

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_pt03j_DPR
-
- Record of Comm. Proceedings ... RCP
-

Joint Finance

16.505/16.515
14 Day Passive
Reviews

12/23/96 to
2/18/97

DNR 1/2/97

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

January 3, 1997

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

Dear Secretary Meyer:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your December 4, 1996, request pursuant to s. 23.0915(4), Stats., regarding the proposed 360 acre state land purchase from Francis and Colleen Munz in the amount of \$258,000.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of Ben Brancel in black ink.

BEN BRANCEL
Assembly Chair

BB:BB:jc

cc: Members, Joint Committee on Finance

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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: December 11, 1996

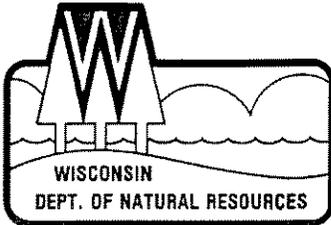
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed 360 acre state land purchase from Francis and Colleen Munz in the amount of \$258,000. This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

Please review this item and notify **Senator Burke** or **Representative Brancel** no later than **Thursday, January 2, 1997**, if you have any questions about this request or would like the Committee to meet formally to consider it. If no objections are heard by that date, the request will be approved.

Also, please contact us if you need further information.

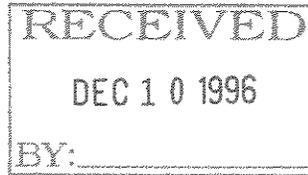
BB:BB:jc



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

PO Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-0823
FAX 608-267-2750
TDD 608-267-6897



December 4, 1996

IN REPLY REFER TO: WR-447

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

Honorable Ben Brancel
Member State Assembly
Room 107
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 360-acre land purchase from Francis and Colleen Munz for \$258,000. 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 December meeting. The land is required for Scenic Protection and Public Recreation for the Lower Wisconsin State Riverway. There are sufficient funds appropriated to complete the purchase.

The file number is WR-447 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.

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 David Morehouse at 266-3462. Mr. Morehouse is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,

George
George E. Meyer
Secretary

cc: Legislative Fiscal Bureau

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: November 11, 1996

FILE REF: WR-447

TO: Governor Thompson

FROM: George E. Meyer

George

SUBJECT: Proposed Land Acquisition, Munz Tract, File # WR-447,
Option Expires March 8, 1997

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Grant County

Grantor:

Francis and Colleen Munz
11916 Munz Lane
Prairie du Chien, WI 53821

Acres: 360

Price: \$258,000

Appraised Value: \$258,000

Interest: Purchase in fee.

Improvements: Hayshed, Barn and Well

Location: The tract is located 7 miles southwest of Prairie du Chien
in northwestern Grant County.

Land Description: The land is hilly bluffland.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	198
	Cropland	141
	Grasslands	<u>21</u>
	TOTAL	360

Zoning: Agriculture

Present Use: Agriculture

Proposed Use: Public Recreation and Scenic River Protection

Tenure: 36 Years

Property Taxes: \$4,451.79

Option Date: November 8, 1996

2. JUSTIFICATION:

The 360-acre Munz 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 Munz property overlooks the lower part of the Wisconsin River valley and consists of 198 acres of woods, 141 acres of scattered rolling fields and 21 acres of pasture. A hay shed and small barn and well are included in this purchase. They will be sold for removal or salvage if not needed for any functional purpose. The Munzs are retaining 20 acres that include their home and main buildings. Of the 360 acres to be purchased, 42 acres are outside of the project boundary. That portion will be held for future sale or exchange purposes.

The Munz farm is a property that has a high potential to be subdivided because of its view of the Wisconsin River valley. Similar farms have been purchased by real estate firms and subdivided in Grant and Crawford Counties. Completing this purchase will assure that this land doesn't become a subdivision.

The property will be used for public recreation and the cropland will be rented or sharecropped. A 15 mile trail system with backpack campsites is planned for the Millville uplands. A backpacking experience with primitive camping should provide solitude for users. This trail will cross the Munz property.

Management of the property will include leasing back the croplands and pasture to Mr. and Mrs. Munz for a period of 2-3 years. Rental return is not yet known as rental rates are currently being researched and negotiated. If the Department and the sellers do not reach agreement, the Department may seek other potential renters. After the lease back period, the more erodible cropland soils on steeper slopes will be planted to hardwoods or grass cover. The remaining croplands will be sharecropped for wildlife enhancement. The wooded acreage will be managed for scenic qualities.

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:
\$5,932,440	\$4,915,930

Comments: The purchase price will be paid in 5 installments. Estimated interest cost is \$18,400.

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 41,238.69
Acquisition Goal: 79,295.00 Acres
Percent Complete: 52.0%
Cost to Date: \$11,635,806

5. APPRAISAL:

Appraiser: Robert Bredemus (Private Appraiser)
Valuation Date: May 15, 1996
Appraised Value: \$258,000
Highest and Best Use:
Agriculture expansion and/or outdoor recreation with potential for further subdivision into 35+ acre parcels

Allocation of Values:

- a. land: 360 acres @ \$700 per acre: \$252,000
- b. improvements, severance: 6,000
- c. total: \$258,000
- d. market data approach used, seven comparable sales cited in a "before and after" process
- e. adjusted value range: \$763 to \$1,140 per acre in the "before" situation.

Appraisal Review: Ronald P. Olson - November 4, 1996

Comments: A second appraisal was prepared by M. P. Augustyn, also a private appraiser. He estimated value at \$253,500. The Bredemus report was considered the better indicator of value and was the basis for negotiations. Both reports used a "before and after" approach because the seller is retaining 20 acres and most of the improvements.

RECOMMENDED:



Carl H. Evert

11-12-96

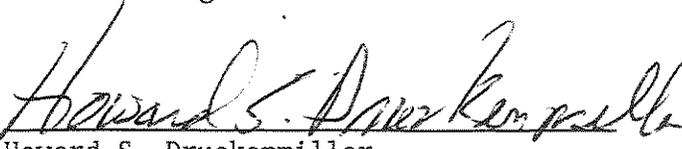
Date



Bureau of Legal Services

11/12/96

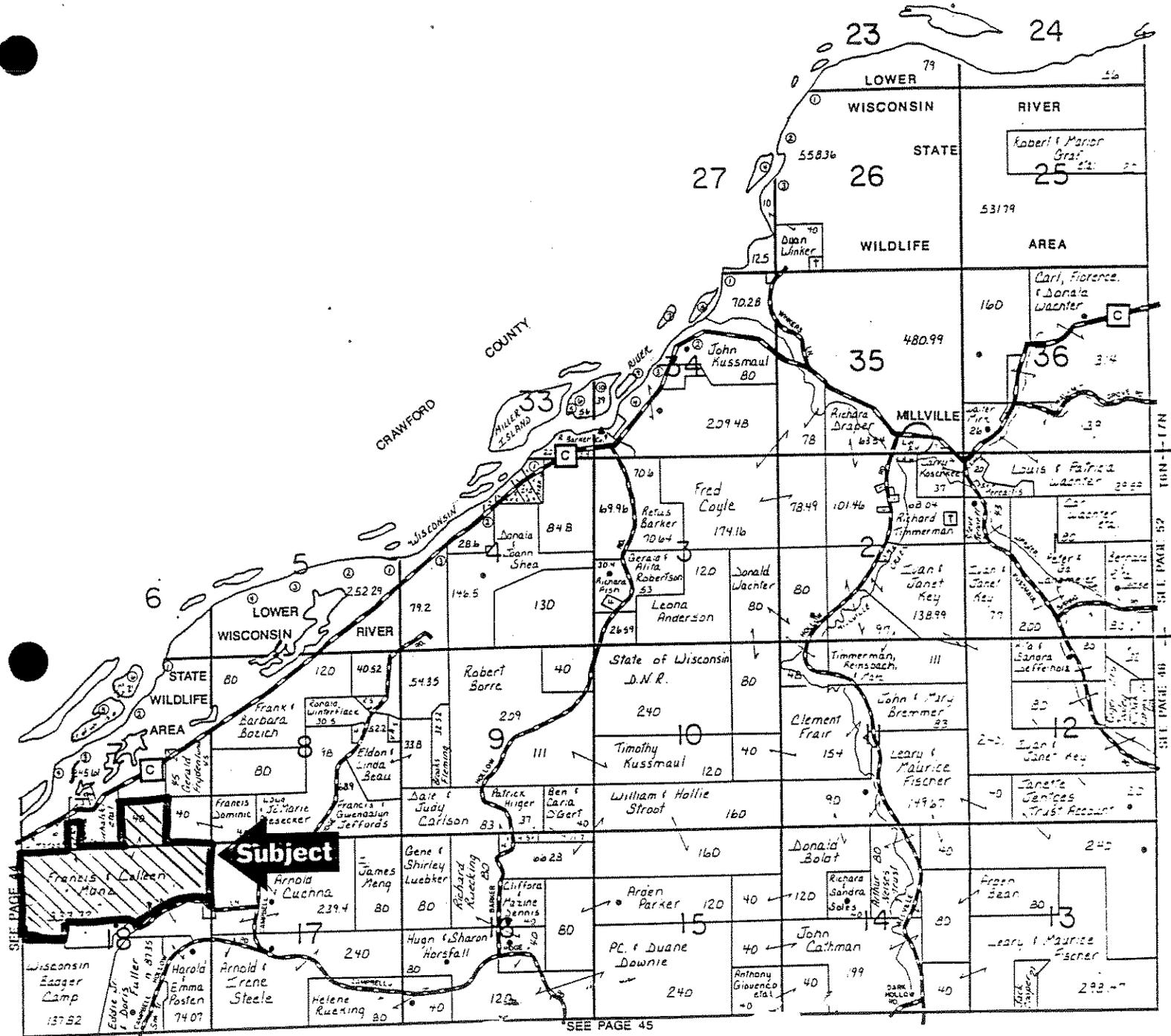
Date



Howard S. Druckenmiller

11/14/96

Date



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