

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\_pt04d\_DPR
- 
- Record of Comm. Proceedings ... RCP
-

Joint Finance

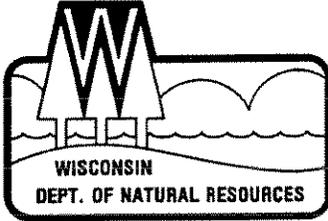
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14 Day Passive  
Reviews

3/13/97 -

5/7/97

DNR - Stewardship  
4/16/97



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

October 31, 1997

HONORABLE BRIAN BURKE  
MEMBER STATE SENATE  
302 HAMILTON  
C A P I T O L

HONORABLE SCOTT JENSEN  
MEMBER STATE ASSEMBLY  
ROOM 315N  
C A P I T O L

Dear Senator *Brian* Burke and Representative *Scott* Jensen:

On April 17, 1997, the Joint Committee on Finance approved the proposed stewardship fund purchase of 65 acres of land in Washington County for the Jackson Marsh Wildlife Area for \$261,000. However, in your letter of that date, you indicated that five to ten acres of land with buildings should be promptly sold by the Department at fair market value and that JCF should be informed about the sale.

My purpose in writing you is to report that the Department has sold five acres and the buildings to a private party. Exposure to the market resulted in several offers. The highest offer was \$167,000 and the sale was closed on October 10, 1997 at that price. If you have any additional questions in this matter, feel free to phone David Morehouse at (608) 266-2241.

Sincerely,

*George*  
George E. Meyer  
Secretary

GEM:RES:js

# STATE OF WISCONSIN

SENATE CHAIR  
BRIAN BURKE

LL1 119 Martin Luther King Blvd.  
P.O. Box 7882  
Madison, WI 53707-7882  
Phone: 266-8535



ASSEMBLY CHAIR  
SCOTT JENSEN

315 North, State Capitol  
P.O. Box 8952  
Madison, WI 53708-8952  
Phone: 264-6970

## JOINT COMMITTEE ON FINANCE

April 17, 1997

Mr. George Meyer, Secretary  
Department of Natural Resources  
101 South Webster  
Madison, WI 53707

Dear Secretary Meyer:

The Committee has reviewed the proposed stewardship fund purchase of 65 acres in Washington County for the Jackson Marsh Wildlife Area for \$261,000. Members have raised concerns that the structures on the property (including a farm house, barn and other buildings) and the associated parcel of five to ten acres be sold promptly by DNR. Further, while the DNR submission indicates the parcel could be sold for \$100,000, the private appraisal would indicate the value of the improvements on a five acre parcel to be \$120,000 to \$140,000. Based on discussions with DNR Bureau of Facilities and Lands officials, we have been assured that the agency's intention is to promptly sell the property at the fair market value. Therefore, we would ask you to inform the Committee of the date and sale price of the property when a sales agreement is reached. With this understanding, the Committee has no objection to the purchase and, accordingly, it is approved.

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE  
Senate Chair

Handwritten signature of Scott Jensen in black ink, written over the word 'Sincerely,'.

SCOTT JENSEN  
Assembly Chair

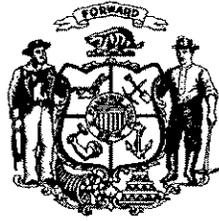
BB/SJ/jc

cc: Members, Joint Committee on Finance

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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P.O. Box 7882  
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ASSEMBLY CHAIR  
**SCOTT JENSEN**

315-N Capitol  
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Phone: (608) 264-6970

## JOINT COMMITTEE ON FINANCE

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Brian Burke  
Representative Scott Jensen  
Co-Chairs, Joint Committee on Finance

Date: April 1, 1997

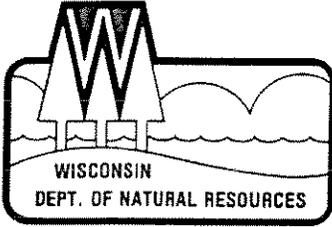
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed 65 acre land purchase from Loraine Butt in the amount of \$261,000. 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 Jensen** no later than **Wednesday, April 16, 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:SJ:jc

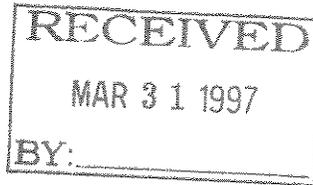


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

MAR 26 1997



IN REPLY REFER TO: W-1273

Honorable Brian Burke  
Member State Senate  
302 Hamilton *Martin Luther King Bldg*  
CAPITOL

Honorable Scott Jensen  
Member State Assembly  
Room 315N  
CAPITOL

*Brian*  
Dear Senator Burke and Representative *Scott* Jensen:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 65-acre land purchase from Loraine Butt for \$261,000. 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 March meeting. The land is required for Wildlife Habitat and Public Recreation for the Jackson Marsh Wildlife Area. There are sufficient funds appropriated to complete the purchase.

The file number is W-1273 and the land is located in Washington 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: March 6, 1997

FILE REF: W-1273

TO: Governor Thompson

FROM: George E. Meyer

*George*

SUBJECT: Proposed Land Acquisition, Butt Tract, File # W-1273,  
Approval is Requested by April 30, 1997

1. PARCEL DESCRIPTION:

Jackson Marsh Wildlife Area  
Washington County

Grantor:

Mrs. Loraine Butt  
c/o Douglas Butt  
N113 W16941 Murillo Drive #5  
Germantown, WI 53022

Acres: 65

Price: \$261,000

Appraised Value: \$248,000 and \$315,000

Interest: Purchase in fee.

Improvements: Two story house, barn, machine shed, and outbuildings

Location: The tract is located 8 miles southeast of the City of West Bend in eastern Washington County.

Land Description: The land has a gentle slope from the road downward to wetlands on the southeast portion.

<u>Covertime Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	9.5
	Wetland	4.5
	Cropland	49.0
	Building Site	<u>2.0</u>
	TOTAL	65.0

Zoning: Agriculture

Present Use: Agriculture

Proposed Use: Public Recreation and Wildlife Management

Tenure: Long term ownership

Property Taxes: \$2,959.33

Option Date: December 17, 1996



2. JUSTIFICATION:

The 65-acre Butt tract is being purchased to provide for public recreation and wildlife management in the Jackson Marsh Wildlife Area, 20 miles from metropolitan Milwaukee.

The Jackson Marsh Wildlife Area is located in Washington County and is managed for wildlife habitat and public recreation. Its location close to Milwaukee makes it a popular, heavily used area. Primary activities are waterfowl, deer and small game hunting, waterfowl viewing, and such activities as hiking and cross-country skiing.

The Butt parcel consists of 65 acres within the Jackson Marsh Wildlife Area project boundary. This is a relatively large block of private ownership remaining to be purchased in the Wildlife Area. The parcel is bordered on three sides by state-owned land and on the fourth side by lands leased to the DNR for public hunting. Twenty four acres are classified as "prior converted" (ditched or tilled) wetland. Upland fields would be converted to grassland nesting cover (a habitat component not generally found on the Wildlife Area) when there is no interest in crop production. Prior converted wetlands would be restored using tile breaks or ditch plugs.

Improvements consist of an older farm house, wood frame barn, and several outbuildings located along Church Road on the west end of the land. The Department will resell the improvements on 5 to 10 acres. Selling the improvements will not severely diminish the functional value of the remaining land for wildlife production or public recreation. Estimated resale price is \$100,000.

This purchase will also greatly reduce the potential for user/landowner related problems such as trespass, property damage, and safety issues that would occur if the land were sold for residential subdivision. Current zoning restrictions (5-acre minimum requirement) do not protect the state recreation lands from the impacts of several new homes in the area.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,047,330	\$358,430

4. ACQUISITION STATUS OF THE JACKSON MARSH WILDLIFE AREA:

Established: 1952  
Acres Purchased to Date: 2,125.32  
Acquisition Goal: 3,173.00 Acres  
Percent Complete: 67.0%  
Cost to Date: \$670,054

5. APPRAISAL:

Appraiser: Richard S. Larkin (Private Appraiser)  
Valuation Date: October 4, 1996  
Appraised Value: \$248,000  
Highest and Best Use: Small Family Farm

Allocation of Values:

- a. improvements: \$110,000
- b. land: 65 acres @ \$2,123/acre: \$138,000
- c. total: \$248,000
- d. market data approach used, eight comparable sales cited
- e. adjusted value range: \$1,977 to \$2,350 per acre for bare land;  
\$134,500 to \$140,500 for the house and five acres.

Appraisal Review: Greg Delwiche - November 15, 1996

Comments: A second appraisal report was prepared by Steve Stiloski. He estimated value at \$315,000 as of October 15, 1996. The Larkin report was used for negotiations. However, the Department raised its offer to \$261,000 and this is considered the best price which could be negotiated.

RECOMMENDED:

*David C. Morehouse*

David C. Morehouse

*3-7-97*

Date

*Richard J. Hennigan*

Bureau of Legal Services

*3/10/97*

Date

*Steven W. Miller*

Steven W. Miller

*3-18-97*

Date

RES:am

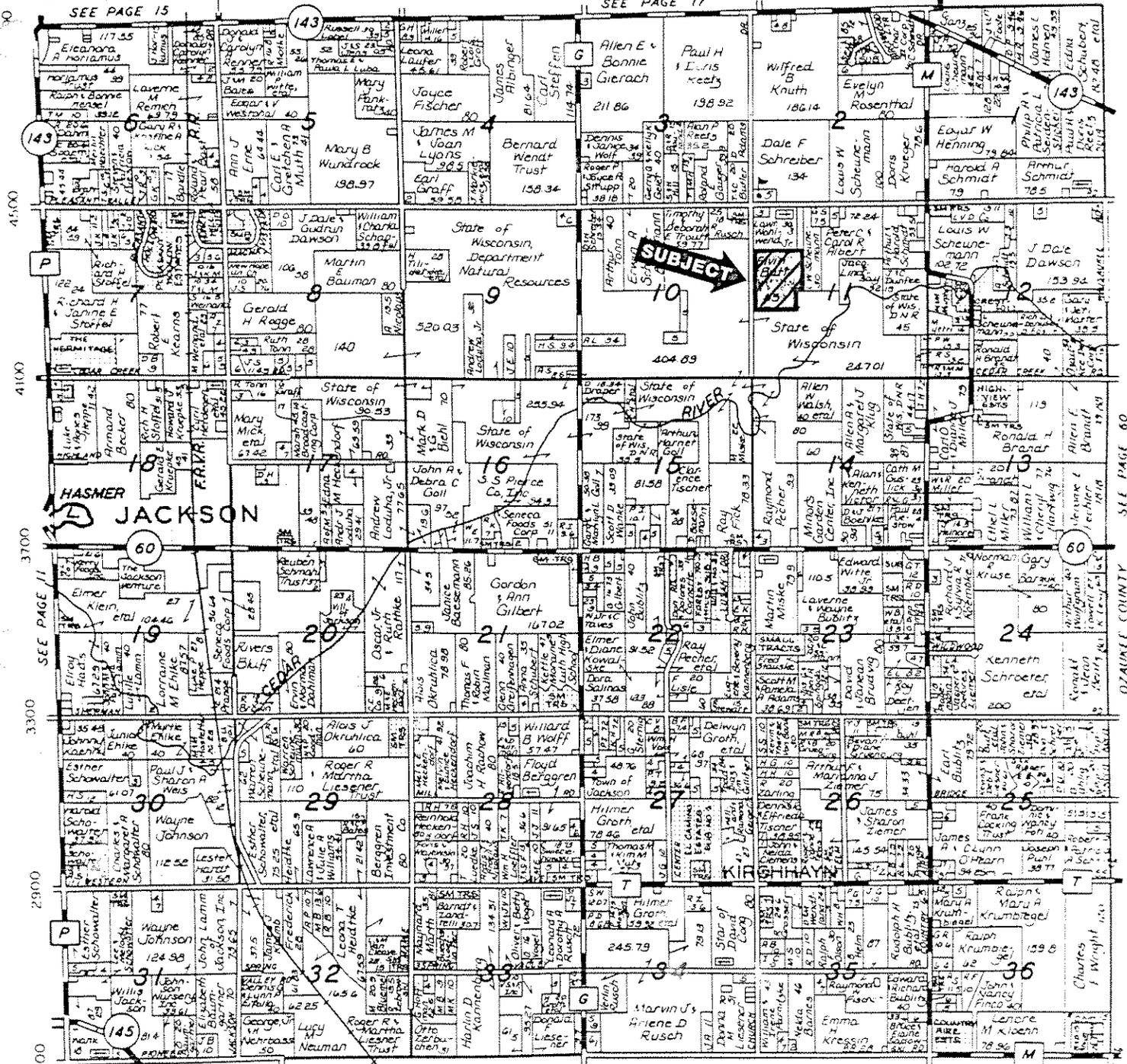


# JACKSON

# T. 10N. - R. 20E.

SEE PAGE 15

SEE PAGE 17



**SUBJECT**

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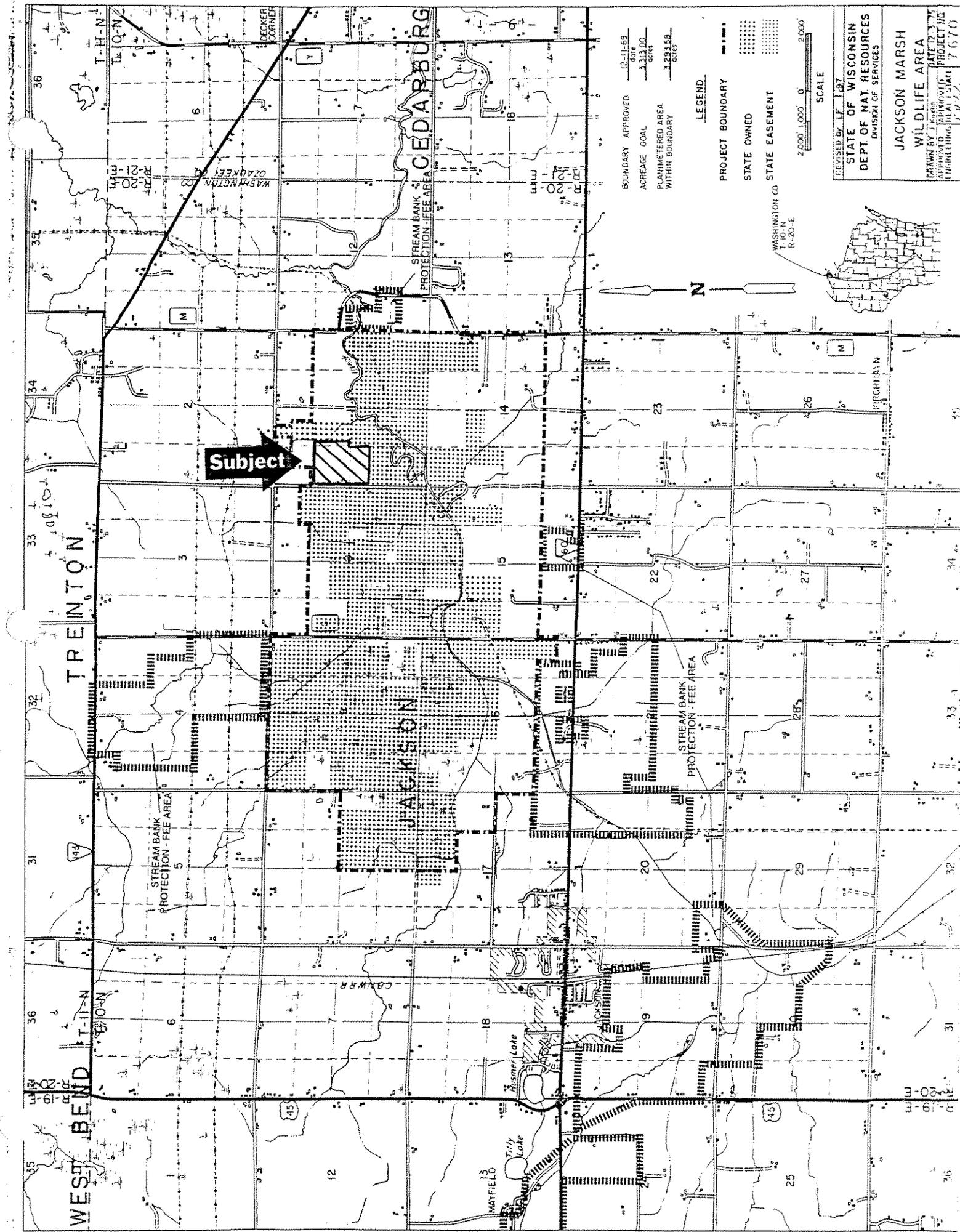
SEE PAGE 9

Washington County, Wis

2900 2500 2100 1700 1300 900 500

SEE PAGE 60

OZAUQUE COUNTY



BOUNDARY APPROVED 12-11-69  
 DATE  
 ACREAGE GOAL 3,313.00  
 ACRES  
 PLANIMETERED AREA 3,293.59  
 WITHIN BOUNDARY ACRES

**LEGEND**  
 PROJECT BOUNDARY  
 STATE OWNED  
 STATE EASEMENT

SCALE  
 2,000' 1,000' 0' 2,000'  
 WASHINGTON CO  
 R-20-E

REVISED BY LF 1/67  
 STATE OF WISCONSIN  
 DEPT OF NAT RESOURCES  
 DIVISION OF SERVICES  
 JACKSON MARSH  
 WILDLIFE AREA  
 DRAWN BY J. Korb  
 DATE 12-13-67  
 PROJECT NO.  
 7670  
 L.P. AGG.

**Subject** →

TRENTON

JACKSON

CEDARBURG

WEST BEND

MAYFIELD

STREAM BANK PROTECTION - FEE AREA

STREAM BANK PROTECTION - FEE AREA

STREAM BANK PROTECTION - FEE AREA

T-10-N

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