



Douglas La Follette, *Secretary of State*
Dawn Marie Sass, *State Treasurer*
J.B. Van Hollen, *Attorney General*
Tia Nelson, *Executive Secretary*

125 S. Webster Street
Room 200
PO Box 8943
Madison, WI 53708-8943

608 266-1370 INFORMATION
608 266-0034 LOANS
608 267-2787 FAX
bcpl.wisconsin.gov

Managing Wisconsin's trust assets for public education.

AGENDA

December 7, 2010

2:00 P.M.

Board of Commissioners of Public Lands
125 S. Webster Street, Room 200
Madison, Wisconsin

1. Call to Order
2. Approve Minutes – November 16, 2010
3. Approve Loans
4. Proposed Land Bank Sales to DNR
 - A. Fifteen Lake (S1101)
 - B. Kaubashine Creek (S1103)
5. Executive Secretary's Report
6. Adjourn

**BOARD MEETING
DECEMBER 7, 2010**

**AGENDA ITEM 2
APPROVE MINUTES**

Attached for approval are the minutes from the November 16, 2010, board meeting.

Board Meeting Minutes
November 16, 2010

ITEM 1. CALL TO ORDER

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:00 p.m.

Present were:

Doug La Follette, Board Chair	Secretary of State
Dawn Marie Sass, Commissioner	State Treasurer
J.B. Van Hollen, Commissioner	Attorney General
Tia Nelson, Executive Secretary	Board of Commissioners of Public Lands
Tom German, Deputy Secretary	Board of Commissioners of Public Lands
Richard Sneider, Loan Analyst	Board of Commissioners of Public Lands

ITEM 2. APPROVE MINUTES – November 2, 2010

MOTION: Commissioner Sass moved to approve the minutes; Board Chair La Follette seconded the motion. The motion passed, 3-0.

ITEM 3. APPROVE LOANS

Deputy Secretary German said the loans had received legal review.

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
1. Johnson Creek County of Jefferson Application #: 02011065 Purpose: Refinance prior service pension liability	School Rate: 4.25 Filed: November 2, 2010	\$175,000.00
2. Merrill County of Lincoln Application #: 02011063 Purpose: Finance capital equipment purchase and facility improvements	City Rate: 3.75 Filed: November 8, 2010	\$780,150.00
3. Merrill County of Lincoln Application #: 02011064 Purpose: Finance building improvements and infrastructure projects	City Rate: 5.00 Filed: November 8, 2010	\$737,275.00
4. Roberts County of St. Croix Application #: 02011066 Purpose: Finance street improvements	Village Rate: 5.25 Filed: November 8, 2010	\$400,000.00
TOTAL		\$2,092,425.00

MOTION: Commissioner Van Hollen moved to approve the loans; Commissioner Sass seconded the motion. The motion passed, 3-0.

ITEM 4. LOAN LIMIT EXCEPTION REQUEST – TOWN OF MENASHA

Board Chair La Follette said that the current loan limit was \$5 million and the town was asking for \$5.2 million.

MOTION: Commissioner Van Hollen moved to approve the loan limit exception; Commissioner Sass seconded the motion. The motion passed, 3-0.

ITEM 5. PROPOSED LAND BANK SALE TO DNR – WOODS CREEK CEDARS (S1102)

Board Chair La Follette said that the property was an isolated, unproductive 55.25 acre parcel with limited access; 69 percent of it was covered by a cedar swamp.

MOTION: Commissioner Van Hollen moved to approve the sale; Commissioner Sass seconded the motion.

DISCUSSION: Commissioner Van Hollen asked whether the cedar on the property could be harvested. Executive Secretary Nelson replied that the cedar on the property was slow in regenerating and challenges exist in harvesting timber within the swamp due to the potential damage to the swamp itself.

VOTE: The motion passed, 3-0.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Woods Creek Cedars Property to the Wisconsin Department of Natural Resources at the price of Seventy-seven Thousand Dollars (\$77,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

ITEM 6. EXECUTIVE SECRETARY’S REPORT

Nothing to report.

ITEM 7. ADJOURN

MOTION: Commissioner Sass moved to adjourn the meeting; Commissioner Van Hollen seconded the motion. The motion passed, 3-0.



Tia Nelson, Executive Secretary

These minutes have been prepared from a tape recording of the meeting. The summaries have not been transcribed verbatim. Anyone wishing to listen to the tape may do so at the Board of Commissioners of Public Lands, 125 S. Webster Street, Suite 200, Madison, Wisconsin.

**BOARD MEETING
DECEMBER 7, 2010**

**AGENDA ITEM 3
APPROVE LOANS**

Municipality	Municipal Type	Loan Amount
1. Bayfield County of Bayfield Application #: 02011076 Purpose: Finance marina electrical project	City Rate: 5.00 Filed: November 12, 2010	\$400,000.00
2. Bayfield County of Bayfield Application #: 02011077 Purpose: Finance boat ramp project	City Rate: 5.00 Filed: November 12, 2010	\$500,000.00
3. Boulder Junction County of Vilas Application #: 02011070 Purpose: Finance balance of fire truck purchase	Town Rate: 4.25 Filed: November 9, 2010	\$100,000.00
4. Boulder Junction County of Vilas Application #: 02011071 Purpose: Refinance prior service pension liability	Town Rate: 4.25 Filed: November 9, 2010	\$32,850.96
5. Boyceville Community County of Barron, Dunn And St. Croix Application #: 02011073 Purpose: Refinance prior service pension liability	School Rate: 5.50 Filed: November 18, 2010	\$585,722.00
6. Chenequa County of Waukesha Application #: 02011068 Purpose: Purchase four-wheel drive tractor	Village Rate: 4.25 Filed: November 15, 2010	\$73,000.00
7. Coon Valley County of Vernon Application #: 02011069 Purpose: Finance village office expansion	Village Rate: 5.00 Filed: November 16, 2010	\$70,000.00
8. Cumberland County of Barron Application #: 02011072 Purpose: Construct municipal administration building	City Rate: 5.00 Filed: November 18, 2010	\$1,825,000.00

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
9. Lake Tomahawk County of Oneida Application #: 02011081 Purpose: Purchase land	Town Rate: 3.75 Filed: November 24, 2010	\$145,000.00
10. Madison County of Dane Application #: 02011074 Purpose: Finance road project, parking lot, and equipment purchase	Town Rate: 3.75 Filed: November 22, 2010	\$670,155.00
11. Menasha County of Winnebago Application #: 02011084 Purpose: Finance park improvements, fiber optics, and roadwork	Town Rate: 3.75 Filed: November 29, 2010	\$2,885,120.00
12. Menasha County of Winnebago Application #: 02011085 Purpose: Refinance water utility debt	Town Rate: 5.00 Filed: November 29, 2010	\$2,373,875.00
13. Poplar County of Douglas Application #: 02011075 Purpose: Purchase diesel chassis for fire tanker	Village Rate: 3.50 Filed: November 22, 2010	\$15,000.00
14. Prairie Du Chien County of Crawford Application #: 02011086 Purpose: Finance 2011-2013 capital projects	City Rate: 3.75 Filed: November 30, 2010	\$1,257,160.00
15. Prairie Du Chien County of Crawford Application #: 02011087 Purpose: Finance TID #1 projects and refinance STFL #2009127	City Rate: 3.75 Filed: November 30, 2010	\$857,969.00
16. Reedsburg County of Sauk Application #: 02011078 Purpose: Finance city hall improvements and equipment purchases	City Rate: 3.75 Filed: November 24, 2010	\$540,000.00
17. Reedsburg County of Sauk Application #: 02011079 Purpose: Finance street improvements and fire equipment	City Rate: 5.00 Filed: November 24, 2010	\$1,840,500.00
18. Reedsburg County of Sauk Application #: 02011080 Purpose: Finance street improvements and property purchase	City Rate: 3.75 Filed: November 24, 2010	\$845,000.00

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
19. Rusk County of Rusk Application #: 02011083 Purpose: Finance economic development project	County Rate: 5.00 Filed: November 24, 2010	\$620,000.00
20. Springwater County of Waushara Application #: 02011067 Purpose: Finance real estate purchase for park use	Town Rate: 4.25 Filed: November 12, 2010	\$200,000.00
21. Viroqua County of Vernon Application #: 02011082 Purpose: Finance street improvements and squad car	City Rate: 3.75 Filed: November 24, 2010	\$618,000.00
	TOTAL	<hr/> \$16,454,351.96

**BOARD MEETING
DECEMBER 7, 2010**

**AGENDA ITEM 4A
PROPOSED LAND BANK SALE TO DNR – FIFTEEN LAKE (S1101)**

The Wisconsin Department of Natural Resources (“DNR”) has determined that approximately 61.2 acres of BCPL land in Iron County is required for state use.

BCPL staff recommends the sale of the property to the DNR for the following reasons:

- The Property is a small, isolated, deferred natural area inside the Consolidation Zone.
- The Property has some marshy lowland frontage on Fifteen Lake.
- The Property is landlocked but does have limited walk in access across adjacent lands enrolled in the MFL open program.
- The Property does not provide access to other BCPL lands.
- Sale of the Property would provide BCPL with funds to purchase other lands that would provide better access to its existing lands, produce timber revenue, improve management efficiency, reduce forest fragmentation, or all of the above; and
- Sale of the Property to the DNR would allow the DNR to protect a diverse natural area and a variety of rare species.

Attachments:

Resolution w/Exhibits

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

**BOARD MEETING
DECEMBER 7, 2010**

**AGENDA ITEM 4A
PROPOSED LAND BANK SALE TO DNR – FIFTEEN LAKE (S1101)**

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has determined that certain property more particularly described as Government Lots 1 and 2 located in Section Fifteen, Township Forty-four (44) North, Range One (1) East, Town of Knight, Iron County, Wisconsin totaling approximately 61.2 acres in size (the “Knight Township Property”) is required for state use.
- B. The Knight Township Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Knight Township Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Knight Township Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution as Exhibit A.
- D. The Knight Township Property has been independently appraised by Brod Appraisal Services, LLC at a value of One Thousand Dollars (\$1,000) per acre for a total of Sixty-one Thousand Two Hundred Dollars (\$61,200). A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. The DNR has offered to pay the sum of Sixty-one Thousand Two Hundred Dollars (\$61,200) to acquire the Knight Township Property.
- F. The offered price is equal to the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Knight Township Property to the Wisconsin Department of Natural Resources at the price of Sixty-one Thousand Two Hundred Dollars (\$61,200) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale
Transaction ID#: S1101

Common Name for Land Parcel Fifteen Lake

County Iron Township Knight

Legal Description Government Lots 1 and 2, T44N, R1E, Town of Knight, Iron County,
Wisconsin

GLO Acres ~~44.9~~ 61.2

Sale Criteria

1. Title

- Ownership verified with Register of Deeds
- Title appears merchantable

2. Timber Management

- Parcel is located outside of Consolidation Zone
- Parcel is an isolated or unproductive parcel within the Consolidation Zone
- Parcel is a deferred natural area

3. Access

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
- If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
- Parcel has no current access

4. Parcel Required By Other Government Entity

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.
- Parcel is otherwise required by another unit of government.

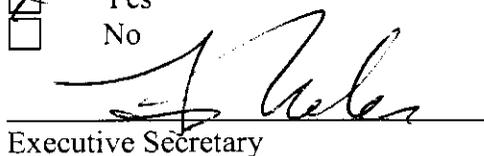
I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

- Yes
- No


 Signature of Forest Land Supervisor 6/14/2010
 Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes
- No


 Executive Secretary 6-18-2010
 Date

CERTIFICATION OF THE APPRAISAL

Item 4A
Exhibit B

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I have made a personal inspection of the appraised property which is the subject of this report. Unless noted, all comparable sales used in developing the opinion of value were personally inspected. The date of inspection for the subject property was September 09, 2010. Inspection of the comparable sales is as noted in the sales data sheets.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The reported analyses, opinions and conclusions represent my best and unbiased judgment and the reported analyses, opinions and conclusions are limited only by the reported assumptions, limiting conditions and legal instructions.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report or personal interest or bias with respect to the parties involved. Also, I have not discussed the matter of price or value with the owner or his/her representative.

Neither the employment nor the compensation for this report is contingent upon the analyses, opinions and conclusions contained within this report.

I have not previously performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3-year period immediately preceding acceptance of this appraisal assignment.

The appraisal was made and the appraisal report prepared in accordance with Standards 1 and 2 of the Uniform Standards of Appraisal Practice (USPAP), the Uniform Appraisal Standards for Federal Land Acquisition (Yellow Book) and the Wisconsin Department of Natural Resources Appraisal Report Guidelines.

The interest appraised in this report is fee simple. Subject to known reversions and/or limiting conditions as stated in this report.

I did not receive any significant professional assistance in the development of the analyses, opinions and conclusions contained in this report.

Terry Hess, Real Estate Specialist/Forester for WBCPL, accompanied the appraiser on the property inspection. The subject property was inspected on September 09, 2010.

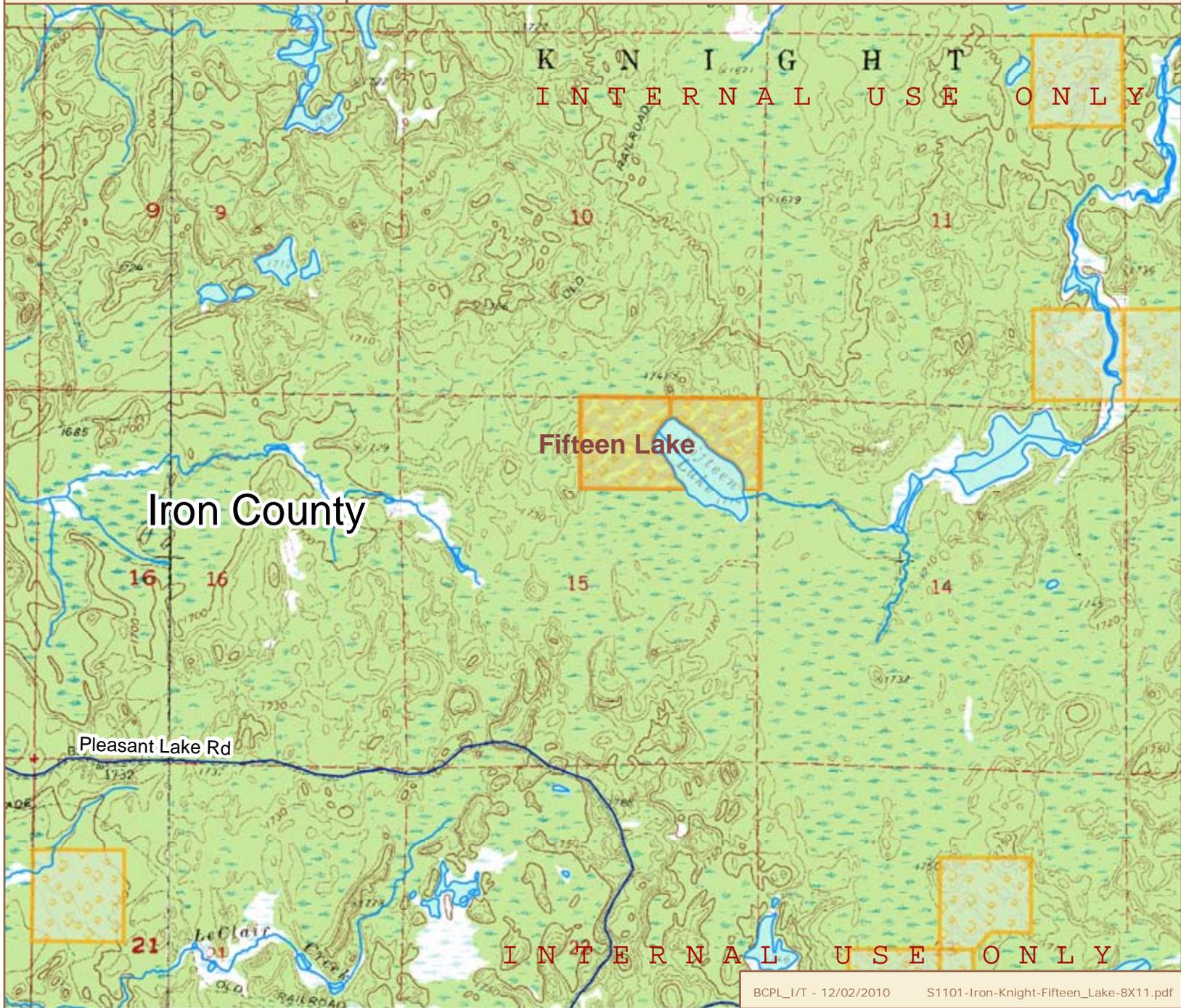
In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

\$61,200 as of September 09, 2010.

Appraised Subject Value/Valuation Date

Signed: Jolene M. Brod 12/1/10
Jolene M. Brod Date Report Submitted
Wisconsin Certified General Appraiser #1339

Fifteen Lake



BCPL Project #:
S1101

County: Iron

Town: Knight

Common Name
Fifteen Lake

Acres - 61.2

Fund 745



-  **Outgoing**
-  Other BCPL Land
-  DNR PROJECT LANDS
-  COUNTY FOREST



**BOARD MEETING
DECEMBER 7, 2010**

**AGENDA ITEM 4B
PROPOSED LAND BANK SALE TO DNR - KAUBASHINE CREEK (S1105)**

The Wisconsin Department of Natural Resources (“DNR”) has determined that approximately 269 acres of BCPL land in Oneida County is required for state use.

BCPL staff recommends the sale of the property to the DNR for the following reasons:

- The Property is an isolated, deferred natural area inside the Consolidated Zone.
- The Property contains a significant amount of lowland and swamp.
- The Property is landlocked and does not provide access to other BCPL lands;
- Sale of the Property would provide BCPL with funds to purchase other lands that would provide better access to its existing lands, produce timber revenue, improve management efficiency, reduce forest fragmentation, or all of the above; and
- Sale of the Property to the DNR would allow the DNR to protect a diverse natural area containing a variety of rare species.

Attachments:

Resolution w/Exhibits

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

**BOARD MEETING
DECEMBER 7, 2010**

**AGENDA ITEM 4B
PROPOSED LAND BANK SALE TO DNR – KAUBASHINE CREEK (S1105)**

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has determined that certain property more particularly described as the Southeast ¼ of the Northwest ¼ (SENW), the Northeast ¼ of the Southwest ¼ (NESW), the Southeast ¼ of the Southwest ¼ (SESW), the Northwest ¼ of the Southwest ¼ (NWSW), the Northwest ¼ of the Southeast ¼ (NESE), the Southwest ¼ of the Southeast ¼ (SWSE), the Southwest ¼ of the Northeast ¼ (SWNE), all in Section Seven (7), Township Thirty-eight (38) North, Range Six (6) East, Hazelhurst Township, Oneida County, Wisconsin totaling approximately 269 acres in size (the “Kaubashine Creek Property”) is required for state use.
- B. The Kaubashine Creek Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Kaubashine Creek Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Kaubashine Creek Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution as Exhibit A.
- D. The Kaubashine Creek Property has been independently appraised by Jolene Brod at a value of Nine Hundred Dollars (\$900) per acre for a total of Two Hundred Forty-two Thousand Dollars (\$242,000). A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. The DNR has offered to pay the sum of Two Hundred Forty-two Thousand Dollars (\$242,000) to acquire the Kaubashine Creek Property.
- F. The offered price is equal than the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Kaubashine Creek Property to the Wisconsin Department of Natural Resources at the price of Two Hundred Forty-Two Thousand Dollars (\$242,000) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale
Transaction ID#: S1105

Item 4B
Exhibit A

Common Name for Land Parcel Kaubashine Creek

County Oneida Township Hazelhurst

Legal Description The SENW, E 1/2 of SW 1/4, NWSW, W 1/2 of the SE 1/4 and the SWNE of Section 7, all located in T38N, R6E, Town of Hazelhurst, Oneida County, Wisconsin

GLO Acres ~~+/-297~~ **268.63**

Sale Criteria

1. Title

- Ownership verified with Register of Deeds
 Title appears merchantable

2. Timber Management

- Parcel is located outside of Consolidation Zone
 Parcel is an isolated or unproductive parcel within the Consolidation Zone
 Parcel is a deferred natural area

3. Access

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
 If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
 Parcel has no current access

4. Parcel Required By Other Government Entity

- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.
 Parcel is otherwise required by another unit of government.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

- Yes
 No


Signature of Forest Land Supervisor

6/14/2010
Date

I accept the recommendation of the Trust Lands Forestry Supervisor and direct the staff to proceed accordingly.

- Yes
 No


Executive Secretary

6-18-2010
Date

CERTIFICATION OF THE APPRAISAL

Item 4B
Exhibit B

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I have made a personal inspection of the appraised property which is the subject of this report. Unless noted, all comparable sales used in developing the opinion of value were personally inspected. The date of inspection for the subject property was October 12, 2010. Inspection of the comparable sales is as noted in the sales data sheets.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The reported analyses, opinions and conclusions represent my best and unbiased judgment and the reported analyses, opinions and conclusions are limited only by the reported assumptions, limiting conditions and legal instructions.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report or personal interest or bias with respect to the parties involved. Also, I have not discussed the matter of price or value with the owner or his/her representative.

Neither the employment nor the compensation for this report is contingent upon the analyses, opinions and conclusions contained within this report.

I have not previously performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3-year period immediately preceding acceptance of this appraisal assignment.

The appraisal was made and the appraisal report prepared in accordance with Standards 1 and 2 of the Uniform Standards of Appraisal Practice (USPAP), the Uniform Appraisal Standards for Federal Land Acquisition (Yellow Book) and the Wisconsin Department of Natural Resources Appraisal Report Guidelines.

The interest appraised in this report is fee simple. Subject to known reversions and/or limiting conditions as stated in this report.

I did not receive any significant professional assistance in the development of the analyses, opinions and conclusions contained in this report.

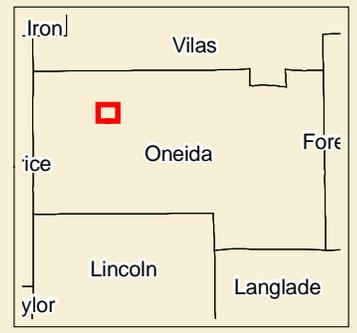
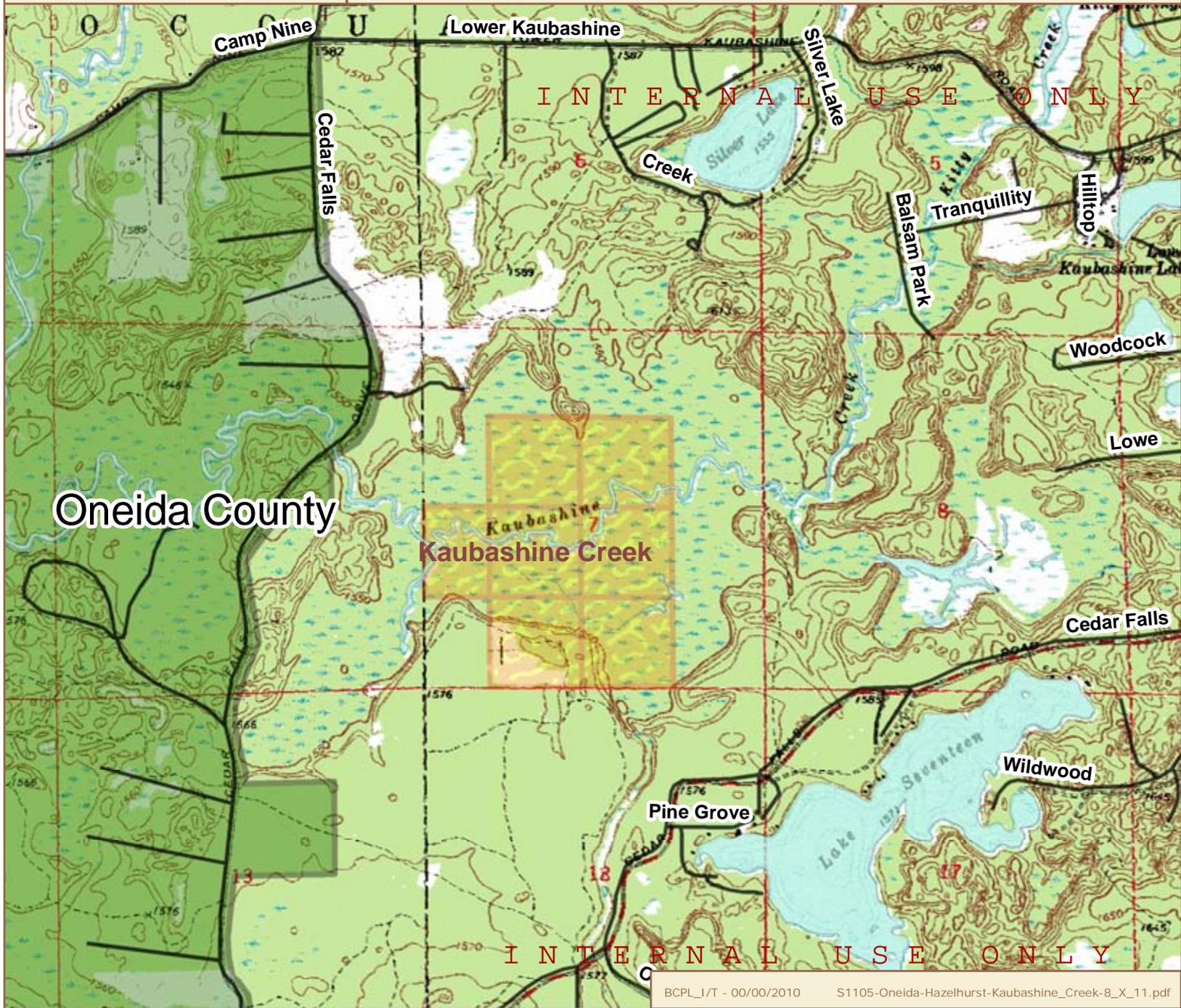
Terry Hess, Real Estate Specialist/Forester for WBCPL, accompanied the appraiser on the property inspection. The subject property was inspected on October 12, 2010.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

\$242,000 as of October 12, 2010.
Appraised Subject Value/Valuation Date

Signed: Jolene M. Brod 11/16/10
Jolene M. Brod Date Report Submitted
Wisconsin Certified General Appraiser #1339

Kaubashine Creek



BCPL Project #: S1105
 County: Oneida
 Town: Hazelhurst
 Common Name: Kaubashine Creek
 Acres - 268.63
 Fund 745



-  Outgoing
-  DNR PROJECT LANDS
-  COUNTY FOREST
-  USFS_NICH_OWN_P_24K

