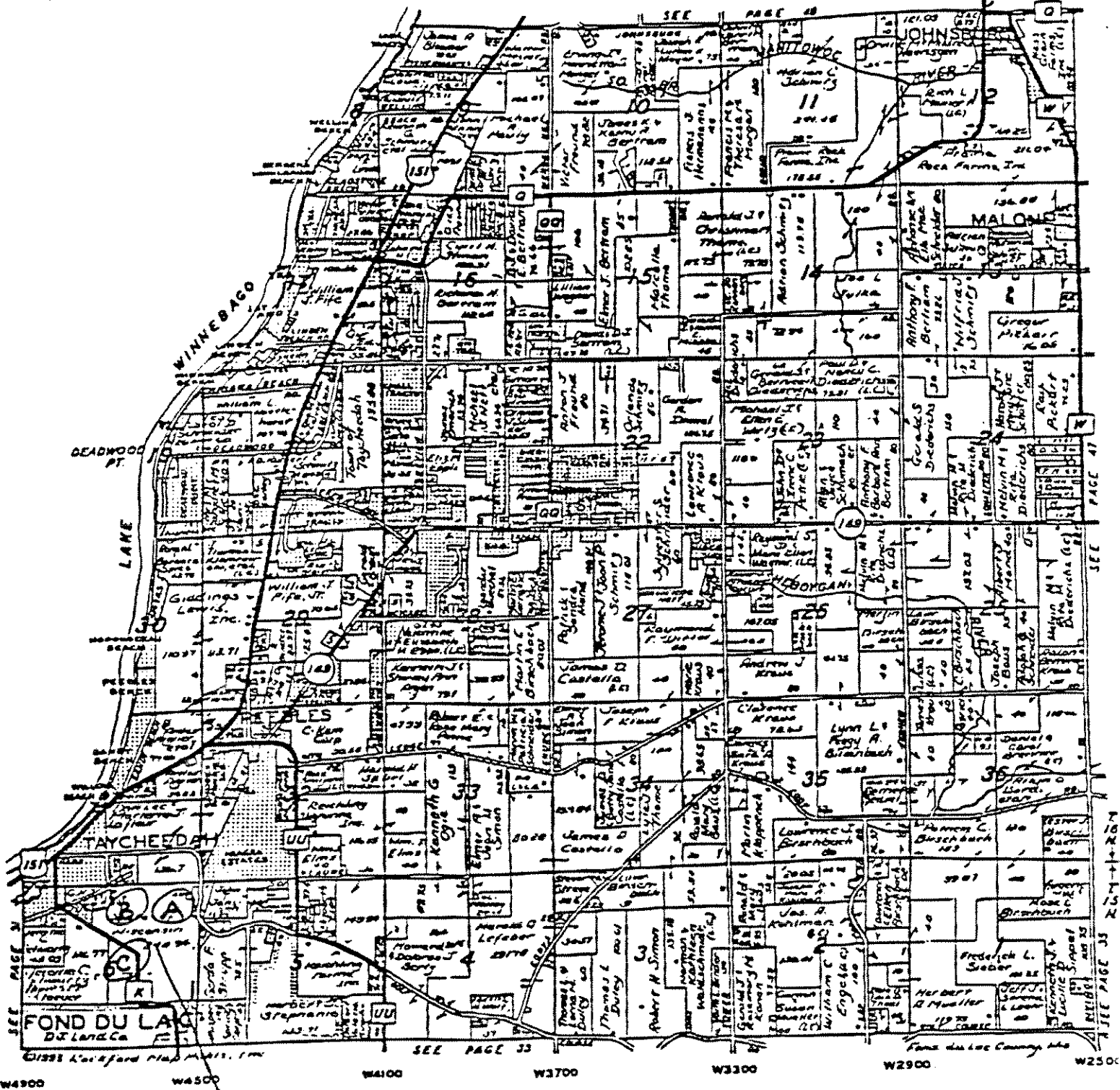
**Size:** 120 Acres total  
Parcels A & B are contiguous with approx. 91 Acres

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

*All information is from sources deemed reliable. Information is submitted subject to prior errors, changes or withdrawals, without notice. 12/13/95*

# TAYCHEEDA

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

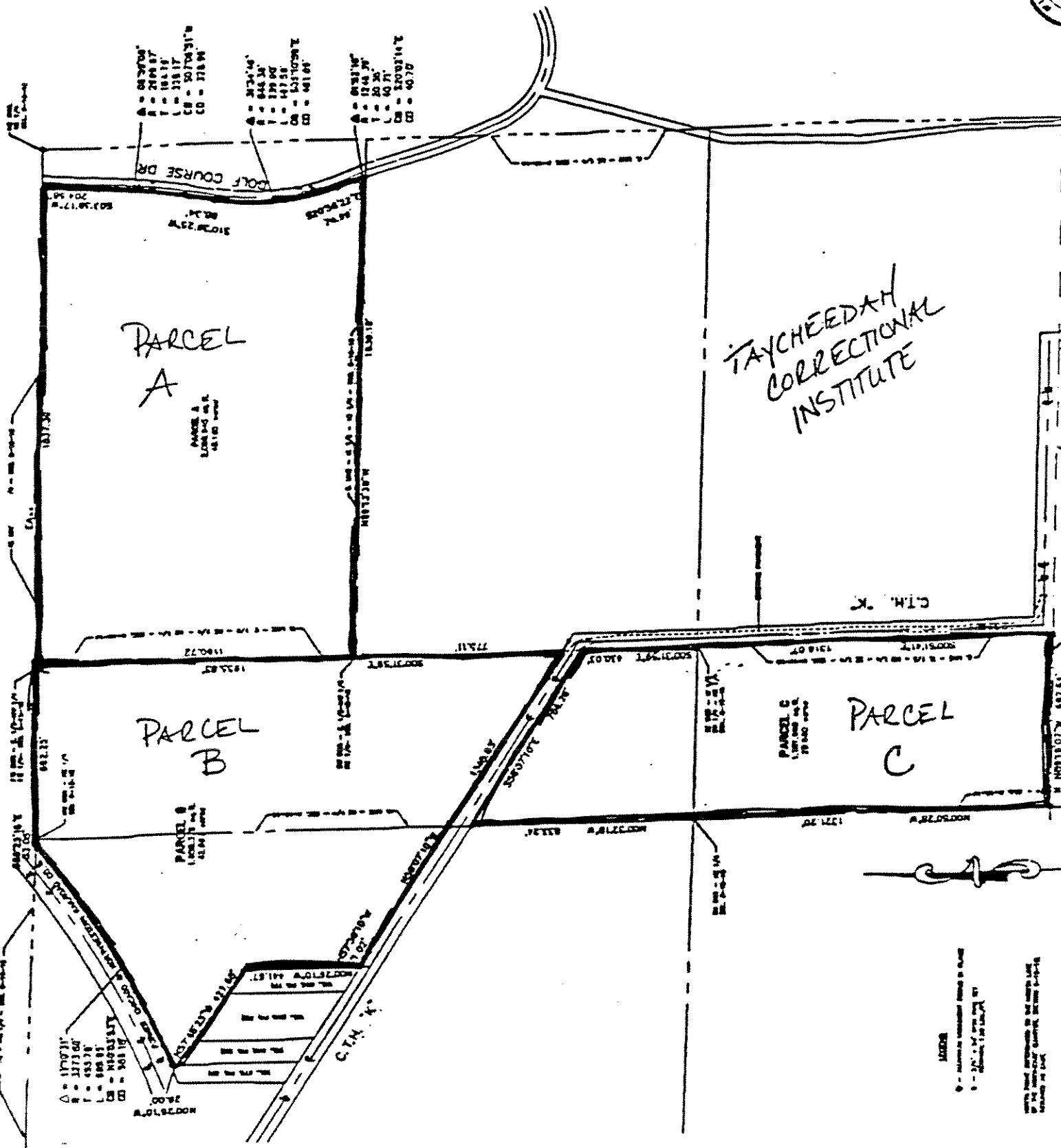


PARCELS A, B & C



# PROPERTY THE RIFK

LOCATED IN THE NE 1/4 OF SECTION 7, T. 15 N. - R. 10 E. AND CITY OF FONDU DU LAC.



# EXCEL ENGINEERING INC.

Project Number: 95871A  
Reference Parcel "A"

October 6, 1995

DESCRIPTION FOR  
THE RIPKEN 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. Louberg*  
Gary W. Louberg, 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) 533-8284  
(414) 533-8855

# EXCEL ENGINEERING INC.

Project Number: 95871B  
Reference Parcel "B"

October 6, 1995

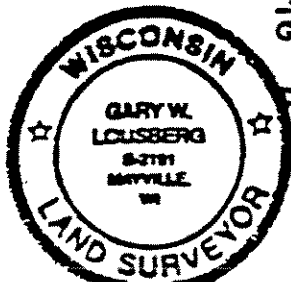
DESCRIPTION FOR  
THE RIFKEN GROUP  
OF A PARCEL OF LAND OWNED BY THE STATE OF WISCONSIN  
LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4  
AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 6, 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"

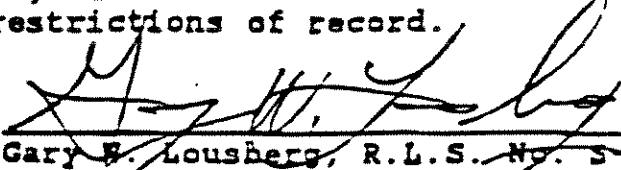
October 6, 1995

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 "K"; 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

460 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.
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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.
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.

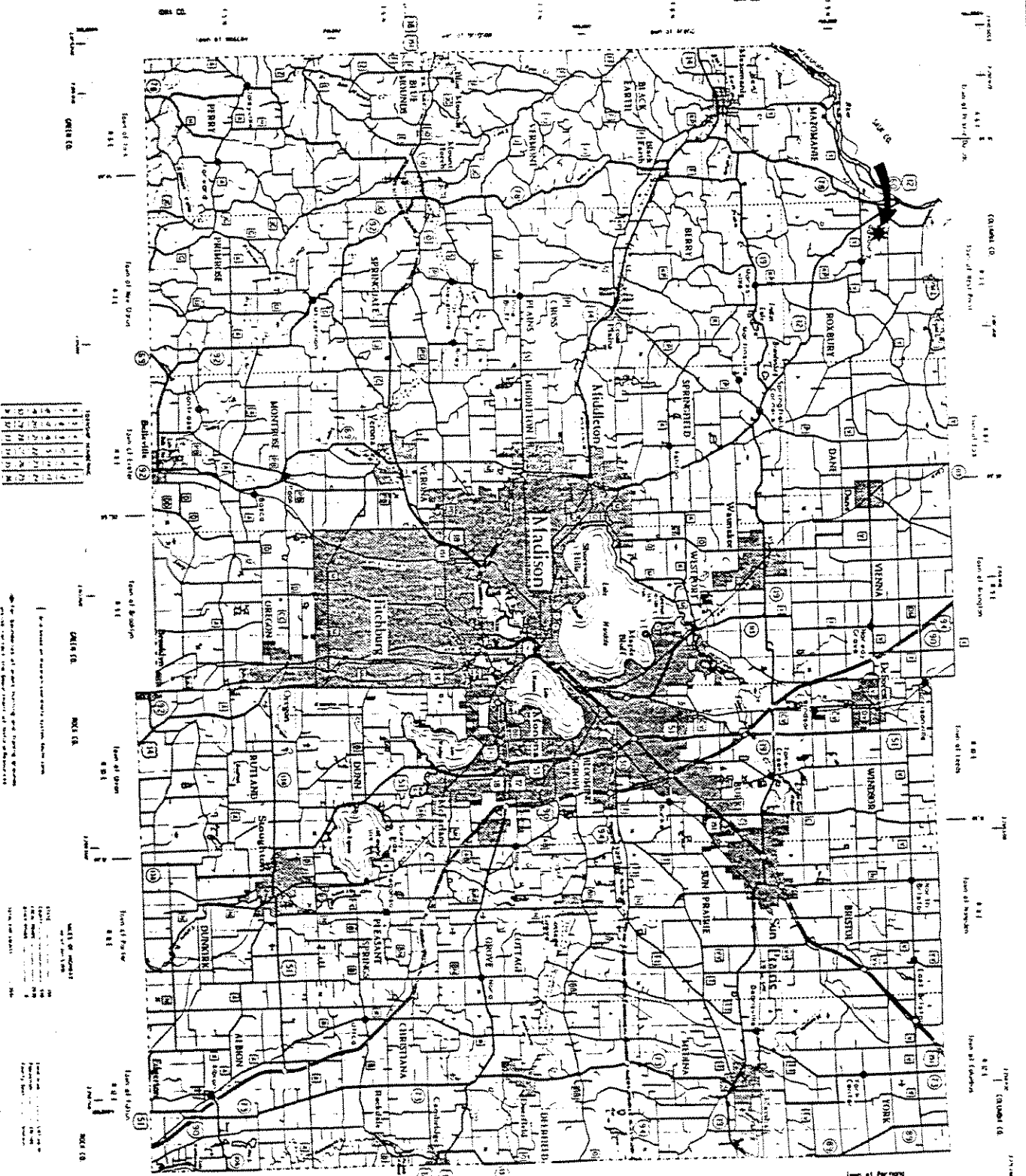
Restrictions: Property is located in the Lower Wisconsin Riverway, restrictions apply. No permanent building structure allowed.

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.

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SECTION NUMBERS

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
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Scale of Feet  
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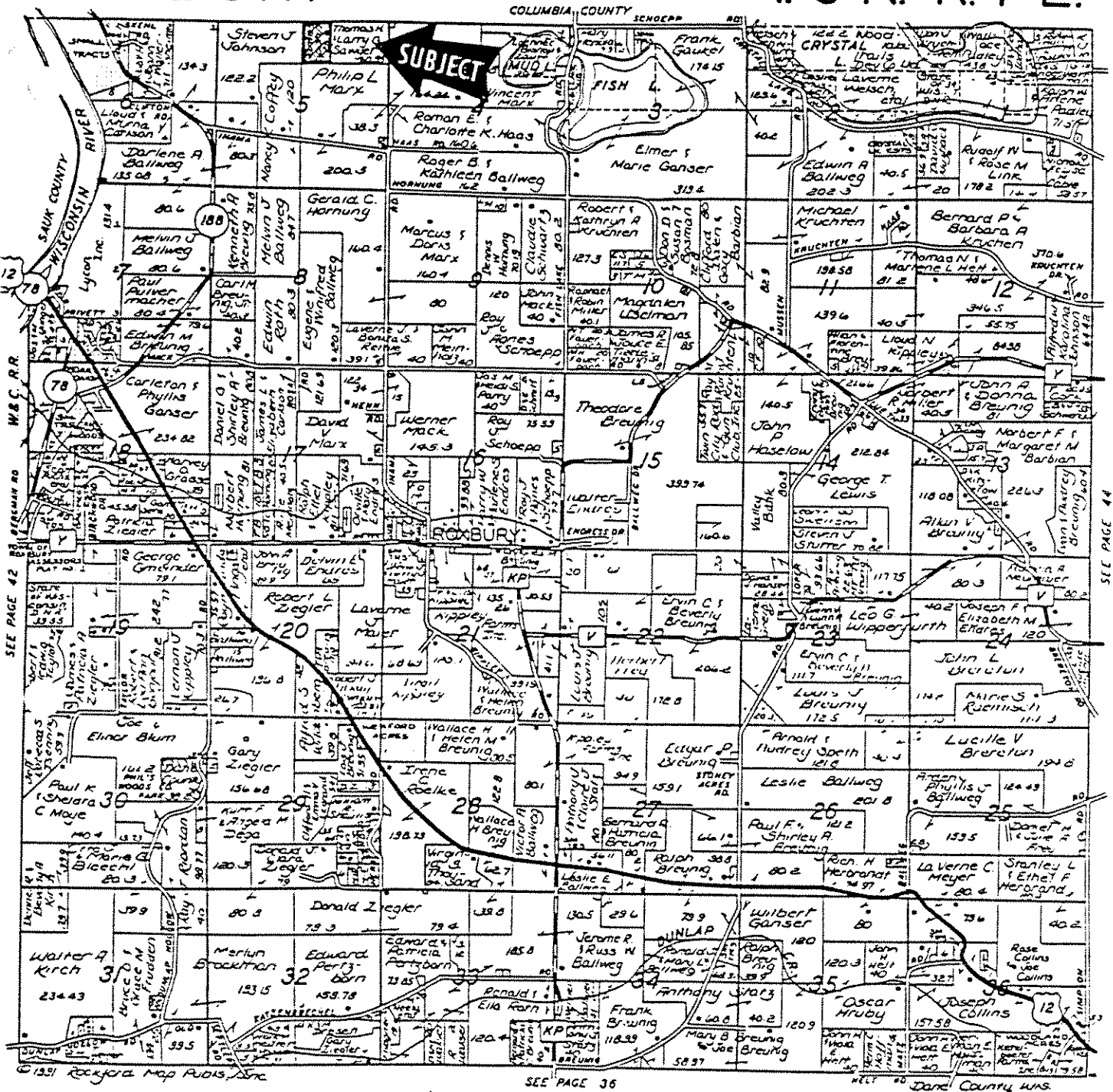
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# ROXBURY

# T. 9 N.-R. 7 E.



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