

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_pt06i_DPR
-
- Record of Comm. Proceedings ... RCP
-

Joint Finance

16.515/16.505

14 Day Passive
Reviews

7/25/97 —

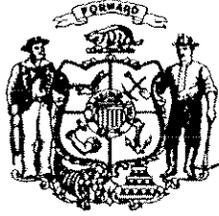
12/4/97

DNR Land Purchase
11/11/97

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

119 MLK, Room LL1
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-8535



ASSEMBLY CHAIR
JOHN GARD

315-N Capitol
P.O. Box 8952
Madison, WI 53708-8952
Phone: (608) 266-2343

JOINT COMMITTEE ON FINANCE

November 12, 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 October 23, 1997, request pursuant to s. 23.0915(4), Stats., regarding the proposed 1,485 acre state land purchase from the Wisconsin Public Service Corporation in the amount of \$2,138,000.

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 John Gard in black ink.

JOHN GARD
Assembly Chair

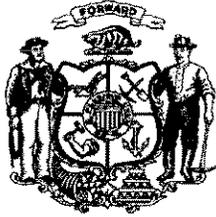
BB:JG:jc

cc: Members, Joint Committee on Finance

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

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



ASSEMBLY CHAIR
SCOTT JENSEN

315-N Capitol
P.O. Box 8952
Madison, WI 53708-8952
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: October 24, 1997

Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed 1,485 acre state land purchase from the Wisconsin Public Service Corporation in the amount of \$2,138,000. 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.

The Department was directed by Committee to make this purchase during its budget deliberations. At that time, the Committee approved the purchase unanimously. However, pursuant to s. 23.0915(4), Stats., the purchase is subject to passive review by the Committee.

Please review this item and notify **Senator Burke** or **Representative Jensen** no later than **Tuesday, November 11, 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

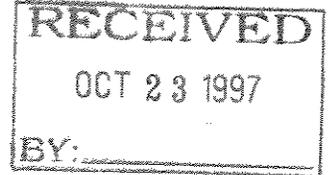
PO Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-0823
FAX 608-267-2750
TDD 608-267-6897

OCT 23 1997

IN REPLY REFER TO: W-1294

Honorable Brian Burke
Member State Senate
LL1, 119 MLK Blvd.

Honorable Scott Jensen
Member State Assembly
Room 315N
C A P I T O L



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

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 1,485-acre land purchase from Wisconsin Public Service Corporation for \$2,138,000. 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 October meeting. The land is required for Scenic Protection and Public Recreation for the Bill Cross Rapids State Wildlife Area. There are sufficient funds appropriated to complete the purchase.

The file number is W-1294 and the land is located in Lincoln 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 266-2241. 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: August 29, 1997

FILE REF: W-1294

TO: Governor Thompson

FROM: George E. Meyer

George

SUBJECT: Proposed Land Acquisition, Wisconsin Public Service Corporation Tract, File # W-1294, Approval Requested by December 1, 1997

1. PARCEL DESCRIPTION:

Bill Cross Rapids State Wildlife Area
Lincoln County

Grantor:

Wisconsin Public Service Corporation
c/o Jerome Tews, Real Estate Director
600 North Adams Street
Green Bay, WI 54301

Acres: 1,485

Price: \$2,138,000

Appraised Value: \$2,138,000

Interest: Purchase in fee.

Improvements: None

Location: The tract is located 6.5 miles northwest of Merrill, in west-central Lincoln County.

Land Description: The property is comprised of gently rolling hills, with two long ridges, one along the west edge and one in the southeast corner.

Water Frontage: There are 14,800 feet of frontage on both banks of the Wisconsin River, and 3,100 feet of frontage on one bank of the river (32,700 feet total frontage.)

Covertypes Breakdown:

<u>Type</u>	<u>Acreage</u>
Wooded Lowland	67
Wooded Upland	1,292
Wetland	66
Grasslands	<u>60</u>
TOTAL	1,485

Zoning: Forestry, Recreational, and Agricultural
Present Use: Forestry and Outdoor Recreation
Proposed Use: Public Recreation and Wildlife Management
Tenure: Approximately 70 years
Property Taxes: \$10,409.48
Option Date: N/A

2. JUSTIFICATION:

The Wisconsin Public Service Corporation has offered to sell a 1,485-acre property to the Department for the Bill Cross Rapids State Wildlife Area. The purchase includes 32,700 feet of frontage on the Wisconsin River. The property encompasses excellent habitat that supports a variety of wildlife and its forested covertypes are conducive to wildlife habitat management activities. Endangered timber wolves and bald eagles, as well as threatened Blandings and wood turtles that inhabit the area will benefit from improved wildlife habitat management. Acquisition of the property will allow the Department to conduct improved silviculture activities, which will add positive habitat diversity. The purchase will provide additional opportunities for public recreation and will ensure protection of the scenic resources of the area for generations to come.

To accommodate this land and guide its management, the Department proposes to establish the Bill Cross Rapids Wildlife Area Project. The acreage goal for the project is 1,485 acres. A Memorandum of Understanding existed in the past between the Department and the Wisconsin Public Service Corporation (WPSC), for management. However, WPS ultimately turned to private sector developers for bids on the property. Public reaction against development led to a legislative directive for the Department to buy the land. WPSC is very supportive of this option as are the local Town Boards and other local planning officials.

The WPS property is located along both banks of the Wisconsin River in Lincoln County. The property encompasses 3-3/4 miles of river frontage and is mostly undeveloped and forested uplands adjoining the river. The property offers scenic beauty and recreational use for the public in addition to forest and wildlife management opportunities. In general, the property encompasses gently rolling terrain lying north and south alongside the Wisconsin River. The east-facing river bank tends to be steep, dropping some 100 feet in elevation to the river's edge, and adding scenic diversity. The west-facing river bank is lower in elevation and could support residential development. Small kettle wetlands are scattered on the property west of the river, some containing water and others vegetated with open wetlands. A fairly extensive (6-mile) trail system stems off a town road in the property's southwest corner. A dirt logging trail loops through the center of the property and provides walking access to most of the property.

The forest on the property is composed primarily of young, even-aged deciduous trees (aspen and/or northern hardwoods). Several red and white pine plantations are present. The property's southern two thirds contain mostly aspen and non-commercial timber and its wet soils sustain scattered wetlands fringed with aspen and dense brush. The northern one-third contains merchantable stands of maple, intermixed with aspen and other hardwoods. The east portion of the tract (473 acres) lies on both sides of State Highway 107. A small county park (Camp Newwood) is

located in the northeast portion of the property, just upstream from Posey Rapids. The park is moderately developed and has a hiking trail which extends 1-1/4 miles north to Grandfather Falls. Camping is permitted on 7 designated sites. Bank fishing is the dominant summertime public recreation. Bird watching, berry picking and hiking are low-use activities. Canoeists regularly use the area, entering at Grandfather Falls and taking out at Lake Alexander, about 3 miles below Bill Cross Rapids. Fall hunting for ruffed grouse, woodcock and deer is popular in the area.

The property offers opportunities for continued management of the timber resource. Timber sale activities will strive to improve the health and quality of the forest resources while maintaining and, where possible, enhancing the property's aesthetics and wildlife habitat. A separate Memorandum of Agreement between the Department and WPS will establish Wildlife Management on the Bill Cross Rapids lands as well as 1,515 acres of additional WPS lands scattered between Merrill on the south and Grandfather Falls on the north. In addition to public hunting and other recreational opportunities, the plan incorporates 12 timber wolf recovery actions identified in the Wisconsin Timber Wolf Recovery Plan with a focus on habitat management, population monitoring and disease abatement. For a more complete summary of management plans and site history for the Bill Cross Rapids Wildlife Area, see the attached Feasibility Study for the property.

The Department recommends approval of the Bill Cross Rapids State Wildlife Area Project and acquisition of the Wisconsin Public Service Corporation property to allow for improved silvicultural activities, habitat management of the area for wildlife, and continued public recreation activities. The purchase will preserve the beauty and natural resources of the area for generations to come.

3. FINANCING:

State Stewardship bond funds from the Wisconsin State Riverway allocation are anticipated:

Funds allotted to Program:	Balance after proposed transaction:
\$6,755,059	\$4,061,269

4. ACQUISITION STATUS OF THE BILL CROSS RAPIDS STATE WILDLIFE AREA:

Established: 1997
Acres Purchased to Date: 0 Acres
Acquisition Goal: 1,485 Acres
Percent Complete: 0%
Cost to Date: \$0

5. APPRAISAL:

Appraiser: William M. Steigerwaldt (Private Appraiser retained by WPS)
Valuation Date: March 4, 1997
Appraised Value: \$2,138,000
Highest and Best Use: Residential development and resale of smaller parcels.

Allocation of Values:

- a. land: 1,485 acres @ \$1,440 per acre: \$2,138,000
- b. market data approach used: sixty nine comparable sales cited
- c. adjusted value range:
- River Front Lot Sales 0.5 to 10 acres: \$1,510 to \$36,111 per acre
 - River Front Sales 10 to 100 acres: \$500 to \$5,745 per acre
 - Waterfront Sales over 100 acres: \$377 to \$2,007 per acre
 - Recreational Land Sales 9 to 160 acres: \$550 to \$1,676 per acre
- d. 165 acres of developable river frontage = \$ 881,000
344 acres of large forest land parcels = \$ 281,000
976 acres of recreational land = \$ 976,000
- e. Final value = \$2,138,000

Appraisal Review: Rodney Bush -

Comments: The appraiser used the Market Data approach for the appraisal, and derived a likely marketing plan for the entire property. The appraiser concluded that the 1,485-acre property has the potential to be divided as follows; 165 acres suitable and ready for river front development, 344 acres of back land suitable as forest or larger home sites, and 976 acres of recreational river frontage suited to be divided into 12 parcels. The market and income approaches have also been used in various aspects of the property valuation. The income approach has accounted for many types of holdings, marketing, and direct costs in the value estimates.

The Department secured a second appraisal report. R.L. Steiro, also a private appraiser, estimated value at \$1,900,000. Both are reasonable value estimates. However, WPSC put the property up for bids and received (and later rejected, in favor of this transaction) bids supporting the \$2,138,000 price.

RECOMMENDED:

David C. Morehouse
David C. Morehouse

9/29/97
Date

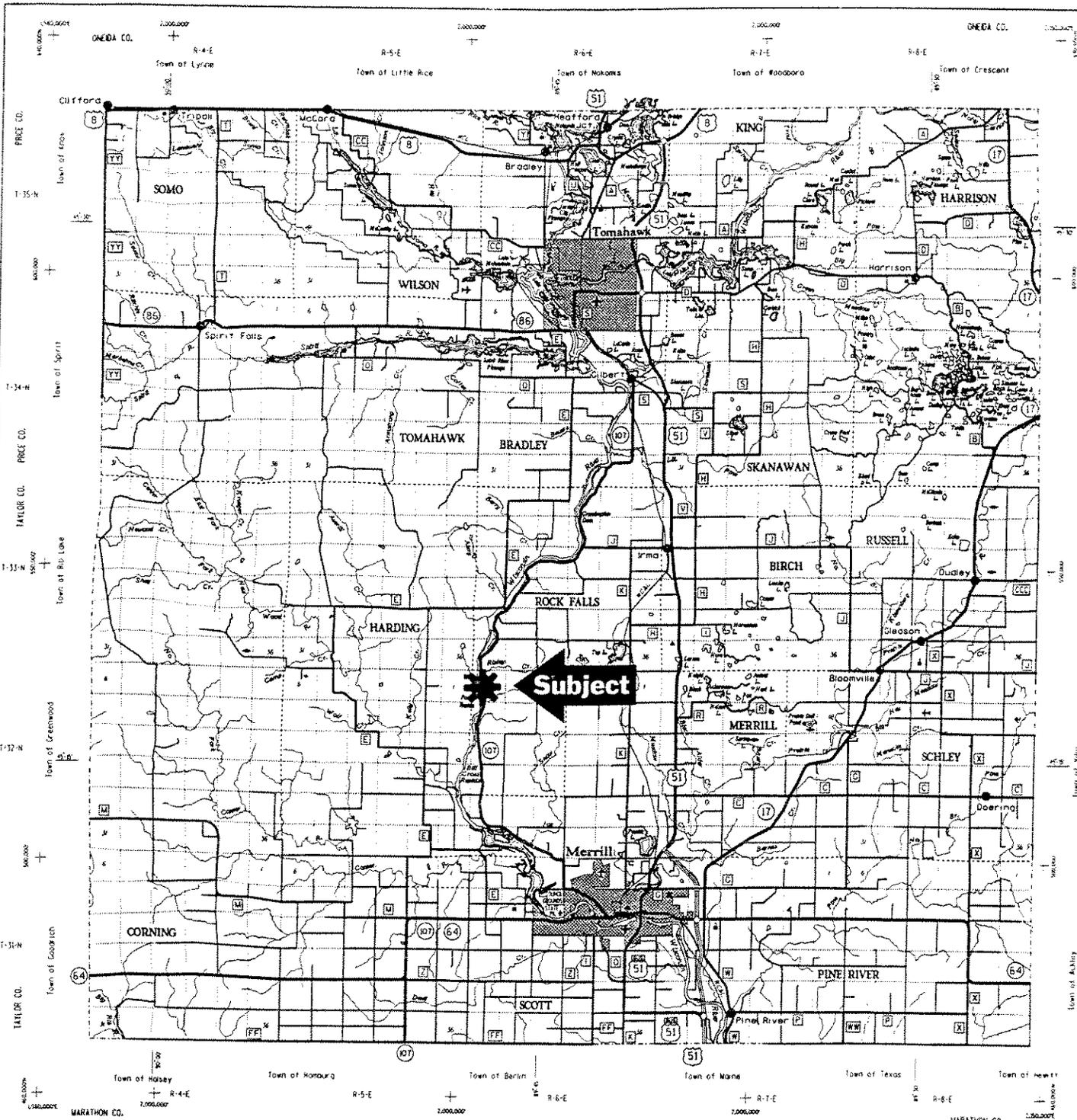
Richard H. Meyer
Bureau of Legal Services

2/29/97
Date

Steven W. Miller
Steven W. Miller

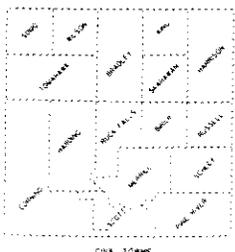
10/2/97
Date

RES:tmt



LEGEND

- Freeway
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fireroad
- Multilane divided interchanges
- Highway separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- Roadbed
- State boundary
- County boundary
- Civil Town Boundary
- Section line
- Corporate Limits
- NSTL & State Forest Boundary
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Coke Farm
- Public Hunt or Fish Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- with Campsites
- without Campsites
- with Facilities
- without Facilities
- with Facilities
- without Facilities
- Lincoln HHS School



TOWNSHIP NUMBERING

6	5	4	3	2	1
7	9	10	11	12	
18	17	15	14	13	
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

MILES OF HIGHWAY
(as of Jan. 1, 1991)

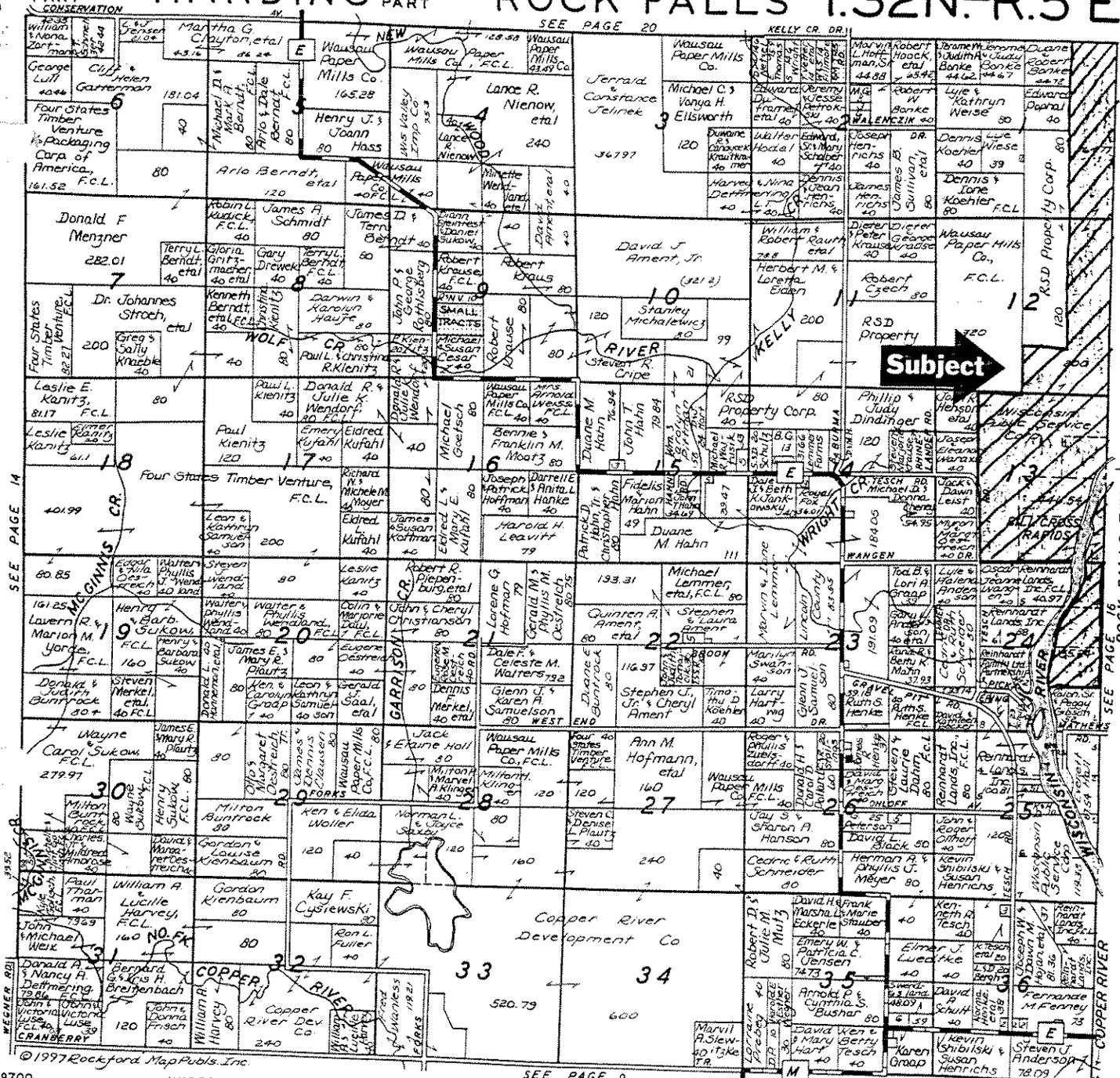
STATE	65
COUNTY	271
LOCAL ROADS	178
OTHER ROADS	10
TOTAL FOR COUNTY	524

LINCOLN CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
MADISON, WISCONSIN
SCALE 1" = 2 MILES
Contracted for
JAN, 1992
Total compiled from U.S.G.S. Quadrangles
1:250,000 Series

For boundaries of public hunting and fishing grounds, please contact the Department of Natural Resources. Grid based on NAD 83 coordinate system, datum zone.

SOUTHWEST PART HARDING SOUTHWEST PART ROCK FALLS T.32N.-R.5 E.

SEE PAGE 20



Subject

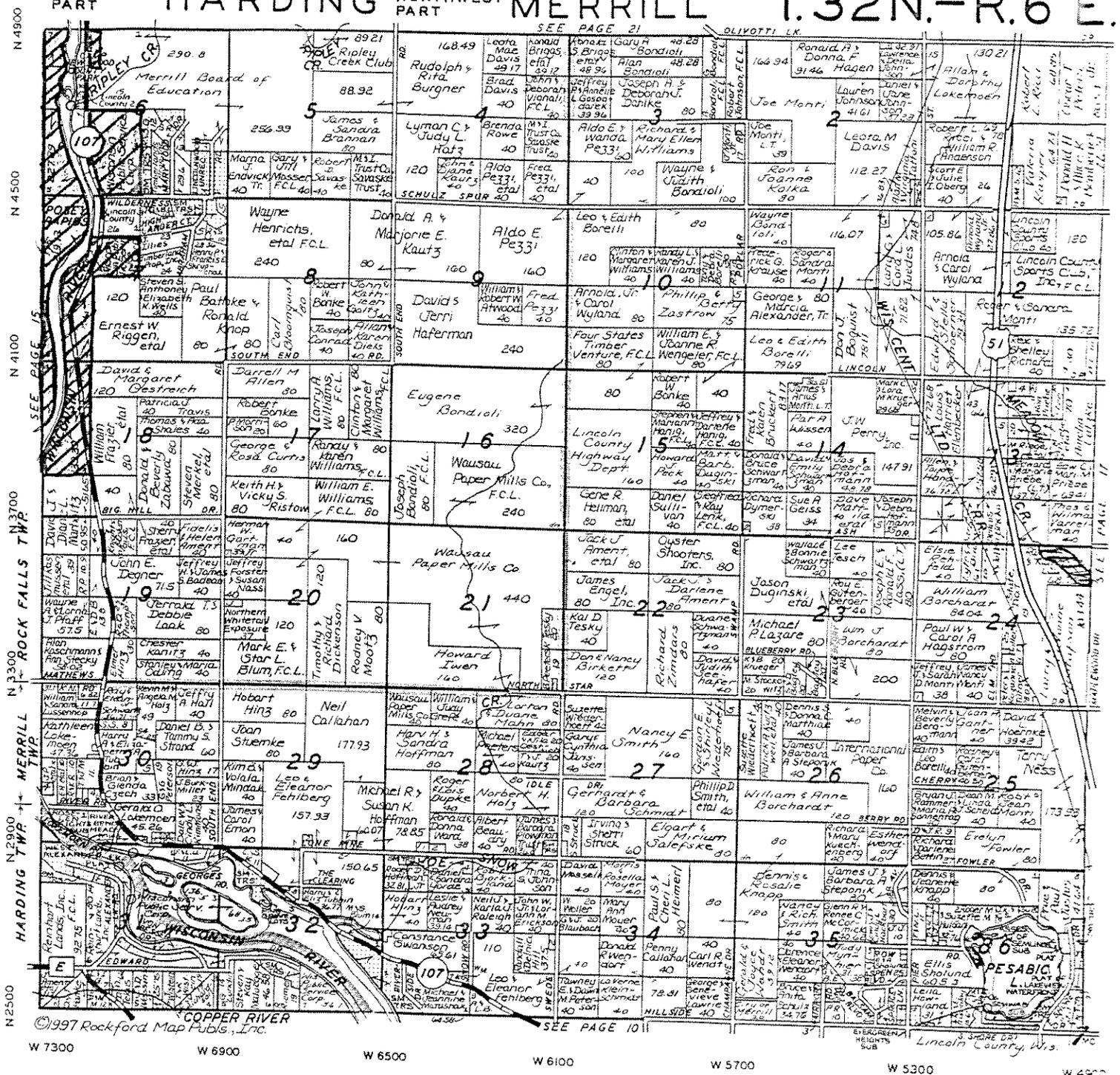
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SOUTHEAST PART ROCK FALLS NORTHWEST MERRILL T.32N.-R.6 E. SOUTHEAST PART HARDING PART

SEE PAGE 21

OLIVOTTI LK



-  = Subject Property
-  = State-Owned Land
-  = State Easement

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W 7300 W 6900 W 6500 W 6100 W 5700 W 5300 W 4900

N 4900 N 4500 N 4100 N 3700 N 3300 N 2900

MERRILL TWP ROCK FALLS TWP HARDING TWP

Lincoln County, Wis.

County of LINCOLN

SNOWMOBILE TRAIL
LAND USE LICENSE
TO LINCOLN COUNTY
NOV. 15, 1976 TO
APRIL 15, 1993

RANGE 5 EAST

RANGE 6 EAST

SOLD I.R. 1533-57

