

Report: Water Utility's Surplus Properties

Legistar No. _____

To: Water Utility Board
From: Larry D. Nelson, Interim Water Utility Manager
Subject: Water Utility Surplus Properties

Water Utility staff has met with the Real Estate staff of the Department of Planning and Community and Economic Development to discuss the potential disposal of surplus Water Utility properties at the following locations:

1. 3402 Sherman Avenue;
2. 3821 Savannah Road;
3. 604 Bordner Road;
4. 523 E. Main Street;
5. Site at Old Sauk Road and Pioneer Road;
6. Unit Well No. 5; and,
7. 4002 Nakoosa Trail.

Sketches of the properties are attached.

Given the lack of development, there isn't the demand for land that we experienced several years ago. We recommend the following course of action:

1. **3402 Sherman Avenue.** The neighboring property owner, the East Bluff Homeowners Association has declined to purchase this property. There is a possibility that the City will require a portion of the property for intersection improvements, such as a bike lane at Northport Drive and Sherman Avenue.

Estimated Financial Benefit to the Utility: None.

Recommendation: Transfer this parcel to the City of Madison for right of way.

2. **3821 Savannah Road.** The neighboring property owner, the HoChunk Nation, has declined to purchase this 9,905 SF parcel. However, the Nation has not announced any development plans for its property either. This property came to the Water Utility with the dissolution of a Town of Blooming Grove Sanitary District without cost to the Utility.

Recommendation: Retain pending the development of the HoChunk Nation properties.

3. **604 Bordner Road.** This property is landlocked and is the site of a former Town of Madison water supply well. The well is currently used as a monitoring well by the Wisconsin Geological Survey. The abutting properties have been contacted and have declined to purchase this property.

Estimated Financial Benefit to the Utility: None.

Recommendation: Retain for use as monitoring well site. Real Estate will negotiate a memorandum of agreement with Wisconsin Geological Survey to transfer the responsibility to abandon the well, should the site no longer be needed for monitoring purposes.

4. **523 E. Main Street.** This is the former administrative office of the Water Utility. It has been the intention of the Utility to coordinate the sale of this property with the development of adjacent lands. The appraised value of the property is \$1,050,000. However, that value has not been adjusted to current market conditions. Real Estate staff estimate the value of the property today at less than one-half the appraisal.

As an interim venture, staff will investigate the potential use of this property by the Transit Utility for temporary office space.

Recommendation: Reschedule the sale of this property to February 2009 and evaluate with the current market conditions at that time.

5. **Site at Old Sauk Road and Pioneer Road.** A developer represented by Atty. Trachtenberg has inquired about purchasing a portion of this site, which was purchased for a future elevated tank. Map 1 and Map 8 of the Elderberry Neighborhood Development Plan are attached. The property has not been annexed to the City, at this time.

There is always a concern about the potential of opposition to an elevated tank by adjacent residents regardless of advance notice.

Estimated Financial Benefit to the Utility: \$1,500,000

Recommendation: Proceed with discussions with developers. If a sale is consummated, the funding should be placed in the Utility's unrestricted asset fund.

6. **Unit Well No. 5.** This site is actually an easement on the property of the MMSD (Madison Metropolitan Sewerage District.) The easement needs to be transferred to the MMSD, as a culmination of the MMSD's construction of UW 30.

Recommendation: Proceed to affect an expeditious transfer of this easement.

7. **4002 Nakoosa Trail.** This property was a fill site used for a number of years by the Utility for storage of some of pipe and fittings. We also use it as a dump site for snow removal. There is a concern for the quality of the material placed at the site. The site is adjacent to the rail corridor has some potential for rail passenger boarding.

A portion of this property was to have been transferred for R/W (right of way purposes) for the construction of Nakoosa Trail. Engineering has recently agreed to compensate the Water Utility \$5.75 per sq ft x 1947 sq ft = \$11,195.25 for the R/W.

Recommendation: Retain the property until such time as it can be used for a public purpose without generating a liability to the Water Utility. Use the funds for the Utility's unrestricted assets fund.

A handwritten signature in black ink, appearing to read "Larry D. Nelson". The signature is fluid and cursive, with a large initial "L" and "N".

Larry D. Nelson, P.E.
Interim Water Utility Manager

Attachments

SURPLUS PROPERTY
3402 North Sherman Avenue

East Bluff Homeowners Association

Subject Property
3402 North Sherman Ave
5,000 SF
Owner - Water Utility of Madison

City of Madison: Department of Planning and
Community and Economic Development
1000 East Washington Avenue
DVR (10240) / 7472 - 3402 North Sherman Ave

SURPLUS PROPERTY
3821 Savannah Road



Meier Rd

Subject Property
3821 Savannah Rd
9,905 SF
Zoning: A
Owner - Water Utility of Madison

Savannah Rd

USH 127-18

City of Madison, Department of Planning and Development
Community and Economic Development Unit
DWR (04000) (065) - 3021 Savannah Rd - Blowing Rock Well

SURPLUS PROPERTY
604 Bordner Dr

Old Sauk Rd

Wisconsin Cooperative
Housing Association

Bittersweet Pl

Old Middleton Rd

N Rosa Rd

Bordner Drive

Subject Property
604 Bordner Drive
9,000 SF
Owner - Water Utility of Madison

City of Madison, Department of Planning and Development
Community and Economic Development Unit
DWR (11/06/09) [47] - 604 Bordner Drive

GEOGRAPHIC PARAMETER ENTRY - (NQT)

Parcel: 0709-133-1702-4 Date: 10/24/07 Time: 12:27:59
 OR Address: 517 E Main St MCD Code: MAD-C
 OR Owner Name: CITY OF MADISON WATER UT SURPLUS
 Browsing file in ADDRESS order

ASSESSOR TELEPHONE DATA (NQT)

Addressee: CITY OF MADISON WATER UT
 SURPLUS
 119 E OLIN AVE
 MADISON, WI 53713-1431

* Building Information *
 Construction Yr:

Assessment:

Current Land:	0				
Improv.:	0	Assmt Area: 6601		* Lot Data *	
Total:	0	Code: E 2a		Width:	0.00
		Class: Res		Depth:	0.00
Previous Land:	0	Use Code: 000		Sq Ft:	4,356.00
Improv.:	0	Zoning: HIS-FS R5		Shape: Regular	
Total:	0			No Exception	

* TIF Data *	* 2006 Tax Data *	Frontage	Street
Dist: 25	Net: .00	33.00	E Main St
Year: 1995	Spec1: .00		
	Other: .00		
Land: 0	Total: 0.00		
Bldg: 0			
Total: 0	Tax School Dist.: Madison		Date last change 12/11/2006

*\$1,050,000 appraised value
 Current Value.*

offer is \$21⁰⁰/FT

SURPLUS PROPERTY
517 - 523 East Main St

Subject Property
517-523 East Main
517 East Main - 4,356 SF
523 East Main - 8,712 SF
Owner - Water Utility of Madison

Elderberry Neighborhood Development Plan

192



LAND TO BE ACQUIRED FOR PUBLIC STREET PURPOSES

EXHIBIT "A"

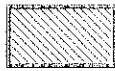
NAKOOSA TRAIL

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION
MADISON, WISCONSIN

CURVE & COURSE TABLE

C1	C2	C3	C4
R = 213.0'	R = 17.0'	R = 25.0'	
LC BRG = N73°45'00"E	LC BRG = N34°14'21"E	LC BRG = S34°25'51"W	
LC = 38.79'	LC = 23.93'	LC = 35.31'	
L1	L2	L3	L4
N68°31'28"E 87.53'	N78°58'15"E 11.72'	S10°30'03"E 12.35'	S79°21'44"W 128.15'

QUIT CLAIM DEED,
MADISON WATER UTILITY
TO CITY OF MADISON
DOCUMENT # 2831482,
RECORDED FEB 10, 1997



1047 SQ. FT. FOR PUBLIC STREET PURPOSES

PROPERTY OWNER:
CITY OF MADISON WATER UTILITY
251-0810-334-0087-1
4002 NAKOOSA TRAIL

NAKOOSA TRL/WALSH RD R/W RETAINED
BY WDCT IN DEED TO GILOMEN TRUCKING
DGC NO 1609549 V1035/P426-429 02/02/79

SCALE: 1" = 100 FEET

NAKOOSA TRL
NO THRU STREET

NAKOOSA TRL NAKOOSA TRL

N STOUGHTON RD
N STOUGHTON RD

CSM 10214

N00°09'44"E

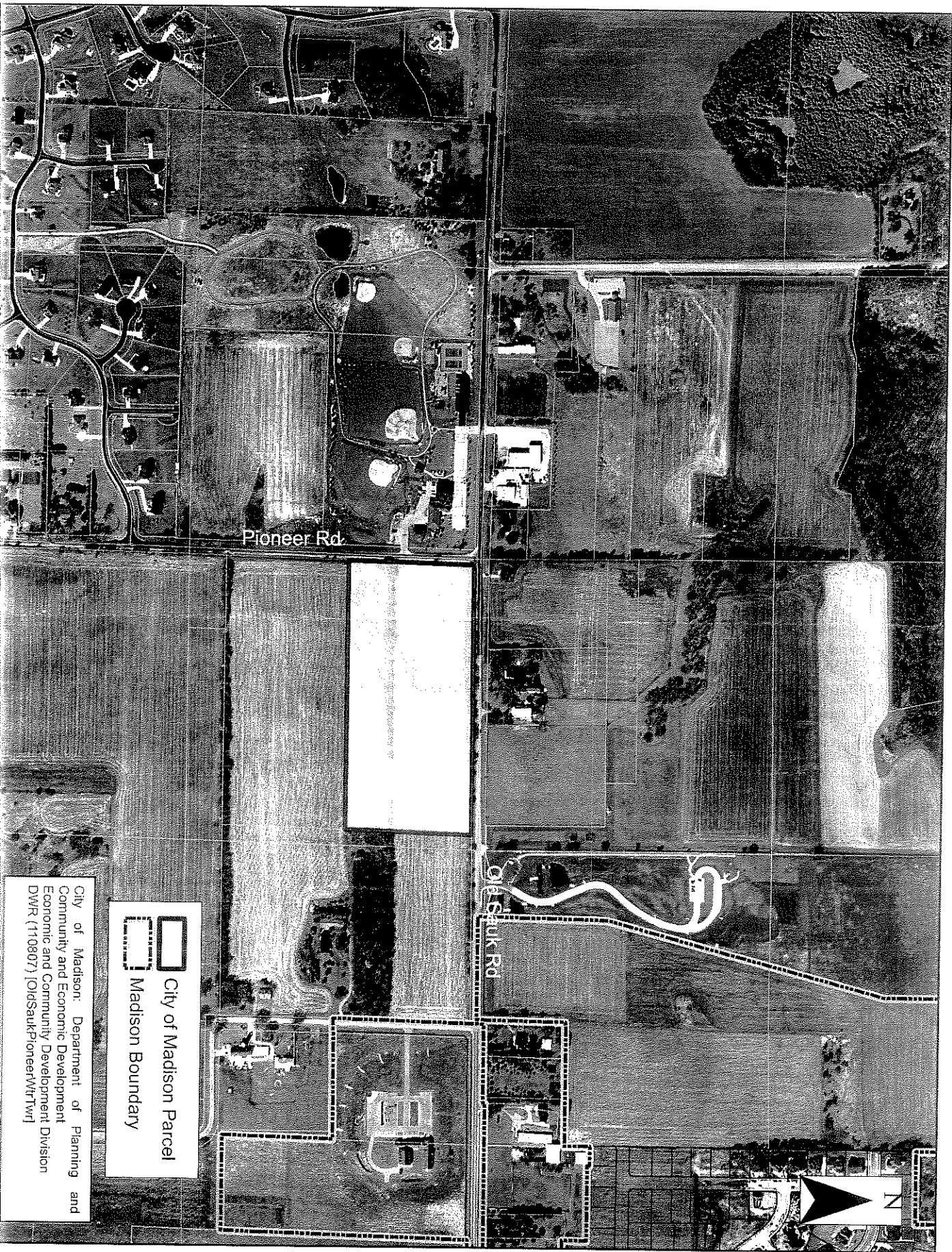
CSM 10214


Dedicated to the Public for
Street Purposes
(CUB CENTER PLAT)

COMMERCIAL AV

COMMERCIAL AVE

FILENAME:
M:\MAPS\LAND RECORDS\ENGR\CLDB\CHNG.02.DGN
DATE: 03/14/2002
ENGR. PROJ. NO. 5380572
REAL ESTATE PROJ. NO. 7103
REVISED:



 City of Madison Parcel
 Madison Boundary

City of Madison: Department of Planning and
Community and Economic Development
Economic and Community Development Division
DWR (110807) [OldSaukPioneerWrtwr]