

1997-98 SESSION
COMMITTEE HEARING
RECORDS

Committee Name:

Joint Committee on
Finance
(JC-Fi)

Sample:

- Record of Comm. Proceedings
- 97hrAC-EdR_RCP_pt01a
- 97hrAC-EdR_RCP_pt01b
- 97hrAC-EdR_RCP_pt02

➤ Appointments ... Appt

➤

➤ Clearinghouse Rules ... CRule

➤

➤ Committee Hearings ... CH

➤

➤ Committee Reports ... CR

➤

➤ Executive Sessions ... ES

➤

➤ Hearing Records ... HR

➤

➤ Miscellaneous ... Misc

➤ 97hr_JC-Fi_Misc_pt02f_DPR

➤ Record of Comm. Proceedings ... RCP

➤

Joint Finance

16.505/16.515

14 Day Passive
Reviews

10/17/96 to

12/17/96

DNR 11/19/96

STATE OF WISCONSIN

**SENATE CHAIR
BRIAN BURKE**

100 North Hamilton
P.O. Box 7882
Madison, WI 53707-7882
Phone: 266-8535



**ASSEMBLY CHAIR
BEN BRANCEL**

119 Martin Luther King Blvd.
P.O. Box 8952
Madison, WI 53708-8952
Phone: 266-7746

JOINT COMMITTEE ON FINANCE

November 19, 1996

George Meyer, Secretary
Department of Natural Resources
101 South Webster Street
Madison, WI 53707-7921

Dear Secretary Meyer:

This is to inform you that the members of the Joint Committee on Finance have reviewed the October 23, 1996 request made by the Department of Natural Resources pursuant to s. 23.0915(4), Stats., regarding a land purchase from Mr. Fred Coyle.

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

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of Ben Brancel in black ink.

BEN BRANCEL
Assembly Chair

cc: Members, Joint Committee on Finance
Linda Nelson, Department of Administration
Bob Lang, Legislative Fiscal Bureau

BB:BB:al

STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

Room 302H
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608)266-8535



ASSEMBLY CHAIR
BEN BRANCEL

LL2, 119 Martin Luther King Jr. Blvd.
P.O. Box 8952
Madison, WI 53708-8952
Phone: 608-266-7746

JOINT COMMITTEE ON FINANCE

MEMORANDUM

TO: Members
Joint Committee on Finance

FROM: Senator Brian Burke
Representative Ben Brancel
Co-Chairs, Joint Committee on Finance

DATE: October 31, 1996

RE: 14 Day Passive Review

Attached is a copy of a request from the Department of Natural Resources regarding the notification of a land purchase from Mr. Fred Coyle in the amount of \$364,500. Pursuant to s.23.0915(4), stats., the Department is required to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost.

While the DNR notice is dated October 23, the request was received in our offices on October 30. Therefore, this request will be approved on November 19, 1996, unless you would like to meet formally to discuss it. Please contact either Senator Burke or Representative Brancel if you have any objections to the request.

Also, please contact us if you need further information.

BB:BB:jc



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary

Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

OCT 23 1996

IN REPLY REFER TO: WR-444

Honorable Brian Burke
Member State Senate
302 Hamilton
C A P I T O L

Honorable Ben Brancel
Member State Assembly
Room 107 South
C A P I T O L

Dear Senator *Burke* and Representative *Brancel*:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 542.44 acre land purchase from Mr. Fred Coyle, for \$364,500. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the October meeting. The land is required for Public Recreation and Scenic Preservation for the Lower Wisconsin State Riverway. There are sufficient funds appropriated to complete the purchase.

The file number is WR-444 and the land is located in Grant County. Attached please find a memo and maps describing this transaction. The Department has notified local elected officials and state representatives regarding this transaction and I have not received any objections from them.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If the Committee has no objections, the Department will forward the proposal to the Governor for his consideration. If you need additional information, please contact Carl Evert at 266-3462. Mr. Evert is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,

George E. Meyer
George E. Meyer
Secretary

cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau

DATE: October 3, 1996

FILE REF: WR-444

TO: Governor Thompson

FROM: George E. Meyer

*George*SUBJECT: Proposed Land Acquisition, Coyle Tract, File # WR-444,
Option Expires December 30, 19961. PARCEL DESCRIPTION:Lower Wisconsin State Riverway
Grant CountyGrantor:Fred Coyle
35 W. 500 Ridge Road
Dundee, IL 60118Acres: 542.44Price: \$364,500Appraised Value: \$353,000 and \$366,000Interest: Purchase in fee.Improvements: House, Garage, and Farm OutbuildingsLocation: The tract is located 1/2 mile west of the Village of
Millville in northwestern Grant County.Land Description: The land is all ridge and valley.

<u>Covertime Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Woodland	448.44
	Cropland	<u>94.00</u>
	TOTAL	542.44

Zoning: Agriculture - ExclusivePresent Use: Agriculture/RecreationProposed Use: Public Recreation and Scenic River ProtectionTenure: 13 YearsProperty Taxes: \$4,784.34Option Date: October 1, 1996Comments: A 1996 closing is required.

2. JUSTIFICATION:

The 542.44-acre Coyle tract is recommended for purchase for the Lower Wisconsin State Riverway. The land is being acquired to protect the scenic and natural values of the tract and preserve them for future generations, to provide opportunities for public recreation, and to allow natural resource management of the land.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between the former projects, to meet recreational needs, and to protect scenic lands along the River.

The Coyle property consists of 448.44 acres of woods and pasture and 94 acres of cropland. The cropland has either been under CRP or idle for the past few years and is in a grass cover. There is 1,650 feet of frontage on the Wisconsin River and about one mile of two bank frontage on Millville Creek, a class 2 trout stream. The Department has an easement on about 7 acres along the trout stream. County trunk "C" provides access on two separate locations of the property. A large block of State land borders on the northeast side of the Coyle tract.

It is noted that the hilly land on the western side of this farm offers very scenic views of the Wisconsin River valley. For this reason this farm has excellent subdivision potential. The elevations of this area range from about 640 feet along County Highway "C" to 900 feet. The highest elevation on this farm is about 1,040 feet.

The mix of forest, open land, trout stream and Wisconsin River frontage on the Coyle tract will provide an excellent area for integrated public uses. The improvements, consisting of fairly low value house, barn and sheds, will be sold for removal or salvage and the site returned to a natural condition.

The Department recommends acquisition of this parcel to provide opportunities for public recreation, to consolidate state ownership, to protect the scenic and natural values of the land for future generations, and to permit natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,148,346

Comments: The purchase price will be paid in two installments. Estimated interest cost is \$1,000. A 1996 closing is required.

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 40,491.51
Acquisition Goal: 79,295.00 Acres
Percent Complete: 51.1%
Cost to Date: \$11,263,942

5. APPRAISAL:

Appraiser: R. N. Bredemus (Private Appraiser)
Valuation Date: August 15, 1996
Appraised Value: \$353,000
Highest and Best Use: Agriculture/Recreation

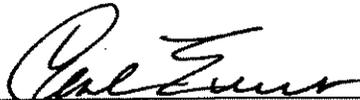
Allocation of Values:

- a. land: 542.44 acres @ \$632 per acre: \$343,000 (Rounded)
- b. improvements: 10,000
- c. total: \$353,000
- d. market data approach used, four comparable sales cited
- e. adjusted value range: \$548 to \$906 per acre

Appraisal Review: Ron Olson - September 19, 1996

Comments: A second appraisal report was prepared by Julie Hankes, a staff appraiser. She estimated value at \$366,000 as of August 24, 1996. Both reports were updates of 1993 appraisals and value increased 30% and 35% between 1993 and 1996. The review appraiser set just compensation at \$353,000 and accepted both reports. The purchase price of \$364,500 is the best price which could be negotiated.

RECOMMENDED:



Carl H. Evert

10-7-96

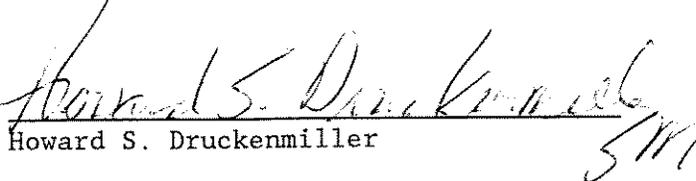
Date



Bureau of Legal Services

10/7/96

Date

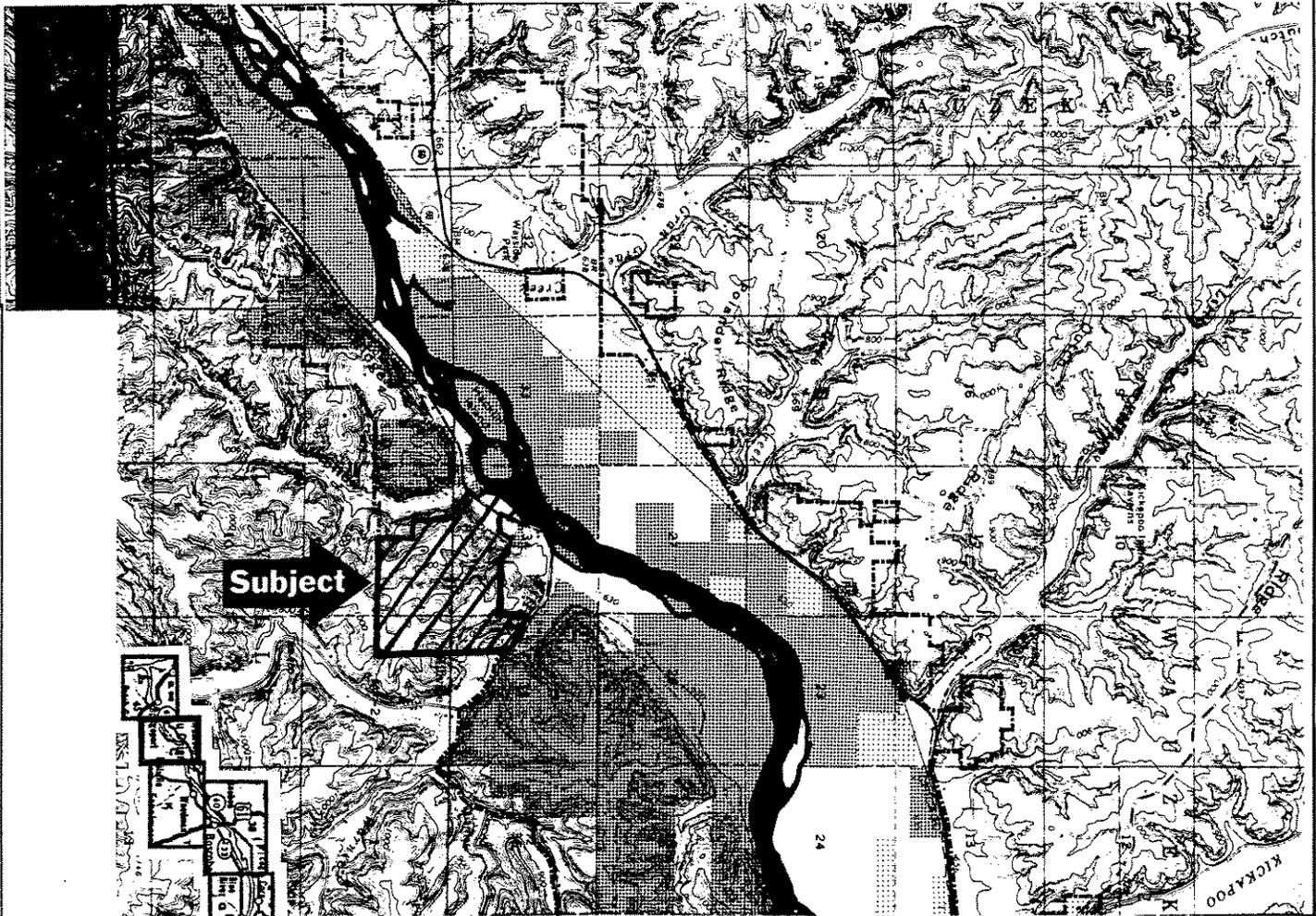


Howard S. Druckenmiller

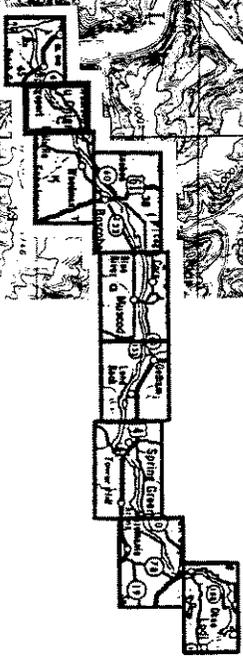
10/9/96

Date

RES:am



Subject



STATE OF WISCONSIN
 DEPT. OF NATURAL RESOURCES
 LOWER WISCONSIN
 STATE RIVERWAY

Prepared by: TAMM DATE: 9/25
 BOUNDARY APPROVED: 7/23/88
 APPROVAL CODE: 1788
 DRAWN BY: TAMM
 CHECKED BY: TAMM
 DESIGN: TAMM
 DATE: 7/25/88
 PROJECT NO.: 1788

LEGEND:
 --- PROJECT BOUNDARY
 ■■■■■ STATE OWNED
 ■■■■■ STATE EASEMENT

SCALE
 1" = 1000'

