



THE
ACQUISITION
AND DISPOSAL OF
REAL PROPERTY BY
THE STATE OF WISCONSIN

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THE ACQUISITION AND DISPOSAL OF REAL PROPERTY
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I. INTRODUCTION

In the search for an answer to the question on how the state acquires property and how such property is appraised it was discovered that there was no single state agency from which this information could be obtained. A search of the statutes revealed that while authorization is given to departments to acquire property, the procedure to obtain it is not fully set forth. The only method for obtaining property which is fully outlined in the statutes is the condemnation procedure in Chapter 32.

With no well-defined outline to follow in acquiring property by purchase, the procedure followed by state agencies is up to the individual department. Naturally, with so many agencies acquiring and disposing of property, the processes used differ. The departments which acquire property frequently such as the Conservation Department and the Highway Commission have more definite procedures and have particular staffs just for this purpose.

Once the question as to the acquisition and disposition of property is answered, the next question is "How much property does the state own and where is it located?" Here again there is no single source of reliable information.

This study is an effort to answer both of these questions. Each department which acquires and disposes property was questioned orally regarding its method of acquisition and disposition of property and the property owned by the state under the jurisdiction of that agency. The departments were further asked how they determined the buying and selling price and how the titles were checked. Any effort to obtain an exact list of property owned by the state and its location would be futile because there is continuous activity in acquiring and disposing of property. In this report an effort is made, however, to enumerate the holdings of the state as of January 1956.

II. EFFECT OF STATE OWNERSHIP OF LAND

State ownership of property in Wisconsin is extensive and varied. It ranges from large forests to small roadside parks; from large institutions to small farms; from a large military reservation to the site of a small monument; and from a large tract of swampland to a granite quarry.

This extensive ownership of land by the state raises many questions and problems. One of the most serious is the problem of tax exemptions. In most counties this doesn't create much of a problem, but in others the holdings are so extensive that much of the property is tax exempt. Not only state but also federal, city and county owned property, religious institutions, educational institutions, and many other types are tax exempt. The tax burden of the remaining property owners in the counties with a great deal of such tax exempt property is obvious. The Report of the Special Citizens Committee on New Sources of Revenue for Madison, Wisconsin, published January 19, 1945, showed that 31 per cent of the urban area of

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Madison consisted of tax exempt real estate, while the Report of the Commission on the Economic Study of Milwaukee, published in 1948, indicated that over 21 per cent of the real estate of the City of Milwaukee was tax exempt.

The majority of the Highland Forest of over 126,000 acres lies in Vilas County in the northern part of the state. In addition to the Highland Forest, there are approximately 4,500 acres of forest land not within the established forest boundaries and over 13,000 acres of land under the jurisdiction of the Public Lands Commission in Vilas County. This is just state-owned land. Realizing that the total land area of Vilas County is just a little over 550,000 acres there is little property left for taxation purposes when these forests and the highway, streets, county, city and federal property, religious and educational institutions and a long list of other properties are tax exempt.

Another problem connected with state acquisition of realty is the validity of restrictions on gifts to the state. It is well established that the state may refuse a gift if the conditions attached to the gift would necessitate unnecessary expenditure of tax funds or if the tendered gift cannot be used for the intended purpose of the donor. It would be difficult for the Conservation Department, for example, to use a house in the middle of a metropolitan area for a bird refuge or a nursery. However, the purpose could be accomplished if the house could be sold and the proceeds used in purchasing additional land or development of existing bird refuges. If the condition of the gift is such that the property can be sold, the proceeds will be used for the purpose of the donor wherever possible.

Sometimes the state accepts gifts of property and uses the property for the expressed purpose of the gift only to abandon this purpose at a later date. What happens in this case? In many instances the abandonment of the purpose might be many years after the acceptance of the gift. If the deed of gift of the property contained a condition that the property be used for an expressed purpose and that purpose only, upon abandonment of the purpose by the state the property would revert to the original grantor. When a city or other municipality is the grantor, there would be no problem; but, if an individual were the grantor, another situation would arise. The heirs of the grantor if they could be found would receive the property. If a substantial number of years has elapsed since the original gift and no heirs can be found, the property escheats to the state and the property used for the school fund.

Another situation along this same line arises when the state acquires property for a specific purpose and then does not use the property for that purpose. What would happen, for instance, if the state acquired property by condemnation for use as a public park; later decided that it was not needed for a park and then proceeded to lease the property to someone? This situation arose in Milwaukee during the last century. The city obtained land by condemnation for use as a public park and leased the same to a private corporation. The case went to the Wisconsin Supreme Court when the abutting property owners complained about the assessment which was based on the benefits they received as a result of the land becoming a park. The

court in its opinion stated that the officers of a city cannot lawfully divert to other uses land condemned for a public park, nor can they, without legislative authority, confer a right to do so upon others, by lease or other contract. Some of the confusion regarding this issue on the local level has been clarified by an amendment to Article XI of the Wisconsin Constitution adopted in April of 1956.

Another problem involves the use of state-owned property by the citizens of the state on which to build cabins to use for vacations, hunting and fishing. This has been done. Probably the most notable example of this is at Devil's Lake State Park. Numerous privately-owned cabins have been built there. However, the most recent policy has been to discontinue this practice. At the present time negotiations are in progress to eliminate, by purchase over the next 10 years, all the privately-owned cabins at Devil's Lake.

All of the land granted to the state by the federal government was granted for specific purposes, i.e. for the university, for the school fund, and for forestry purposes to name a few. The lands granted for the university and the school fund could be sold but the proceeds of such sales had to be put into the university or school funds. Lands granted for forestry purposes also had to be used for those purposes. If the Conservation Department wanted to dispose of any lands thus acquired, permission first had to be obtained from the federal government and the proceeds from such sales had to be reinvested for forestry purposes. Generally, it may be stated that all lands granted to the state by the federal government or the proceeds therefrom must be used exclusively for the purpose granted.

Finally, what would happen if the Conservation Department was directed to transfer to another state department land purchased for forestry purposes from the proceeds of lands granted by the federal government? This poses a problem in that the purpose of the original grant by the federal government would not be accomplished. At the present time there is a dispute over the provisions of Chapter 404, Laws of 1955, which directs the Conservation Department to transfer lands in the Kettle Moraine Forest to the Department of Public Welfare for the construction of a Boys' School. The Conservation Department was repaid all that it paid for the land and trees planted on the land, and such funds could be reinvested in forestry purposes. The Conservation Department contends that land purchased for a specific purpose must be used for that purpose until the Conservation Commission determines that it is no longer suitable for that use.

III. ACQUISITION OF PROPERTY BY THE STATE

Just how does the state acquire property? The state buys property, secures it by gift or may also "take it away". The price paid in most cases is the identical price which anyone else would have to pay and in many cases more. Strangely, when it becomes known that the state is interested in purchasing property, the price often rises.

The "taking away" of property is by condemnation which is provided for in the Wisconsin Constitution, Art. I, Section 13, which reads: "The property of no person shall be taken for public use without just compensation therefor." In condemnation practice the market value of the property taken as determined by appraisal is awarded to the property holder and if he isn't satisfied he is entitled to a trial to

have the value of the property determined. Since this appeal involves extra expense, if the asking price of the property is within a reasonable margin over the market value, many times the state pays this price.

The procedure for obtaining property by condemnation is outlined in Chapter 32 of the statutes. Besides outlining who may obtain property by condemnation, Chapter 32 also outlines how the commissioners for appraisal purposes are appointed along with provisions on the hearing on the appraisal and appeal if there is some dispute. Chapter 32 also outlines the conditions under which condemnation cannot be exercised.

The total acreage of the State of Wisconsin is just a little over 35,000,000 acres. At the present time the federal government still owns over 1,800,000 acres. Under 13 grants the Territory of Wisconsin and the State of Wisconsin received almost $6\frac{1}{4}$ million acres to be used for specific purposes, some of the most notable ones being the grants for the common schools, the university and the agricultural college, while the largest grant was the grant of the swamplands. The swampland grants to Wisconsin amounted to almost $3\frac{1}{4}$ million acres. These were lands which were recorded as being swamp and overflow lands by the government surveyors when they first surveyed the territory. These surveys were made in the winter and early spring when the forests and lowlands held considerable water. Time and again it was found on examination that 75 per cent of the land claimed was not in any sense swampy or subject to serious overflow, and proved to be lands of the very best quality.

The original purpose of the swampland grant was to enable the states to reclaim their wet lands by the construction of levees and drains. Its primary object was not to enrich the states, but to enable them to carry out a program of reclamation. However, no stipulation was made whereby this form of improvement became a necessary condition for the acquisition of titles by the states. And it is not improbable that if this stipulation had been made, few states would have accepted the grant. Wisconsin put the swamplands in with the other lands granted to it and disposed of it along with the others.

Wisconsin also received grants for other purposes. Internal improvements, canals, river improvements and forestry are among these. Wisconsin received 2 canal grants, one in 1838 and another in 1866. The state, however, failed to construct the canal provided for in the grant of 1838, and the land reverted to the government. In 1846 Wisconsin was granted the equivalent of 3 sections on each side of the Fox and Wisconsin Rivers to be devoted to the improvement of the navigation of these streams, and in the construction of a canal uniting them at or near the portage. This amounted to almost 700,000 acres. Little or no improvement was accomplished in either of these 2 grants.

The disposition of the lands granted for university purposes perhaps resulted in the biggest controversy. The total amount granted the state for a state university was 331,979 acres. These lands comprised the choicest timber and farming lands in the state, for under the various congressional grants Wisconsin was authorized to make a

Careful selection of these lands in separate parcels of a section each, in various parts of the state with the view to securing the best lands available for the university fund.

As soon as Wisconsin was admitted to the Union a law was passed which provided for the appointment of appraisers to appraise the lands at a fair evaluation as a preliminary step to sale. The proceeds of these sales were put in a fund, the income of which was to be used for the running of a university. Much of this land was sold for \$3, \$7 and \$10 an acre. It is humiliating to know that Cornell University which bought scrip for 600,000 acres in Wisconsin realized over \$5,000,000 and the Wisconsin University only \$300,000.

Except for grants the largest proportion of land acquired by the state has been the result of purchase. Of the vast amount of forests and parks which the state owns, only a small amount was the result of direct grants from the federal government. Some of the land in the state forests were acquired as the result of gifts by the lumber companies which occupied the areas in the earlier days, but most of it came from purchase, much with funds provided by the federal government. Besides the forests, almost all of the sites of the state institutions were purchased, as well as all the farm lands which they own.

This brings us to another method by which the state acquires property, by escheat. This results when heirs cannot be found. The lands of the deceased person go to the state to be used for the school fund. This happens infrequently. The authority for acquisition by this means is Article IX, Section 3, of the Wisconsin Constitution.

Other than grant, purchase, condemnation and escheat, the state also acquires property by gift, foreclosure and as a result of a National Guard company disbanding or being called into federal service. Almost all state agencies are authorized by statute to accept gifts. In some instances, however, these gifts are not accepted. This situation arises when the land is given subject to certain conditions which would result in a long term liability and the unnecessary expenditure of tax funds.

Since the state invests its trust funds and funds specifically set up for investments in mortgages, it is a natural consequence that there are times when payments cannot be met. As a result, the property is foreclosed and the state becomes owner. The Department of Veterans Affairs is the department in which this occurs most frequently. It loans funds on second mortgages under the veterans' housing program and when the veteran is in so "deep" that it seems impossible that he will be able to meet payments the department, in an effort to save its investment, pays the first mortgage holder and takes title to the property. The university board of regents also have occasion to acquire property by this means, since they are the trustees of the university trust fund and invest such funds in property.

The last method in which the state acquires property is contained in section 21.42 (4) of the statutes which provides whenever any National Guard company is disbanded all property belonging to it shall become the property of the state. This happens most frequently when

the disbandment comes as a result of a National Guard company being called into the federal service.

What is the authority by which agencies of the state may acquire property? Ten sections of the Wisconsin Constitution relate to the acquisition and sale of land by the state. Some of these sections relate to the proceeds from the sale of public lands such as sections 2, 6 and 8 of Article X. Another provision, Article IX, section 2, states that title to all property of the territory of Wisconsin was vested in the state. Article IX, section 3, states that title to all lands which shall fail from a defect of heirs shall escheat to the state. Article I, section 13, states that no property may be taken for public use without just compensation therefor.

These, of course, are broad provisions. Other general provisions for acquiring property by different departments are statutory, the most notable ones being the ones which authorized the Conservation Department and the Highway Department to acquire land necessary for the purposes of the department, and the ones authorizing the university board of regents to acquire property to carry out their purposes.

Although other departments of the state acquire property by purchase, they are restricted in that they have no broad statutory provisions authorizing the purchasing of property. When it is necessary for them to carry out their purposes, a special legislative act is needed. This is usually done in one of 2 ways. The first is that the particular department locates a piece of property desirable for its purposes and negotiates with the owner on a price. Once this is accomplished the department requests the legislature to approve the purchase of this particular piece of property at the negotiated price. The second way is for the department to request the legislature to authorize the purchase of property without mention of any specific piece of property. In this case, if the legislature approves the request and authorizes the purchase, the department then searches for a desirable piece of property within the authorized expenditure and purchases it.

IV. PROCEDURES FOR ACQUIRING AND DISPOSING OF LANDS BY THE VARIOUS STATE DEPARTMENTS

Adjutant General

This department acquires property: 1. by purchase; 2. by gift; 3. by a National Guard unit disbanding or being called to federal duty.

The majority of land under jurisdiction of this department has been acquired by purchase. The Adjutant General's office is similar to the university in that there is a separate organization under its control which is used to purchase property when the purchase price cannot be paid in full. This separate organization is the Armory Board. It receives and holds the title to the property until the indebtedness, both principal and interest have been fully paid. Upon payment of the indebtedness the Armory Board deeds the property to the state.

Property acquired by the state by purchase, both that paid in full or that acquired by the Armory Board, is appraised either by the

members of the Armory Board or by the State Bureau of Engineering. The Bureau of Engineering usually designates the State Chief Engineer to make the appraisal which is made on the fair market value. The purchase price is not in excess of the appraisal.

Many cities are cognizant of the need for armories and the department receives as gifts property from such cities to be used for the construction of armories. In this case as in purchase, the titles to such properties are checked by the Attorney General.

The third method in which this department acquires property is under section 21.42 (4). This section states that the property of any National Guard unit which disbands will go to the state. When such companies are called into federal service the same section of the statutes applies.

This department has never acquired property by condemnation.

The Adjutant General's Department has very little occasion to sell property but may sell property with the approval of the Governor. When such sale is approved, the property is appraised by the Bureau of Engineering and sold for the appraised price or higher.

Conservation Department

The Conservation Department acquires land by the following methods: purchase, gift, condemnation and grant.

The Conservation Department has, without a doubt, more state-owned land under its jurisdiction than any other state department. The majority of its land was acquired by purchase and grant. The acquisition of lands or waters suitable for conservation purposes is guided by existing statutes, policies laid down by the Conservation Commission and administrative directives. Authorization to proceed in establishing a new purchase area for any conservation purpose must originate with the Conservation Commission.

When such authorization for purchase is given, the land to be acquired is appraised by employes of the department. They make detailed appraisals and submit such appraisals to the division chief. The appraisal is made to obtain the market value, and is done by different methods, such as the comparative method, the capitalization method, the assessed valuation method and valuation for other purposes method. Upon completion of the appraisal and approval of the commission for the purchase, members of the department negotiate with the owners of the property, and, if possible, attempt to obtain the property at the appraised price or lower. The title to such properties is checked both by the attorneys in the Conservation Department and the Attorney General's Department. In all cases however the final approval of the Attorney General's Department is necessary.

The Conservation Department also acquires land by gift. Considerable land, especially in the Northern Highland forests were gifts by lumber companies. Numerous parcels have also been received by bequests.

Along with lands acquired by gifts we might also classify land granted to the state by the federal government. In addition to the

lands granted to the state for the university and for the school fund, much land was granted for conservation and forestry purposes. Just recently 60,000 acres was received as a grant. The first grant which the Conservation Department received was in 1906. This was a grant of 20,000 Wisconsin acres. The Conservation Department was allowed to select these 20,000 acres from any available land which the federal government held, which would be suitable for forestry purposes. After the land was selected and the Conservation Department determined that the land would no longer be suitable for forestry purposes, it was allowed to sell it, but only after permission to sell it was obtained from the federal government and the proceeds of sale reinvested for forestry purposes.

The department uses condemnation to acquire land very infrequently. Recent acquisitions of land by condemnation have been called "friendly condemnations". When there is some doubts to the merchantability of the title to the property or if the owner of the property is of doubtful mental capacity these "friendly condemnations" are used. When condemnation is used the usual condemnation procedures as outlined in Chapter 32 of the statutes are used.

Board of Health

This department can acquire land by purchase and only by a special legislative enactment. It has very little occasion to purchase property. The only state-owned property under its jurisdiction are Lake Tomahawk State Camp, the State Sanatorium at Wales and the State Laboratory of Hygiene at Madison.

The 2 health institutions which are under its jurisdiction were acquired by means of a legislative act transferring them to this department from other state departments. The State Laboratory of Hygiene is owned by the State Board of Health but is built on university property and maintained by the university.

This department has had no occasion to sell any of the property under its jurisdiction. Since the need for institutions of the sort under its jurisdiction remains very high, it is improbable at the moment or in the foreseeable future that any will be sold. However, it might be transferred to the jurisdiction of another department.

Highway Commission

This department acquires land by the following methods: 1. purchase; 2. gift; 3. condemnation (award); 4. transfer from another state agency; 5. 20-year use of laidout road.

The majority of land acquired by the Highway Department is acquired by purchase, and with a few exceptions it is acquired for right-of-way purposes. These few exceptions are weighing stations, waysides and other miscellaneous parcels obtained for marking and road sign shops, testing laboratories, etc. Before land is purchased the area is surveyed and a right-of-way plat is made of the areas showing the acreage and ownership of each parcel which will be affected. Once this has been completed a joint appraisal of such parcels is made. Usually these joint appraisals are made by the county highway committee and the district right-of-way engineer, but a city or municipal board or commission or a hired appraiser may also be

used to appraise. Each committee member makes his own appraisal; then there is a roll call of appraisals, and if one is out of line with the others, the reasons for this variance are discussed. The committee's appraisal must, of course, eventually be approved by the Highway Commission. When appraisers are hired, they are usually paid between \$25 and \$75 a day. In 1955 over \$54,000 was paid to hired appraisers with an over-all average of over \$23 per parcel acquired. The appraisers are hired on the basis of their experience and also on the basis of their effectiveness in court in the event that an owner disputes an award.

The state can acquire land either directly or through the county. There has been a tendency in the last couple of years for the state to acquire more directly rather than having the county acquire title. It is estimated that title to only 10 per cent of the state trunk highways rests in the state with the balance in the county, city or towns.

Once the appraisals are made those who made them negotiate with the owners to arrive at a purchase price. These negotiators are limited to the appraisal price and can't go higher unless a new appraisal is made. Sometimes the appraisers miss something in their appraisal and raise their appraisal to adjust for this omission. If the negotiators are unable to arrive at an agreement with the owner, they report to the district office and the district office prepares an award.

Condemnation may be done by the award method by the Highway Department. This department seldom if ever condemns land under Chapter 32 of the statutes as this process is much slower than the award method. The award method works like this: the award, or amount the negotiators have determined should be paid, which is prepared in the district office is filed in the court of the county in which the parcel is situated. Once this award has been filed the state can move in on the land and begin its work. The owner of the land can receive his money from the court without forfeiting his right to contest the amount he received, but if he wishes to contest the award, he must do so within 2 years. It should be stated that only about 12 per cent of land acquired yearly is taken by this condemnation award method.

Titles to all land acquired is checked before purchase or award is made. This of course is done so that the state can name all interested parties on their check or award. The title is checked on the basis of an abstract or title insurance policy furnished by the owner and is checked by the Attorney General or by the right-of-way men or the district attorney in the county in which the land is to be acquired. The Attorney General checks titles very infrequently.

We have mentioned that this department also acquires land by gift. Gifts of parcels for use as waysides, usually small parcels, occur most frequently. Titles to these parcels are checked in the same way as other titles are checked, i.e. by the right-of-way man or by the Attorney General and the district attorney.

The Highway Department acquires certain land in a unique way. Land which has been used and laid out as a road for 20 years becomes

state property. This, of course, happened more in the early history of the state than in the present day, although there are cases where this has happened recently in the northern part of the state.

Then too, this department as well as any other state department acquires property by transfer from another state agency. This is done only by express direction of the legislature.

There are occasions when this department sells land. Occasionally it is more profitable to purchase a whole tract of land and sell the excess. Whenever possible these excess parcels are sold at public auction, although the department also accepts offers from adjacent property owners who desire to purchase the excess. All sales must be approved by the Governor. When the department purchases a whole tract with the view of selling the excess, the original appraisers will appraise the excess parcel separately and set an appraisal price which will be used at the time of sale. When this isn't done, appraisers are hired to appraise the land to be sold. There are instances however when no appraisal is made. This occurs when an offer is made and the department through experience knows what has been received for similar parcels in the same area when public auctions have been held. If the offered price is equal to or in excess of the price received previously the department accepts the offer and submits the offer to the Governor for approval.

Historical Society, State

The Historical Society acquires property by gift or by transfer from another state department. In both cases the titles to the property are not checked. The only occasion on which the society received property by transfer was in 1895 when the property on which the Historical Library was built was transferred to the society by the university board of regents.

All other property under the jurisdiction of this society was received by gift and the majority of it was received from the Burrows estate. The management of these parcels was turned over to the Wisconsin Investment Board to handle as it sees fit. Presently there are 114 40-acre parcels remaining, all in Wisconsin. When these parcels were willed to the Historical Society the state took title by order of the court so no appraisal or title check was necessary.

The Historical Society has the power to purchase land but has never had occasion to do so. On purchase it is necessary to have the legislature's approval since that body controls the appropriations.

The Wisconsin Investment Board handles the sale of all parcels. The property is appraised by a Conservation Department timber cruiser and is sold only when some one has made an offer to purchase a designated parcel. The Investment Board either accepts or rejects the offers and the Governor's approval is not necessary. On only one occasion has a parcel been sold at public auction. This occurred when the parcel sold was adjacent to land being sold by the Public Lands Commissioners. Since lands under the jurisdiction of the Public Lands Commissioners must be sold at auction, the Investment Board turned the parcel over to the Public Land Commissioners to be sold along with the commission's land.

Wisconsin Investment Board

The Investment Board acquires property by purchase for investment purposes. The Investment Board is a corporate body and titles to all properties are in the Investment Board rather than in the state of Wisconsin. All of these investments are investments of retirement funds.

When the board purchases property, it co-operates with the different organizations who want the board to invest these funds. An example of an organization of this sort is the Texas Company. These organizations are interested in both expansion of their organizations and in working capital. To accomplish both of these purposes these organizations seek help from those having funds to invest, such as the Wisconsin Investment Board.

These organizations do all of the preliminary work before the property is purchased by the board. This includes negotiating with the owner for the purchase price and also the appraisal of the property. The board requires quite a detailed report from these organizations and if the board feels that the price is reasonable, it purchases the land. The organizations then pay the Investment Board 4 to 4½% interest on the purchase price of the property until such time as the organizations construct buildings on the property.

After the building is completed the Investment Board pays the organization the full amount of the construction cost and gives to the organization a lease for a number of years, with a yearly rent sufficient to amortize the construction cost plus interest over the lease period. At the expiration of the lease the board can renegotiate a lease with the organization or sell the property, unless there is a repurchase option in the lease. This repurchase option usually contains a statement that the organization can purchase at a certain per cent over the cost. The leases given are net leases, in that the lessee pays all taxes, insurance, repairs, etc.

Titles to all of the properties is evidenced by a title insurance policy with just 2 exceptions, on which there are abstracts. Before the property is purchased, the preliminary report of the title companies furnishing the title policies is examined by the Attorney General. If he is satisfied that the title policy insures against all defects in the title he approves the preliminary report. In the case of an abstract being furnished, the Attorney General checks the title also. Upon assurance of good titles to the property and approval of the appraised price of the property the board buys the property.

In the event the board believes that the purchase price of the property is too high they hire an independent appraiser at the expense of the organization requesting investment of funds.

Public Instruction, Department of

This department acquires property exclusively by purchase and only with the expressed consent of the legislature. Outside of the School for the Visually Handicapped in Janesville and the School for the Deaf in Delavan, the only state-owned property under the jurisdiction of this department is a warehouse used for storage of surplus

materials located on the Fish Hatchery Road near Madison.

On the occasion of purchasing the warehouse site the property was offered to the department at a given price and this price was accepted by the department. No appraisal was made. The department, being aware of the values of property in that area, felt that the price was the fair market value.

The title to this property was checked by the Attorney General.

This department has had no occasion to sell any property.

Public Lands, Commissioners of

This department acquires land by 2 methods: 1. by grant from the federal government; 2. by escheat. The majority of the land under the jurisdiction of this department was obtained by grants. The federal government granted to the state of Wisconsin over 1,700,000 acres for the common school fund and nearly 4,000,000 acres for normal schools. Much of this land has been sold with the proceeds going into the school fund. Over 152,000 acres still remain. Because these lands were granted by the federal government there was no need to have an abstract made or to have a title search since there were no private owners.

On acquisition of property by escheat the department receives the title from the county court. No title search is made under such circumstances either. Naturally, the department only takes title when it is determined that a deceased person has no heirs or beneficiaries.

When the department deems it in the best interest of the school fund, it sells property under its jurisdiction. Both lands which were granted and lands received by escheat are sold. On sale three methods of appraisal are used. (1) Appraisals are made by a forester in the forest lands in some cases; (2) by local real estate men in other cases. Since foresters are state employes, that is part of their job, but the real estate men are usually paid \$20 for each appraisal. (3) The third method of determining a sales price of a piece of property is to take the court's appraisal. This is done when escheated lands are sold soon after receiving them. If a long time between acquisition and sale of this escheated property elapses, local real estate men are used to establish an appraised value.

Public Welfare, Department of

Although this department acquires land almost exclusively by purchase, it has on occasion acquired property by condemnation or gift. This department acquires property by purchase, only with the expressed consent of the legislature. In some instances this authorization to purchase is at a set purchase price. This is as a result of prior negotiation, with the department negotiating and obtaining an option and then asking the legislature to approve and authorize the purchase. If no price is stated in the authorization from the legislature, the property to be purchased is appraised. In most cases 3 appraisers, not state employes, are appointed. These appraisers are usually paid \$20 or \$25 for these appraisals. The appraisers go over the property to be purchased together and after they have made a

thorough investigation, sit down and arrive at a figure together rather than each one submit a separate appraisal. Once the appraisal has been made, the department uses this figure in negotiations. It tries to obtain the property under the appraised value if possible.

In all property acquired, the Attorney General checks the title.

Although the department can acquire property by gift and condemnation, it seldom obtains property by these methods. As a matter of fact, the only property received as a gift was the Workshop for the Blind at Milwaukee and a part of the Wisconsin School for Boys at Waukesha, while none has ever been acquired by condemnation, although at times threat of condemnation has been used.

Selling of state property under the jurisdiction of the Public Welfare Department can only be done by express consent of the legislature, and requires the Governor's approval. On sale, the state hires 3 appraisers, who are paid \$20 or \$25 for their appraisal. Once the property is appraised it is sold in 2 manners: auction or sealed bids. There is usually an upset price where the state will not sell unless such price is met. Then too, it requires the Governor's approval. In all recent cases, however, at auction the sale price has always exceeded the appraisal price.

Radio Council, State

The State Radio Council acquires property exclusively by purchase, and with legislative consent.

When it becomes necessary to acquire property for transmitter stations, the technical consultant and the chief engineer of the Radio Council select parcels of land in the desired area. The owners of such parcels are contacted and negotiations made for purchases. The parcels obtained are not appraised in the normal sense of appraisal, although the negotiators consider the amount of land and the necessity of cutting up the remaining land for a road. Usually there isn't much difficulty in obtaining the desired parcel, since there are alternative sites which can be obtained from owners who would be glad to have a transmitter tower on their land because it could be used for identification of the farm and a method of giving directions.

In the case of all purchases the Attorney General checks the title.

Two transmitters are located on state-owned property under the jurisdiction of the Conservation Department, and one is built on land which is leased to the Radio Council. The transmitters located at Delafield and Rib Mountain are on Conservation Department ground and the transmitter at Brule is on land leased from the Mosinee Paper Company.

The Radio Council has no occasion to sell land.

State Colleges, Board of Regents of

This department acquires property by the following methods: 1. Purchase; 2. gift; and 3. condemnation.

The majority of the property under the jurisdiction of this department has been acquired by purchase. This department is similar to the

University Board of Regents in that it is a separate corporate body. It also has control over another corporation, the Wisconsin State Colleges Building Corporation, which is used for the same purpose as the Wisconsin University Building Corporation, i.e. to acquire property in which the full purchase price cannot be paid outright.

Although this department can acquire property without a special legislative enactment, purchase requires the approval of the Governor and the State Chief Engineer. This department in acquiring property works in close co-operation with the State Planning Division. The State Planning Division surveys all the institutions under the jurisdiction of the Board of Regents of State Colleges at regular intervals and as a result of these surveys recommends that certain properties be acquired. However, the board isn't bound by these recommendations, nor are the recommended properties the only ones obtained.

On purchase the property to be acquired is appraised by the State Chief Engineer. On no occasion do members of the Board of Regents of the State Colleges or independent appraisers appraise. In this department as well as in many other state departments the experience has been that the price of property rises considerably when it becomes known that the state is interested in acquiring it.

Although most of the property obtained by purchase is acquired from individuals, a considerable amount in the Superior area has been acquired by tax deed. Very little property is obtained by this method in the other state college areas.

Other than purchase this department has occasionally acquired property by gift. In most recent cases the gifts which have been received had no conditions attached to them limiting the use of the property to a specific purpose. They were given to the Board of Regents of the State Colleges to be used for the colleges. During the period in which the several colleges were being established, gifts of land were offered by various cities as an incentive to establish a college there.

Titles to all property acquired by purchase and gift are checked by the Attorney General.

The third method of acquisition of property by this department is by condemnation. When condemnation is used, the regular procedure as outlined in Chapter 32 of the statutes is used. This department has had very little occasion to use this means of acquisition. During the last 8 years it is estimated that only \$100,000 worth of property has been obtained by condemnation.

This department has very little occasion to sell any of the property under its jurisdiction. A special legislative enactment is necessary in order to sell and the Governor's approval is required. Here, as in purchase, the State Chief Engineer appraises the property to be sold and upon sale the proceeds go into the state's general fund.

Taxation, Department of

The Department of Taxation may acquire land only by the express consent of the legislature or by authorization of the Emergency Board.

It has had no occasion to acquire land although it has been necessary to construct office buildings in several parts of the state. At the present time there are 3 such office buildings: one each at La Crosse, Madison and in Grant County at the intersection of highways 35 and 11. The office buildings at La Crosse and in Grant County are constructed on land owned by the state under the jurisdiction of the Highway Department, while the one at Madison is located on Wisconsin University Building Corporation property. These buildings are used in connection with the enforcement of the petroleum taxes. Since there was no necessity to purchase land in these cases, there was no appraisal or title check needed.

University of Wisconsin

The university acquires land by the following methods: 1. Purchase; 2. condemnation; 3. gift or bequest; 4. foreclosure.

Property acquired for university purposes is not acquired in the name of the state but rather in the name of the University Board of Regents, or in the name of the Wisconsin University Building Corporation. These are both corporate bodies. Since the state cannot go into debt to obtain property, it became necessary to find a way in which property could be obtained which could not be paid for outright. The building corporation was an answer to this problem. Whenever property is obtained where the full purchase price cannot be paid, the title is taken by the building corporation. When the indebtedness, both principal and interest is paid, the building corporation then deeds the property to the University Board of Regents. The building corporation is also used when new buildings are constructed on university grounds, and the full price for construction cannot be paid. The board of regents then deeds the land to the building corporation and the building corporation borrows the money for construction and leases the buildings to the board of regents. Once the debt is paid the building corporation deeds the property back to the board of regents.

Property obtained by purchase needs no direct enactment of the legislature. When the board of regents deems it necessary to obtain property for university purposes, it selects the property desired. At that time an appraisal of the property is made. This appraisal is usually made by the administrative members of the board, or other personnel of the university who are qualified, such as the dean of the Agricultural College. In some instances the Madison Board of Realtors is engaged for appraisal work but this is not done very often. Also, in some special instances, a special regent committee is appointed for appraisal purposes. This was done just recently on the sale of the Hill Farms and the purchase of the Arlington Prairie Farms. This special regent committee usually consists of the same personnel used for other appraisal work except the committee is larger. When the Board of Realtors is used for appraisals, it is paid on the basis of a percentage of the valuation of the property appraised.

Titles of all property acquired by purchase, gift and bequests are checked by the Attorney General.

Property is also obtained by gift. While the board of regents is always happy to receive gifts of property for the university it can refuse the tendered gifts. This happens very infrequently and only when the conditions attached to the gift are such that the board feels the acceptance of the gift would result in long term liabilities and unnecessary expenditures.

Another type of gift is the bequest. Upon death many people give to the university lands which they owned. The titles of these properties are also checked by the Attorney General to ascertain good title.

Other than by purchase, gift and bequest the university also acquires property by condemnation and by foreclosure. On obtaining property by condemnation the regular procedure as outlined in Chapter 32 of the Wisconsin Statutes is followed.

The University Board of Regents is the trustee of the university trust fund. They are authorized to invest these funds in real estate mortgages, limited however to 50 per cent of the valuation of the real estate. In some cases, but in relatively few, the payments are not made on these mortgages, and foreclosures were necessary, thus the title to the property is acquired.

The board of regents can sell property only by express consent of the legislature and such sale requires the Governor's approval. The board determines which property is no longer necessary for university purposes and requests the legislature for authority to sell. Once the authority has been granted the administrative personnel of the board appraise the property to be sold. After the appraisal has been made the board either sells the property itself, or as in the case of the Hill Farms authorizes real estate brokers to sell. When real estate brokers sell the properties, the range of price for each parcel is set by the administrative personnel who appraise such properties.

Veterans Affairs, Department of

The Department of Veterans Affairs acquires property by:

1. Purchase;
2. gift;
3. condemnation;
4. foreclosure.

The majority of state-owned land under the jurisdiction of this department has been acquired by purchase. The department acquires land by purchase and condemnation only for use at the Grand Army Home at King, Wisconsin. When acquiring property by condemnation, the usual procedure as outlined in Chapter 32 of the statutes is used. On acquisition of property by purchase, independent appraisers are hired. They are usually paid \$25. These purchases are made with the Governor's approval and are made at market value or higher in most instances. This is one of the cases where value of the property rises when it becomes known that the state is interested in acquiring it.

Property acquired by gift: In many instances the department receives gifts of property from former members of the Veterans' Home at King. In these instances the department sells the property so acquired unless it is located near the home and can be used by the home. Proceeds from such sales are put in the bequest fund for use at the home. When such property is sold no appraisal is made. The

department sells the property to the one who submits the highest offer rather than holding the property for a length of time, as this would result in repairs and other necessary items.

Titles to all property purchased or received by gift are checked by the Attorney General.

The last method by which this department acquires property is by foreclosure. The department is authorized to invest funds in second mortgages. These mortgages are on homes purchased or built by veterans. When it becomes apparent that the veteran is in so "deep" that he will be unable to make further payments, the veteran quit-claims the property to the department and the department then pays the holder of the first mortgage. In an effort to save as much of their investment as possible the department sells the property so acquired as soon as they possibly can at the best offered price. On such sales no appraisals are made. The department knows the amount they have in each home and therefore attempts to move them quickly rather than hold them and possibly suffer a loss.

V. AN INVENTORY OF STATE-OWNED PROPERTY

While title to most all of the property owned by the state rests in the state there are some instances where the title is in a separate state corporate body. Following is a list of state-owned property under the jurisdiction of the various departments of the state. Where acreage is obtainable, it is given. Titles to all of this property rests in the state except as noted.

<u>State Generally</u>	<u>Location</u>
State Capitol	Madison
State Office Building	Madison
State Office Building	Milwaukee
Capitol Heating Plant	Madison
Governor's Mansion	Madison
*Office Bldg., 315 S. Carroll	Madison

Adjutant General

Armories in the following cities: (4 acres each)

Abbotsford	Merrill
Antigo	Milwaukee
Appleton	Monroe
Arcadia	Mosinee
Ashland	Oshkosh
Chippewa Falls	Phillips
Clintonville	Prairie du Chien
Elkhorn	Racine
Fond du Lac	Rice Lake
Green Bay	Ripon
Hayward	River Falls
Kenosha	Sparta
La Crosse	Spooner
Madison	Superior
Marinette	Tomah
Mauston	

*This bldg. is not occupied at the present. It will be torn down to make room for the enlargement of the State Office Bldg.

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Adjutant General (cont.)

Others:

Camp Williams	Juneau County	9,613 acres
Racine County Rifle Range	Racine County	45 acres
Neillsville Rifle Range	Neillsville	
Wausau Rifle Range	Wausau	
Air to Ground Gunnery Range	Towns of Finlay and Armenia	
Hangars - Air National Guard	Madison	
Hangars - Air National Guard	Milwaukee	

Armory Board (Title in Armory Board)

Armories: (4 acres each)

Hurley	Whitefish Bay
Medford	Wisconsin Rapids
Menominee	

Conservation Department

Hatcheries:

	<u>County</u>	<u>Acreage</u>
Nevin	Dane	102
Osceola	Polk	240
St. Croix Falls	Polk	10
Wild Rose	Waushara	150
Brule	Douglas	80
Crystal Springs	Langlade	40
Hayward	Sawyer	120
Lakewood	Oconto	140
Langlade	Langlade	80
Thunder River	Marinette	120
Westfield	Marquette	9

Rough Fisheries:

	<u>County</u>
McFarland	Dane
Lake Kegonsa	Dane
Newville	Rock
Oshkosh	Winnebago
Horicon	Dodge
Fond du Lac	Fond du Lac
DeSoto	Vernon
Wisconsin Dells	Columbia

Watershed Protection Projects:

	<u>County</u>	<u>Acreage</u>
Little Wiergor Creek	Sawyer	400.0
Plover River	Marathon	139.9
Willow Creek	Waushara	245.6
Black Earth Creek	Dane	3.9
Mt. Hope Springs	Grant	200.0
Eddy Creek	Sawyer	183.2

Other Projects:

	<u>County</u>
Dell Creek	Sauk
Wisconsin Dells	Columbia
(Holding pond & cannery)	
Grindstone Springs	Sawyer
Yellowstone Lake	Lafayette
(Recreational area)	
Calumet Harbor	Calumet
(Site for new office bldg.)	

Conservation Dept. (cont.)

State Forest Lands (within established boundaries)

<u>Name</u>	<u>County</u>	<u>Acreage</u>	<u>Totals</u>
American Legion	Oneida		37,850.33
Brule River	Douglas		19,032.84
Council Grounds	Lincoln		278.17
Flambeau River	Price	7,235.48	
	Rusk	9,531.35	
	Sawyer	<u>56,453.72</u>	73,220.55
Kettle Moraine Northern Unit	Fond du Lac	3,940.97	
	Sheboygan	6,949.30	
	Washington	363.66	11,253.93
Scuppernong Unit	Jefferson	981.01	
	Walworth	1,236.32	
	Waukesha	<u>4,576.08</u>	6,793.41
Northern Highland	Iron	12,358.73	
	Vilas	<u>114,514.01</u>	126,872.74
Point Beach	Manitowoc		2,138.04
			<u>277,440.01</u>

TOTAL

State Forests (outside established boundaries)

<u>County</u>	<u>Acreage</u>
Bayfield	81.0
Burnett	194.0
Douglas	1,841.1
Florence	40.0
Fond du Lac	764.1
Forest	561.7
Iron	385.8
Jefferson	20.0
Langlade	560.0
Manitowoc	41.0
Oneida	593.4
Polk	120.0
Price	77.1
Sawyer	120.0
Sheboygan	400.0
Vernon	52.9
Vilas	4,360.7
Walworth	54.0
Washburn	24.3

Others:

Marinette-Silver Cliff Forest	800.0
Ozaukee-Cedarburg Bog	730.0
Gordon Nursery-Brule Forest	1,427.7
Griffith Nursery-Wisconsin Rapids	141.0

<u>Deer Yards</u>	<u>County</u>	<u>Acreage</u>
Kohler-Peet	Burnett	3,329.0
Flat Creek	Washburn	160.0
Hoffman Lake	Ashland	5,561.8
White River	Ashland	960.0
Chief River	Sawyer	1,183.0
Flat Creek	Sawyer	258.0
Kissick Swamp	Sawyer	941.2
Flag River	Bayfield	600.0
Price Creek	Price	1,465.5

Conservation Dept. (cont.)

<u>Deer Yards (cont.)</u>	<u>County</u>	<u>Acreage</u>
Silvernail	Rusk	1,037.7
Big Island	Iron	960.0
Boot Lake	Iron	1,000.0
Hay Creek	Iron	3,494.5
Underwood	Iron	1,601.9
Amberg	Marinette	1,129.9
Miscauno	Marinette	637.9
Town Corner	Marinette	800.8
New Wood	Lincoln	1,600.0

Public Hunting and Fishing and General Game Yards

<u>Location</u>	<u>Acreage-owned</u>	<u>Leased</u>	<u>Total</u>
<u>Adams County</u>			
Big Springs	-----	2,005.00	2,005.00
Colburn	4,374.00	-----	4,374.00
Lawrence Creek (also in Marquette Co.)	306.84	-----	306.84
<u>Barron County</u>			
New Aubum	525.00	-----	525.00
<u>Brown County</u>			
Holland	-----	1,008.48	1,008.48
Sensiba	450.10	-----	450.10
Suamico	-----	815.14	815.14
<u>Buffalo County</u>			
Tiffany (also in Pepin Co.)	7,341.65	-----	7,341.65
<u>Burnett County</u>			
Crex Meadows	18,181.80	-----	18,181.80
Fish Lake	4,505.75	-----	4,505.75
Kiezer Lake	1,328.96	-----	1,328.96
Sand Creek	285.55	-----	285.55
<u>Calumet County</u>			
Brillion	-----	7,439.92	7,439.92
New Holstein	-----	1,345.28	1,345.28
<u>Chippewa County</u>			
Hallie	-----	880.00	880.00
Jim Falls	-----	1,443.00	1,443.00
<u>Columbia County</u>			
French's Creek (also in Marquette Co.)	1,320.55	1,745.10	3,065.65
Jenning's Creek	410.12	-----	410.12
Mud Lake	505.65	-----	505.65
Pine Island (also in Sauk Co.)	451.28	-----	451.28
Portage	-----	938.33	938.33
<u>Dane County</u>			
Brooklyn (also in Green Co.)	-----	1,187.54	1,187.54
Deansville	40.87	2,408.98	2,449.85
Leuten	-----	1,177.40	1,177.40
Mazomanie	1,806.43	7,854.55	9,660.98

Conservation Dept. (cont.)

Public Hunting and Fishing and General Game Yards			
Location	Acreage-owned	Leased	Total
Dodge County			
Beaver Dam Lake R.O.W.	3.00	-----	3.00
Horicon Marsh	10,925.38	-----	10,925.38
Shaw Marsh	-----	632.00	632.00
Theresa Marsh (also in Washington Co.)	674.65	1,142.15	1,816.80
Waterloo (also in Jefferson Co.)	---	653.01	653.01
Westford	461.83	419.00	880.83
Wildcat Swamp	-----	1,804.65	1,804.65
Douglas County			
Douglas Co. Grouse Area	-----	2,760.00	2,760.00
Dunn County			
Dunnville	40.00	3,600.51	3,640.51
Elk Mound	120.00	4,039.71	4,159.71
Eau Claire County			
Augusta	2,247.58	-----	2,247.58
Pleasant Valley	-----	2,237.77	2,237.77
Fond du Lac County			
Brandon	204.70	1,658.11	1,862.81
Eden	-----	1,982.35	1,982.35
Eldorado	1,508.65	-----	1,508.65
Rush Lake R.O.W.	16.90	-----	16.90
St. Cloud	-----	3,414.54	3,414.54
Silver Creek (also in Green Lake Co.)	-----	506.57	506.57
Supple Marsh	-----	321.00	321.00
Forest County			
Little Rice	1,521.30	565.84	2,087.14
Grant County			
Montfort	-----	3,773.25	3,773.25
Green County			
Albany	-----	1,760.00	1,760.00
Brodhead	-----	3,199.11	3,199.11
Brooklyn (also in Dane Co.)	202.00	2,981.81	3,183.81
Browntown	354.10	3,866.92	4,221.02
New Glarus	-----	3,580.30	3,580.30
Green Lake County			
Silver Creek (also in Fond du Lac Co.)	-----	1,931.34	1,931.34
Iowa County			
Avoca	-----	3,934.62	3,934.62
Jackson County			
CWCA-Black River Falls	60,198.10	-----	60,198.10
CWCA-Meadow Valley	-----	1,500.00	1,500.00

Conservation Dept.(cont.)

Public Hunting and Fishing and Jefferson County	General Game Yards(cont.)		Total
	Acreage-owned	Leased	
Jefferson	-----	2,860.03	2,860.03
Princess Point	707.00	4,441.08	5,148.08
Waterloo(also in Dodge Co.)	178.24	6,368.00	6,546.24
Watertown	50.17	-----	50.17
Juneau County			
CWCA-Meadow Valley (also in Monroe Co.)	-----	39,229.73	39,229.73
Kenosha County			
New Munster	574.00	1,429.34	2,003.34
Paris	-----	3,050.90	3,050.90
Salem	-----	1,079.45	1,079.45
La Crosse County			
Bangor(also in Monroe Co.)	-----	2,903.94	2,903.94
Van Loon	726.09	3,916.86	4,642.95
Lafayette County			
Argyle	-----	2,921.00	2,921.00
Spafford Creek	-----	4,169.64	4,169.64
Yellowstone	1,871.59	-----	1,871.59
Langlade County			
Ackley Grouse	-----	1,757.00	1,757.00
Woods Flowage	82.00	-----	82.00
Lincoln County			
Merrill City Forest	-----	940.00	940.00
Manitowoc County			
Collins	-----	9,773.77	9,773.77
Killsnake	49.81	-----	49.81
Two Rivers	-----	590.30	590.30
Marathon County			
McMillan Marsh	-----	5,074.69	5,074.69
Nine Mile Swamp	-----	4,240.00	4,240.00
Marinette County			
Peshigo Harbor	1,407.21	-----	1,407.21
Marquette County			
French's Creek (also in Columbia Co.)	-----	340.50	340.50
Germania Marsh	338.25	-----	338.25
Lawrence Creek (also in Adams Co.)	823.66	-----	823.66
Mecan	739.90	-----	739.90
Monroe County			
Bangor(also in La Crosse Co.)	-----	3,905.75	3,905.75
CWCA-Meadow Valley (also in Juneau Co.)	-----	15,089.29	15,089.29

Conservation Dept. (cont.)

Public Hunting and Fishing and	General Game Yards (cont.)		Total
	Acreage-owned	Leased	
Oconto County			
Peshtigo Brook	2,080.00	-----	2,080.00
Oneida County			
Thunder Lake	1,686.00	-----	1,686.00
Outagamie County			
Deer Creek	440.56	-----	440.56
Mack	1,357.90	-----	1,357.90
Maine	720.00	-----	720.00
Outagamie County	-----	411.75	411.75
Ozaukee County			
Cedarburg			
(also in Washington Co.)	18.50	1,183.82	1,202.32
Ulao	-----	1,571.30	1,571.30
Pepin County			
Tiffany (also in Buffalo Co.)	171.83	-----	171.83
Polk County			
McKenzie Creek	2,370.24	-----	2,370.24
Rice Beds Creek	1,420.20	-----	1,420.20
Richland County			
Richland	-----	2,885.16	2,885.16
Rock County			
East Hanover	-----	2,007.92	2,007.92
Evansville	-----	4,485.62	4,485.62
Footville	-----	4,039.78	4,039.78
Lima	-----	2,006.79	2,006.79
Rock Prairie	-----	1,452.14	1,452.14
Storr's Lake	345.85	547.74	893.59
Rusk County			
Devils Creek	80.00	-----	80.00
St. Croix County			
St. Croix Island	539.70	-----	539.70
Sauk County			
Pine Islands			
(also in Columbia Co.)	349.69	-----	349.69
Reedsburg	80.00	1,702.52	1,782.52
Witwen	-----	2,381.87	2,381.87
Sawyer County			
Totogatic (also Washburn Co.)	3,283.03	-----	3,283.03
Weirgor Springs	1,819.78	-----	1,819.78
Shawano County			
Navarino Marsh	1,542.30	-----	1,542.30
Sheboygan County			
Adell	-----	1,693.48	1,693.48
Nichols Creek	132.34	889.59	1,021.93

Conservation Dept. (cont.)

Public Hunting and Fishing and General Game Yards (cont.)

	<u>Acreage-owned</u>	<u>Leased</u>	<u>Total</u>
Taylor County			
Taylor County Grouse Area	-----	1,356.00	1,356.00
Trempealeau County			
Trempealeau Lakes	167.00	-----	167.00
Vilas County			
Whitney Lake	320.00	-----	320.00
Walworth County			
Clover Valley	-----	1,280.05	1,280.05
Richmond	-----	1,920.75	1,920.75
Troy	-----	7,550.65	7,550.65
Washburn County			
Beaver Brook	789.00	-----	789.00
Totogatic (also Sawyer Co.)	400.00	-----	400.00
Washington County			
Allenton	158.28	1,859.92	2,018.20
Cedarburg			
(also in Ozaukee Co.)	-----	160.00	160.00
Colgate	-----	427.97	427.97
Hartford	-----	1,424.00	1,424.00
Jackson Marsh	119.25	-----	119.25
Kewaskum	-----	950.50	950.50
Theresa Marsh			
(also in Ozaukee Co.)	275.85	2,312.32	2,588.17
Waukesha County			
Vernon	1,529.87	1,372.38	2,902.25
Waupaca County			
Clintonville	-----	1,918.74	1,918.74
Marion	-----	2,538.07	2,538.07
Mukwa	-----	1,293.61	1,293.61
Waushara County			
Greenwood	1,438.23	165.17	1,603.40
Pine River	-----	1,420.87	1,420.87
White River	209.90	-----	209.90
Willow Creek	432.15	-----	432.15
Winnebago County			
Bay Boom	-----	2,265.72	2,265.72
Deltox Marsh	-----	854.11	854.11
Deppe Marsh	100.00	-----	100.00
Rush Lake	-----	1,163.16	1,163.16
Rush Lake R.O.W.	1.68	-----	1.68
Wood County			
CWCA-Meadow Valley	-----	1,820.00	1,820.00
Wood County	-----	18,632.76	18,632.76

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Conservation Dept.(cont.)

	<u>County</u>	<u>Acreage</u>
<u>State Parks</u>		
<u>Scenic Parks</u>		
Big Foot Beach	Walworth	301
Brunet Island	Chippewa	179
Copper Falls	Ashland	1,361
Devil's Lake	Sauk	2,538
Governor Dodge	Iowa	850
Interstate	Polk	675
Merrick	Buffalo	133
Pattison	Douglas	1,160
Peninsula	Door	3,641
Perrot	Trempealeau	937
Potawatomi	Door	1,046
Rib Mountain	Marathon	498
Terry Andrae	Sheboygan	167
Wildcat Mountain	Vernon	696
Wyalusing	Grant	1,671
<u>Historical-Memorial Parks</u>		
Aztalan	Jefferson	123
Cushing	Waukesha	10
First Capitol	Lafayette	2
Lizard Mound	Washington	20
Lost Dauphin	Brown	19
Nelson Dewey	Grant	579
Old Wade House	Sheboygan	5
Tower Hill	Iowa	108
<u>Roadside Parks</u>		
Castle Mound	Jackson	211
Lucius Woods	Douglas	38
Mill Bluff	Monroe	61
New Glarus Woods	Green	78
Ojibwa	Sawyer	353
Roche A Cri	Adams	259
Rocky Arbor	Juneau	227
<u>Others</u>		
Transmitter	Wood	
Vacant lot(Beaver Dam)	Dodge	
Boathouse	Bayfield	
Boathouse	Winnebago	
Various Ranger Stations		
Office Building(Oshkosh)	Winnebago	
<u>Health, Board of</u>		
<u>Health Institutions</u>		
Lake Tomahawk State Camp	Lake Tomahawk	
State Sanatorium	Wales	
<u>Farms</u>		
Lake Tomahawk Farm	Lake Tomahawk	35
<u>Others</u>		
State Laboratory of Hygiene	Madison	
<u>Historical Society, State</u>		
<u>Historical Library</u>		
Villa Louis	Prairie du Chien	
Cutover timber land	Clark, Taylor and Price Counties	4,560

LRL-RB-121
Highway Commission
Weighing Stations

<u>County</u>	<u>Highway No.</u>	<u>Location</u>
Brown	41	DePere
Chippewa	29	1 mi. east of Chippewa Falls
Columbia	51	Southeast of Portage
*Dane	151-18	Between Verona and Madison
Douglas	2	$\frac{1}{4}$ mi. southeast of Superior
Fond du Lac	151-41	Junction of 151 and 41
Grant	11-35	Junction STH 11 and 35
Kenosha	41	$\frac{1}{2}$ mi. north of Ill. state line (east side)
Kenosha	41	$\frac{1}{2}$ mi. north of Ill. state line (west side)
Monroe	12	East of Tomah
Oconto	41-141	Abrams
*Portage	51	1 mi. n. of Stevens Point
Rock	14	1 mi. n. of Evansville
Sheboygan	57-23	Junction of 57 and 23
Walworth	12-15	1 mi. n. of Elkhorn

*Expected to be constructed in 1956.

Others:

Highway Testing Lab.	Madison
Marking and sign shop	Junction of 30 and 51 e. of Madison
Waysides(182)	Various places around the state along highway right of way

Highways:

Over 11,000 miles of State Trunk Highways throughout the state. Approximately 10% of these highways have title resting in the state; the balance in the counties, cities and towns.

Investment Board(Title in Wisconsin Investment Board)

Real Estate Owned, March 13, 1956

<u>Buildings</u>	<u>Location</u>
Manufacturing Plant	Lake Geneva, Wisconsin
Warehouse	Coldwater, Michigan
1st National Bank Building	St. Louis, Missouri
Pepsi Cola Building	Milwaukee, Wisconsin
Super Market	Milwaukee, Wisconsin
Lumber Yard	Madison, Wisconsin
Paint Manufacturing Plant	Milwaukee, Wisconsin
Department Store	Madison, Wisconsin
Filling Station	Bellerose, New York
" "	Fond du Lac, Wisconsin
" "	Tonawanda, New York
" "	Center Line, Michigan
" "	Niles, Michigan
" "	Davenport, Iowa
" "	Dearborn Township, Michigan
" "	Detroit, Michigan
" "	St. Louis, Missouri
" "	Detroit, Michigan

LRL-RB-121

Public Instruction, Department of
Institutions

School for the Visually Handicapped	Janesville
School for the Deaf	Delavan
Other:	
Warehouse	Madison
See Farms under Public Welfare Dept.	

Public Lands, Commissioners of

The following is a statement of trust fund and military road lands held by the state, June 30, 1954

<u>County</u>	<u>Acreage</u>	<u>County</u>	<u>Acreage</u>
Adams	239.82	Marathon	120.00
Ashland	3,711.82	Marinette	4,078.76
Barron	117.14	Marquette	126.25
Bayfield	1,325.36	Monroe	240.00
Buffalo	323.19	Oconto	760.37
Burnett	4,437.51	Oneida	31,712.32
Chippewa	324.24	Outagamie	1,304.11
Clark	200.00	Pepin	32.30
Columbia	107.80	Pierce	78.31
Crawford	70.02	Polk	1,105.85
Dodge	240.66	Price	17,866.69
Door	235.47	Richland	3.68
Douglas	1,251.02	Rusk	2,218.51
Dunn	404.50	Sawyer	6,726.91
Eau Claire	411.02	Sawyer(Lac Court	
Florence	3,621.33	Oreilles Ind. Res.)	160.00
Fond du Lac	40.31	Shawano	519.49
Forest	23,619.29	Taylor	1,880.54
Grant	73.92	Trempealeau	40.00
Iron	22,579.91	Vernon	156.51
Jackson	1,802.02	Vilas	13,330.11
Jefferson	160.00	Vilas(Lac du	
Juneau	130.31	Flambeau Ind, Res.)	28.50
La Crosse	57.46	Washburn	1,955.60
Langlade	1,329.57	Waupaca	40.00
Lincoln	804.32	Wood	160.00

Public Welfare, Department of
Institutions

Central State Hospital	Waupun
Mendota State Hospital	Mendota
Diagnostic Center	Madison
Northern Colony and Training School	Chippewa Falls
Southern Colony and Training School	Union Grove
Winnebago State Hospital	Winnebago
Wisconsin Child Center	Sparta
Wisconsin Home for Women	Taycheedah
Wisconsin School for Boys	Waukesha
Wisconsin School for Girls	Oregon
Wisconsin State Prison	Waupun
Wisconsin State Reformatory	Green Bay
Workshop for the Blind	Milwaukee
Offices:	
District office	Milwaukee

Public Welfare, Department of (cont.)

<u>Farms:</u>	<u>Location</u>	<u>Acreage</u>
Central State Hospital Farm	Waupun	111
Mendota State Hospital Farm	Mendota	311
Northern Colony and Training School Farm	Chippewa Falls	1,320
Noyes Farm	Beaver Dam	510
Oregon School for Girls Farm	Oregon	404
Prison Farms 1, 2 and 10	Waupun	1,829
Reformatory Farm	Green Bay	1,871
Southern Colony and Training School Farm	Union Grove	916
Taycheedah Farm	Taycheedah	238
Thompson Farm	Cambridge	1,185
Waukesha School for Boys Farm	Waukesha	711
Winnebago State Hospital Farm	Winnebago	825
Wisconsin Child Center Farm	Sparta	223
*Wisconsin School for Deaf Farm	Delavan	167
*Wisconsin School for Visually Handicapped Farm	Janesville	107

*These farms are on state property under the jurisdiction of the Department of Public Instruction but are operated by the Department of Public Welfare.

Other:

Quarry	Amberg
Warehouse	Waupun

Radio Council, State

Transmitter stations located on 1 acre each at the following locations:

Auburndale	Madison
**Brule	*Rib Mountain
Chilton	Salem
Colfax	Superior-Ashland
*Delafield	
Highland	

*These transmitters are located on land under the jurisdiction of the Conservation Department.

**This transmitter is located on land leased from the Mosinee Paper Company.

State Colleges, Board of Regents of (Title in Bd. of Regents of St. Col.)

College campuses located in the following cities:

Eau Claire	Oshkosh
La Crosse	River Falls
Menomonie - Stout Institute	Stevens Point
Milwaukee	Superior
Platteville	Whitewater
*Platteville	

*There are 2 colleges located at Platteville: one is the state college and the other is the Institute of Technology.

Farms:

Platteville	100 acres
River Falls	220 acres

State Colleges Building Corporation (Title in Wisconsin State Colleges Building Corp.)
 Nurses' Dormitory La Crosse
 Farm Land River Falls 28 acres

Taxation, Department of

Office Building La Crosse
 Office Building Madison
 Office Building Grant County

University of Wisconsin Board of Regents (Title in University Bd. of Regents)

Campus:

Main Campus - North of University Ave. between Lake St. and the Dairy Barns on the Agricultural Campus, the Service Building and Heating Station, Camp Randall including Memorial Park, and the Engineering Buildings north of the Stadium.
 Madison 246.7 acres

University of Wis. - Milwaukee

Milwaukee 1.7 "
Location Acreage

Areas adjacent to main campus:

Dairy barn	Madison	32.6
Eagle Heights	Madison	28.2
University houses	Madison	15.5
Picnic Point	Madison	128.9
Tent Colony	Madison	25.2
Pharmacy Gardens	Madison	2.5

Others:

Knapp Graduate Center (Formerly Governor's Mansion)	Madison	1.4
Men's and women's dormitories (Johnson St. and Orchard St.)	Madison	
University cabins	Madison	1.2
Arboretum	Madison	1,123.2
Fayville Prairie	Lake Mills	58.3
Upham Woods (Blackhawk Island)	Wis. Dells	318.7
Centennial Forest	Eau Claire Co.	84.0
President's Residence	Madison	

Farms:

Rieder Farm	Madison	120.0
Charmany Farm	Madison	217.0
Mandt Farm	Madison	154.5
University Marsh Farm	Madison	214.9
Eagle Heights Farm	Madison	105.0
Emmons Blaine Farm	Lake Mills	545.0
Three Lakes Farm	Oneida Co.	240.0
Arlington Prairie Farms	Arlington	1,170.0
*Hill and Gugel Farms	Madison	625.6

*In the process of being sold.

University of Wisconsin Board of Regents (cont.)

<u>Experimental Stations</u>	<u>Location</u>	<u>Acreage</u>
Ashland	Ashland	257.0
Coddington	Coddington	80.0
Hancock	Hancock	223.0
La Crosse	La Crosse	160.0
Marshfield	Marshfield	180.0
Spooner	Spooner	403.0
Sturgeon Bay	Sturgeon Bay	100.0

University Trust Fund Property:

Babcock House	Madison	
Land	Oneida County N.Y.	135
Land	Iron County	40
Land	Brazoria, Texas	5
Land	Calumet, Ill.	48 lots
Crawford Co. Farm	Crawford Co.	566 acres

Wisconsin University Building Corporation (Title in Wis. Univ. Bldg. Corporation)

17 lots with houses	Madison
49 vacant lots	Madison
Parking lot between Mills and Charter Sts.	Madison
Veterans Admin. Bldg.	Madison
State Crime Laboratory	Madison
Memorial Union	Madison
Men's dormitories - Slichter	Madison
Camp Randall Memorial Bldg.	Madison
Intern's residence dormitory	Madison
Enzyme Research Institute	Madison
Chemistry bldg. addition	Madison
Law bldg. addition	Madison
Chemical Engineering Bldg.	Madison

Veterans Affairs, Department of Institutions:

Grand Army Home	King
Farms:	
35 acre farm	King
Other:	

Various buildings which the department has acquired throughout the state as a result of foreclosures on the mortgages held.

VI. OTHER REAL PROPERTY

In addition to the large and varied holdings of land, the buildings on state-owned land represents a high investment. As of January 1, 1956 the value of such buildings, as estimated for purposes of determining the appropriation for the state building trust fund under section 20.07 (9) of the statutes amounted to almost 262.3 million dollars.