

c

Easement Type 1

- A. No signs within 100 feet except eight square feet per foot title owner.
- B. No dumps.
- C. Limit tree removal within 100 feet except for good cause.
- D. No trailer courts or trailer homes.
- E. No industry or manufacturing.
- F. No sub-division along the road with less than 200 feet of frontage or lots smaller than 1 and 1 1/2 acres in size.
- G. No commercial sand or gravel excavation.
- H. No buildings less than 100 feet from the road.
- I. No overhead telephone or electrical lines. Electrical lines have to be less than 15,000 volts.
- J. No commercial development in section 15.

The State may enter the easement area to inspect for and act on violations and may cut and/or plant trees to replace salvaged diseased timber.

Easement Type 2

Same as Easement Type 1 plus:

- A. No buildings over 50 feet in height, except for a water tower.
- B. No "beer only" retail establishments.

Much of the land surrounding the Castle Rock Flowage is within the Federal Energy Regulatory Commission (FERC) Project. Some of the land within the acquisition boundary for the park is also within the FERC boundary. In order for WRPCo. to sell this land to the Department, they would first need to get permission from FERC for the sale. The Department, The State Historical Society, and the US Fish and Wildlife Service must provide comments to FERC regarding the sale. Wisconsin DNR comments in support of the proposed sale have already been submitted to FERC, as have those from the US Fish and Wildlife Service.

The land in the Township of Necedah is zoned all purpose and the land in the Township of Germantown is zoned A-R-O (Agriculture, Residential, and Open). Residential and agricultural uses are allowed. County floodplain and shoreland zoning is applicable.

The 3,400 acre Buckhorn peninsula currently contains both a state park and a state wildlife area. The park provides low impact recreation including hiking, cross country skiing, fishing, canoeing, and other types of boating, mushroom and berry picking, rustic camping, swimming and picnicking. Some hunting is also available in the park and wildlife area. Park attendance is around 145,000 per year.

Wildlife viewing has become increasingly popular. Because of this area's unique mix of vegetative types, the opportunity for wildlife watching is excellent. The park and wildlife area has a two level wildlife observation platform and two single level waterfowl observation/hunting blinds. All three are universally accessible. Scenic driving is also a very popular activity at Buckhorn State Park and Wildlife Area. It is anticipated that the development of the Ice Age National Trail will include a connector trail segment to Buckhorn State Park and Wildlife Area.

Endangered and Threatened Resources

An additional justification for acquiring this property would be the protection of rare biological communities and associated endangered/threatened resources found here. Habitats for several federal and state listed species exist in the area. Known occurrences of endangered (E), threatened (T), and special concern (SC) species in and near the project area include: Osprey (T), bald eagle (SC, federally threatened), red-shouldered hawk (T), eastern massasauga rattlesnake (E), Karner blue butterfly (SC, federally endangered), little white tiger beetle (SC), cross-leaved milkwort (SC), and the woolly milkweed (T). Some of the open areas within the acquisition boundaries contain dry and sand barrens remnants. These sites support populations of wild blue lupine, the host plant for the Karner blue butterfly.

Given the expanse and relatively undisturbed nature of the project area, other threatened and endangered resources or rare communities may be located within the acquisition boundary. Rare plant and animal surveys are being conducted on this area to help determine the full extent of these rare habitats and resources.

Wildlife and Fisheries Resources

There are significant wildlife and fishery resources located within the area. Habitat types range from scrub oak, jack pine, and aspen woodlands to marsh, backwater sloughs, and open water. A wide variety of wildlife is present. All of the Buckhorn Peninsula is considered deer and wild turkey range. Deer wintering area includes most of section 10 and 11 in the northeast part of the acquisition area.

The aspen-oak-pine association of the Buckhorn area contains wildlife species common to central Wisconsin woodlands. Species include the red fox, coyote, red squirrel, fox squirrel, gray squirrel, skunk, raccoon, woodchuck, ground squirrel, chipmunk, cottontail rabbit and porcupine. Upland birds found on the Buckhorn Peninsula include the ruffed grouse, bluejay, pileated woodpecker, barred owl, woodcock, and various songbirds. The wetlands, that cover a

good portion of the area, are home for the muskrat, beaver, otter, and mink as well as various reptiles and amphibians. There are also a great number of songbirds, birds of prey, shorebirds and waterfowl. A partial list of water associated bird species include mallards, teal, wood ducks, red-wing blackbirds, kingfishers, sandpipers and osprey. The wild turkey is hunted within Buckhorn State Park and Wildlife Area.

The Castle Rock Flowage presently has a large and diverse fishery. Species include northern pike, walleye, large mouth and small mouth bass, white bass, black crappie, yellow perch, bluegill, yellow bullhead and brown bullhead. In addition to these game fish, carp, bowfin and redhorse are common rough fish. Rough fish and bullheads have been fished commercially in Castle Rock Flowage in the past, but commercial fishing is currently prohibited due to concerns over contaminant levels.

Aquatic invertebrates and forage fish (minnows) common to the eutrophic flowage are present in sufficient numbers to sustain this varied fish population. Historically, fishing has been excellent and angling for walleyes upstream to the dam at Necedah and on the Yellow River during the spring run is especially noteworthy.

PROPOSED GOAL STATEMENT

The proposed goal would be to purchase the entire 3,221 acre tract and manage it for state park and wildlife area purposes. Specifically, 640 acres located within the boundary of Buckhorn State Park would be designated state park. The remaining 2,581 acres would be an expansion of the Buckhorn State Wildlife Area.

CONCEPTUAL MANAGEMENT OBJECTIVE

The property would be maintained in a variety of forest and open cover types. It would offer several recreational uses including hunting, fishing, trapping, camping, scenic enjoyment, canoeing, as well as wintertime activities. Special attention would be given to maintaining and enhancing the river corridor's scenic resources and protecting its natural features.

The subject property offers opportunities for continued management of the timber resource. Timber sale activities would strive to improve the health and quality of the forest resources while maintaining and, where possible, enhancing the property's aesthetic and wildlife habitat.

COST

Acquisition

Land acquisition would be the most significant project cost and would be provided by the state's Stewardship Fund. The total estimated acquisition cost for the 3,221-acre tract is \$2,390,000, of which \$150,000 is accounted for by improvements (the boat launches, shoreline stabilization and wildlife ponds).

Tax Impact

When the Department of Natural Resources acquires land, two events occur. First, the Department begins payment-in-lieu of taxes and secondly, the land is removed from the tax rolls and the state aid formula reflects this change.

Payment-in-lieu:

According to State Statute 70.114, effective January 1st, 1992, the Department of Natural Resources pays on all lands the agency acquires aids-in-lieu-of-taxes equal to property taxes that would have been paid had the land remained in private ownership. According to State Statute 70.11 (1), property acquired by the Department is removed from the tax roll. In lieu of the loss of tax base, each taxing jurisdiction receives an aid payment equivalent to property taxes. (Note: Land purchased prior to January 1st, 1992 is on separate aid payment schedules and procedures).

The only difference between the new DNR aid-in-lieu-of-tax program and private land relates to the assessed value. To avoid the need for local assessors to continually assess DNR property and for the DNR to review and possibly appeal assessments, the initial assessed value is set at the DNR purchase price of the property, which is based on the appraised market value. Subsequently, this value is adjusted to reflect the change in the assessed value of land in the taxation district. The first year payment is actually based on an adjusted purchase price. The purchase price is \$2,390,000, and the 1998 mil rate was about 0.027, so the tax liability is about \$64,500. All other aspects of the way DNR pays aid-in-lieu-of-tax under this new program are the same as those for a local taxpayer.

The program works like this:

- 1.) In the year of purchase (i.e. 1999), regular property taxes are paid as determined in the closing transaction. The seller pays a prorated share and the DNR the balance.
- 2.) For the following year (i.e. 2000), the assessed value of the property is the purchase price as determined by certified appraisals. In cases where the

acquisition is at other than market value, such as a donation, the assessed fair market value for the year preceding the purchase is used.

- 3.) The Department adjusts the purchase price to reflect the change in the assessed value of all land in the taxation district. The State Department of Revenue supplies the adjustment rate. The adjustment factor is used to calculate a current "assessed value". In addition, the adjusted "assessed value" is equalized. The Department of Revenue provides the equalization rate. The "equalized assessed value" is then used to calculate the aid payment.
- 4.) In December (i.e. 2000) the Department gathers the general property tax rates for the current year (i.e. 2000) for all the taxing jurisdictions from the taxation district clerk.
- 5.) On or before January 31 of the next year (i.e. 2001) DNR calculates and pays the taxation district treasurer the aid-in-lieu-of-tax payment. The amount is calculated by multiplying the equalized adjusted assessed value by the appropriate tax rates.
- 6.) On or before February 15 (i.e. 2001), the taxation district treasurer pays each taxing jurisdiction (town, village, or city; school; VTAE; county; State of Wisconsin; and special districts) its appropriate share of aid payment.

Thus, under this program the Department of Natural Resources pays a fair share of aid on lands it purchases.

State aid formula impact:

When the state acquires land, the land is removed from the tax rolls for the purposes of calculating state aid to local governments. How the state aid formula reacts to this change may result in an increase or decrease in local taxes. For example, if aids increase as a result, local property taxes would be decreased to compensate for this increase in revenue.

The largest impact is on the school, township and county tax portions of the property tax. State of Wisconsin (Forestry Mill Tax) and VTAE (Vocational/Technical Colleges) have little or no change.

In previous tax impact studies for Department land acquisition projects, the change on an average residential property tax bill, say \$70,000 improvement, has been +/- \$1-\$2.00 for the overall tax bill. This assumes that there are no changes in spending, tax rates or aid formulas for the townships.

Development

Initial development costs are estimated to range from \$50,000 to \$100,000. Items needed would include property boundary survey and signing, gates, fencing, portable toilets and buoys as well as other related items for the existing boat landings. In addition there would be a need to remove dilapidated structures such as a silo, pit toilets, appliances, furniture and other trash and debris discarded along little used roads located throughout the property. It is anticipated that other items may be added to the development list as part of the master planning process and could increase the cost estimate accordingly.

Maintenance and Staffing

There are three existing boat launches, one with an undesignated but very busy area where people commonly swim and sunbathe, and numerous shoreline fishing areas and associated parking lots. Mowing, grading parking lots, litter pickup, cleaning portable toilets, and setting out and removing the docking pier each year would be routine tasks. Labor would also be needed to set boundary signs, gates, and for the removal of existing structures and discarded materials.

Law enforcement personnel would be needed for enforcement of litter, parking, hunting, fishing, and boating regulations. Many of the existing boat landings and shorelands are used throughout the day and night and therefore call for multiple shift duty. Preliminary estimates prepared by the feasibility study team indicated that one full-time ranger and 12 months of limited term employee (LTE) time would be needed to perform these duties. A detailed workload analysis to determine specific personnel needs would be conducted as part of the budget process. The preliminary cost estimate for maintenance and staffing would be \$50,000 per year.

PUBLIC INVOLVEMENT

The environmental assessment and public involvement activities required by WEPA are incorporated into this study. A public open house meeting was held on August 9, 1999 in Necedah to discuss the proposal. Fourteen people attended the meeting and generally expressed their support for Department acquisition of the subject property. Similarly, comments received during the WEPA public review period, ending August 20, 1999, were in favor of the Department acquiring the property. The citizen involvement effort also included contacting adjacent landowners, various user/interest groups, and local legislative and elected officials to keep them informed of the proposal and ascertain their support.

One topic of concern raised related to continuation of existing leases of WPRCo. land for private beach and boat access. Department staff have carefully deliberated the issue of whether or not to continue the water access

leases granted to Buckhorn Acres, Castle Rock Estates, and the Illinois Outdoorsman Association by Wisconsin River Power Company. We have made the recommendation that, if the Department acquires the subject property, we should not renew the leases. The property on which the leases occur would become public land. Providing special access rights to one small segment of the public, while excluding such access for another, larger segment of the public is not consistent with Department land management policy. It is our opinion that an adequate number of developed public watercraft access sites already exists in the area. As such, it is our belief that properties in the adjoining subdivisions will not be significantly devalued if the access leases are discontinued. If a justifiable need to convert a leased access point into a public landing or mooring area can be demonstrated during the master planning process, the Department would then consider developing or maintaining the sites to provide the necessary facilities.

Other concerns and questions raised by the public centered on present and future recreational use and development on the lands to be acquired from WRPCo. Hunting restrictions on the 640 acres of land to be designated state park were viewed as insignificant by members of the Juneau County Conservation Congress and other hunters who expressed their feelings at the public meeting or by written comment. One individual was concerned about hunter activity in the vicinity of his land, but agreed that the land adjacent to his property is open to hunting now under WPRCo. ownership. The public and study team feels that the hunting issue should be addressed in detail at the spring Conservation Congress hearings, during Code 45 revisions and when the park and wildlife area is scheduled for master planning.

It should also be noted that park expansion proposed in 1992 was extensively public noticed and there were a number of comments offered in favor of the proposal. Comments were received from the general public, concerned citizens and groups, local landowners, area legislators, development committees, the visitor bureau, sportsmen's clubs, the media, and various local, state and federal agencies. There were local and regional media releases and articles covering the feasibility study. Landowner contacts were made by phone call, letter, and personal meetings. Most people commenting on the proposal were either in favor of it or they were neutral. Only one negative comment was received.

People were informed then that recreational use would be determined when the master plan is reviewed and would include discussion of hunter needs and wants and the compatibility of various uses.

ENVIRONMENTAL EFFECTS AND THEIR SIGNIFICANCE

The most significant environmental effect of this public land acquisition would be the prevention of possible future negative impact to natural resources caused by private development. Habitat preservation and management would be expected to enhance conditions for wildlife including rare and endangered species that inhabit the area. Improved silviculture would increase habitat diversity and may stimulate local economic activity through timber contracts and sales.

The project would be complementary to other county and state ownerships along the Wisconsin River that would contribute to permanent protection of floodplain resources vital to human health and safety. Without such protection, expanding rural residential and private recreational development would be expected to produce progressive degradation and fragmentation of diverse upland and aquatic habitat in the proposed acquisition area.

SIGNIFICANCE OF CUMULATIVE AFFECTS

The project would be expected to produce a cumulative benefit, as it will complement the existing arrangement of public properties in the area. Protection and management of wildlife habitat, fish habitat, natural aesthetics, historic and archeological sites, and water quality would contribute to the overall quality of the human environment. Additional projects of this type in the future would improve conditions for wildlife and society. Increasing recreational demands would be accommodated by corresponding increase in public land ownership and state park and wildlife area designation.

Coordination with county park and the Ice Age Trail plans would leverage public benefits and could provide stimulation for other governmental and private sector coordination. Expansion of partnership activities could improve governmental efficiency. Tax impact of state ownership of lands would be negligible because the Department of Natural Resources pays aids-in-lieu-of-taxes equal to the properties assessed value to each taxing jurisdiction. The payment would be adjusted annually to reflect changes in assessed value in the taxation district.

SIGNIFICANCE OF RISK

If this project were not undertaken, public ownership and subsequent management for natural resource and public outdoor recreation benefits would not occur. Permanent resource protection would likely not occur either. The terms of its FERC license require WRPCo to carry out both resource management and protection, as well as provide for "...full public utilization of the project lands and waters." While it is possible that private ownership may

manage the forest resource for sustainable yield, management for multiple uses including recreation and rare resource protection may not be considered. The potential for residential development and resultant habitat destruction and fragmentation is considered high in the non-project portion of the proposed project area if the lands are not transferred to the public trust.

Endangered and threatened wildlife occurrences on the property would likely decline if development occurred. Natural aesthetics would also be impacted if development took place on portions of this relatively undisturbed environment.

Private ownership typically eliminates public recreational use of the uplands associated with this project while navigation would continue to enable anglers, boaters and canoeists use of the river and flowage. The majority of public recreation including hunting, hiking, and bank fishing would not occur under private ownership. (NOTE: this is not the case under WRPCo's private ownership, whether referring to project or non-project lands). Trespass complaints to law enforcement officials could be expected to increase if the land is sold to private individuals.

SIGNIFICANCE OF PRECEDENT

This project would not be precedent setting in the county or state. The proposal has a sound basis in applicable statutes and codes, and such state project expansion is not uncommon. The earlier Buckhorn purchase provides a very similar case precedent. A negative decision on this proposed project would subject the property to strong private development pressure and limit public recreation use as well as reduce the natural resource base of the area.

SIGNIFICANCE OF CONTROVERCY OVER ENVIRONMENTAL AFFECTS

No significant public controversy over state acquisition has been identified during the public involvement aspect of this study. Concerns raised related to continuation of existing private leases of WPRCo land for private beach and boat access, recreational use and future development. A public open house meeting was held on August 9, 1999 in Necedah to discuss the proposal. Fourteen people attended the meeting and generally expressed support for Department acquisition of the subject property. Similarly, comments received during the WEPA public review period, ending August 20, 1999, were in favor of the Department acquiring the property. The citizen involvement effort also included contacting adjacent landowners, local legislative and elected officials to keep them informed of the proposal and obtain their support.

ALTERNATIVES

No action

The Department would not protect the property through land acquisition. The public recreation opportunities would likely decrease if Wisconsin River Power Company were to sell the non-project lands to another buyer. If poor land use practices occurred, the upland and aquatic habitats would have reduced value for wildlife, including endangered and threatened species.

Other resource values such as aesthetic qualities could be lost as well. Conditions caused by development or other uses of the floodplain could have a negative effect on public health and welfare. Cooperation with county and Ice Age Trail programs would not occur under most, if not all alternative private ownership scenarios. (It does occur now under WRPCo ownership).

Reduced State Ownership

The property has been offered to the state as one unit comprising 3,221 acres. Smaller state ownership would not likely be an option.

Expand State Ownership

Purchase of additional state lands to block in ownership patterns to protect unique resources would be feasible. However, it is unknown what adjoining lands would be available and what their value would be at this time. The concept of further expansion could be addressed in the future if such opportunities arise.

Other Ownership Options

Non-profit Conservation Organizations (NCO's) or local units of government could also acquire the property and protect it consistent with DNR goals and objectives. However, the funding limitations and competing work priorities of such organizations often make pursuit of this option difficult. The need for timely land acquisition would virtually eliminate this option.

Project Name: Buckhorn State Park Expansion

County: Juneau

DECISION (This decision is not final until certified by the appropriate authority)

In accordance with s. 1.11, Stats., and Ch. NR 150, Adm. Code, the Department is authorized and required to determine whether it has complied with s. 1.11, Stats., and Ch. NR 150, Wis. Adm. Code.

Complete either A or B below:

A. EIS Process Not Required
The attached analysis of the expected impacts of this proposal is of sufficient scope and detail to conclude that this is not a major action which would significantly affect the quality of the human environment. In my opinion, therefore, an environmental impact statement is not required prior to final action by the Department on this project.

B. Major Action Requiring the Full EIS Process
The proposal is of such magnitude and complexity with such considerable and important impacts on the quality of the human environment that it constitutes a major action significantly affecting the quality of the human environment.

Michael J. Reis 9/20/99
Signature of Evaluator Date Signed

Copy of news release or other notice attached? YES NO

Number of responses to news release or other notice: 16 (2 warranted Department response - copies attached)

Public response log attached? YES NO

CERTIFIED TO BE IN COMPLIANCE WITH WEPA

Robert R. Strand 9/20/99
Regional Director (or designee) Date Signed

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed.

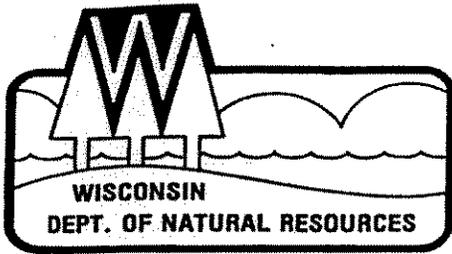
For judicial review of a decision pursuant to sections 227.52 and 227.53, Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Note: Not all Department decisions respecting environmental impact, such as those involving solid waste or hazardous waste facilities under sections 144.43 to 144.47 and 144.60 to 144.74, Stats., are subject to the contested case hearing provisions of section 227.42, Stats.

This notice is provided pursuant to section 227.48(2), Stats.

Rob Strand



NEWS
West Central Region Headquarters - Eau Claire
Wisconsin Department of Natural Resources
PO Box 4001 Eau Claire, WI 54702-4001
Phone: (715) 839-3700 TDD: (715) 839-2786

FOR RELEASE: 7-30-99
CONTACTS:

Mike Ries, Landscape Architect, (715) 839-3715
Joe Stecker-Kochanski, Manager, Buckhorn State Park (608)-565-2789

BUCKHORN PARK, WILDLIFE AREA, MAY BE EXPANDED

NECEDAH , WI. -- A proposal to expand Buckhorn State Park and the Buckhorn Wildlife Area by purchase of 3,221 acres from Wisconsin River Power Co., will be discussed during an open house at the Necedah Village Hall from 3 to 7 p.m. Aug. 9, according to Mike Ries, landscape architect for the West-Central Region of the Department of Natural Resources.

The purchase would include land currently within the park's acquisition boundary area, scenic easement areas and would add lands to the wildlife area. It also includes 1,295 acres of submerged lands that are part of the Castle Rock Flowage.

State purchase of the property would allow completion of much of the acquisition boundary for Buckhorn State Park and would provide wildlife area lands for recreation in the future. The wildlife area is managed from the Buckhorn State Park office.

Approximately 145,000 people visit the park each year. It provides hiking, cross country skiing, fishing, canoeing and other types of boating, mushroom, berry picking and rustic camping recreational activities. Early season bowhunting for deer is allowed in the park. During the last two years special youth hunts have been initiated to assist youngsters who have not hunted deer previously.

more



Buckhorn expansion only add

In accordance with procedures outlined in Wisconsin Administrative Code NR150 the Department has made a preliminary determination that the proposed acquisition / expansion will not result in any significant adverse environmental impact. A copy of the feasibility study / environmental analysis that led to this preliminary determination can be reviewed at Buckhorn State Park or at the Aug. 9 public meeting at the Necedah Village Hall. Individuals can make comments through Aug. 20 by contacting:

Robert Strand, Environmental Analyst
Department of Natural Resources P.O. Box 4001,
Eau Claire, WI., 54702 (715) 839-1609

Mike Ries, Landscape Architect,
Department of Natural Resources P.O. Box 4001,
Eau Claire, WI., 54702

Joe Stecker-Kochanski, Buckhorn State Park Manager
DNR, Buckhorn Park W8450 Buckhorn Park Avenue
Necedah, WI 54646 (608) 565-2789

Jim Keir, Wildlife Biologist DNR, Ranger Station ,
Hwy 13, PO Box 100 Friendship, WI 53934

Comments can be made at the Buckhorn Park Office through August 20.

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: August 18, 1999
TO: Mike Ries
FROM: Buckhorn State Park
SUBJECT: Expansion Comments

These comments have been recorded in the park office since the expansion mailing. I'm not sure if any of these were collected at the open house meeting. Tom will be able to fill you in on that. I'll have him call you at some point tomorrow.

Lacey Benz

Lacey Benz, LTE

*Sheryl Albers offices - Rep. from area
Assistant called - letter notifying of public meeting
on Aug. 9th got there late - Wanted copy of public comments.*

*One note back from Albers - concern on leaves -
no problem -*

Everyone who came in were asked to write down

30



Printed on
Recycled
Paper

My only objection would be if the property usage would create more "trailer" traffic in front of my property which is across the road from the new section.

Ernette C. Wilson N8594 19th Ave

I am in favor of the land purchase. We need to stop the ATV use on the power comp. land that is ~~to~~ to be added to the park. Also the need to use hunting to control deer populations, Late bow - muzzle loader seasons need to be added in the park and new park areas.

We also need to use horse-mules in some part of this area there is now some of this now. Also camp site should be in a certain part and not spread out over a big area and not modern sites no elec/showers, this I believe will help maintain wild type area.

David C. Puhl Meuston, WI
W7995 Walters Rd 847-4190

COMMENTS

We have leased approximately 200 feet of frontage on the lake where we have maintained a private launch area and beach for about 160 lot owners in Buckhorn Acres. We would like to continue that lease we have had since 1963, usually referred to as Dutch Dodge subdivision.

Dale Simonson
Buckhorn Acres
Property Owner, Inc
W5522 Overlook Dr.
New Lisbon, WI 53950

I am pleased that the land is going to the State, and not to private land use. We do not want Castle Rock Flowage to become land locked with homes.

Lyn Wolfe
N8407 Pine Lane
New Lisbon WI 53950

I'm pleased that the land along the flowage in the proposed area will not be threatened with development & the wilderness will be preserved

32 Ron Stouss
8453 Temiken Trail
N. L. I.

On the proposed property acquisition, I am in ~~the~~ favor of this if it does not impede my hunting & fishing in these areas.

I do not want any capites or closing of this land because of capites.

Al Bly
711 22nd Ave.
MONROE, WIS. 53566

I am in favor of the land acquisition proposed for the area. I am a landowner bordering the area, if hunting & fishing is left alone and an effort is made to stop the lettering and abuse of the land this will be great.

Ken Flitch
823 20th St
Monroe Wis.
53566

8-09-99

I am in favor of expanding the state park & adding the Wildlife area. It's great to preserve the area. We have enjoyed being part of this area for 14 years & have seen many changes - IE: building of more homes and less available open land -

Paula Matela
9413 S. 81st Ave
Hickory Hills IL 60457
708-430-2267

I believe that expansion of the ~~state~~ park to enlarge the wildlife area would be fabulous!! Just never allow campers & motor homes! It's a beautiful park.

Zelda Skait
11080 Wildwood Way
Fayette, WI 53955 608-635-4378

Great idea to expand!
Mary Carvalho
6783 N Stonefield Way
Oconomowoc Wis 53066

COMMENTS ON EXPANSION

I would be happy if the State would purchase the land - it ~~would~~ would be beneficial @ far & having better control overall -

Wm. Q. Kasper

I'm IN FAVOR OF EXPANDING THE PARK AREA, HOWEVER THERE WOULD HAVE TO BE AN ~~SEE~~ INCREASE BUDGET FOR MORE HELP TO MAINTAIN THIS AREA, TO PROVIDE THIS "JEWEL" OF AN AREA TO THE DEMANDS OF THE GENERAL PUBLIC, THERE IS NO "FREE LUNCH" ANYMORE. THE PARK STAFF WOULD NEED TO BE INCREASED TO HELP OFF SET THE ~~EXP~~ LAND AREA INCREASE. ALSO LETS KEEP THE AREA IN A "SEMI-WILD" STATE. I ENJOY THE PEACE AND QUIET, PLUS THE "WILD" APPEAL OF THE AREA.

STEVE DEETHARDT
312 MCLEAN AVE.
TOMAH, WI. 54660.

GOOD IDEA, THE FAMILY AND I
USE THE PARK OFTEN

GLENN PRIEST
N3505 K+L TOWNLINE Rd
MAUSTON WI 53948
608 847-6721

August 6, 1999

Park Manager
Joseph Steck-Kochanski
W8450 Buckhorn Park Avenue
Necedah, WI 54646

RE: THE BUCKHORN PARK AND WILDLIFE EXPANSION PROJECT

Dear Sir:

I have recently learned of the Buckhorn Park and Wildlife Expansion Project. My family and I have utilized Buckhorn State Park for years enjoying activities such as hiking, biking, fishing and boating. The lands along the Yellow River adjacent to the park would be an excellent addition to Buckhorn State Park.

This would only enhance the recreational opportunities for Buckhorn State Park, and surreally bring additional economic growth to the area.

It is through endeavors as such that we take opportunities to secure tracks of lands for future generations to enjoy the outdoors as we have had the privilege to enjoy. I credit those that have worked to make this a reality.

Sincerely,



Mark A. Messer
Mauston, Wisconsin 53948

RECEIVED

AUG 23 1999

DNR - WD

August 19, 1999
W 5684 Germantown Drive
New Lisbon, Wi 53950

Dear Robert Strand,

I'm writing concerning your proposal to purchase 3,221 acres to expand the Buckhorn State Park. In the paper it stated there was no negative environmental impact. I don't believe that to be true because of the present Buckhorn State Park. We've lived here many, many years. Before the Park you could drive the roads where the park currently is and see literally hundreds of deer, now if you see six or seven you are lucky. The Parks development has certainly not improved the deer population. Where we used to swim, fish, hunt, pick plums and chokecherries all for free and at our leisure, now is regulated—don't walk off the paths...pay at the gate...can't use some roads... only go at certain times in certain places... and there are numerous gates to keep people out. It is not an improvement in any way. It's for tourism for others instead of for the local people who pay taxes here.

You are stating now this will be a wilderness area, but then again when you were going to put in the original park it was to be day use only—NO camping. Now we have not only camping but you are building cabins, and day use shelters—all for tourism. Can we believe you will actually make the land you purchase a wildlife area, not a park? Or is it the old once we acquire it we'll do as we please deal?

There is something else I am very concerned about. This deal will have a negative financial impact on the residents of Buckhorn Acres and Buckhorn Acres 1st Addition. It will decrease the value of our properties. I don't know if you are aware that we have had a lease of a small parcel of shoreline on the west side of the area above the bridge. Because we had a private park and boat launch on Castle Rock Lake it made our property more desirable and more valuable. I do not believe there has been a provision made to allow us to keep and maintain that small area (200 ft) of shoreline. Would it be possible to include something of this sort in your deal with the Power Company? This 200 ft. of shoreline abutts private property so it isn't something that would be cut out of the middle somewhere.

Is there something we can do, or someone we can contact to find a way to keep this small section of shoreline in our control? We built the boat ramp and the docks. We've mowed and maintained it in a clean and orderly fashioned. We would continue to do so if allowed to control access to it.

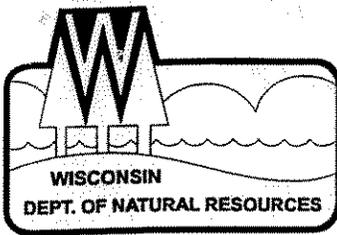
Would you please help me with this? Please don't ignore us or just run over us like we don't count. Please listen and consider the impact your taking that 200 ft. of shoreline from us will have on us. We are State residents also and we pay taxes, don't we deserve some consideration in this matter.

I will be awaiting your reply. Thank you in advance for you consideration.

Sincerely,

Dorothy Dodge

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State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

September 20, 1999

Mr. Dale Simonson
Buckhorn Acres Property Owners Assn.
W5522 Overlook Drive
New Lisbon, WI 53950

Dear Mr. Simonson,

We appreciate the comments you provided regarding the Department's proposal to expand the Buckhorn State Park and Wildlife Area properties. Our motivation for considering the proposed expansion is to take advantage of the rare opportunity to preserve a tract of central Wisconsin's rapidly diminishing undeveloped lakeshore and woodland habitat. State Park land is preserved by the DNR to provide open space and recreation opportunities for local residents as well as regional and out-of-state visitors.

We have carefully deliberated the issue of whether or not to renew the water access leases that were granted to Buckhorn Acres, Castle Rock Estates, and the Illinois Outdoorsmans Association by Wisconsin River Power Company. We have made the decision that, if the subject property is acquired by the Department, we will not renew the leases. The property on which the leases occur would become public land, available for legal uses by all members of the public. Providing special access or use rights to one small segment of the public, while excluding such access or use for the general public is not consistent with Department land management policy. It is our opinion that an adequate number of developed public water access points for watercraft already exist in the area. As such, we believe that properties in the adjoining subdivisions will not be significantly devalued if the access leases are discontinued. If a justifiable need to convert a leased access point into a public landing or mooring area is demonstrated during the master planning process, the Department would then consider developing or maintaining the sites to provide the necessary facilities.

The public comment period for the proposed expansion ended on August 20th. The feasibility study and environmental assessment document for this proposed project has been finalized and does address the issue of water access easements. We have now certified the feasibility study and environmental assessment to be in compliance with the environmental review and public disclosure requirements established by State law (Section 1.11, Statutes). Should you disagree with that conclusion, you may appeal this certification. Wisconsin Statutes and Administrative Codes establish time periods within which requests to review Department actions must be filed. For judicial review of a decision pursuant to Sections 227.15 and 227.16, Stats., you have 30 days after the mailing date of this notice to file your petition for review.

Mr. Dale Simonson, Sept. 16, 1999

page 2

The respondent in an action for judicial review is the Department of Natural Resources. You may wish to seek legal counsel to determine your specific legal rights to challenge a decision.

If you have additional comments or questions regarding this proposal, or if you wish to obtain a copy of the feasibility study and environmental assessment for the proposal, please contact Joe Stecker-Kochanski, Park Manager at Buckhorn State Park, telephone # (608)565-2789.

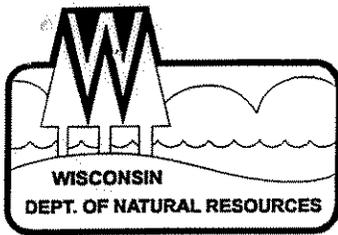
Sincerely,



Robert Strand
Environmental Impact Specialist

cc: J. Stecker-Kochanski, Buckhorn S.P.

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State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

September 20, 1999

Mrs. Dorothy Dodge
W5684 Germantown Drive
New Lisbon, WI 53950

Dear Mrs. Dodge,

We appreciate the comments you provided regarding the Department's proposal to expand the Buckhorn State Park and Wildlife Area properties. Our motivation for considering the proposed expansion is to take advantage of the rare opportunity to preserve a tract of central Wisconsin's rapidly diminishing undeveloped lakeshore and woodland habitat. State Park land is preserved by the DNR to provide open space and recreation opportunities for local residents as well as regional and out-of-state visitors.

The commitment made in our feasibility study is that the portion of the subject property falling within the existing park boundary would be designated and managed as park land. New lands laying outside the park boundary would be designated and managed as State wildlife area. A master planning process with ample opportunity for public input and involvement will be conducted in the future. This process will be used to determine the best designation(s) and allowable uses for all of the lands within the Buckhorn project boundary.

We have carefully deliberated the issue of whether or not to renew the water access leases that were granted to Buckhorn Acres, Castle Rock Estates, and the Illinois Outdoorsmans Association by Wisconsin River Power Company. We have made the decision that, if the subject property is acquired by the Department, we will not renew the leases. The property on which the leases occur would become public land, available for legal uses by all members of the public. Providing special access or use rights to one small segment of the public, while excluding such access or use for the general public is not consistent with Department land management policy. It is our opinion that an adequate number of developed public water access points for watercraft already exist in the area. As such, we believe that properties in the adjoining subdivisions will not be significantly devalued if the access leases are discontinued. If a justifiable need to convert a leased access point into a public landing or mooring area is demonstrated during the master planning process, the Department would then consider developing or maintaining the sites to provide the necessary facilities.

The public comment period for the proposed expansion ended on August 20th. The feasibility study and environmental assessment document for this proposed project has been finalized and does address the issue of water access easements. We have now certified the feasibility study

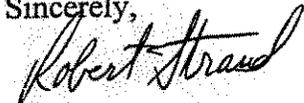
Mrs. Dorothy Dodge, Sept. 16, 1999

page 2

and environmental assessment to be in compliance with the environmental review and public disclosure requirements established by State law (Section 1.11, Statutes). Should you disagree with that conclusion, you may appeal this certification. Wisconsin Statutes and Administrative Codes establish time periods within which requests to review Department actions must be filed. For judicial review of a decision pursuant to Sections 227.15 and 227.16, Stats., you have 30 days after the mailing date of this notice to file your petition for review. The respondent in an action for judicial review is the Department of Natural Resources. You may wish to seek legal counsel to determine your specific legal rights to challenge a decision.

If you have additional comments or questions regarding this proposal, or if you wish to obtain a copy of the feasibility study and environmental assessment for the proposal, please contact Joe Stecker-Kochanski, Park Manager at Buckhorn State Park, telephone # (608)565-2789.

Sincerely,



Robert Strand
Environmental Impact Specialist

cc: J. Stecker-Kochanski, Buckhorn S.P.

42

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

316-S Capitol
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 18, 1999

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 29, 1999, request pursuant to s. 23.0915(4), Stats., regarding a proposed 16,000 acre land purchase from the Packaging Corporation of America for \$12.5 million to complete Phase II of the transaction.

In addition, pursuant to s. 23.0917(5m and 6), Stats., you requested approval to obligate \$25 million from the reauthorized stewardship program under the provisions allowing for advanced funding of land purchases. The funding would be used to reimburse the current program for the \$12.5 million used to purchase the property in Phase I and to allow for the purchase of the property in Phase II.

No objections to these requests have been raised. Accordingly, the requests are 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:js

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

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

316-S Capitol
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

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Brian Burke
Representative John Gard
Co-Chairs, Joint Committee on Finance

Date: October 29, 1999

Re: 14 Day Passive Review/Land Purchase

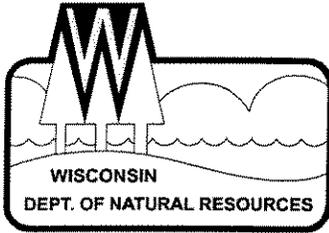
Attached is a copy of a request from Secretary George Meyer regarding a proposed 16,000 acre land purchase for \$12.5 million to complete Phase 2 of the Packaging Corporation of America transaction. This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

In addition, pursuant to s. 23.0917(5m and 6), Stats., the Department requests approval from the Committee to obligate \$25 million from the re-authorized stewardship program under the provisions allowing for advanced funding of land purchases. This funding would be used to reimburse the current program for the \$12.5 million used to purchase the property in Phase 1 and to allow for the proposed purchase of the property in Phase 2.

Please review this item and notify **Senator Burke** or **Representative Gard** no later than **Wednesday, November 17, 1999**, 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:JG:js



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

OCT 28 1999

IN REPLY REFER TO: WR-500

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

Dear Senator *Brian* Burke and Representative *John* Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of the status of the proposed 32,000-acre land purchase from Packaging Corporation of America for \$25,000,000 and requesting approval to proceed with Phase 2 of the purchase. 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 Phase 1 of the purchase at the August meeting and Phase 2 of the purchase at the October meeting. The land is required for Public Recreation and Conservation Management for 14 important conservation programs in 4 counties in Northern Wisconsin.

On September 16, 1999, the Joint Committee on Finance approved the purchase of 32,000 acres plus easements from Packaging Corporation of America for \$25,000,000 ("The Great Addition"). That approval was for the overall transaction concept. It specifically authorized Phase 1 and required a subsequent approval for Phase 2 after passage of the budget. (See attached letter dated August 27, 1999.)

On October 14, 1999, the Department closed Phase 1, acquiring half of the land in fee title and all of the easements for \$12,500,000. On October 27, 1999, the Natural Resources Board approved borrowing ahead from the new Stewardship Program and proceeding with Phase 2 of the purchase. Now that the budget has passed, the State of Wisconsin is able to complete the transaction.

The Joint Committee on Finance is hereby requested to approve the Department of Natural Resources "borrowing ahead" from the new Stewardship Program the amount of \$25,000,000 for this transaction. These funds are to be used to reimburse the current Stewardship program for expenditures for Phase 1 and to fund the closing of Phase 2. This strategy will allow for currently pending transactions to be completed for conservation purposes in other parts of the state. In addition, Joint Committee on Finance approval is requested for purchase of Phase 2 of the Packaging Corporation of America purchase: 16,000 acres in fee title for \$12,500,000.

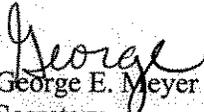
The file number is WR-500 and the land is located in Vilas, Iron, Oneida and Lincoln Counties. Attached please find a memo and maps describing this transaction and the transmittal letter to the Joint Committee on Finance for Phase 1.

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.

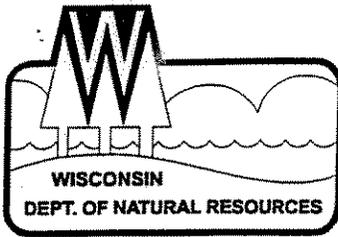
If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If the Committee has no objections, the Department will forward the proposal to the Governor for his consideration. If you need additional information, please contact Richard Steffes at 266-0201. Mr. Steffes is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,


George E. Meyer
Secretary

cc: Legislative Fiscal Bureau
Department of Administration



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

AUG 27 1999

IN REPLY REFER TO: WR-500

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

Dear Senator *Brian* Burke and Representative *John* Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 32,000-acre land purchase from Packaging Corporation of America for \$25,000,000. 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 August meeting. The land is required for Public Recreation and Conservation Management for 14 important conservation programs in 4 counties in Northern Wisconsin. The purchase will be completed in 2 installments.

Due to the substantial size and complexity of the transaction, the following elements are a part of this notification and request:

- That the Joint Committee on Finance approve the overall concept of the purchase but specifically approve the purchase of 15,890 acres in fee title and 110 acres by easement for \$12,500,000. This is referred to as Phase 1 and consists of land needed for natural areas, the Ice Age Trail and other conservation purposes. Closing is anticipated by September 20, 1999.
- That the Department anticipates returning to JCF with a second request after passage of the state budget for approval to obligate funds in advance of their availability from the reauthorized Stewardship Program. The purpose of the second request will be to obligate funds for the purchase of the additional 16,000 acres in fee title and 814 acres by easement for an additional \$12,500,000. This is referred to as Phase 2 and consists of land needed primarily for the Turtle-Flambeau and Willow Flowages.
- The Department understands that language allowing the Department to obligate funds in advance of their availability is currently in both the Assembly and Senate versions of the 1999-2001 biennial budget bill and that the Department expects that the language will remain.
- That in compliance with the above mentioned language DNR expects to resell some of the land to counties and tribes.

- That the Department expects to "borrow ahead" from the new Stewardship Program, after passage in the state budget, the amount of \$25,000,000 for this transaction. These funds are to be used to reimburse the current Stewardship program for expenditures for Phase I and further, to fund the closing of the above described Phase II. This strategy will allow for currently pending transactions to be completed for conservation purposes in other parts of the state.

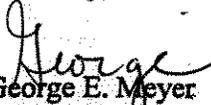
The file number is WR-500 and the land is located in Vilas, Iron, Oneida and Lincoln Counties. Attached please find a memo and maps describing this transaction.

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 Richard Steffes at 266-0201. Mr. Steffes is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,


George E. Meyer
Secretary

cc: Legislative Fiscal Bureau
Department of Administration

Motion for the Packaging Corporation of America Transaction

That the Board:

1. establish two new projects – Menard Island Resource Area in Lincoln County and Woodboro Lakes Wildlife Area in Oneida County with acreage goals of 2,571 and 2,511 acres respectively,
2. approve the purchase of 16,000 acres in fee title and 924 acres by easement for \$12,500,000 (Phase I),
3. approve the purchase of an additional 16,000 acres in fee for an additional \$12,500,000 (Phase II) subject to passage of the state budget. Department will return this portion of the motion to the Board after passage of the budget for final confirmation,
4. directs the Department to “borrow ahead” from the new Stewardship Program, after passage in the state budget, the amount of \$25,000,000 for this transaction. These funds are to be used to reimburse the current Stewardship program for expenditures for Phase I and further, to fund the closing of the above described Phase II,
5. directs the Department to enter into discussions regarding resale or exchanges of up to 7,000 acres of land to county governments and/or tribal governments.

(APPROVED BY NATURAL RESOURCES BOARD ON AUGUST 25, 1999
BY A VOTE OF 6 TO 0)

SUBJECT:

FOR: AUGUST BOARD MEETING

TO BE PRESENTED BY: Richard E. Steffes

SUMMARY: The Department has obtained an agreement to purchase 31,890 acres of land in fee and easement rights on 924 acres in the northern Wisconsin counties of Iron, Oneida, Vilas, and Lincoln from Packaging Corporation of America for \$25,000,000. The parcels block well with state ownership and contributes to the following existing projects: Turtle Flambeau Scenic Waters Area, Willow Flowage Scenic Waters Area, Northern Highland-American Legion State Forest, Moose Lake State Natural Area, Statewide Public Access program, State Natural Areas program, Ice Age Trail, Bearskin-Hiawatha State Trail, Statewide Wildlife Habitat, and Scattered Forest Lands. In addition, some of the land will be used to establish two new projects: Menard Island Resource Area and Woodboro Lakes Wildlife Area. The item is being submitted because the purchase price is more than \$150,000 and because two new projects are being established.

The transaction is the largest land purchase for conservation purposes in the state's history. Thirty-two thousand (32,000) acres (31,890 acres in fee and 110 acres in trail easements) will remain open for public use. The purchase protects 42 miles of river and stream frontage and all or part of 20 small lakes. Also, 814 acres in scenic easements will protect a 3.5-mile stretch of the Wisconsin River.

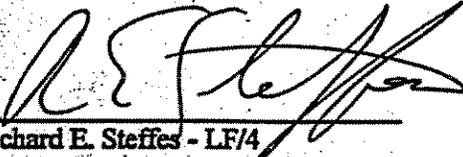
Due to its substantial size, the transaction will be closed in two installments. The Department proposes to purchase 16,000 acres in fee plus the scenic easement at a cost of \$12,500,000 on September 20, 1999, using FY2000 Stewardship funds. After passage of the budget, the Department will acquire the remaining 16,000 acres for an additional \$12,500,000. That second closing is expected to be about November 15, 1999. The new Stewardship bill currently includes a provision to borrow ahead, and FY2000 funds will be refunded and replaced after budget passage. The Department will return to the Board after budget passage to approve and affirm the second closing.

RECOMMENDATION: That the Board establish two new projects, Menard Island Resource Area and Woodboro Lakes Wildlife Area. Secondly, that the Board approve the purchase of 31,890 acres of land in fee and easement rights on 924 acres for \$25,000,000.

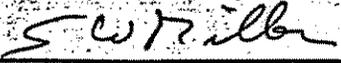
LIST OF ATTACHED MATERIALS:

No <input checked="" type="checkbox"/>	Fiscal Estimate Required	Yes <input type="checkbox"/>	Attached
No <input checked="" type="checkbox"/>	Environmental Assessment or Impact Statement Required	Yes <input type="checkbox"/>	Attached
No <input type="checkbox"/>	Background Memo	Yes <input checked="" type="checkbox"/>	Attached

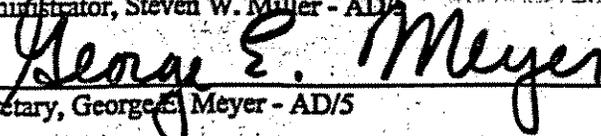
APPROVED:


Acting Real Estate Director, Richard E. Steffes - LF/4

8-23-99
Date


Administrator, Steven W. Miller - AD/5

8-23-99
Date


Secretary, George E. Meyer - AD/5

8/23/99
Date

- W. Smith - Spooner
- R. Steffes - LF/4
- J. Scullion - AD/5
- T. Hauge - WM/4

- H.S. Druckenmiller - ER/4
- S. Black - PR/1
- R. Roden - LF/4
- G. Francisco - FR/4

DATE: August 23, 1999

FILE REF: WR-500

TO: Governor Thompson

FROM: George E. Meyer *George*SUBJECT: Proposed Land Acquisition, Packaging Corporation of America
File WR-500, Approval Requested by September 17, 1999I. PARCEL DESCRIPTION:

(See attached appendices A, B, and C for details.)

Project	County	Acres
Turtle Flambeau Scenic Waters Area	Iron	7,930
Willow Flowage Scenic Waters Area	Oneida	7,585
Northern Highland – American Legion State Forest	Vilas, Iron, Oneida	320
Statewide Public Access – Rice River Flowage	Lincoln	317
Moose Lake State Natural Area	Iron	440
Statewide Natural Area – Caroline Lake	Iron	518
Statewide Natural Area – Squirrel River	Oneida	880
Statewide Natural Area – Bass Lake Preserve SNA	Iron	125
Statewide Natural Area – Springstead Creek Area	Iron	200
Ice Age Trail and Bearskin-Hiawatha State Trail	Lincoln and Oneida	2,110 ¹
Menard Island Resource Area	Lincoln, Oneida	2,571 ²
Woodboro Lakes Wildlife Area	Oneida	2,511
Statewide Wildlife Habitat – Roe Lake	Oneida	500
Scattered Forest Lands – Timberland	Iron, Vilas, Lincoln, Oneida	6,807
	Total:	32,814 ^{1,2}

¹ State Trails include 110 acres in easement and 2,000 acres in fee.² Includes 814 acres of Scenic Easement in the Menard Island Resource Area.Grantor:

Packaging Corporation of America
C/o Mr. James Adams
Woodlands Manager
6750 Highway 57
P.O. Box 33
Counce, Tennessee 38326

Total Acres: 31,890 in fee and easement rights on 924 acresTotal Price: \$25,000,000Appraised Value: \$25,700,000 (Gardon); \$25,500,000 (Steigerwaldt)Interest: Purchase in fee and easement.Improvements: None

Location: The land is located in the northern Wisconsin counties of Iron, Oneida, Vilas, and Lincoln.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	25,268
	Wooded Lowland	5,906
	Marsh	1,310
	Open Upland	330
	Total	32,814

Zoning: Forestry; Shoreland/Floodplain

Present Use: Industrial Forestry

Proposed Use: Public Recreation, Natural Resources Protection and Management, Scenic Protection

Tenure: Packaging Corporation of America was formed in April 1999, from a transaction involving Tenneco and Madison Dearborn Investors. Corporate officials and land managers for the owners were largely unchanged from the last several years.

Property Taxes: Enrolled in Industrial Forest Law. Annual payment is about \$240,000.

Agreement Date: August 20, 1999

2. JUSTIFICATION:

The Department proposes to purchase 31,890 acres of land in fee and easement rights on 924 acres of land in the counties of Iron, Oneida, Vilas, and Lincoln from Packaging Corporation of America. Acquisition will provide opportunities for public recreation; consolidate state ownership in major projects; protect natural resources including 42 miles of river and stream frontage and all or part of 20 small lakes and 6.3 miles of lake frontage; and connect existing public lands.

This acquisition will add land to the following existing projects: Turtle-Flambeau Scenic Waters Area, Willow Flowage Scenic Waters Area, Northern Highland-American Legion State Forest, Moose Lake State Natural Area, Statewide Natural Areas in four locations, Ice Age Trail, Bearskin-Hiawatha Trail, Statewide Public Access program, Statewide Wildlife Habitat, and Scattered Forest Lands. In addition, the state would establish two new projects: Menard Island Resource Area and Woodboro Lakes Wildlife Area. The acquisition will protect 42 miles of river and stream frontage; all or part of 20 small lakes and 6.3 miles of lake frontage; and scenic easement on 7.8 miles of Wisconsin River frontage. About 20 percent of the land is wetland, and this and the river and stream frontage will provide natural corridors for animal and plant movement. Acquisitions within the flowages, state forests, state natural areas, and trails will connect existing state-owned land and provide much-needed blocking for better management and administration. The acquisition of this industrial forest, which is enrolled in Industrial Forest Program and is open for recreation, will ensure that the land is managed as sustainable forest and remains open to the public. In addition, acquisition will protect the land from development that is incompatible with management of large blocks of land and with public recreation, especially hunting and trail use. Details of each project follow.

The Turtle-Flambeau Flowage Area in Iron County was established in 1990 with the purchase of 23,572 acres from the Chippewa-Flambeau Improvement Company to protect a large flowage created in 1926 when a dam was constructed on the Flambeau River. The flowage includes 150 islands, 114 miles of mainland shoreline, more than 11,000 flowed acres, and more than 12,000 acres of forest and wetlands. The flowage has excellent fishery, primarily northern pike, muskellunge, and walleye. It is also used for hunting, hiking, trapping, canoeing, nature appreciation, and primitive camping. The current purchase within the Turtle-Flambeau Flowage consists of 7,930 acres, more than one-third the remaining acreage to be purchased within the boundary. It includes 0.3 mile of frontage on the flowage itself and 0.75 mile of frontage on an

*Turtle-
Flambeau
Scenic Waters
Area*

unnamed creek. The Department currently owns most of the shoreline along a large island in the flowage called Big Island; this purchase will complete the purchase of this island. The purchase also includes land that drains into the Flambeau River upstream from the flowage and land along the eastern boundary of the project.

*Willow
Flowage Scenic
Waters Age*

The purchase near the Willow Flowage consists of 7,585 acres. The project was established to protect the undeveloped character of the Willow Flowage and to preserve the scenic beauty, natural resources, and heritage for future generations. The Willow Flowage has been nominated for status as an Outstanding Resource Water by the Natural Resources Board. The Department is in the midst of master planning this project with the public. This additional land will allow the planners and the public to better plan for management and recreation on the flowage. This acquisition will protect about 5.7 mile frontage on the Tomahawk River and its tributary, 1.4 miles on Cluky Creek, 1.84 miles on Rice River, 0.1 on Skunk Lake and 2.2 miles on an unnamed creek.

*Statewide
Public Access*

The purchase for Statewide Public Access program consists of 317 acres and 0.2 mile of frontage on the Rice River Flowage. The Statewide Public Access program provides public access to the state's surface water resources. Sites are acquired for boat and canoe landings; and related uses such as parking lots, bank fishing, and access to lakes, rivers, and streams. The Department intends to provide boating access to the flowage from this parcel.

*Northern
Highland-
American
Legion State
Forest*

The purchase within the Northern Highland-American Legion State Forest consists of 320 lands. The Northern Highland-American Legion State Forest is located in north central Wisconsin. Established in the 1920s, the goal of the project is to manage the headwaters of the Wisconsin River and the surrounding forest lands for a variety of uses, particularly forestry and public recreation. The forest property is used by the public for hunting, fishing, trapping, cross-country skiing, hiking, and other outdoor recreation. The Department has campgrounds, boat landings, and trails for hiking, skiing, and snowmobiles within the boundaries of the forest. In addition, private recreational facilities such as resorts and motels are also found throughout the forest. The proposed acquisitions within the forest are key inholdings embedded within state-owned lands.

*Moose Lake State
Natural Area*

The purchase at Moose Lake State Natural Area consists of 440 acres and will connect this natural area to Moose Lake Hemlocks, a 40-acre natural area with an old-growth hemlock and yellow birch remnant forest. Moose Lake State Natural Area protects a 270-acre shallow, soft water, drainage lake; a diverse aquatic community; northern sedge meadow; northern mesic to wet forests. Large examples of this type of lake are rare in Wisconsin. This purchase will protect Little Moose Lake to the south of Moose Lake and 1.75 miles of one-bank frontage along Moose Creek, the drainage creek for both lakes. This acquisition will almost complete the project; there will remain just two private inholdings.

*Statewide
Natural Areas*

The Statewide Natural Areas program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plant and animal species. This purchase will protect land in four natural areas. Squirrel River State Natural Area protects a stand of large red pines within a mosaic of northern forest types along the river. Along with the upland forest there is a large wetland complex of sedge meadow, wet forest, and alder thicket. Bald eagles nest in the pines. This purchase will buffer this community, protect an additional mile of stream thread, and provide much-needed access to the northwest. Caroline Lake is a complex of undeveloped lakes, northern sedge meadow, northern wet forest, and the headwaters of the Bad River. The proposed purchase here contains mostly northern upland forest, one-half mile of frontage on Caroline Lake, and about 1 mile of stream thread on an unnamed creek. The Department will manage the land in coordination with The Nature Conservancy, which owns land adjacent to the purchase. Springstead Creek Area is a lowland bog with rare plants. The site is adjacent to Wisconsin Land Commission Land. The land for Bass Lake Preserve is upland forest and will buffer an existing, dedicated State Natural Area to the east, owned by The Nature Conservancy. The project protects a 15-acre soft water lake situated in typical northern forest landscape of mesic forest, swamp conifers, and bogs.

*Ice Age Trail
and Bearskin-
Hiawatha State
Trail*

Land will be acquired for two trails, the Ice Age Trail and the Bearskin-Hiawatha State Trail. The Ice Age Trail is designated a National Scenic Trail as well as a State Scenic Trail. When complete, the Trail will traverse more than 1,000 miles through Wisconsin following a route designed to encompass outstanding geologic, scenic, cultural, and recreational resources. The trail will connect the nine units of the Ice Age Reserve including Devil's Lake and Chippewa Moraine state parks, the Kettle Moraine State Forest, and the Cross Plains Unit of the Ice Age Reserve. This purchase consists of 2,000 acres in fee and a 200-foot-wide easement through adjacent lands in a morainal zone of the northern forest in Lincoln County. This purchase will close an existing gap between two parts of the trail and for which there was no easy alternative. It will add 6.5 miles to the Ice Age Trail through a morainal landscape of hemlock-hardwood forest and large wetlands. The property to be purchased in fee is adjacent to the Newwood Wildlife Area. The Bearskin-Hiawatha State Trail is a 30-mile-long corridor between Minocqua and Tomahawk that was established to provide trail-based recreation such as hiking, bicycling, and snowmobiling in the northern forest land. This purchase of an easement on 20 acres of land provides three miles for trail-based recreation within the approved trail corridor. The three miles provides a link for the trail around an area of poor title.

*Statewide
Wildlife
Habitat*

The Statewide Wildlife Habitat program was established in 1991 to protect and restore wildlife habitat. Land acquired under this program will protect or provide for restoration of rare plant and animal communities, protect important habitat threatened with development, protect or restore important habitat that links other tracts of habitat, and protects or restores tracts that meet the wildlife-related priorities of other Department programs. This acquisition of 500 acres in Oneida County will protect 0.77 mile of frontage on Roe Lake, 0.46 mile of frontage on Stag Lake, and 0.3 mile of frontage on an unnamed stream. The property is two-thirds upland forest and about one-third lowland forest.

*Scattered
Forest Lands*

Almost 7,000 acres of land will be purchased under the Scattered Forest Lands program, which includes parcels of forested land with wildlife values. The lands to be acquired are within county forest boundaries and Indian Reservations. The acquisition includes 5.5 miles of frontage on streams and rivers and 1.0 mile of lake frontage. The Department will work cooperatively with these groups to ensure that the land is managed as a sustainable forest, that it remains open for recreation, including hunting and fishing, and that no development takes place.

*Menard Island
Resource Area*

The state will also establish two new projects: Menard Island Resource Area and Woodboro Lakes Wildlife Area. The department already owns Menard Island in the Wisconsin River. This acquisition will protect 5.6 miles of Wisconsin River frontage and 1,757 acres of land in fee. This land will continue to be managed as a working forest. In addition, the Department will purchase easement rights along an additional 7.8 miles of the Wisconsin River and 814 acres of land, which will protect the scenic values from the river. The acreage goal will be 2,571. The Department will seek local input in planning for the area.

*Woodboro
Lakes Wildlife
Area*

The Woodboro Lakes Wildlife Area is proposed to encompass the 2,511 acres and seven small lakes. The acquisition will protect 1.52 miles of frontage on Little Rice River and 2 miles of frontage on seven small lakes, five of which are completely within the wildlife area. The land is primarily upland forest with wet forest and marsh around and between the lakes. The land will remain open to recreation, including hunting, and will be managed for upland game birds, waterfowl production, and other wildlife species. The acreage goal will be 2,511. As with the Menard Island Resource Area, the Department will work with local citizens regarding future plans for the Woodboro Lakes Wildlife Area.

The Department recommends purchase of these lands to provide opportunities for many recreational pursuits, to secure large blocks of land for conservation and management of natural communities and species that need large contiguous landscapes, to connect existing public lands, to block in important tracts within public projects, to protect natural resources and scenic areas, and to allow the land to remain undeveloped.

3. FINANCING:

Phase One

State Stewardship bond funds (FY 2000) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$15,000,000	\$2,500,000

For interim funding of the Phase One purchase, the following fund breakout of current Stewardship categories will be used:

General Acquisition:	\$6,000,000
Natural Areas:	1,740,000
Ice Age Trail:	1,660,000
Habitat Restoration Areas:	2,600,000
Streambank Protection:	<u>500,000</u>
Total:	\$12,500,000

Phase Two

New Stewardship program bond funds are anticipated:*

* Assumes the entire \$25,000,000 cost will be paid by borrowing ahead and reimbursing FY2000 Stewardship.

4. ACQUISITION STATUS :

Project	Established	Acreage goal	Acres to Date	% Complete	Cost to date
Turtle Flambeau Scenic Waters	1990	45,076.71	24,079.91	53.4	\$9,327,330
Willow Flowage Scenic Waters	1997	8,720	8,801.75	100.9	\$9,800,000
Northern Highland State Forest	1925	168,976	168,423.87	99.7	\$12,551,276
Statewide Public Access	1969	838.65	759.99	90.6	\$4,447,709
Moose Lake State Natural Area	1991	1,160	531.68	45.8	\$ 248,437
Statewide Natural Areas	1972	26,000	19,948.63	76.7	\$8,256,927.10
Ice Age Trail	1988	233.03	1,207.01	518	\$ 504,000
Bearskin-Hiawatha State Trail	1973	424	497.86	117.4	\$ 484,291
Statewide Wildlife Habitat	1991	6,000	1,563.87	26.1	\$ 859,388
Scattered Forest Lands	1956	5,352.61	5,338.08	99.7	\$ 225,129

5. APPRAISAL:

Appraiser: Terry Gardon (Staff Appraiser)

Valuation Date: August 3, 1999

Appraised Value: \$25,700,000

Highest and Best Use: Recreation and Forestry

Allocation of Values:

a. land: 31,890 acres @ \$800/ac:	\$25,512,000
b. trail easement: 110 acres @ \$720/ac:	79,200
c. scenic easement: 814 acres @ \$80/ac:	65,120
d. total:	<u>\$25,656,320</u>
	\$25,700,000 (Rounded)

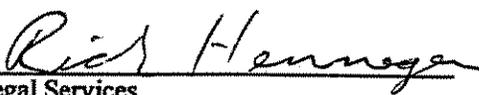
Appraisal Review: Phillip Lepinski – August 3, 1999

Comments: The Department ordered a second appraisal of this property. The appraiser, Steigerwaldt Land Services Company, estimated the value of the property at \$25,500,000 as of August 14, 1999. That report is currently being finalized and reviewed due to the unusual, pressing time frames involved.

RECOMMENDED:


Richard E. Steffes

8-23-99
Date


Bureau of Legal Services

8-23-99
Date


Steven W. Miller

8-23-99
Date

RES:jp

PCA – Project Table: Attachment “A”

Project	County	Acres
Turtle Flambeau Scenic Waters Area	Iron	7,930
Willow Flowage Scenic Waters Area	Oneida	7,585
Northern Highland – American Legion State Forest	Vilas, Iron, Oneida	320
Statewide Public Access – Rice River Flowage	Lincoln	317
Moose Lake State Natural Area	Iron	440
Statewide Natural Area – Caroline Lake	Iron	518
Statewide Natural Area – Squirrel River	Oneida	880
Statewide Natural Area – Bass Lake Preserve SNA	Iron	125
Statewide Natural Area – Springstead Creek Area	Iron	200
Ice Age Trail and Bearskin-Hiawatha State Trail	Lincoln and Oneida	2,110 ¹
Menard Island Resource Area	Lincoln, Oneida	2,571 ²
Woodboro Lakes Wildlife Area	Oneida	2,511
Statewide Wildlife Habitat – Roe Lake	Oneida	500
Scattered Forest Lands – Timberland	Iron, Vilas, Lincoln, Oneida	6,807
	Total:	32,814^{1,2}

¹ State Trails include 110 acres in easement and 2,000 acres in fee.

² Includes 814 acres of Scenic Easement in the Menard Island Resource Area.

PCA – County Acreage Table: Attachment “B”

County	Acres
Iron	11,703
Vilas	1,481
Lincoln	5,126 ^{1,2}
Oneida	14,504 ^{1,2}
Total:	32,814 ^{1,2}

¹ State Trails include 110 acres in easement and 2,000 acres in fee.

² Includes 814 acres of Scenic Easement in the Menard Island Resource Area.

PCA – Water Frontage Table: Attachment “C”

Project	Water body	Frontage
Turtle Flambeau Scenic Waters Area	Turtle Flowage	0.30 miles
	Unnamed Creek	0.75 miles
Willow Flowage	Cluky Creek	1.40 miles
	Rice River	1.84 miles
	Skunk Lake	0.10 miles
	Tomahawk River and Tributary	5.70 miles
	Unnamed Creek	2.20 miles
Statewide Public Access – Rice River Flowage	Rice River Flowage	0.20 miles
Moose Lake State Natural Area	Moose Creek	1.75 miles
	Little Moose Lake	1.00 miles
Statewide Natural Area – Caroline Lake	Caroline Lake	0.50 miles
	Unnamed Creek	1.00 miles
Statewide Natural Area – Squirrel River	Squirrel River	3.00 miles
Ice Age Trail	North Fork Copper River	1.69 miles
Menard Island Resource Area	Wisconsin River	5.58 miles
	Wisconsin River – Scenic Easement	7.80 miles
	Spring Creek	0.92 miles
	Jennie Creek	1.00 miles
Woodboro Lakes Wildlife Area	Little Rice River	1.52 miles
	7 Small Lakes	2.00 miles
Statewide Wildlife Habitat – Roe Lake	Roe Lake	0.77 miles
	Stag Lake	0.46 miles
	Unnamed Stream	0.30 miles
Scattered Forest Lands – Timberland	Tribal – Bad River: Graveyard Creek and Bell Creek	1.00 miles
	Tribal – Lac du Flambeau: 3 small lakes	0.50 miles
	Tribal – Lac du Flambeau: Tomahawk River	1.50 miles
	Tribal – Lac du Flambeau: Spring Creek	0.40 miles
	Lincoln Co. Forest: Spirit River	0.30 miles
	Oneida Co. Forest: Brandt Creek	0.25 miles
	Oneida Co. Forest: 2 small lakes	0.50 miles
	Oneida Co. Forest: Squaw Creek	1.50 miles
Iron Co. Forest: Unnamed Creek	0.50 miles	

Total Lake Frontage:	6.33 miles
Total River Frontage:	28.93* miles
Total Stream Frontage:	12.97 miles

*Includes 7.8 miles of Scenic Easement in the Menard Island Resource Area

State Purchase of Land from Packaging Corporation of America

Location: 32,000 acres (about 50 square miles) for 14 important conservation programs in the northern Wisconsin counties of Iron, Oneida, Vilas, and Lincoln. Scenic easement on an additional 814 acres on the Wisconsin River.

The Purchase:

- The State of Wisconsin's Knowles-Nelson Stewardship Fund and the new Stewardship Program are providing funding to purchase the property from Packaging Corporation of America.
- Purchase price is \$25,000,000.
- Largest state conservation land purchase in history

The Projects:

- 7,930 acres for the Turtle-Flambeau Scenic Waters Area
- 320 acres for the Northern Highland-American Legion State Forest
- 7,585 acres for the Willow Flowage Scenic Waters Area
- 440 acres for the Moose Lake State Natural Area
- 1,723 acres for Statewide Natural Areas in four locations
- 2,110 acres for Ice Age Trail and Bearskin-Hiawatha Trail
- 1,757 acres to create the Menard Island Resource Area; protects about 5.6 miles of Wisconsin River frontage; protects an additional 814 acres through scenic easements on an additional 7.8 miles of Wisconsin River
- 2,511 acres to create the Woodboro Lakes Wildlife Area; protects seven small lakes for waterfowl production
- 317 acres for Statewide Public Access (Rice Rice Flowage)
- 500 acres for Statewide Wildlife Habitat (Roe Lake)
- 6,807 acres for Scattered Forest Lands; assists counties by blocking in existing county forests

Natural Features:

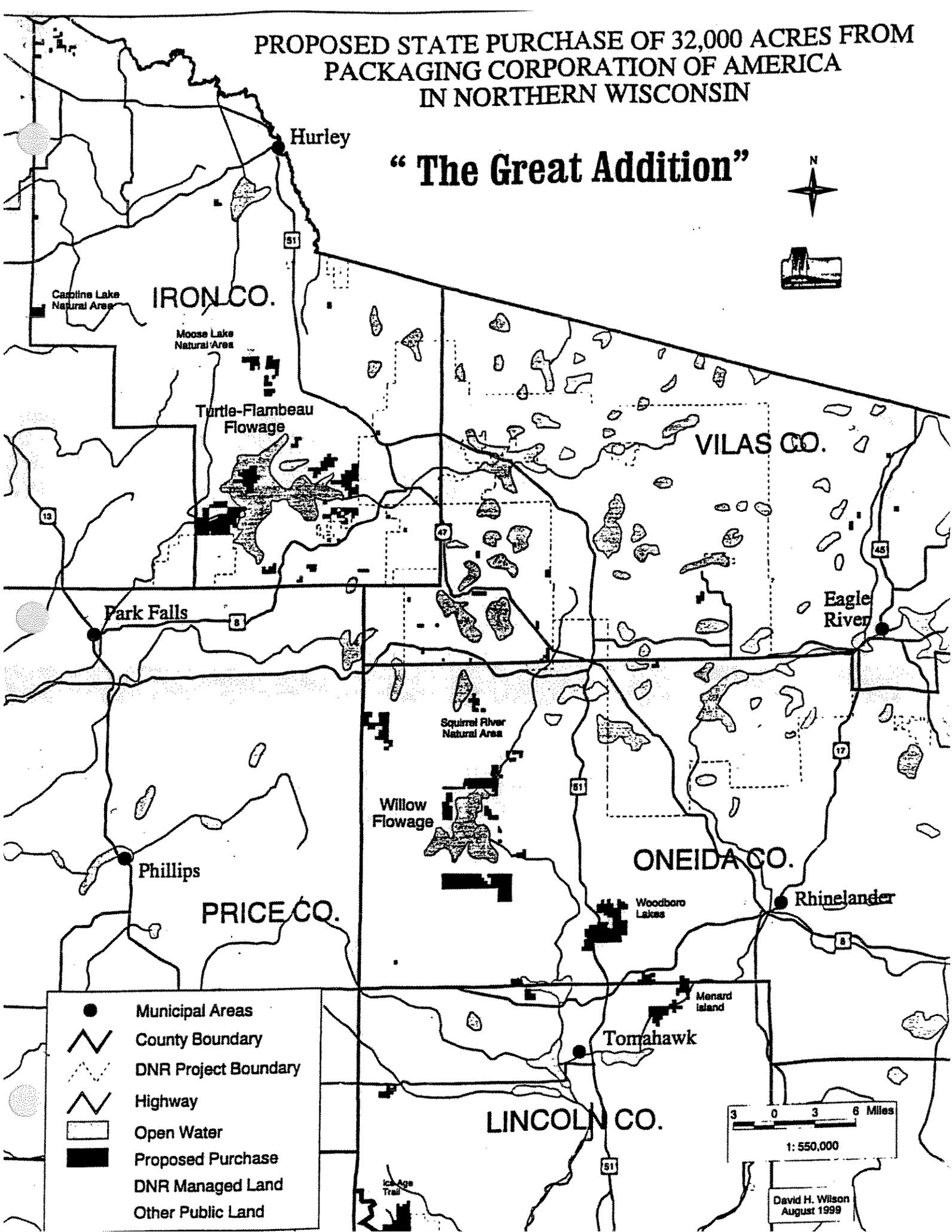
- 32,000 acres of land in northern Wisconsin
- Cover types are upland forest (77%), lowland forest (18%), open marsh (4%), and open uplands (1%)
- Will protect 42 miles of river and stream frontage
- Will protect wetlands as part of the northern forest landscape
- Will protect biological diversity by buffering existing natural communities, protecting old-growth hemlock forest, and maintaining natural corridors along streams and rivers
- Will protect all or part of 20 small lakes and 6.3 miles of lake frontage
- Provides for scenic easements on 7.8 miles of Wisconsin River frontage
- Will bring under state protection two rare natural communities in Iron County: Caroline Lake – a complex of undeveloped natural area quality lakes, northern sedge meadow and wet forest and headwaters of the Bad River, also home of rare yellow bellied flycatcher olive-sided flycatcher birds; Springstead Creek Area – a lowland bog with rare vascular plants

Public Benefits:

- State purchase will allow land to remain a working, sustainable forest
- Land will remain open to the public for a variety of recreational opportunities including hunting, fishing, cross-country skiing, hiking, and more
- Secures large blocks of land for conservation and management of natural communities and species that need larger habitat areas
- Purchase will connect existing public lands and block in many important tracts within public projects, most notably the Willow and Turtle-Flambeau flowages
- Acquires the largest parcel remaining in private ownership needed for the Ice Age Trail, adding 6.5 miles and a parking lot to the trail
- Blocks in 3 miles of the Bearskin-Hiawatha Trail and key parcels in the Northern Highland-American Legion State Forest

PROPOSED STATE PURCHASE OF 32,000 ACRES FROM
PACKAGING CORPORATION OF AMERICA
IN NORTHERN WISCONSIN

“The Great Addition”



- Municipal Areas
- ▬ County Boundary
- - - DNR Project Boundary
- ▬ Highway
- Open Water
- Proposed Purchase
- ▨ DNR Managed Land
- ▨ Other Public Land

0 3 6 Miles
1:550,000

David H. Wilson
August 1999

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

316-S Capitol
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

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Brian Burke
Representative John Gard

Re: 14-Day Passive Review Approval

Date: October 29, 1999

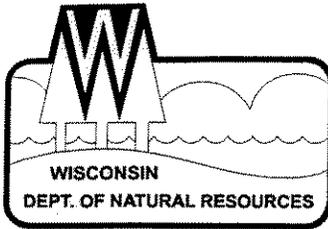
Attached is a copy of a letter from the Department of Natural Resources, received on October 29, 1999, which notifies the Committee of a proposed 452.6 acre land purchase from Hillsdale College for \$375,000. The notice is pursuant to s. 23.0915(4), Stats., which requires 14-day passive review and approval by the Joint Committee on Finance of all Stewardship projects over \$250,000.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Wednesday, November 17, 1999**, if you have any concerns about the request or if you would like the Committee to meet formally to discuss it.

Also, please contact us if you need further information.

Attachment

BB:JG:dh



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

OCT 28 1999

IN REPLY REFER TO: W-1355

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

Dear Senator ^{Brian}Burke and Representative ^{John}Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 452.56 acre land purchase from Hillsdale College for \$375,000. 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 wildlife management and public recreation.

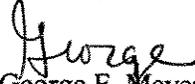
The file number is W-1355 and the land is located in Crawford County. Attached please find a memo and maps describing this transaction.

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 Richard Steffes at 266-0201. Mr. Steffes is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,


George E. Meyer
Secretary

Attach.

cc: Legislative Fiscal Bureau
Department of Administration

CORRESPONDENCE/MEMORANDUM

DATE: August 29, 1999 FILE REF: W-1355

TO: Governor Thompson

FROM: George E. Meyer *Doc-199*

SUBJECT: Proposed Land Acquisition, Hillsdale College Tract, File # W-1355,
Approval Requested by December 31, 1999

1. PARCEL DESCRIPTION:

Kickapoo Wildlife Area
Crawford County

Grantor:

Hillsdale College
% Dan Berns
23348 Keyesville Ridge Drive
Hillpoint, WI 53937

Acres: 452.56Price: \$375,000Appraised Value: \$375,000Interest: Purchase in fee.Improvements: Barn and lean-to, tobacco shed, shop, two silos, and houseLocation: The tract is located on the southeast side of Bell Center, about one mile southeast of Gays Mills, in central Crawford County.Land Description: The land between the Kickapoo River and STH 131 is fairly low and level, being mostly wet soils. The land along the south side of the property in the Sand Creek valley is gently rolling to low and level. The land to the north is high and rolling with steep-sided slopes and is largely wooded.

<u>Coverttype Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	160.00
	Cropland	185.00
	Grassland/Wetland	100.00
	Building Site	1.56
	Roads	6.00
	TOTAL	452.56

Zoning: Agriculture; Shoreland/FloodplainPresent Use: Agriculture, Public Recreation, Income PropertyProposed Use: Wildlife Management and Public RecreationTenure: 3 months*Property Taxes: \$4,229.15

Option Date: August 20, 1999

* The Department was negotiating with the previous landowners, who purchased the property 10 years ago, when they put the property into a trust which was given to Hillsdale College during the summer. They are aware of the Department's offer and agreed to sell through the Trust for personal reasons.

2. JUSTIFICATION:

The Department proposes to purchase the 452.56-acre Hillsdale College property for the Kickapoo Wildlife Area in Crawford County to protect the natural values of the property; to provide additional opportunities for public recreation including hiking, trapping, and nature appreciation; to consolidate state ownership; and to allow natural resource management and restoration.

The Kickapoo Wildlife Area, originally part of the Lower Wisconsin River Wildlife Area, was established in 1975 as a separate project. The project goal is to protect wildlife habitat, provide opportunities for public recreation, especially hunting and fishing, and to allow wildlife management. Early acquisition was of public hunting ground easements, which allowed access for the public to hunt and fish. Since 1975, the project has been a fee acquisition project that allows the Department to buy tracts within the approved boundary for public recreation and to allow wildlife management.

The Hillsdale College tract consists of a diverse group of coertypes with great potential for habitat restoration and management. The site is bounded on the west by the Kickapoo River and has about 4,000 feet of frontage. Sand Creek, a cold water trout stream, runs through the south side of the subject for about an additional 4,000 feet of frontage on both sides of the stream. The 160 acres of woodland are primarily southern hardwood forest, much of which has a south or southwest aspect. Some of the woodlands grade into savanna and remnant prairie. There are about two acres of oxbow wetlands, which will be restored by planting the adjacent cropland with appropriate mesic and wet-mesic vegetation. The remainder of the property is cropland or pasture. The cropland is currently rented to Olson Feed Service, Incorporated of Gays Mills, Wisconsin. It is expected that the Department will continue to rent the cropland to this corporation or a local farmer for the near future.

Although detailed plant and animal surveys have not been conducted on the property, the remnant prairies and savannas probably support relic populations of plants, insects, reptiles, and amphibians. Because of the inherent site attributes, there is high potential that this area harbors snake hibernacula and provides important habitat for blue racers, prairie ring-neck snakes, and possibly, six-lined race runners. Wild turkeys use the area for nesting, brood rearing, and roosting. Deer and abundant numbers of songbirds, shorebirds, and wading birds inhabit the vicinity, as well as a population of pocket gophers. The DNR and a local sports club stock pheasants annually on the parcel west of STH 131.

Except for the 40 acres located out of the project boundary, the entire farm is subject to a DNR-held fishing and hunting easement, purchased in 1968 for \$2,425. The Department wishes to purchase the remaining fee ownership to manage the natural resources and restore rare plant and animal communities, activities that are not permitted under the current easement. It will also allow year-round recreational use of the property, not just seasonal fishing and hunting, and will allow other recreational uses by the public such as hiking and nature appreciation. The 40 acres out of the project boundary will be held for future sale or exchange.

The property contains a set of farm buildings: a 1,375 square-foot house, a 36-foot by 120-foot barn with a 30-foot by 90-foot lean-to, a tobacco shed, a shop, and two concrete stave silos. The buildings will be analyzed for potential resale on a small acreage or for sale for removal and site restoration. The farm buildings are considered to be in typical condition for the area, about fair.

The property has one-half mile of frontage on both sides of State Trunk Highway 131; about one-fourth mile of frontage on a town road; and three-quarters of a mile of frontage on another town road. The Department owns hunting and fishing easements to the west and south and fee simple to the south. The property is listed for sale at \$425,000.

Sand Creek is potential class I trout water. Purchasing this farm will give the Department the opportunity to do habitat improvement work on this stream, which is not permitted under the easement. The Kickapoo River provides fishing for warm-water species such as walleye and channel catfish.

The Department recommends acquisition of this land to allow natural resource management and resource restoration, to consolidate state ownership, to protect the natural values of the site, to provide additional, year-round opportunities for public recreation, and to prevent development that is incompatible with the goals of the project.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted
to program:

Balance after
proposed transaction:

\$2,000,000

\$1,320,200

4. ACQUISITION STATUS OF THE KICKAPOO WILDLIFE AREA:

Established: 1975

Acres Purchased to Date: 6,960.86

Acquisition Goal: 8,958.0 Acres

Percent Complete: 77.7%

Cost to Date: \$771,507

5. APPRAISAL:

Appraiser: Ronald Olson (Staff Appraiser)

Valuation Date: March 26, 1999, and March 30, 1999

Appraised Value: \$375,000

Highest and Best Use: Outdoor Recreation or Agriculture

Allocation of Values:

a. land: 452.56 acres @ \$1,150 per acre: \$520,444 rounded to	\$520,500
minus improvement value	- 35,000
land only value	\$485,500
30 percent discount for easement (\$145,650)	\$339,850
improvement value	+35,000
	<u>\$374,850</u>
	Rounded to \$375,000

b. market data approach used, seven comparable sales cited (collectively)

c. adjusted value range: \$396 to \$1,234 per acre

Appraisal Review: Phillip Lepinski - June 25, 1999

Comments: Julie Hanks, private appraiser, appraised the subject property on March 26, 1999, with a valuation of \$418,800.00. Mark Mitchell, private appraiser, appraised the subject property on March 30, 1999, with a valuation of \$296,900.00. Mr. Olson used both appraisals and correlated the values to arrive at a value of \$375,000.00. This value was reviewed and approved by Mr. Lepinski on June 25, 1999, and just compensation is based on this correlated value.

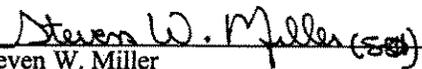
RECOMMENDED:


Richard E. Steffes

10-4-99
Date

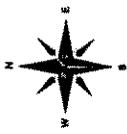

Bureau of Legal Services

10/7/99
Date

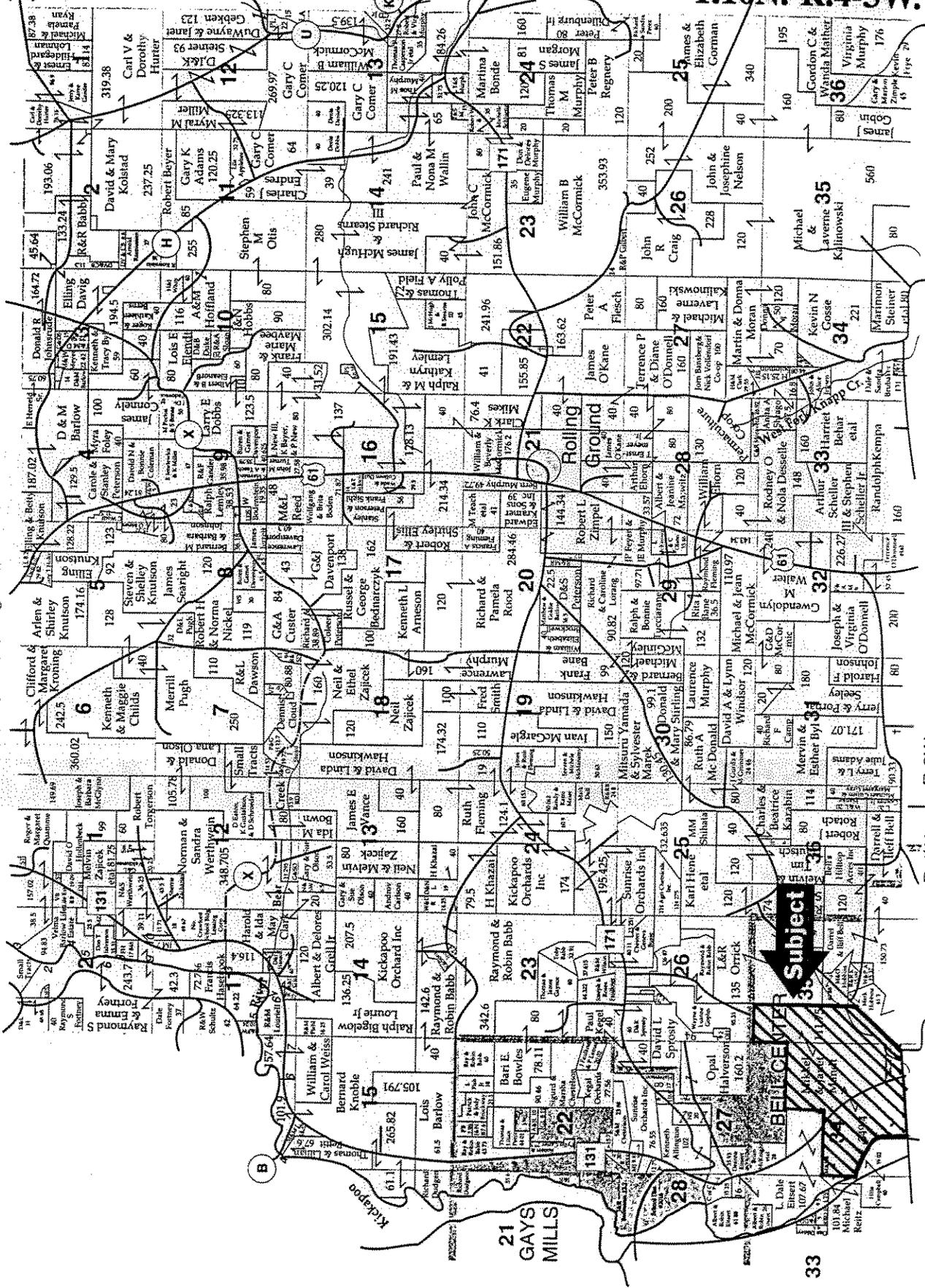

Steven W. Miller

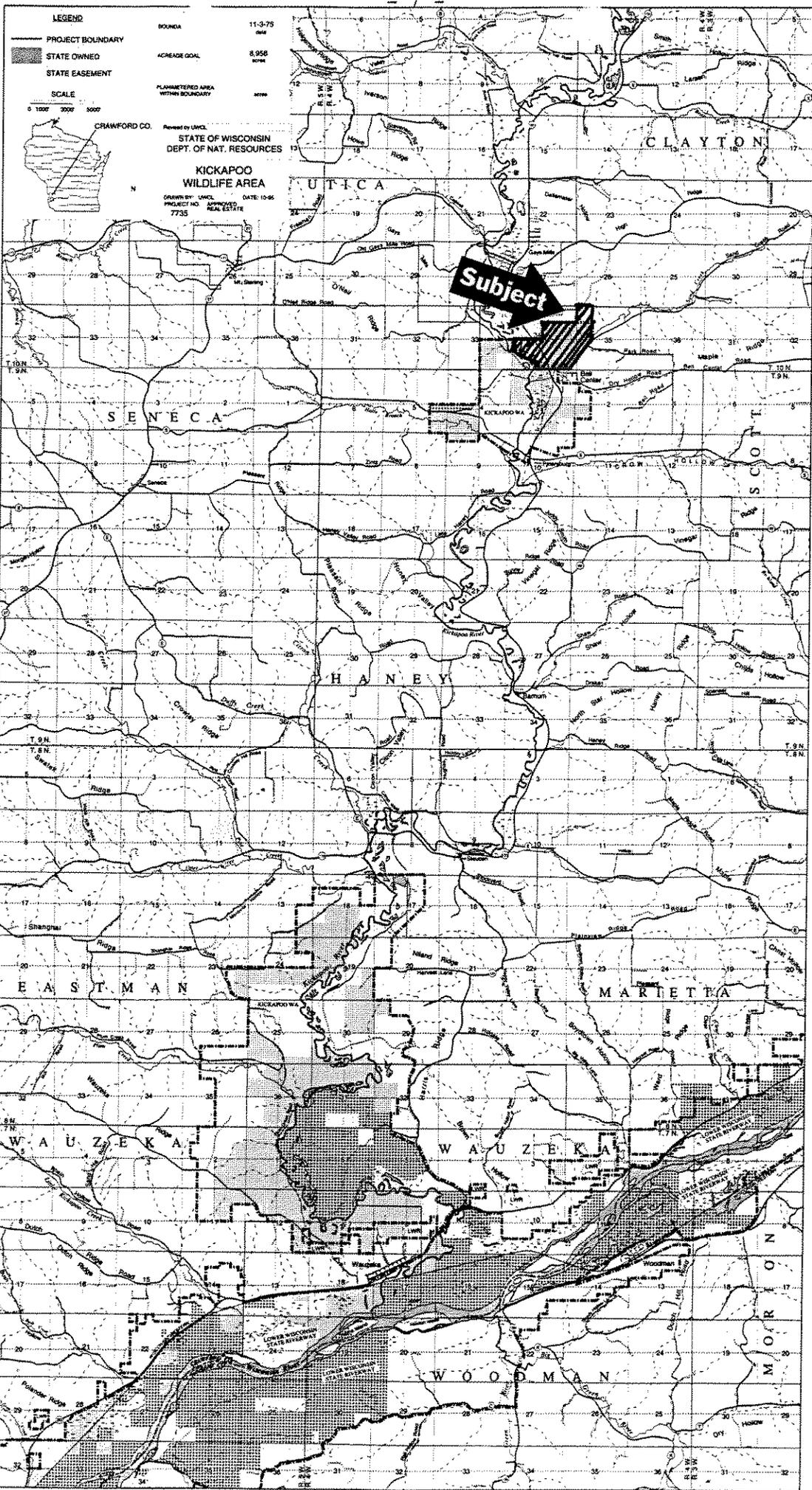
10/8/99
Date

RES:jp



See Clayton (N) Page 10





THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

316-S Capitol
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

January 3, 2000

Secretary George Meyer
Department of Natural Resources
101 S. Webster, 5th Floor
Madison, Wisconsin

Dear Secretary Meyer:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, received December 13, 1999, concerning the proposed 381.04-acre land purchase from Florence County for \$407,000.

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 G. Gard in black ink.

JOHN G. GARD
Assembly Chair

BB:JG:dh

cc: Members, Joint Committee on Finance
Robert Lang, Legislative Fiscal Bureau
Vicky LaBelle, Department of Administration

THE STATE OF WISCONSIN

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JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Brian Burke
Representative John Gard
Co-Chairs, Joint Committee on Finance

Date: December 13, 1999

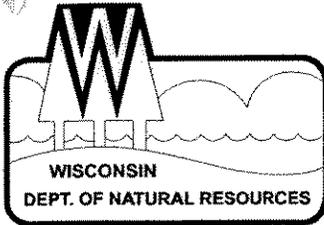
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed 381.04 acre land purchase for \$407,000 from Florence County. 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 Gard** no later than **Thursday, December 30, 1999**, 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:JG:js

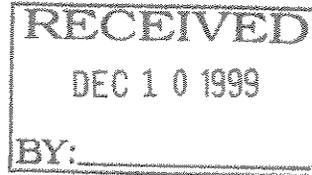


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

DEC 1 0 1999



IN REPLY REFR TO: NA-702

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

Dear Senator *Brian* Burke and Representative *John* Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 381.04-acre land purchase from Florence County for \$407,000. 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 Natural Area Protection and Public Recreation. There are sufficient funds appropriated to complete the purchase.

The file number is NA-702 and the land is located in Florence 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 Richard Steffes at 266-0201. Mr. Steffes is available to answer any questions you may have in this matter.

Sincerely,

George
George E. Meyer
Secretary

Cc: Legislative Fiscal Bureau
K. Grinde-DOA

CORRESPONDENCE/MEMORANDUM

DATE: December 9, 1999

TO: Governor Thompson

FROM: George E. Meyer *George*

SUBJECT: Proposed Land Acquisition, Florence County Tract, File # NA-702
Option Expires February 1, 2000

FILE REF: NA-702

1. PARCEL DESCRIPTION:

Spread Eagle Barrens State Natural Area
Florence County

Grantor:

Florence County
Robert J. Anderson, County Clerk
501 Lake Avenue
Florence, WI 54121

Acres: 381.04Price: \$407,000Appraised Value: \$407,000Interest: Purchase in fee.Improvements: NoneLocation: The tract is located 4.5 miles northwest of Aurora, in east-central Florence County.Land Description: The subject area consists of a series of rolling ridges with deep frost pockets, some as deep as 100 feet. The parcel has many overlooks suitable for vistas and building sites.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Lowland	40.00
	Wooded Upland	255.04
	Grasslands	65.00
	Red Pine Plantation	<u>21.00</u>
	TOTAL	381.04

Zoning: Forestry and Natural Resource PreservationPresent Use: Commercial Forest Production and RecreationProposed Use: Natural Area Protection and Public RecreationTenure: More than 25 yearsProperty Taxes: \$8,950 (estimated)Option Date: November 3, 1999

2. JUSTIFICATION:

The Department proposes to purchase the 381.04-acre Florence County property for the Spread Eagle Barrens State Natural Area to protect the natural values of the site, to consolidate state ownership, and to provide opportunities for public recreation.

The Spread Eagle Barrens State Natural Area was established in 1993 to protect and restore the larger of two remaining pine barrens/bracken grasslands in northeastern Wisconsin. The goal of the project is to protect and restore the pine barrens ecosystem which includes pine barrens, bracken grassland, northern wet forest, aquatic resources, and northern dry forests and to provide habitat for associated species. Included is habitat for such rare or declining species as upland sandpiper, northern harrier, loggerhead shrike, grasshopper sparrow, Henslow sparrow, skillet clubtail dragonfly, and others.

The scale of this project allows for natural disturbances such as fire to occur and for management that imitates natural disturbance without eliminating any species dependent on this rare community type. The site also supports populations of many other wildlife species including black bear, fisher, deer, red-tailed hawks, coyote, red fox, and badger. The project will provide opportunities for public recreation including boat access to lakes, hiking, wildlife watching, cross-country skiing, hunting, fishing, trapping, and snowmobiling on identified snowmobile trails. It will also provide opportunities for research on ecosystem management and community restoration techniques that cannot be studied on other natural areas because their small size precludes it. Management will include prescribed burning, timber harvesting, exotic species removal, and erosion control.

The Florence County transaction consists of two parcels totaling 381.04 acres in size. These parcels represent a portion of one of the last remaining sand barrens areas in northeast Wisconsin. The northern parcel is 287.23 acres and is bordered to the east and south by Department-owned land, and to the west and north by Department-eased land. The southern parcel is 93.81 acres in size and is bordered to the north by Department-owned land. Covertypes for both parcels consists of oak and pine barrens, bracken grassland in frost pockets, and northern sedge meadow and alder thicket along the stream. The north parcels contain about 2,300 feet of two-bank frontage along Horseshoe Creek, a small stream (one- to two- feet wide), that flows through the northwest area of the parcel. The parcel has 1,550 feet of frontage on a town road.

Most of the area is also considered prime barrens land and purchase would allow for efficient natural area management. The Florence County Board voted 11 to 0 to sell all of the land to the Department.

The Department recommends purchase of this property to consolidate state ownership and allow management for oak and pine barrens. This includes prescribed burning which requires good blocking of state ownership. Purchase will provide opportunities for many types of public recreation and natural history education. If approved, the Department will administratively modify the project boundary to include the 93.81-acre parcel now outside the boundary.

3. FINANCING:

State Stewardship bond funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship Bond:	\$1,450,000	\$629,639

4. ACQUISITION STATUS OF SPREAD EAGLE BARRENS STATE NATURAL AREA:

Established: 1993
Acres Purchased to Date: 6,054.72
Acquisition Goal: 8,850.0 Acres
Percent Complete: 68.4%
Cost to Date: \$1,434,500

5. APPRAISAL:

Appraiser: Daniel Heath (Staff Appraiser)
Valuation Date: August 10, 1999
Appraised Value: \$407,000
Highest and Best Use: Seasonal residence or cabin

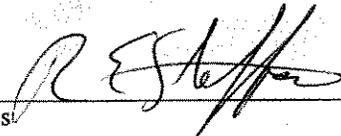
Allocation of Values:

- a. land: 381.04 acres @ \$1,035 per acre: \$394,376.40 rounded to \$394,500
- b. pine timber: 12,500
- c. total: \$407,000
- d. market data approach used, three comparable sales cited
- c. adjusted value range: \$971 to \$1,155 per acre

Appraisal Review: Phillip Lepinski – September 2, 1999

Comments: Robert Steiro (private appraiser) valued the property at \$419,000. The review appraiser approved the Heath appraisal for just compensation because the adjustments and timber value assignment were more complete and better justified.

RECOMMENDED:


Richard E. Steffes

11-16-99
Date


Bureau of Legal Services

11/22/99
Date


Steven W. Miller

11/22/99
Date

RES:jp



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