

# THE STATE OF WISCONSIN

pt 7

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

May 2, 2001

Secretary George Lightbourn  
Department of Administration  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702

Dear Secretary Lightbourn:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, received April 13, 2001, pursuant to s. 16.515/16.505(2), Stats., pertaining to a request from the State Historical Society.

No objections have been raised to this request. Therefore, 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

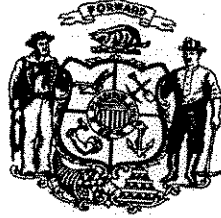
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cc: Members, Joint Committee on Finance  
Director George Vogt, State Historical Society  
Robert Lang, Legislative Fiscal Bureau  
Vicky LaBelle, Department of Administration

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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

Re: s. 16.515/16.505, Stats. Request

Date: April 13, 2001

Attached is a copy of a request from the Department of Administration, received April 13, 2001, pursuant to s. 16.515/16.505(2), Stats., pertaining to a request from the State Historical Society.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Tuesday May 1, 2001**, if you have any concerns about the request or if you would like to meet formally to consider it.

Also, please contact us if you need further information.

Attachment

BB:JG:dh



WISCONSIN DEPARTMENT OF  
ADMINISTRATION

SCOTT McCALLUM  
GOVERNOR

GEORGE LIGHTBOURN  
SECRETARY

Office of the Secretary  
Post Office Box 7864  
Madison, WI 53707-7864  
Voice (608) 266-1741  
Fax (608) 267-3842  
TTY (608) 267-9629

**Date:** April 12, 2001

**To:** The Honorable Brian Burke, Co-Chair  
Joint Committee on Finance

The Honorable John Gard, Co-Chair  
Joint Committee on Finance

**From:** George Lightbourn, Secretary  
Department of Administration

**Subject:** S. 16.515/16.505(2) Request(s)

Enclosed are request(s) that have been approved by this department under the authority granted in s. 16.515 and s. 16.505(2). The explanation for each request is included in the attached materials. Listed below is a summary of each item:

AGENCY	DESCRIPTION	1999-2000		2000-01	
		AMOUNT	FTE	AMOUNT	FTE
SHS 20.245(5)(k)	Funds received from other state agencies				
20.245(5)(g)	Admissions, sales and other receipts				0.25
					0.50

As provided in s. 16.515, the request(s) will be approved on May 3, 2001, unless we are notified prior to that time that the Joint Committee on Finance wishes to meet in formal session about any of the requests.

Please contact Vicky LaBelle at 266-1072, or the analyst who reviewed the request in the Division of Executive Budget and Finance, if you have any additional questions.

Attachments




WISCONSIN DEPARTMENT OF  
ADMINISTRATION

SCOTT McCALLUM  
GOVERNOR

GEORGE LIGHTBOURN  
SECRETARY

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**Date:** April 5, 2001  
**To:** George Lightbourn, Secretary  
Department of Administration  
**From:** Joshua Hummer   
**Subject:** Request Under s. 19.505 from the State Historical Society.

**REQUEST:**

The State Historical Society (SHS) requests the creation of 0.25 FTE PRS permanent position in the Society's appropriation under s. 20.245(5)(k) and 0.50 FTE PR permanent position in the Society's appropriation under s. 20.245(5)(g).

**REVENUE SOURCES FOR APPROPRIATION(S):**

Revenues for the appropriation under s. 20.245(5)(k) are funds transferred from the Department of Transportation (DOT) to the Society for archaeological services. Revenue for the appropriation under s. 20.245(5)(g), admissions, sales and other receipts, will come from the museum gift shop sales.

**BACKGROUND:**

This request from SHS affects two positions, the director of the Museum Archaeology Program (MAP) and the Historical Society Museum store manager. Before DOT begins construction of new roads, the department hires SHS's MAP to conduct an archaeological survey of the proposed route. The MAP program examines the proposed route to identify locations of historical importance and works with DOT to limit the impact of new roads on archaeologically valuable sites in Wisconsin. The director of the MAP program is 25% GPR funded and 75% PRS funded. GPR funding was originally provided so that the position could work on non-MAP projects. Now, however, the position is solely responsible for coordinating archaeological services for DOT. Given that the position now only works with MAP, the Society is proposing that the position be fully funded with funds transferred from DOT and the 0.25 FTE GPR be reallocated to serve a different function within the Museum.

The Museum store manager position is currently a 1.00 FTE GPR permanent position. The Society is proposing to change the Director position to a 1.00 FTE

PR position and reallocate the 1.00 FTE GPR position within the Museum. To accomplish this, the Society is requesting a 0.50 FTE PR permanent position to be used with an existing 0.50 FTE PR permanent position.

**ANALYSIS:**

This is a reasonable request for a number of reasons. First, the Society has shown a commitment to limiting the size of its work force and eliminating unnecessary positions. In its biennial budget request, SHS requested the elimination of 4.83 FTE PR that were no longer needed. In addition, the Society has shown a willingness to reallocate positions internally when possible, but this is not possible for the Museum gift shop manager position due to the fact that there is only 0.50 FTE PR in the appropriation. In addition, given the budget efficiency measures recommended in the 2001-2003 Executive Budget, using alternative fund sources for these positions will give the Society greater flexibility to meet its efficiency target.

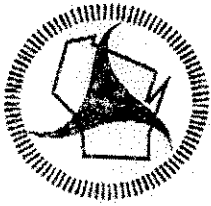
Changing the funding of the gift shop director position from the general fund to program revenue is consistent with the Society's general management practices of using program revenue to support the positions that generate the revenue. For example, in the Archives and Library Division positions that publish historical books are supported with the revenue from the sales of those books.

On March 20, SHS received notice from DOT that DOT supports the Society's proposed salary allocation for the MAP director position (see attached document). As a result, DOT will provide sufficient funding to pay for salary and fringe for 0.25 FTE that is currently supported with GPR. Since the Society will be receiving funding for an additional 0.25 FTE PR-S position, approving this portion of the request is reasonable.

While the Department of Administration encourages agencies to identify FTE that can be eliminated when submitting requests for new position authority, it appears that the Society has been evaluating and deleting unnecessary positions. In the Society's 2001-03 biennial budget request, SHS requested the deletion of 5.08 FTE. The Governor approved the request and it was included in the Executive Budget. In view of the fact that the Society has been active in identifying unneeded positions, it does not appear necessary to require that the Society identify an additional 0.75 FTE for elimination to offset the requested increase in the number of state employees.

**RECOMMENDATION:**

Approve the creation of a 0.25 FTE PR-S permanent positions and a 0.50 FTE PR permanent position.



Wisconsin Department of Transportation

Division of Transportation
Infrastructure Development
Bureau of Environment
4802 Sheboygan Avenue, Room 451
P.O. Box 7965
Madison, WI 53707-7965
Telephone: (608) 266-0099
Facsimile (FAX): (608) 266-7818

March 20, 2001

Ms. Ann Koski, Director
Museum Division
State Historical Society of Wisconsin
816 State Street
Madison, Wisconsin 53706

RE: Cooperative Agreement

Dear Ms. Koski:

Post-it Fax Note 7671
Date 3/20/01 # of pages 1
To: JEFF HUNTER
From: BOB HANSEN
Co.
Phone #
Fax #

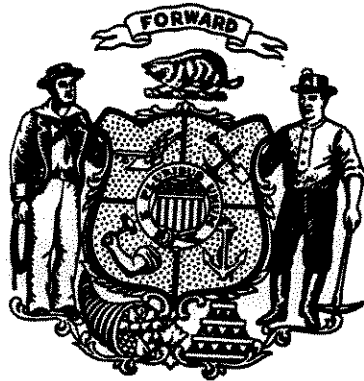
Attached are three copies of the Cooperative Agreement for Archaeological/Historical Services between SHSW and WisDOT. As we discussed in our telephone conversation today, WisDOT is in agreement with the proposed salary allocation for Jennifer Kolb. Our major concern was with the current director's salary change to 1.00-time PRS. Your reassurance that the director's administrative duties will not be charged to WisDOT has alleviated this concern. This issue is addressed in Section V of the Agreement

Please sign the attached Agreement and return the three copies to me. I will then return a fully executed Agreement to you for your files. We look forward to our continued work with the Museum Archaeology Program. The MAP director, archaeologists, and staff have provided high quality work and professionalism in dealing with landowners, the public, and district staff.

If you have any questions, please feel free to call me at 266-8216.

Shirley C. Stathas
Shirley C. Stathas
Archaeology Program Manager

*END*

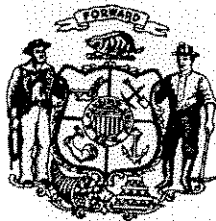


*END*

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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ASSEMBLY CHAIR  
**JOHN GARD**

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

## JOINT COMMITTEE ON FINANCE

May 23, 2001

Secretary Darrell Bazzell  
Department of Natural Resources  
101 S. Webster St., 5<sup>th</sup> Floor  
Madison, Wisconsin 53703

Dear Secretary Bazzell:

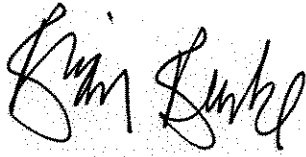
We are writing to inform you that the Joint Committee on Finance has reviewed your request, received May 4, 2001, regarding the following four land purchases:

- 1) A proposed grant to Washington County for assistance with the purchase of the 8.5 acre Henschke property located in the Town of West Bend. The grant will come from the Stewardship Urban Greenspace Program for \$307,500.
- 2) A proposed grant to the Town of Middleton for assistance with the purchase of the Pope Farm property on Old Sauk Road. The grant will come from the Stewardship Urban Greenspace Program for \$370,000.
- 3) A proposed grant to Waukesha County for assistance with the purchase of the 133 acre Kemp and Kathy Wilson property located in the Town of Mukwonago. The grant will come from the Stewardship Acquisition and Development of Local Parks Program for \$350,000.
- 4) A proposed grant to the City of Racine for assistance with the development of a multipurpose pathway along the Root River Parkway Corridor. The project is an enumeration pursuant to s. 23.197(a) Stats. The grant will come from the Stewardship Acquisition and Development of Local Parks Program for \$750,000.

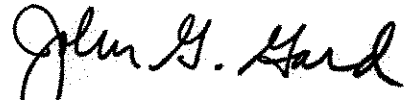


No objections have been raised to these requests. Accordingly, the four requests are approved.

Sincerely,



BRIAN BURKE  
Senate Chair



JOHN G. GARD  
Assembly Chair

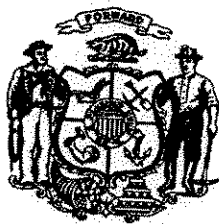
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Cc: Members, Joint Committee on Finance  
Robert Lang, Legislative Fiscal Bureau  
Vicky LaBelle, Department of Administration

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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: May 7, 2001

Re: 14 Day Passive Review/Land Purchases

Attached are copies of four requests from Secretary Darrell Bazzell, received May 4, 2001, regarding the following four land purchases:

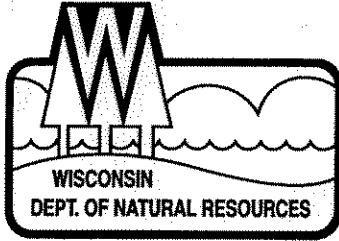
- 1) A proposed grant to Washington County for assistance with the purchase of the 8.5 acre Henschke property located in the Town of West Bend. The grant will come from the Stewardship Urban Greenspace Program for \$307,500.
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This request is pursuant 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 **Tuesday, May 22, 2001**, 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.

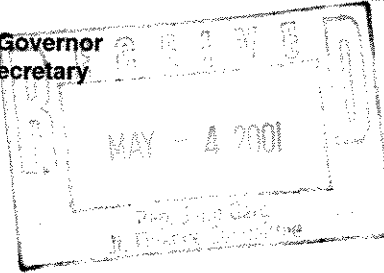
Also, please contact us if you need further information.

BB:JG:js



State of Wisconsin | DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary



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

May 2, 2001

Honorable John Gard, Co-Chair  
Joint Committee on Finance  
PO Box 8952, State Capitol  
Madison, WI 53707

Honorable Brian Burke, Co-Chair  
Joint Committee on Finance  
PO Box 8952, State Capitol  
Madison, WI 53707

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

The Department is notifying you, as co-chairs of the Joint Committee on Finance, of a proposed grant to the Washington County for assistance with the purchase of the 8.5 acre Henschke property located in the Town of West Bend. The grant will come from the Stewardship Urban Greenspace Program (\$307,500). This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship projects of \$250,000 or more in cost. The land is being acquired to develop a public boat access on Silver Lake and the project will involve woodland and wetland restoration. There are sufficient funds appropriated to complete the purchase.

Attached please find a summary of the project as well as maps and copies of the grant application and project plan. I certify that this request for consideration meets all the 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 further information, please contact Leslie Gauberti at 267-0497. She is available to answer any questions you may have in this matter.

Thank you for your consideration.

Sincerely,

Darrell Bazzell  
Secretary

Cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau

## Stewardship Urban Greenspace Project Summary Washington County - Henschke Hillside County Lake Access Acquisition

### 1. OVERVIEW:

Washington County is requesting grant assistance to purchase approximately 8.5 acres of land on Silver Lake in the Town of West Bend. As recommended in "A Park and Open Space Plan for Washington County," the purchase and subsequent development of this property will provide public boating access to the 118-acre Silver Lake. Silver Lake is the largest lake in Washington County without public boating access. There is an enormous public demand and need for boating access on Washington County lakes. This is attributable to Washington County's rapidly expanding population (the highest population growth rate in the state - 19.44%), the City of West Bend's rapid growth, Washington County's close proximity to Milwaukee and other urban centers, and the fact that only six of the county's fifteen lakes provide adequate public access.

Washington County purchased the property from Mr. Roland Henschke in August, 1999. In addition to the purchased 8.5 acre parcel, Mr. Henschke donated a .28 acre parcel with Silver Lake frontage for the project. In total the county's acquisition provides for the preservation of approximately eight acres of primary environmental corridor that includes a one-acre wetland. In addition to the public boating facility, the county intends to provide further woodland and wetland restoration, a wet detention basin and a trail that connects to the Ice Age National Scenic Trail.

The project will help to implement recommendations contained in "A Park and Open Space Plan for Washington County (SEWRPC Report #136)", "A Lake Protection and Recreational Use Plan for Silver Lake (SEWRPC)" and "A Regional Park and Open Space Plan for Southeastern Wisconsin - 2000" (SEWRPC Report #27). The preservation of the natural features of this site, coupled with the need for a regional park that provides public boating access to Silver Lake, make this site a desirable and needed land acquisition for Washington County.

Grant Request:

**Purchase Price:** \$450,000 (8.5 acre parcel)

**DNR Certified Appraised Value:** \$365,000 (8.5 acre parcel); \$250,000 (donated .28 ac.)

**Grant Calculation with Donated parcel:** \$365,000 (8.5 ac.)  
\$250,000 (.28 ac.)

\$615,000

X 50%

\$307,500 Total Urban Greenspace Grant Request

### 2. PARCEL DESCRIPTION:

**Owner:** The property was owned by Mr. Roland Henschke and was purchased by Washington County in August, 1999. Mr. Henschke owned the property for more than 3 years.

**Location:** The .28-acre parcel is located at 5607 Peters Drive in the Town of West Bend. The property is bordered by Silver Lake on the west and Peters Drive on the east. The 8.5-acre parcel is located at 5630 Peters Drive, directly across from the .28-acre parcel, and is bordered by Peters Avenue on the west. Both parcels are in SE1/4 of the NE1/4 of Section 27, T11N, R19E, Town of West Bend.

**Number of Acres:** 8.5 purchased; .28 acres donated

**Purchase Price:** \$450,000. However, Mr. Henschke donated a .28-acre parcel appraised at \$250,000.

**Interest:** Purchased in fee simple title by Washington County on August 30, 1999.

**Improvements:** .28-acre parcel at 5607 Peters Avenue: A one-story residence of 1,186 square feet with a detached frame garage of 200 square feet that will be razed and removed. 50% of any revenues generated from this will be returned to the department.

8.5-acre parcel at 5630 Peters Avenue: A one and one-half story residence of 1,656 square feet with a detached concrete block garage with a dirt floor of 400 square feet and a 12' x 20' frame storage shed that will be razed and removed. . 50% of any revenues generated from this will be returned to the department.

**Land Description:** .28-acre parcel at 5607 Peters Avenue: The parcel has 60 feet of shoreline on the eastern side of Silver Lake that is natural with a shallow mucky beach area extending approximately 100 feet into the lake at which point the depth quickly drops to a depth greater than 10 feet. Cover types include grasses with a few mature trees. Topography is gently sloping to the lake in a westerly direction. Soil conditions present no apparent detrimental characteristics for building foundations. Municipal sewer service via the Silver Lake Sanitary District is available. A portion of the property lies within the 100-year flood plain. The parcel is accessed by Peters Drive with approximately 80 feet of road frontage.

8.5-acre parcel at 5630 Peters Avenue: Cover types include grasses to the front and a wooded hillside (mostly cedar, poplar, maple and ash). The topography is a gentle slope to the west. Soil conditions present no apparent detrimental characteristics for building foundations. Municipal sewer service via the Silver Lake Sanitary District is available. None of the property lies within the 100-year flood plain. The parcel is accessed from Peters Drive with approximately 463 feet of road frontage.

**Zoning:** Both parcels are zoned Shoreline Residential, requiring a minimum size for lots of 1.5 acres.

**Present Use:** Parcels have been residential until acquired by Washington County for public boating access.

**Proposed Use:** In developing the public boating facility, Washington County will raze and remove existing structures, relocate gas and electric lines, landscape the entire site, and construct a new boat ramp, boarding dock and year-round restroom facilities. The public access site will have parking available for seven vehicle-trailer units and three car-only units. The public access site will be accessible for persons with disabilities. The county has applied to the Wisconsin Waterways Commission for Recreational Boating Facilities Program funding for the development of the boat launch and related amenities. In addition to the public boating facility, the county intends to provide further woodland and wetland restoration, a wet detention basin and a trail that connects to the Ice Age National Scenic Trail. Approximately eight acres of primary environmental corridor, including a one-acre wetland, will be preserved.

### 3. PROJECT PARTNERS:

Washington County and the Department of Natural Resources

### 4. TIMING:

Washington County purchased the property on August 30, 1999, after requesting and receiving an approved waiver of retroactivity. The waiver permits the project sponsor to acquire the property before a grant is awarded and a project grant agreement issued and still retain grant eligibility for the property acquisition.

### 5. FINANCES:

The purchase was a cash transaction utilizing the Washington County General Fund. There has been no guarantee of state matching grant assistance.

### 6. PROGRAM CRITERIA EVALUATION:

Criteria used to determine grant eligibility is set forth in the enabling legislation of the Stewardship – Urban Green Space Grant Program s. 23.09(2), Wis. Stats. and promulgated in Chapter NR 51, Adm. Code. Criteria in NR 51, subchap. XIII, used for ranking of local grant project requests in annual regional competition, include:

#### a) Planning considerations

1. Will the project provide for acquisition of lands that are threatened by development?  
**Yes.** The property was for sale when it was purchased by Washington County. The demand for lake property is very high and the county needed to act quickly.
2. Will the project provide for acquisition of an abandoned rail corridor for trail use?  
 No.
3. Will the project acquire land for aquatic habitat protection for fish and wildlife?  
**Yes.** The property includes a small wetland and Washington County intends to do further wetland restoration.
4. Will the project acquire new park and recreational lands in urban centers for day recreation  
**Yes.** In addition to the boat launch the park will provide for picnicking and hiking, including access to the Ice Age National Scenic Trail. Washington County meets the minimum population requirement for a county-sponsored project, having a population of 113, 859 (the minimum population requirement is 40,000).
5. Does the sponsoring government have a park land dedication ordinance?  
**Yes.** County sponsors receive this point, and Washington County is very active in encouraging local government park land preservation through its planning processes.
6. Will the project acquire a parkway, trail, or environmental corridor linking existing urban or suburban parks or state and multi-county trails to one another or to a city center, campgrounds or other recreational site."  
**Yes.** The project acquires land that will directly link to the National Ice Age Scenic Trail, providing access to this national trail as well as serving as support facility for trail users.
7. Will the project improve river recreation in urban areas through land acquisition?  
 No.
8. Does the master plan for the property call for managing vegetation and fauna on recreational lands to provide as great a statewide diversity of native species as possible?  
**Yes.** In addition to the eight acres of primary environmental corridor that are preserved through the acquisition, the master plan for the property provides for further woodland and wetland restoration. This will be undertaken in consultation with Don Reed, Chief Biologist with the Southeastern Wisconsin Regional Planning Commission, who has indicated that conditions are favorable for the natural restoration of wetland species to develop in this area.
9. Will the project provide for acquisition of wetlands defined in the Wisconsin Wetlands Inventory?  
**Yes.** The wetlands on this property are identified in the inventory because of their proximity to Silver Lake.
10. Will the project preserve land that has been identified as a preservation priority by the Natural Heritage Inventory?  
**Yes.** Because of the environmental corridor and wetland abutting the 118-acre lake, endangered and threatened species such as the Red-shoulder hawk have been documented in the Silver Lake shoreline habitat. Silver Lake is classified as an Aquatic Area of Countywide or Regional significance ("A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin" (SEWPRC Report #42). The critical species identified in the plan include the threatened Pugnose shiner and the Least darter species of special concern.

b) Project Considerations

1. Accessibility – Is the land accessible, where accessibility is appropriate?  
**Yes.** The facilities developed will be fully accessible.
2. Interpretive Facilities – Are interpretive facilities provided where they are appropriate?  
**Yes.** Interpretive signage will be provided at the launch site to identify exotic species as well as native fish species in the lake.
3. Linear Corridors – Does the land provide or begin a linear corridor?  
**Yes.** The property has eight acres of primary environmental corridor and connects to the National Ice Age Scenic Trail.
4. Linear Corridor Connection – Does the land connect to or add an existing corridor.  
**Yes.** The land adds woodlands and a park to the existing National Ice Age Scenic Trail corridor.
5. Water Frontage – Does the land provide water frontage?  
**Yes.** The property has 60 feet of shoreline on the eastern side of Silver Lake.
6. Wetlands – Does the project restore wetlands?  
**Yes.** The master plan for the project includes the restoration of both wetlands and woodlands.
7. Cities with population of 50,000 or more – Is the project located in a county that has a city with a population of 50,000 or more?  
**No.**
8. County Population – Is the project located in a county with a 1999 population of 200,000-500,000 (1 pt.) or over 500,000 (2 pts.)?  
**No.**
9. County Population Growth Rate – Is the project located in a county where the population growth rate exceeds 8.73 percent (state average) and the total population exceeds 50,000?  
**Yes.** Washington County's growth rate is 19.44%, the highest in the state.
10. Open Natural Space – Does the land provide or create an open natural space?  
**Yes.** The acquisition project provides for open space park land that will include woodland and wetland restoration.
11. Regional or Statewide Significance – Is the land of regional or statewide significance?  
**Yes.** The boat launch and the resulting public boat access to one of Washington County's largest lakes makes this project have state-wide and regional significance.
12. Appraisal complete – The project involves the acquisition of land where the:
  - a. Appraisal is complete? **Yes.** The appraisals are complete - Four appraisals were obtained by the sponsor and submitted to the DNR for review and certification. All appraisals are considered to be complete, self-contained reports.
  - b. Sponsor has completed an option or offer to purchase agreement? **Yes.** Sponsor has completed an option or offer to purchase agreement. The county purchased the property in August, 1999.



13. Project Continuation – Does the project continue an eligible acquisition project previously started?

No.

14. Two or more master plans – Does the project implement master plans of two or more units of government?

Yes. The project implements the county's park and open space plan, SEWRPC's "A Regional Park and Open Space Plan for Southeastern Wisconsin – 2000" (SEWRPC Report #27) , the various DNR plans. .

15. Brownfields Site – Is the project related to a Brownfields redevelopment?

No.

c). Administrative Considerations

1. Has the sponsor completed all previously funded ADLP-UGS-URGP LAWCON-SBP projects?

Yes.

2a. The sponsor has never received a LAWCON, URGP, ADLP, UGS, NRTA or SBP grant?

No.

2b. The sponsor has not received a LAWCON, ADLP, UGS, URGP, NRTA, or SBP grant in the last 5 years?

No

d) Active Project Adjustment

The sponsor has no active projects.

e) Justification

1) The project is supported by a **Regional Park and Open Space Plan for Southeastern Wisconsin –2000, (SEWRPC Report #27), A Park and Open Space Plan for Washington County (SEWRPC Report #136, 1997), and A Lake Protection and Recreational Use Plan for Silver Lake (SEWRPC).**

All of these Plans recommend public acquisition of open space, natural areas, and critical habitat areas associated with natural resource preservation and outdoor recreation.

2) The project provides for public boating access to the largest lake in Washington County that does not have adequate public access. Because of the strong demand for public boat access in Southeastern Wisconsin, this project is an excellent partnership opportunity for the department in addressing this recreation need.

3) The project adequately satisfies specific criteria identified in the Urban Green Space Grant Program, and will help to implement priority recommendations in Washington County's Park and Open Space Plan.

7. APPRAISALS:

.28-acre parcel at 5607 Peters Avenue:

Appraisal #1 - Certified by Department Review Appraiser on September 29, 1999.

Appraiser: Richard Zurowski and Associates (Private Appraiser)

Valuation Date: May 3, 1999  
Appraised Value: \$250,000 (land: \$210,000; improvements:\$40,000)  
Highest and Best Use: Single Family Residential  
Type of Report: Market data approach used, 3 comparable sales cited

Appraisal #2 – Accepted by Department Review Appraiser on September 30, 1999  
Appraiser: William B. Cox (Private Appraiser)  
Valuation Date: September 16, 1999  
Appraised Value: \$233,000 (land:\$140,000; improvements: \$83,232)  
Highest and Best Use: Single Family Residential  
Type of Report: Market data approach used, 5 comparable sales cited

8.5-acre parcel at 5630 Peters Avenue:

Appraisal #1 - Certified by Department Review Appraiser on September 30, 1999.  
Appraiser: Richard Zurowski and Associates (Private Appraiser)  
Valuation Date: May 3, 1999  
Appraised Value: \$365,000 (land: \$210,000; improvements:\$125,000)  
Highest and Best Use: Single Family Residential  
Type of Report: Market data approach used, 5 comparable sales cited

Appraisal #2 – Accepted by Department Review Appraiser on September 30, 1999  
Appraiser: William B. Cox (Private Appraiser)  
Valuation Date: September 16, 1999  
Appraised Value: \$444,000 (\$317,000 with no lake access) (land:\$325,000; improvements:  
\$117,000)  
Highest and Best Use: Single Family Residential  
Type of Report: Market data approach used, 5 comparable sales cited

**8. PROJECT MAP ATTACHMENTS**

- Regional Area Map
- Town of West Bend Plat Map
- Project Location Map
- Property Boundary and Existing Conditions
- Conceptual Site Development Plan

WISCONSIN'S APPLICATION FOR AIDS FOR THE ACQUISITION AND DEVELOPMENT OF LOCAL PARKS, THE LAND AND WATER CONSERVATION FUND PROGRAM, THE URBAN GREEN SPACE PROGRAM, THE URBAN RIVERS GRANT PROGRAM, THE STREAMBANK PROTECTION AND THE NATIONAL RECREATIONAL TRAILS ACT PROGRAM  
Form 8700-191 (R 1/2000)

NOTE: Use of this form is required by the Department for any application filed pursuant to ss. NR 50.05, 50.06, 50.16 and 50.65, Wis. Adm. Code. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information will only be used in conjunction with the programs listed above.

1. Project Sponsor's Name Washington County Park System Division	2. E-mail Address
3. Street or Route 333 East Washington St., Suite 2300	4. Telephone Number (include area code) (262) 335-4445
5. Municipality, State, Zip Code West Bend, WI 53095-2585	6. FAX Number (include area code) (262) 335-6868
7. Project Title Henschke Hillside County Lake Access	8. County Washington

9. Project Description. (IMPORTANT: Provide as much of this information as possible. See enclosed narrative sample.)  
(Attach cost estimates, site plans, construction plans, specifications, appraisals or any other information that describes the project.) Attach a narrative to this application form. Describe what local resources have been or will be committed to this project. Describe the physical features of the site, such as topography, drainage, surrounding land uses and the presence of environmental intrusions (overhead powerlines, landfills, etc.). If the project involves the renovation of an existing facility, describe the existing facility and the proposed renovation in detail. Describe how the project will serve the community or its intended users and how the users will gain access to the project site. Describe the availability of financial resources and personnel needed to operate and maintain this project once it is completed. Describe how the project may benefit tourism. NOTE: Urban Green Space Projects only. Attach a management plan describing how the property will be managed. See Urban Green Space Program information for instructions.

10. Total Project Cost \$ 615,000	11. Cost Sharing Requested (50% of total project costs) \$ 307,500
--------------------------------------	---

12. Indicate Source of Local Matching Funds. Include any other state or federal grant or loan programs, or donations involved in this program.

Washington County, General Fund

The project sponsor or authorized representative must answer the following questions. Additional information pertaining to any question can be submitted in attached sheets.

1. Is this project supported by an approved comprehensive outdoor recreation plan?  Yes  No  
If yes, indicate the title of the plan and page numbers:

A Park and Open Space Plan for Washington County

2. Is your project specifically identified in your local plan by location and facility?  Yes  No  
If yes, indicate page or section number: pp 63, 93-94, 97-98 (See Attachment A)

3. Does the project implement a recommendation contained in a regional plan of another unit of government?  Yes  No  
If yes, indicate title of the plan and page numbers:

A Regional Land Use Plan for Southeastern Wisconsin 2020  
Pg. 74 & 86 (See attachment H)

4. Do you have an approved parkland dedication ordinance?  Yes  No  
If yes, attach a copy of the resolution of adoption of the ordinance.

County government not authorized by State Statutes  
Indicate how land was or will be acquired (Fee simple Acquisition, Donation, Condemnation, etc.) and date of acquisition. (If acquired by condemnation on or after August 1, 1995, project is not eligible for funding.)

Fee simple acquisition, August 1999 and Donation, August 1999

5. Was the land to be acquired dedicated to the municipality through a parkland dedication ordinance?  Yes  No

6. Will this facility be used extensively by people outside your governmental jurisdiction?  Yes  No  
If yes, describe in attached narrative.

7. What is the official 1990 census of your unit of government? 95,328  
1990 Population

Name of Person Completing This Application Debra M. Sielski	Title Landscape Architect
Signature <i>Debra M. Sielski</i>	Date Signed <i>April 27<sup>th</sup> 2000</i>

Please submit one copy of all project documentation.

PLEASE SUBMIT THIS FORM WITH YOUR PROJECT APPLICATION

Project Sponsor Washington County Park System Division	Project Name Henschke Hillside County Lake Access
--	--

DEVELOPMENT

Applicant's Ownership <input type="checkbox"/> Fee Title <input type="checkbox"/> Easement or Lease (Attach Copy)	Entire Park Acreage _____ This Development Acreage _____	<input type="checkbox"/> Project Site is Undeveloped  <input type="checkbox"/> Project Site is Partially Developed
--	---	--

- 1. GRANT APPLICATION, Form 8700-191
- 2. RESOLUTION
- 3. PROJECT NARRATIVE. Please explain the project in as much detail as possible.
- 4. PROJECT LOCATION MAP. Map of the community showing location of the park within the community.
- 5. COST ESTIMATE WORKSHEET, Form 8700-14
- 6. BOUNDARY MAP/LEGAL DESCRIPTION. Should show the park boundaries and include a legal description of the property.
- 7. BUILDING PLANS. Should show at least floor plans and elevations, but complete plans are more desirable.
- 8. PERMITS, for wetland disturbance, structures in water, floodplain filling, shoreline alteration, riprap and farmland disturbance.
- 9. CONSTRUCTION SCHEDULE. Please state when you plan to begin construction and when you plan to complete the project.
- 10. SITE MAP. Should show location of existing and proposed development items, utilities and surrounding land uses.

**ACQUISITION - Before proceeding with an acquisition project, please consult with the district community services specialist to make sure the proper procedures are followed.**

Parcel Owner	Acres	Option Expiration Date	Option Amount	Appraised Value		Estimated Relocation Cost	Total Cost
				Land	Improvements		
Poland Henschke	8.75	9/1/1999	1,000	360,000	255,000	--	615,000
<b>TOTALS</b>							

- 1. APPLICATION, Form 8700-191
- 2. RESOLUTION
- 3. PROJECT NARRATIVE. Please explain the project in as much detail as possible.
- 4. PROJECT LOCATION MAP. Map of the community showing location of the park within the community.
- 5. BOUNDARY MAP. Should show the outline of the parcel to be acquired and should be drawn to scale.
- 6. LEGAL DESCRIPTION. A meters-and-bounds or other description which clearly defines the property to be acquired.
- 7. JUST COMPENSATION, Form 8700-102. Shows that the landowner has been informed of the appraised value of the property.
- 8. APPRAISAL. If possible, this should be submitted one month or more before the application.
- 9. SITE DEVELOPMENT MAP. Shows all recreation facilities planned for the property to be acquired.
- N/A 10. RELOCATION PLAN. Must be approved by Department of Commerce (608) 264-7822.
- 11. OPTION TO PURCHASE (Optional). Recommended to ensure that the property is available before the grant is approved.
- N/A 12. AGRICULTURAL IMPACT STATEMENT. Needed if parcel is larger than 5 acres and is being used for active farming.

**ELIGIBILITY**

In order to participate in any of the park acquisition and development programs, your community must be covered by a current comprehensive outdoor recreation plan. If you do not have a plan or your plan has expired, please contact the district community services specialist for more information.

**IMPORTANT**

**PLEASE REMEMBER: NO DEVELOPMENT COSTS CAN BE INCURRED, OR LAND PURCHASED, BEFORE YOU HAVE COMPLETED THIS APPLICATION AND HAVE RECEIVED AND SIGNED A PROJECT AGREEMENT.**

**FOR DEPARTMENT USE ONLY:**

**APPROVALS AND PERMITS REQUIRED:**

**STATUS:**

ON FILE     PENDING

## Henschke Hillside County Lake Access Project Narrative

Washington County is requesting financial assistance to aid in the purchase of lake front property on Silver Lake. This proposed park site would fulfill the immediate need of providing a public access boat launch on the lake. If acquired, this site will be developed into a multi-use, multi-seasonal area. It is located adjacent and southwest of the City of West Bend, in the Town of West Bend, Southeast of Paradise Road and Peters Drive.

### PLANNING CONSIDERATIONS

The project is supported by specific references in "A Park and Open Space Plan for Washington County" which was prepared by SEWRPC and adopted by the Washington County Board of Supervisors in July, 1997. On page 63, reference is made to Silver Lake failing to meet Wisconsin Department of Natural Resources requirements for public boating access. On pages 93-94, reference is made to providing lake access in Washington County (See attachments A & B). The Advisory Committee overseeing the preparation of the plan recommended that the County pursue the opportunity for public access to the lake, in response to survey information and extensive public comment on the subject during the planning process. Acquiring boating access on Silver Lake is also recommended in "A Lake Protection and Recreational Use Plan for Silver Lake", pages 44-45. (See attachment C)

Access to public lakes enhances the overall quality of life for Washington County and Wisconsin residents (See attachment D). Increasing available fishing and boating opportunities for Washington County residents promotes outdoor family activities for physical fitness by providing areas to walk, fish, canoe and lake kayaking which also lead to stress reduction, learning new skills and promoting a healthy lifestyle.

The proposed development plan will allow for several Tier I activities as defined in the Wisconsin Statewide Comprehensive Outdoor Recreation Plan 2000-2005 (SCORP) including walking for pleasure and wildlife viewing. Tier II activities will include opportunities for fishing, nature study/birdwatching, motorboats and nature photography.

As described in SCORP, the changing land uses and ownership have reduced recreational opportunities and diminished the quality of natural resources. Two strategic policy recommendations of SCORP that will be satisfied with the successful acquisition of this land include promoting sensible and responsible community land use planning and to protect quality recreational resources immediately threatened by changing land use patterns. Gaining public access to Silver Lake has eluded public entities in the past. Possible public acquisitions on Silver Lake became private development. To provide public access, the acquisition of this property is a high priority for the DNR (See attachment E) and needed to be made expediently. As the population of Washington County steadily increases, it is important to preserve the natural resources that add to the quality of life that benefits many residents. The acquisition of this property will have many economic and tourism benefits. Public lake access to Silver Lake will support many economic activities such as boating and fishing for the citizens of not only Washington County, but also travelers from throughout Southeastern Wisconsin. The tourists who seek out these activities will contribute directly to the economy of Washington County. A letter from the Washington County Economic Development

Department and the Washington County Convention & Visitors Bureau supports this tourism impact (See attachments F & G). This acquisition specifically addresses issues identified in "A Regional Land Use Plan for Southeastern Wisconsin 2020" prepared by SEWRPC (See attachment H). As a key feature, it recommends the preservation of the remaining primary environmental corridor of the region in natural open uses. The acquisition of this property will preserve 8 acres of primary environmental corridor, of which, almost an acre is wetland. The preservation of this corridor is beneficial to the overall environmental quality of the region and is also a recommended protection measure in "A Lake Protection and Recreational Use Plan for Silver Lake", (See attachment C).

Another strategic policy recommendation of SCORP that will be satisfied with the successful acquisition of this land is the recognition that some recreational activities are not compatible with the inherent capabilities of certain land types and water resources. Protection of the natural resources on this property has been outlined on the development plan (See attachment J). As identified on page 341, in "A Regional Natural Areas and Critical Species Habitat Protection Plan for Southeastern Wisconsin" (See attachment K), Silver Lake is classified as an Aquatic Area of Countywide or Regional Significance, AQ-2. It is listed as a drainage lake with critical fish species present and the wetland to the west offers a diversity of wildlife and plant communities (See attachment K). The critical fish species identified in the plan include the threatened Pugnose shiner and the Lease darter species of special concern. The Red-shouldered hawk is also a threatened species of bird that has a documented habitat around Silver Lake. The documented critical species habitat site is outside of the proposed acquisition property. (See attachment L). Wetlands have been identified in areas on the subject site that have been previously filled and have established lawns. The wetlands are located in three areas on the property. There are two large areas on the east of Peters Drive and a small area directly adjacent to the lake as defined on the existing conditions map (See attachment I). It is classified in the Wisconsin DNR Wetland Inventory Map as wetland smaller than 2 acres (See attachment M). Don Reed, Chief Biologist at SEWRPC identified that conditions are favorable for the natural restoration of wetland species to develop in these areas.

Environmental protection of this area is also of great concern. The property is in the primary environmental corridor identified by SEWRPC (See attachment N). There are approximately 8 acres of primary environmental corridor running throughout the property (See attachment I). Approximately 1/3 acre is proposed for woodland restoration that lies between the existing woodland and wetland as outlined on the development plan (See attachment J). The preservation of the primary environmental corridor will provide a lasting habitat for plants and animals. A site opportunity for nature study is present to improve public education and awareness of the benefits of wetlands and a chance to see a natural restoration of a small wetland. The wetland restoration will also create opportunities for non-intrusive recreational activities such as birdwatching. The acquisition of this property ensures that these sensitive areas will be spared from further destruction and will allow for habitat restoration.

Another strategic policy recommendation of SCORP that will be satisfied with the successful acquisition of this land is to strive to provide recreational opportunities based on local, regional and political capabilities. This acquisition will provide lake access and water-based recreational activities that are important to the residents of Washington County and can serve as a rest stop via a connecting trail to the state wide Ice Age Trail. This acquisition will create an opportunity for a connection to the Ice Age Trail. The Ice Age Trail extends through Ridge

Run County Park and terminates on the north end of Silver Lake. This link will not only serve to connect two county properties but also provide a rest area for Ice Age Trail travelers using the proposed restroom facilities. An existing trail along the east ridge of the property extends from the east property line to the proposed bathroom location as shown on the development plan (See attachment J). A letter from the Washington County Chapter of the Ice Age Park & Trail Foundation supports this connection (See attachment O). The successful connection to the Ice Age Trail will only need the cooperation of West Bend Mutual Life Insurance Co. (See attachment P). It has been stated by Rod Bartlow, the Chair of the Washington County Chapter of the Ice Age Trail that West Bend Mutual has shown an interest in the past in partnering with the Ice Age Trail for access, but no extension beyond their property could be found at that time. This effort will benefit many people who walk the trail. Along with these recreational benefits, the acquisition will create opportunities for lake improvements. As described on page 33 of "A Lake Protection and Recreational Use Plan for Silver Lake", prepared by SEWRPC, the public access will allow the Silver Lake Protection and Rehabilitation District and the Town of West Bend to access funding for lake enhancement services (See attachment C).

Another strategic policy recommendation of SCORP that will be satisfied with the successful acquisition of this land involves minimizing the operation and maintenance expenses associated with providing recreation resources. The design of parks and recreation facilities need to minimize maintenance. The proposed flush restrooms as located on our development plan has been designed as a low maintenance and vandal resistant facility with the use of brick, vinyl siding, poured interior flooring and stainless steel dividers (See attachment J). The design of the property utilizes the existing mowed areas to construct the small boat trailer parking lot and turn around. As described above, the acquisition of this land will ensure the protection and natural restoration of the delineated wetlands and add native species to connect the woodland area to the wetlands. All of these design elements will greatly reduce the amount of time spent on weekly bathroom and lawn maintenance to reduce maintenance costs.

### PROJECT CONSIDERATIONS

Access to Silver Lake is limited to a private yacht club on the northeastern shore and to an undeveloped carry-in access located at the Paradise Drive bridge over Silver Creek. SEWRPC considers the lake not served by public access. The site development plan proposes multiple use of the site throughout the year. The proposed plan for the site includes continuing the existing site opportunities and adding facilities for lake access and bathrooms. There will be winter recreation opportunities for ice fishing. Facilities will be designed for the handicapped and will include an accessible boat launch, launch dock, parking and water and bathroom facilities.

There is a great deal of public support for the Washington County Park System acquisition of this property. During two public informational meetings held on May 22, 1997 and May 28, 1997, the residents in attendance voiced their dissatisfaction with the limited public access to lakes in the County. Washington County residents' views were obtained through a University of Wisconsin - Milwaukee telephone survey of randomly select county residents in November 1995 (See attachment Q). Respondents were asked what recreational activities they participated in most often. The top two are as follows; 65% indicated hiking/walking and 48%

indicated fishing. When asked what would motivate greater park use, the most frequent responses by residents included better park facilities and more access to lakes. These results indicate that residents of Washington County place a high priority on gaining more public access to lakes.

#### PROPERTY MANAGEMENT AND LAKE PROTECTION CONSIDERATIONS AND PLANS

Silver Lake is a drainage lake that discharges into Silver Creek, which flows into Little Silver (Hackbarth) Lake, through Lucas Lake, and eventually, discharges into the Milwaukee River. Silver Lake is part of the Milwaukee River/ Silver Creek Watershed. There is no clearly defined inlet, runoff from the surrounding land flows directly into Silver Lake. Silver Lake is a 117-acre lake with a maximum depth of 47 feet. Due to the small size of the lake it is mainly used for fishing.

The property includes approximately 60 ft. of frontage along Silver Lake. There are 2 distinct land features within the property (See attachment I). The upland portion of the property consists of mainly oak and maple woodlands. The lowland portion consists mainly of wetland and lawn areas with several homes and outbuildings.

The Milwaukee River and the East and West Branch Watersheds have had plans prepared for management and non-point source pollution control (See attachments R & S). This acquisition, and subsequent site management, will support those plans in the following ways:

- It has been determined that the majority of the subject parcel (approximately 8 acres) is currently draining to a point on the property east of Peters Drive. In addition, runoff from Peters Drive also drains onto the parcel prior to entering Silver Lake through a culvert under the road. In acquiring and designing this property, several public meetings were held to discuss concerns of residents and to review proposed design options. A main concern of the nearby residents focused on the drainage problems in the area along Peters Drive. In the interest of water quality improvement and stormwater management, a wet detention basin is proposed to handle the drainage from this large area and Peters Drive. (See attachment I). This plan will ensure that not only on site, but also off site runoff is managed as well as possible before entering the lake. The location of the proposed wet detention basin, currently a manicured lawn, has been recently delineated as wetland. Don Reed, Chief Biologist at SEWRPC stated that the location of the proposed wet detention basin within this area would be a good option. The development of a wet detention basin is also a recommended nonpoint source control measure in "A Lake Protection and Recreational Use Plan for Silver Lake" (See attachment C). Runoff from urban areas has contributed to the decline of water quality in Wisconsin lakes and rivers. The proposed wet detention basin will benefit the property, the area beyond the property and improve water quality.
- As described above, Don Reed, Chief Biologist at SEWRPC identified that conditions are favorable for the natural restoration of wetland species to develop in the delineated wetland areas that currently consist of lawn. Restoration of the wetlands will reduce potential erosion runoff effects and expand habitat opportunities.



- As described above, approximately 1/3 acre of the property is proposed for woodland restoration that lies between the existing woodland and wetland as outlined on the development plan (See attachment J). The existing residential road will be eliminated and native species of woodland plants will be added.

"A Lake Protection and Recreational Use Plan for Silver Lake" have established goals and objectives for the management of Silver Lake (See attachment C). Along with the above mentioned items, this acquisition, and subsequent site management, will support this plan in the following ways:

- Compliance of the standards set by the Wisconsin Construction Site Best Management Practices Handbook during the construction of the boat launch and auxiliary facilities.
- Compliance of the stormwater management requirements administered by the Washington County Land Conservation Department for Silver Lake.
- For lake frontage outside of the boat launch development a vegetated buffer strip will be developed for shoreline protection.

There are overhead utility lines that serve the existing homes that will be removed or buried.

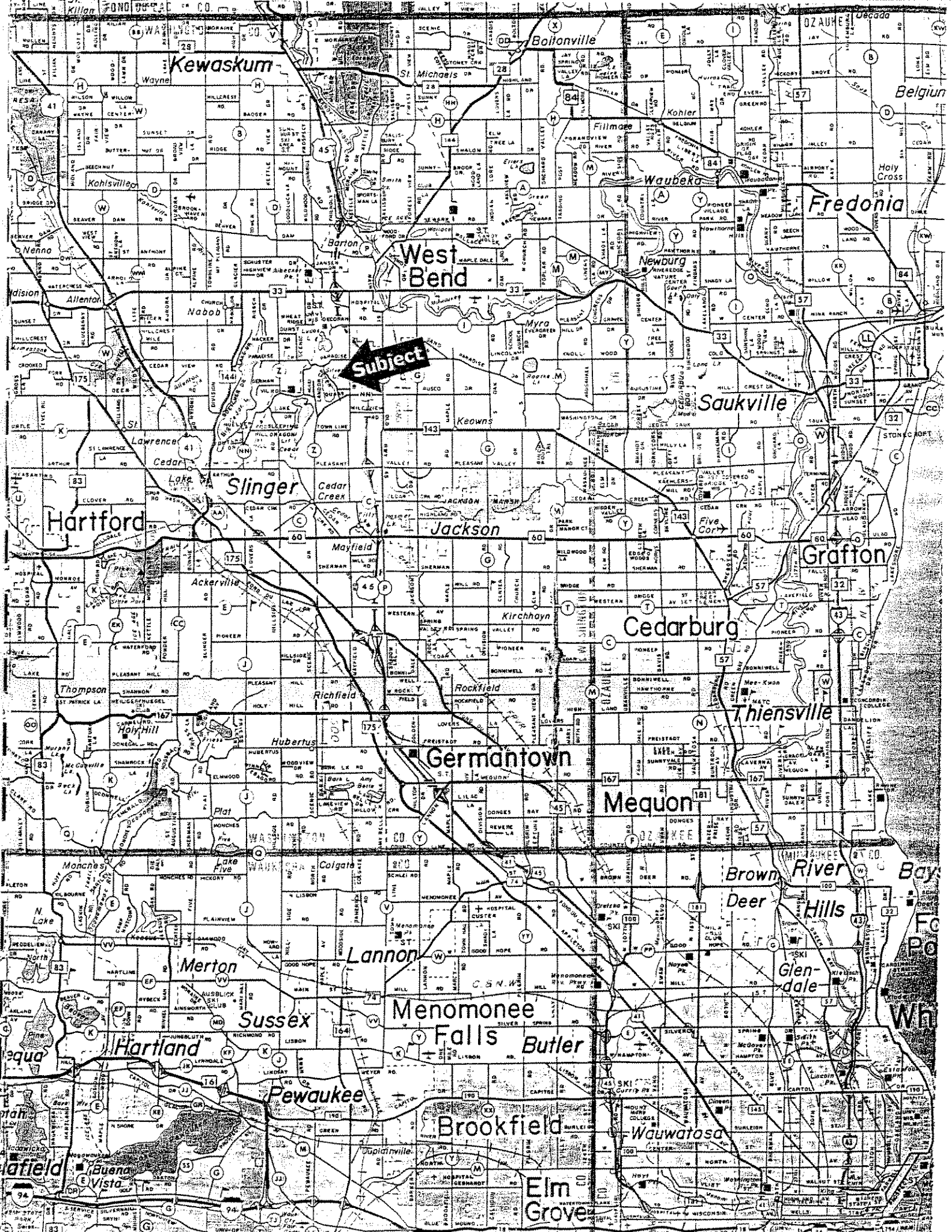
#### PROPOSAL SUMMARY

The total acquisition cost of the Henschke parcel is \$615,000 according to the DNR certified appraisal report by Mr. Richard Zurowski dated May 3, 1999 (See attachment T). As previously stated, the expedient purchase of this property was necessary to ensure public access. The property was purchased on August 30, 1999 (See attachment U & V). No relocation plan is required (See attachment W). A letter from the DNR of the waiver of retroactivity allowing Washington County to apply for funding after purchase is dated June 23, 1999 (See attachment X).

Mr. & Mrs. Roland Henschke generously donated the parcel at 5607 Peters Drive (valued by Mr. Zurowski's appraisal at \$250,000) as part of this access project.

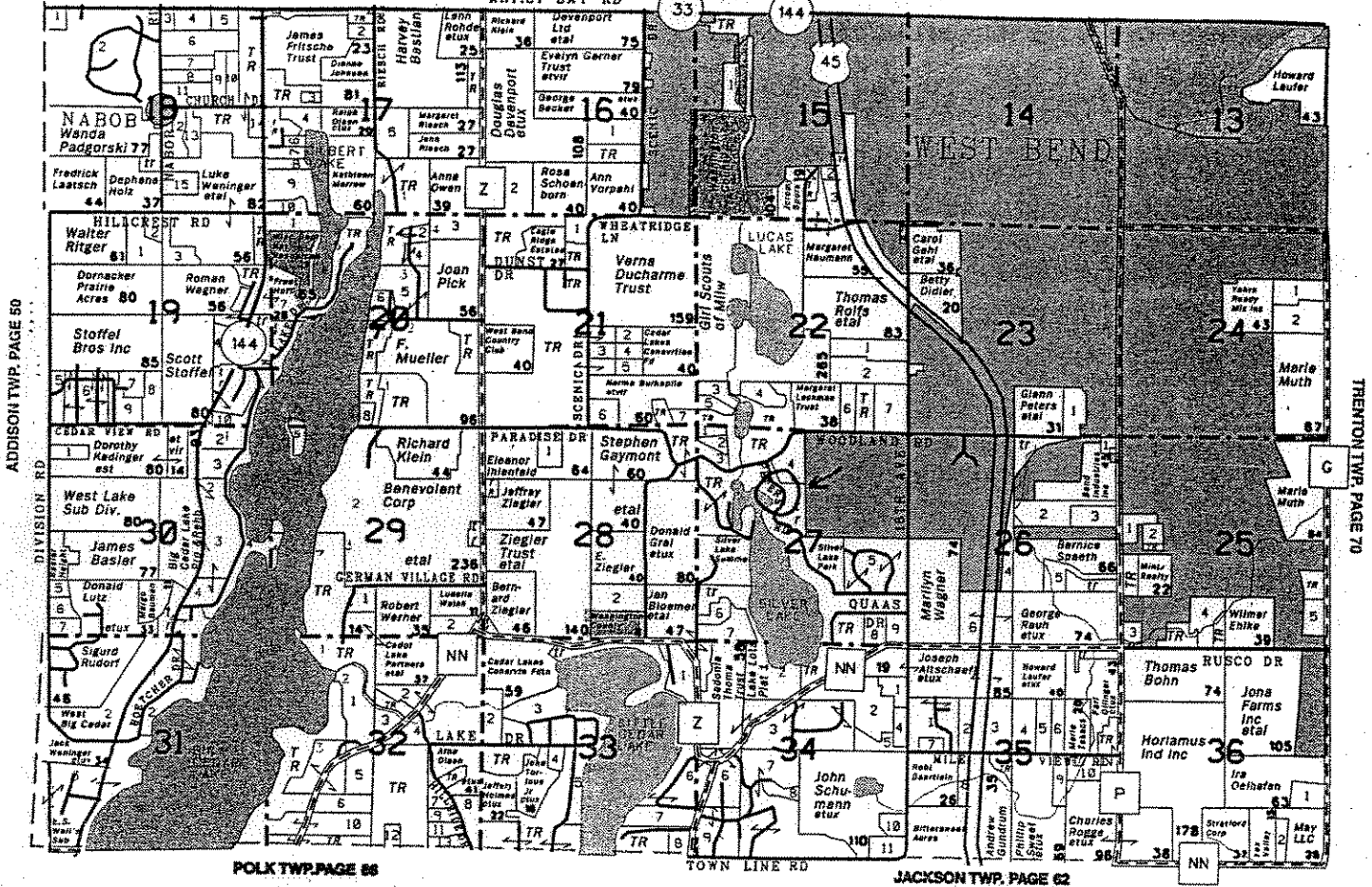
The Washington County Park System has completed all previously funded stewardship projects.

Due to the high population growth and limited public access, the need for lake access on Silver Lake is a high priority.



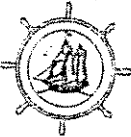
Subject

(Landowners)  
BARTON TWP. PAGE 52



# Lakeland Title Services, Inc.

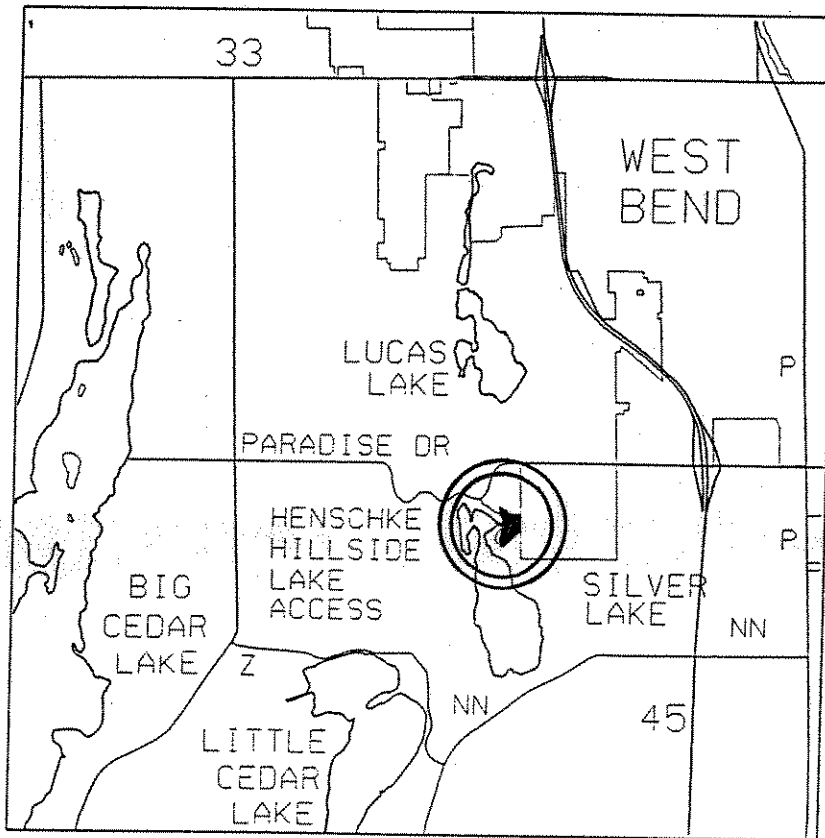
Kettle Moraine Division  
 2375 West Washington Street  
 P.O. Box 673  
 West Bend, Wisconsin 53095-0673  
 Local: (414) 338-6671 Metro: (414) 342-3318  
 Fax: (414) 338-1626 Toll Free: (800) 310-6671  
 Serving Washington, Fond du Lac and Dodge Counties



Lake Shore Division  
 133 West Grand Avenue  
 P.O. Box 363  
 Port Washington, Wisconsin 53074-0363  
 Local: (414) 284-9496 Metro: (414) 377-8170  
 Fax: (414) 284-9521 Toll Free: (800) 773-9496  
 Serving Ozaukee and Sheboygan Counties

Title Insurance - Abstracts of Title - Escrow Service - Closing Services

PROJECT LOCATION MAP



NORTH  
NOT TO SCALE







# HENSCHKE HILLSIDE LAKE ACCESS

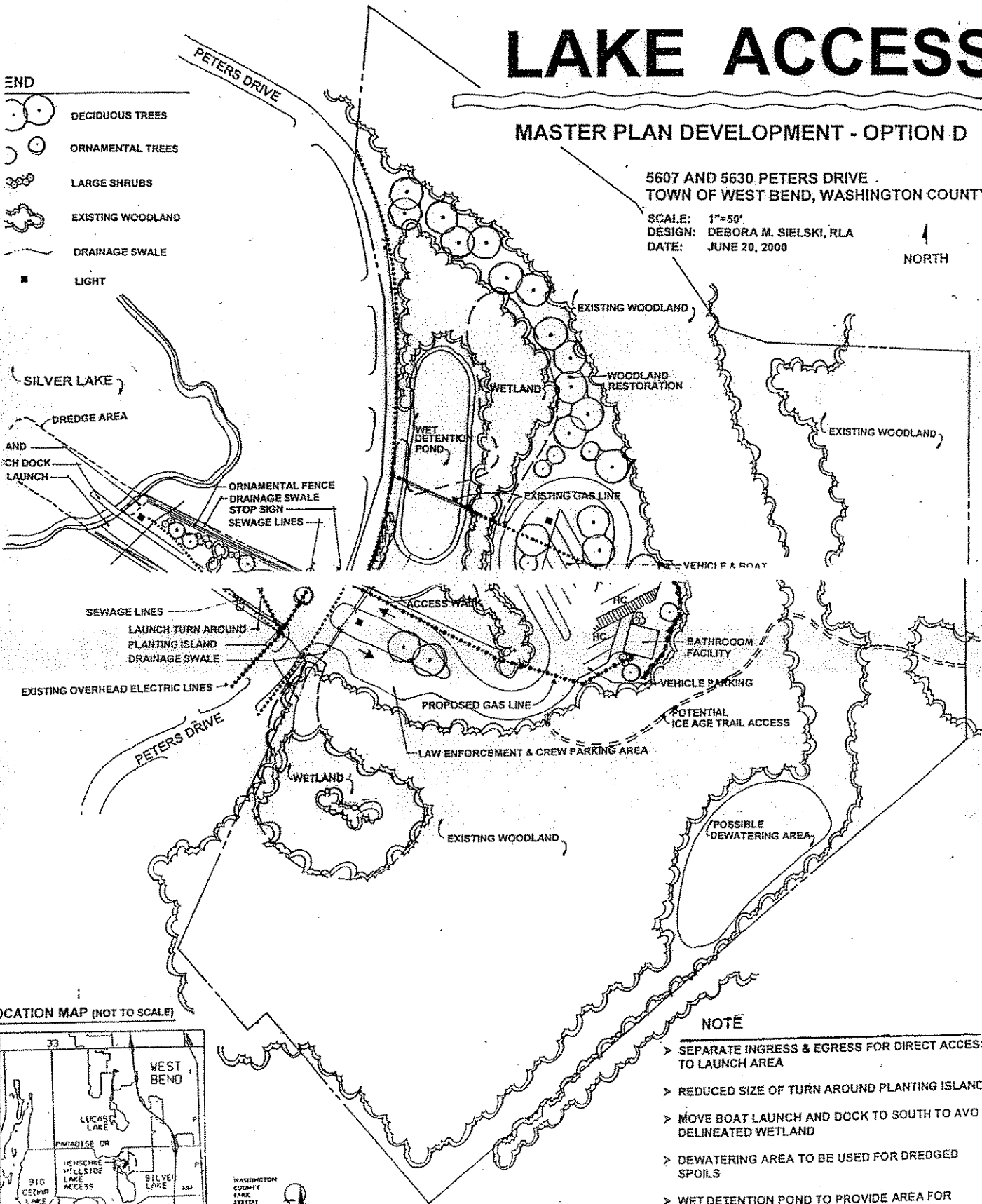
## MASTER PLAN DEVELOPMENT - OPTION D

5607 AND 5630 PETERS DRIVE  
TOWN OF WEST BEND, WASHINGTON COUNTY

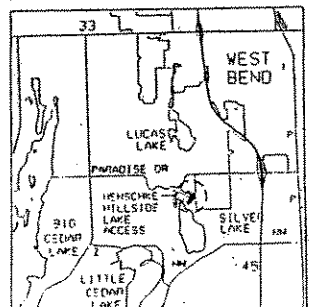
SCALE: 1"=50'  
DESIGN: DEBORA M. SIELSKI, RLA  
DATE: JUNE 20, 2000

NORTH

- END
-  DECIDUOUS TREES
  -  ORNAMENTAL TREES
  -  LARGE SHRUBS
  -  EXISTING WOODLAND
  -  DRAINAGE SWALE
  -  LIGHT



LOCATION MAP (NOT TO SCALE)



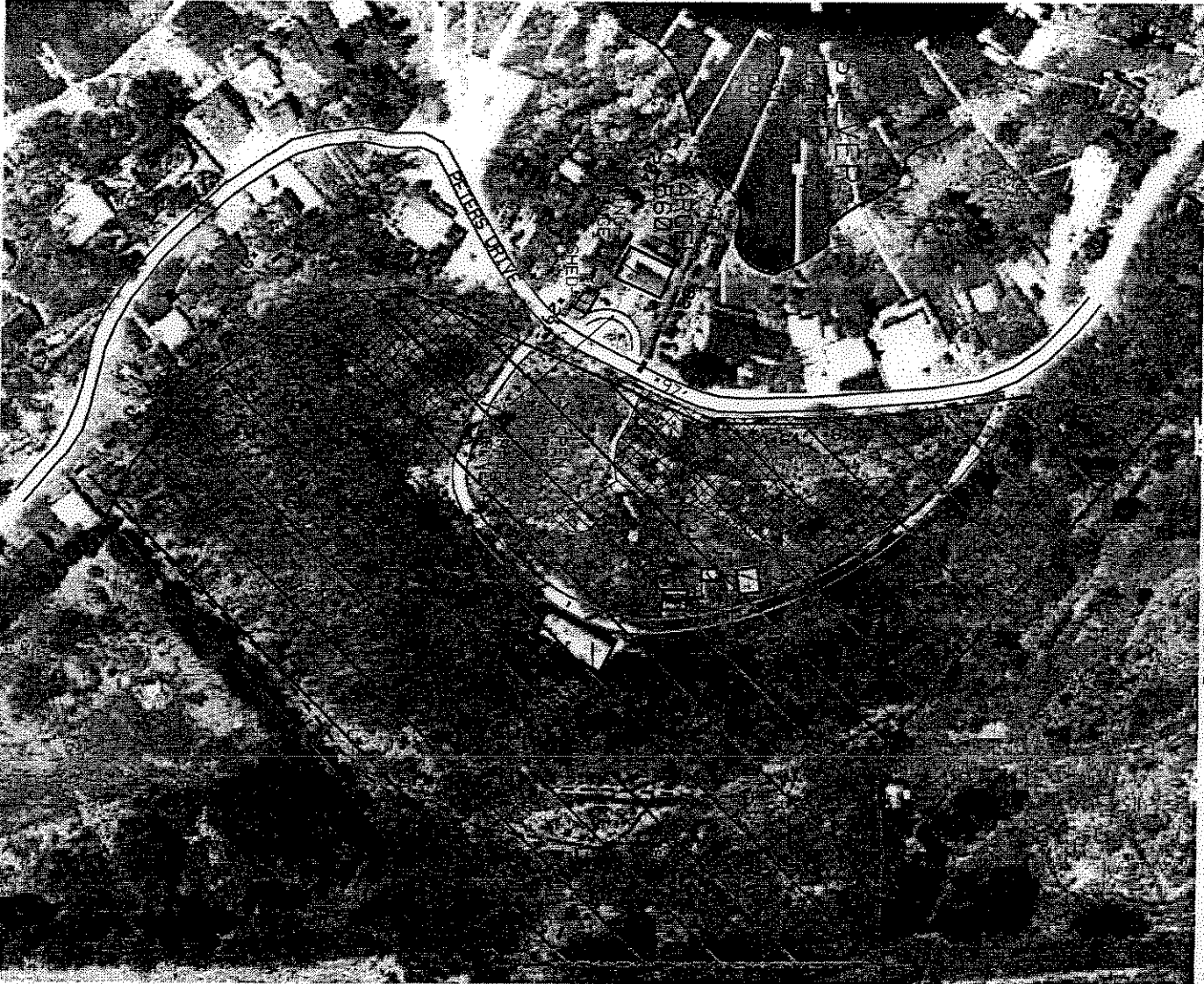
### NOTE

- > SEPARATE INGRESS & EGRESS FOR DIRECT ACCESS TO LAUNCH AREA
- > REDUCED SIZE OF TURN AROUND PLANTING ISLAND
- > MOVE BOAT LAUNCH AND DOCK TO SOUTH TO AVOID DELINEATED WETLAND
- > DEWATERING AREA TO BE USED FOR DREDGED SPOILS
- > WET DETENTION POND TO PROVIDE AREA FOR ON SITE AND OFF SITE SURFACE RUNOFF
- > LAW ENFORCEMENT PARKING CLOSE TO LAUNCH AREA

# HENSCHKE PROPERTY

## PROJECT BOUNDARY AND EXISTING CONDITIONS

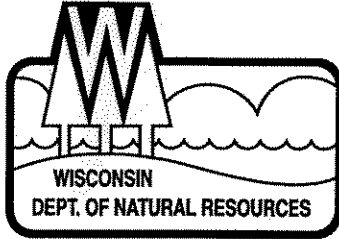
ATTACHMENT I



- LEGEND
- TRAILS
  - PROPERTY LINE
  - PRIMARY ENVIRONMENTAL CORRIDOR
  - WETLAND

SCALE: 1"=100'  
 DATE: 4/27/2000





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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

May 2, 2001

Honorable John Gard, Co-Chair  
Joint Committee on Finance  
PO Box 8952, State Capitol  
Madison, WI 53707

Honorable Brian Burke, Co-Chair  
Joint Committee on Finance  
PO Box 8952, State Capitol  
Madison, WI 53707

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

The Department is notifying you, as co-chairs of the Joint Committee on Finance, of a proposed grant to the Town of Middleton for assistance with the purchase of the Pope Farm property on Old Sauk Road. The grant will come from the Stewardship Urban Greenspace Program (\$370,000.00). This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship projects of \$250,000 or more in cost. The land is being acquired to provide a location for public passive outdoor recreation area that will eventually feature trails for hiking, walking, and cross country skiing; outlooks for scenic viewing (Blue Mounds, Black Earth Creek Watershed, Lake Mendota, and State Capitol); prairie and savanna restoration, and facilities for picnicking, bird watching, education, and interpretation of glacial features. There are sufficient funds appropriated to complete the purchase.

Attached please find a summary of the project as well as maps and copies of the grant application and project plan. I certify that this request for consideration meets all the 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 further information, please contact Leslie Gauberti at 267-0497. She is available to answer any questions you may have in this matter.

Thank you for your consideration.

Sincerely,

*Darrell*  
Darrell Bazzell  
Secretary

Cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau

## Stewardship Urban Greenspace Project Summary Town of Middleton Acquisition of Pope Farm

### 1. OVERVIEW

The Town of Middleton, Dane County, is requesting grant assistance from the Stewardship Urban Greenspace Program to acquire approximately 107 acres to provide passive recreation, including trails for hiking, walking, cross country skiing, picnicking, education, interpretation of glacial features, and outlooks for scenic viewing in a rapidly urbanizing area adjacent to the City of Madison. The property overlooks Blue Mounds, Black Earth Creek Watershed, Lake Mendota, and the State Capitol. The town will also be restoring prairie and savanna communities on the property. The project is a cooperative effort with Dane County contributing over 18% (\$321,000) to the project.

The project will add an important segment to the town north-south greenway corridor, connect with the town segment of the Ice Age Trail and a number of other proposed area trails

### 2. PARCEL DESCRIPTION

**Owner:** Town of Middleton

**Seller:** Arthur, Elizabeth, and Lucille Pope (Owned for more than 3 years.)

**Location:** T7N, R8E, Sect. 17, most of se1/4 and part of se 1/4 of the sw 1/4; Town of Middleton, Dane County

**Number of acres:** 107.12

146.62 were purchased; however 107.12 acres were eligible for the Stewardship Program

**DNR Certified Appraised Value:** \$2,625,000.00 (146 ac. Property); \$17,900.00 per acre.

Two appraisals were obtained with relatively close values -- \$2,625,000.00 and \$2,800,000.00

**Interest:** Fee acquisition

**Zoning:** A-1 Agricultural

**Present Use:** The property is unimproved. Of the 107.12 acres, 89 acres are cropland, 10 acres are pasture, 6 acres are wooded, and 2 acres are in road. The land is currently used as pasture and cropland. An oak savanna is located in the center of the property.

**Proposed Use:** Passive recreation area featuring trails for hiking, walking, cross country skiing; outlooks for scenic viewing (Blue Mounds, Black Earth Creek Watershed, Lake Mendota, and State Capitol); prairie and savanna restoration; and facilities for picnicking, bird watching, education, and interpretation of glacial features.

### 3. PROJECT PARTNERS:

The following entities support this acquisition: Dane County and WDNR. The project is of interest to the Blackhawk Ski Club, Black Earth Creek Watershed Organization, Ice Age Park and Trail Organization.

### 4. TIMING:

The Town of Middleton had the property appraised by James Rawson in March 1999. The value for the total acreage was \$2,404,000.00 (\$16,396.13 per acre). The town purchased



the property on a land contract from Arthur, Elizabeth, and Lucille Pope on December 17, 1999. The cost was \$2,345,920.00 (\$16,000.00 per acre). The town will receive a deed in 2002.

5. FINANCES:

Total project cost is \$1,713,920.00 for acquisition of 107 acres. The land was purchased for \$16,000.00 an acre. The funding package includes two grants: a state Stewardship (Urban Greenspace and a Dane County Conservation Fund grant) totaling 40.3 % of the total cost. The Town of Middleton will provide the remaining 59.7% match.

- a. State share: \$370,000.00 (21.6 % of total cost)
- b. County share: \$321,000.00 (18.7% of total cost)
- c. Town of Middleton: \$1,022,920.00 (59.7% of total cost)

6. PROGRAM CRITERIA EVALUATION

Evaluation according to criteria set forth in the enabling legislation of the Urban Greenspace Program s. 23.09 (19), Stats. and promulgated in Chap. NR 50.22

a) Planning considerations

1. Will the project provide for acquisition of lands that are threatened by development?

**YES.** The property is contiguous to the City of Madison. There is substantial growth 1 mile to the east of the property and within 1/2 mile of the west boundary. The assumption of the appraisers is that the property could be annexed to the City of Madison and brought into the urban service area. To quote appraiser Jim Rawson, "If annexed, this property would be prime development land. The lots would command a considerably higher price than many of the lots already in the area." This is due to the location with vistas of Lake Mendota, the State Capitol, and Blue Mounds and the rolling topography.

For years the City of Madison has been actively annexing property from the Town of Middleton. By purchasing the Pope Farm for open space, the town has established a permanent boundary between the city and town. To quote appraiser Jim Rawson, "It is my opinion that if the Town of Middleton agreed to sell the land to the city or back out on the land contract with the Pope family, this land would easily be annexed to the City of Madison.

2. Will the project provide for acquisition of an abandoned rail corridor for trail use?  
No.
3. Will the project acquire land for aquatic habitat protection for fish and wildlife?  
No.
4. Will the project acquire new park and recreational lands in urban centers for day recreation

**Yes.** The park will provide for day-use passive outdoor recreation in a rapidly urbanizing area. Activities will include hiking, picnicking, education (nature study and interpretation of glacial features), enjoyment of scenic vistas (Lake Mendota, State Capitol, Blue Mounds).

5. Does the sponsoring government have a park land dedication ordinance?

**Yes.** The town requires that a developer pay \$1500.00 per lot toward park and open space acquisition and development or that they dedicate property of equal value (Town Ordinance, Section 11-8-2).

6. Will the project acquire a parkway, trail, or environmental corridor linking existing urban or suburban parks or state and multi-county trails to one another or to a city center, campgrounds or other recreational site."

**Yes.** The acquisition will add an important segment to the town north-south greenway corridor and connect with the town segment of the Ice Age Trail, as well as the following proposed trails: Link to Old Lake Middleton property owned by Dane County north of highway 14; link to trails being developed in the City of Middleton that will connect with the Old Lake Middleton site as well as the North Lake Mendota Trail (eventually to connect Pheasant Branch Preserve, Governor Nelson State Park, Cherokee Marsh, and Town of Westport trails).

7. Will the project improve river recreation in urban areas through land acquisition?  
No.

8. Does the master plan for the property call for managing vegetation and fauna on recreational lands to provide as great a statewide diversity of native species as possible?

**Yes.** While not yet completed, the master plan will provide for prairie and oak savanna restoration. Preservation and extension of the savanna will involve control of invasive species. Either the University of Wisconsin Department of Landscape Architecture or a private consultant will prepare the plan. The plan would be completed in 2001 with implementation in 2002. Preliminary site assessment and clean-up will begin in spring, 2001 with access to the oak savanna available in fall 2001. Completion of formal trails and public parking would be in 2002. In the meantime there are farm roads that allow access to the 107-acre open space.

9. Will the project provide for acquisition of wetlands defined in the Wisconsin Wetlands Inventory?  
No.

10. Will the project preserve land that has been identified as a preservation priority by the Natural Heritage Inventory?  
No.

#### b) Project Considerations

1. Accessibility – Is the land accessible, where accessibility is appropriate?

**YES.** The park will be fully accessible.

2. Interpretive Facilities – Are interpretive facilities provided where they are appropriate?

**YES.** Interpretive signage will be incorporated with the trail system explaining the glacial history of the area, natural vegetation, and hydrology (junction of 3 watersheds – Black Earth Creek, Badger Mill Creek, and Pheasant Branch Creek). Approximately 70 acres are in the Black Earth Creek Watershed (and part of Dane County's designated Upper Black Earth Creek Resource Protection Area) and the remaining 37 acres are in the Pheasant Branch Creek/Lake Mendota and Upper Sugar River Watersheds. From the standpoint of subsurface hydrology, the property supplies groundwater to the Black Earth Creek Watershed.

3. Linear Corridors – Does the land provide or begin a linear corridor?

**YES.** The property provides for continuation of the existing north-south greenway corridor through the town. The trails on the property will be designed to link up with Ice Age Trail and other proposed corridors that will connect to larger county, regional, and national trails.

4. Linear Corridor Connection – Does the land connect to or add an existing corridor.

**YES.** The land adds to the existing town greenway corridor.

5. Water Frontage – Does the land provide water frontage?  
No.

6. Wetlands – Does the project restore wetlands?  
No.

7. Cities with population of 50,000 or more – Is the project located in a county that has a city with a population of 50,000 or more?

**YES.** City of Madison population is 215,000.00

8. County Population – Is the project located in a county with a 1999 population of 200,000-500,000 (1 pt.) or over 500,000 (2 pts.)

**YES.** The 1999 population of Dane County was 425,000.

9. County Population Growth Rate – Is the project located in a county where the population growth rate exceeds 8.73 percent (state average) and the total population exceeds 50,000?

**YES.** Dane County's growth rate is 12.53%.

10. Open Natural Space – Does the land provide or create an open natural space?

**YES.** The acquisition provides 107 acres of open, natural space for passive recreation in a rapidly urbanizing area.

11. Regional or Statewide Significance – Is the land of regional or statewide significance?

**YES.** The property by its location within the Black Earth Creek Watershed and its proximity to the cities of Madison and Middleton, will provide the opportunity to expand the town's greenway corridor, create another link in the Ice Age Trail within the town and connect town trails with county and regional trail systems. The preservation of a large tract of prime development land will help to prevent degradation of high quality streams (Black Earth Creek is a Class 1 trout stream), wetlands and lakes in the region.

12. Appraisal complete – The project involves the acquisition of land where the:

- a. Appraisal is complete - Three appraisals were obtained by the sponsor and the two most recent were submitted to the DNR for review and certification. Both appraisals are considered to be complete, self-contained reports. The appraisals

established the values of \$2,625,000.00 and \$2,800,000.00 for the entire property. The lower appraisal was approved for grant purposes.

b. Sponsor has completed an option or offer to purchase agreement - The Town purchased the property on a land contract in December of 1999. They will receive title in 2002.

13. Project Continuation – Does the project continue an eligible acquisition project previously started?

**YES.** The property is in Dane County's Black Earth Creek Resource Protection Area. The county is actively purchasing property in this area and is a contributor to this acquisition.

14. Two or more master plans – Does the project implement master plans of two or more units of government?

Yes. The project is included in the Town of Middleton Outdoor Recreation Plan and the Dane County Park and Open Space Plan 2001-2006.

15. Brownfields Site – Is the project related to a Brownfields redevelopment?

No.

#### C. Administrative Considerations

1. Has the sponsor completed all previously funded ADLP-UGS-URGP LAWCON-SBP projects?

**Yes.**

2a. The sponsor has never received a LAWCON, URGF, ADLP, UGS, NRTA or SBP grant?

No.

2b. The sponsor has not received a LAWCON, ADLP, UGS, URGF, NRTA, or SBP grant in the last 5 years?

No

#### D. Active Project Adjustment

The sponsor has no active projects.

#### 7. APPRAISALS (DONE ON 146 ACRES)

Appraisal # 1 - Approved and certified for grant purposes by the South-Central Region Review Appraiser on February 5, 2001.

Appraiser: James Rawson, WI CGA, #388

Valuation Date: November 1, 2000

Appraised Value: \$2,625,000.00

Highest and Best Use: Residential development.

Type of report: complete, self-contained narrative report

Appraisal # 2 - Accepted by South-Central Region Review Appraiser on February 5, 2001.

Appraiser: Robert Richardson, WI CGA, #15

Valuation Date: October 18, 2000

Appraised Value: \$2,800,000.00

Highest and Best Use: Residential development and annexation to City of Madison

Type of report: complete, self-contained narrative report

8. ATTACHMENTS:

- Application
- Location Maps: Area and Regional (County)
- Parcel Map

WISCONSIN'S APPLICATION FOR AIDS FOR THE ACQUISITION AND DEVELOPMENT OF LOCAL PARKS, THE LAND AND WATER CONSERVATION FUND PROGRAM, THE URBAN GREEN SPACE PROGRAM, THE URBAN RIVERS GRANT PROGRAM, THE STREAMBANK PROTECTION AND THE NATIONAL RECREATIONAL TRAILS ACT PROGRAM  
Form 8700-191 Rev. 12-98

NOTE: Use of this form is required by the Department for any application filed pursuant to ss. NR 50.05, 50.06, 50.16 and 50.65, Wis. Adm. Code. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information will only be used in conjunction with the program listed above.

1. Project Sponsor's Name <u>Town of Middleton</u>	
2. Street or Route <u>7555 Old Sauk Road</u>	3. Telephone Number (include area code) <u>(608)833-5887</u>
4. Municipality, State, Zip Code <u>Verona, WI 53593</u>	5. FAX Number (include area code) <u>(608)833-8996</u>
6. Project Title <u>Pope Farm Acquisition</u>	7. County <u>Dane</u>

Project Description. (IMPORTANT: Provide as much of this information as possible. See enclosed narrative sample.) Attach a narrative to this application form. Describe what local resources have been or will be committed to this project. Describe the physical features of the site, such as topography, drainage, surrounding land uses and the presence of environmental intrusions (overhead powerlines, landfills, etc.). If the project involves the renovation of an existing facility, describe the existing facility and the proposed renovation in detail. Describe how the project will serve the community or its intended users and how the users will gain access to the project site. Describe the availability of financial resources and personnel needed to operate and maintain this project once it is completed. Describe how the project may benefit tourism. NOTE: Urban Green Space Projects only. Attach a management plan describing how the property will be managed. See Urban Green Space Program information for instructions.

Total Project Cost <u>\$2,325,728</u>	Cost Sharing Requested (50% of total project costs) <u>\$1,162,864</u>
--	---

Indicate Source of Local Matching Funds. Include any other state or federal grant or loan programs, or donations involved in this program.  
General Fund Borrowing

The project sponsor or authorized representative must answer the following questions. Additional information pertaining to any question can be submitted on attached sheets.

Is this project supported by an approved comprehensive outdoor recreation plan?  
If yes, indicate the title of the plan and page numbers: \_\_\_\_\_  Yes  No

Is your project specifically identified in your local plan by location and facility?  
If yes, indicate page or section number: \_\_\_\_\_  Yes  No

Does the project implement a recommendation contained in a regional plan of another unit of government?  
If yes, indicate title of the plan and page numbers: \_\_\_\_\_  Yes  No

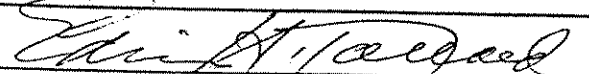
Do you have an approved parkland dedication ordinance?  
If yes, attach a copy of the resolution of adoption of the ordinance.  Yes  No

Indicate how land was or will be acquired (Fee simple Acquisition, Donation, Condemnation, etc.) and date of acquisition. (If acquired by condemnation on or after August 1, 1995, project is not eligible for funding.)  
Fee Simple Acquisition - land contract attached

Was the land to be acquired dedicated to the municipality through a parkland dedication ordinance?  Yes  No

Will this facility be used extensively by people outside your governmental jurisdiction?  
If yes, describe in attached narrative.  Yes  No

What is the official 1990 census of your unit of government? 3,510  
1990 Population

Name of Person Completing This Application <u>David J. Pawlisch</u>	Title <u>Consultant - Vierbicher Associates, Inc.</u>
Signature 	Date Signed <u>4-28-00</u>

Please submit one copy of all project documentation.

PLEASE SUBMIT THIS FORM WITH YOUR PROJECT APPLICATION

Project Sponsor Town of Middleton	Project Name Pope Farm Acquisition
--------------------------------------	---------------------------------------

DEVELOPMENT			
Applicant's Ownership	Entire Park Acreage : <u>145</u>	<input checked="" type="checkbox"/> Project Site is Undeveloped	
<input checked="" type="checkbox"/> Fee Title <input type="checkbox"/> Easement or Lease (Attach Copy)	This Development Acreage _____	<input type="checkbox"/> Project Site is Partially Developed	

- 1. GRANT APPLICATION, Form 8700-191
- 2. RESOLUTION
- 3. PROJECT NARRATIVE. Please explain the project in as much detail as possible.
- 4. PROJECT LOCATION MAP. Map of the community showing location of the park within the community.
- 5. COST ESTIMATE WORKSHEET, Form 8700-14
- 6. BOUNDARY MAP/LEGAL DESCRIPTION. Should show the park boundaries and include a legal description of the property.
- 7. BUILDING PLANS. Should show at least floor plans and elevations, but complete plans are more desirable.
- 8. PERMITS, for wetland disturbance, structures in water, floodplain filling, shoreline alteration, riprap and farmland disturbance.
- 9. CONSTRUCTION SCHEDULE. Please state when you plan to begin construction and when you plan to complete the project.
- 10. SITE MAP. Should show location of existing and proposed development items, utilities and surrounding land uses.

ACQUISITION - Before proceeding with an acquisition project, please consult with the district community services specialist to make sure the proper procedures are followed.

Parcel Owner	Acres	Option Expiration Date	Option Amount	Appraised Value		Estimated Relocation Cost	Total Cost
				Land	Improvements		
Pope	145		16,000/AC	13,500/AC	-0-	-0-	2,325,728
TOTALS	145						

- 1. APPLICATION, Form 8700-191
- 2. RESOLUTION
- 3. PROJECT NARRATIVE. Please explain the project in as much detail as possible.
- 4. PROJECT LOCATION MAP. Map of the community showing location of the park within the community.
- 5. BOUNDARY MAP. Should show the outline of the parcel to be acquired and should be drawn to scale.
- 6. LEGAL DESCRIPTION. A metes-and-bounds or other description which clearly defines the property to be acquired.
- 7. JUST COMPENSATION, Form 8700-102. Shows that the landowner has been informed of the appraised value of the property.
- 8. APPRAISAL. If possible, this should be submitted one month or more before the application.
- 9. SITE DEVELOPMENT MAP. Shows all recreation facilities planned for the property to be acquired.
- 10. RELOCATION PLAN. Must be approved by Department of Commerce (608) 264-7822.
- 11. OPTION TO PURCHASE (Optional). Recommended to ensure that the property is available before the grant is approved.
- 12. AGRICULTURAL IMPACT STATEMENT. Needed if parcel is larger than 5 acres and is being used for active farming.

**ELIGIBILITY**

In order to participate in any of the park acquisition and development programs, your community must be covered by a current comprehensive outdoor recreation plan. If you do not have a plan or your plan has expired, please contact the district community services specialist for more information.

**IMPORTANT**

PLEASE REMEMBER: NO DEVELOPMENT COSTS CAN BE INCURRED, OR LAND PURCHASED, BEFORE YOU HAVE COMPLETED THIS APPLICATION AND HAVE RECEIVED AND SIGNED A PROJECT AGREEMENT.

**FOR DEPARTMENT USE ONLY:**

APPROVALS AND PERMITS REQUIRED:

**STATUS:**

ON FILE     PENDING

TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN  
2000 APPLICATION FOR FUNDING ASSISTANCE FROM DEPARTMENT OF  
NATURAL RESOURCES

Project Name: Pope Farm Acquisition

Contact Person: Jim Mueller, Clerk  
Town of Middleton  
7555 West Old Sauk Road  
Verona, WI 53593  
(608) 833-5887

**Project Description:**

**Summary:**

This application is requesting funds to assist the Town of Middleton with acquisition of the "Pope Farm Property". Due to intense development pressure the Town of Middleton pursued the acquisition of the Pope Farm in order to preserve a scenic natural area. Because of the pressure of imminent development the Town has entered in to a land contract to purchase the property. The Town of Middleton has received a Letter of Retroactivity from the Wisconsin Department of Natural Resources thereby maintaining their eligibility to receive grant funds to assist with the acquisition of the property.

The preservation of the Pope Farm Property plays a key role in preserving this natural area for passive recreation and protecting this environmentally sensitive area that contributes to the Black Earth Creek, and Pheasant Branch Creek watersheds.

**Background:**

The Town of Middleton has transitioned from a predominantly rural community to a blend of farms, rural single family developments and medium density suburban developments. The Cities of Madison and Middleton have grown into the east side of the Town of Middleton. The far west side of Madison and Middleton, including the Town of Middleton has, and is, experiencing tremendous residential and commercial development pressure.

The Town of Middleton desires to preserve the rural atmosphere and quality of life that exists with its current mix of residential, farmland, and natural areas. The Town of Middleton's outdoor recreation plan identifies an extensive parkland preservation plan and green space corridor that will act as a boundary between the Town and urbanized areas of the City of Middleton and the City of Madison. The Town of Middleton was forced to acquire the Pope Farm property when the City of Madison began considering the property a prime site for a city water tower. Losing this property as a site for municipal infrastructure would have opened the property up to future development. The Town acted swiftly to



acquire the property in order to implement its greenspace corridor plan and protect the rural character of the area. The DNR issued a letter of retroactivity so the Town could maintain this projects eligibility for Stewardship funding.

#### Relation to Local and Regional Plan Objectives:

In 1990, an Environmental Study was done by Kailing & Zimmerman, which identified areas of environmental significance. This study was used to develop the Town Outdoor Recreation Plan and identify greenspace corridors. Acquisition of the Pope Farm specifically furthers the goals outlined in the Town of Middleton Outdoor Recreation Plan adopted in 1988 and revised in 1990 and 1996. It is currently being updated with approval anticipated in July 2000. The plan identifies the acquisition of lands to protect scenic and environmentally sensitive resources that will create natural municipal boundaries. The project acquires land that will assist with the linkage of trail systems found in the Town and region.

The Pope Farm acquisition meets goals identified in the Dane County Parks and Open Space Plan. Specifically the project area addresses the protection of the Black Earth Creek Watershed as a resource area. Middleton has submitted a preapplication to the Dane County Conservation Fund Grant Program. Doug Haag has confirmed receipt of the Town's preapplication and indicated that the project is eligible for funding. At the time of this application the County had not sent letters confirming eligibility and requesting a final application from applicants.

The preservation of greenspace for passive outdoor recreation is also supported in the Statewide Comprehensive Outdoor Recreation Plan. Acquisition of the Pope Farm creates a fantastic opportunity to provide a site for passive, nature-based outdoor recreational opportunities near an urban population center.

#### Community Partnerships:

The Town of Middleton has a successful history of working with neighborhood associations, civic groups and community volunteers to develop parklands throughout the Town. It is the intent of the Town to utilize volunteers, civic groups and associations to develop the Pope Farm in to a passive recreational area.

#### Specific Project Funding Request

The Town of Middleton is submitting this request for funding for the acquisition of 145 acres of natural area described in this application as the Pope Farm. The Town is requesting that the DNR Stewardship Fund provide funding of 50% of the acquisition cost of the land. The total cost of the acquisition is approximately \$2,325,728. The Town is requesting that DNR provide \$1,162,864. The Town has entered in to a land contract to purchase the property. A copy of the land contract is included with this application. The Town had an appraisal of the

property performed. The appraisal valued the land at approximately \$13,500. The Town paid \$16,000/acre. The increase in cost above the appraisal was a result of the development pressure coming from the Cities of Madison and Middleton. A copy of the appraisal is included with this application.

The Town has submitted a pre-application to the Dane County Conservation Fund Grant Program. The Town has received verbal confirmation from County staff that the acquisition is a grant eligible project. At the time of this application the County had not notified applicants whether they should submit a final application.

The Town of Middleton is prepared to fund their portion of the acquisition cost through a combination of general fund borrowing and general fund tax levy.

#### **Recreational Activities To Be Initiated After Acquisition:**

The Town has identified passive, nature based, recreational activities as being most appropriate for this property. A specific development plan for the property has not been prepared. However, the Town has identified the following activities that can be implemented on the property:

1. Hiking Trails
2. Scenic Outlook, Lake Mendota can be seen from the high point of the property making it a natural scenic outlook location
3. Picnic Areas
4. Prairie Restoration of native Wisconsin vegetation
5. Bird Watching
6. Trail linking urbanized Madison to the Ice Age Trail
7. Nature Study Area
8. Study of Glacial Land Features and Formations

The trail system, picnic area and scenic outlook will provide year round outdoor recreational opportunities. This site will serve a large population of users covering neighboring communities.

#### **Accessibility:**

When developed, recreational activity centers will be implemented to allow accessibility by all individuals. Trails and picnic areas will remove obstacles that prevent accessibility.

#### **Park Land Dedication:**

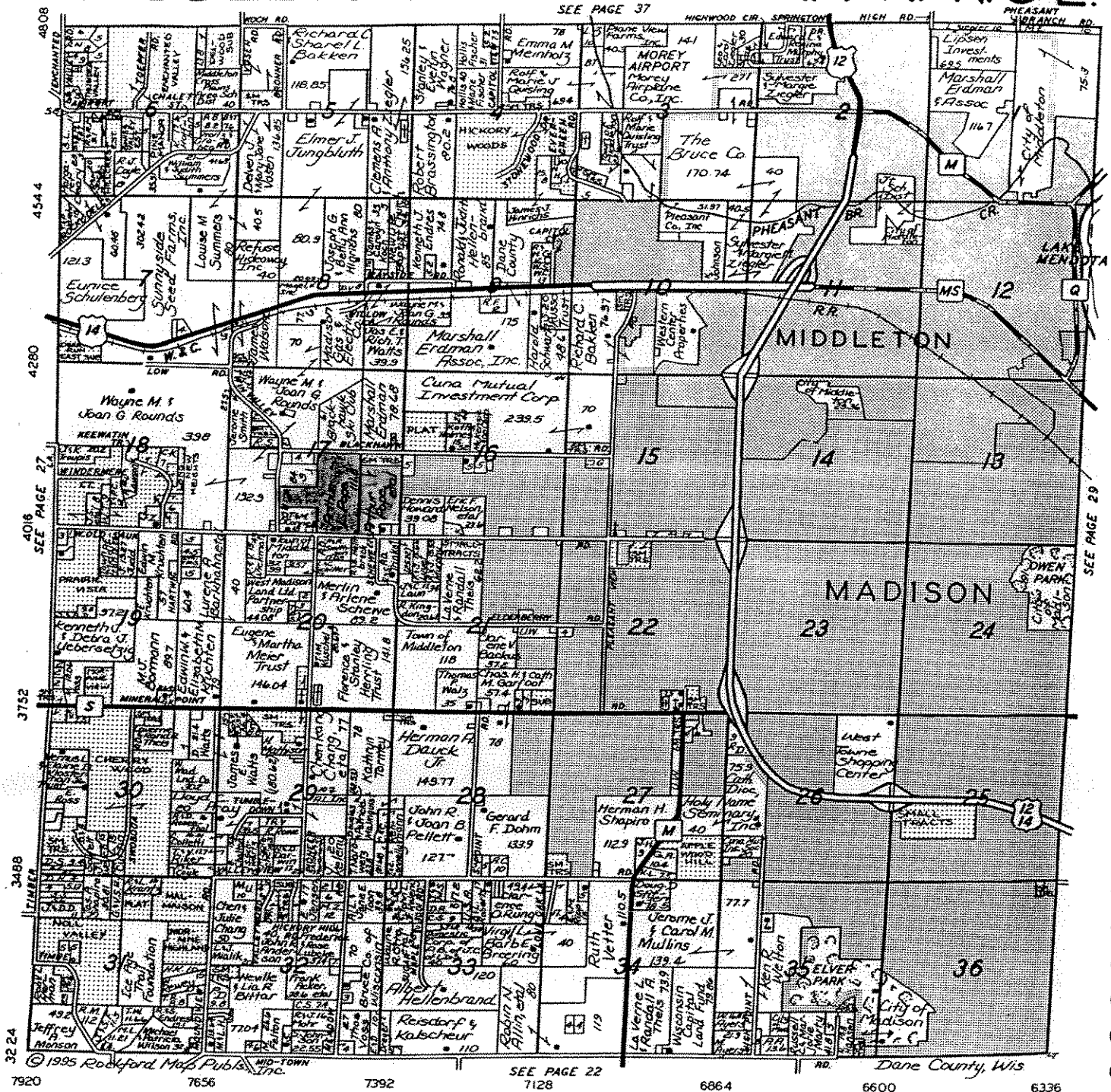
The Town of Middleton has adopted a Park Land Dedication Ordinance. The Ordinance is attached to this application.

# MIDDLETON.

# T.7 N.-R.8 E.

4

SEE PAGE 37



7920 7656 7392 7128 6864 6600 6336

© 1995 Rockford Map Publishers, Inc. SEE PAGE 22 Dane County, Wis



By BERKHOLTZ

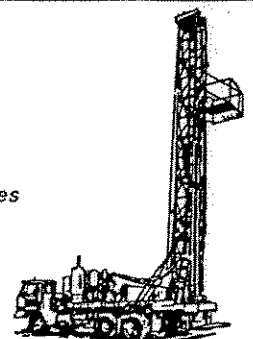
## 5 GENERATIONS of EXPERIENCE

- For
- HOME
- FARM
- INDUSTRY
- ABANDONMENTS

**846-4697**  
or (800) 747-WELL

Department of Natural Resources  
License #3

6400 LAKE ROAD  
WINDSOR







00/1589 Pope

Aerial Map

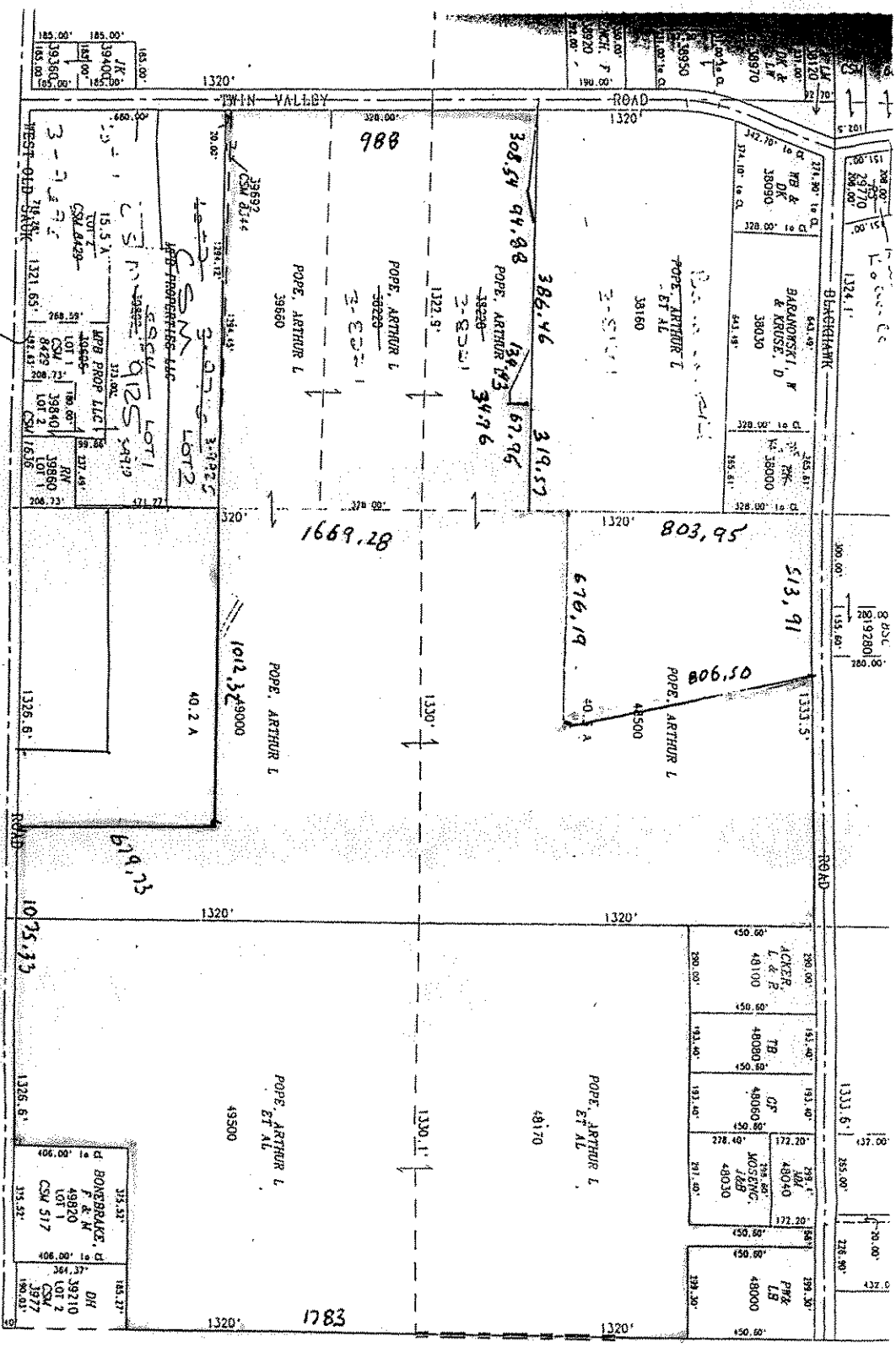


EXHIBIT B Page 1

3-0802

Subject



CRAIG SCHREINER/WJSJ photo

Art Pope loves his rolling land and aims to protect it from development along with its field stone fence, built at least 80 years ago as a boundary between two farms.

## Farmland and its rocky hilltop will be spared

By Valeria Davis-Humphrey  
Urban reporter

**TOWN OF MIDDLETON** — From every direction, Art and Betty Pope's farmstead is an uphill trip.

The 170-acre farmstead at the crest of West Old Sauk Road in the town of Middleton has been their home since 1961.

Now the hilltop, which has been eyed by developers and the city of Madison as a better tower site, will become part of Dane County's green space.

"I think it's kind of a special place. On a really clear day, you can see the sailboats on Lake Mendota," said Art Pope, reflecting on his 39 years there. The hilltop hasn't changed since the last glacier dragged hundreds of rocks and boulders from as far away as Canada and dropped them there.

"Every spring, as the farmers say, we have a new crop of rocks," Pope said of the oldest farm tradition of removing stones

that get churned to the surface as the soil freezes and thaws.

Several monuments to earlier farmers' conservation efforts and appreciation of nature's bounty have been preserved on the Pope farm.

A 3-foot-high wall of stones and boulders ranging in size from a fist to 2 feet in diameter stretches nearly a quarter mile straight north from West Old Sauk Road. Pope believes the wall, now snuggling up to stumps of trees that were saplings at the turn of the century, dates back to the 1920s.

Plenty of craftsmanship went into meticulously stacking the rocks of varied shapes and sizes into a fence that hasn't budged in 80 years, Pope said. The wall is an array from granite and slabs of shale to spongy-looking chunks of sandstone encrusted with sea fossils.

"I've never done anything to maintain it," Pope said. "I've had a lot of developers offer to buy 'em and haul 'em away. They want ev-

erything the easy way."

The rocks were probably hoisted to their current positions with horses and levers, Pope said. The determination it took those farmers to put them in place is reason enough to not to disturb it, he said.

"It took a lot of horse and manpower to build it," Pope said.

On the north side, Pope's land drops dramatically to Blackhawk Road beyond a lake-shaped plateau. Geologists have told him the small lake that once stood there apparently broke through, cutting a deep ravine lined with locust trees. The path follows the valleys etched by the Black Earth Creek, which formed the breathtaking views from the Blackhawk Ski Club.

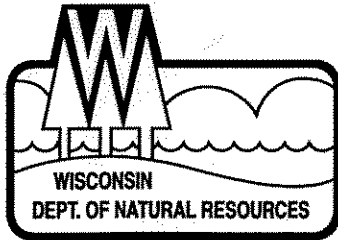
To stabilize the hillside, the Civilian Conservation Corps and Soil Conservation Service built a dam and chute at the mouth of the ravine in 1938. The dam was about 5 feet high, but has now silted in to the top, where the erosion halted and became a marshy

pasture, Pope said.

Like his farm, Pope's life has been a journey of extending links. A lifelong farmer from Michigan, he came here for graduate school and retired in 1990 after 45 years as a professor of animal science at UW-Madison. He raised beef cattle for 35 years and is looking forward to shearing the pregnant ewes in a pure-bred flock he started as a 4-H project in 1936.

Now, he's at peace knowing the beauty of his farm will be preserved in a public park. The town of Middleton bought 145 acres of Pope's land as a buffer between itself and the city of Madison, meaning the wall, the dam and the lovely lay of the land will remain unchanged.

Pope will keep 10 wooded acres off Blackhawk Road for his son and 15 acres surrounding his house and barns. "I just can't think of the landscape being changed and houses all over the place," Pope said. "This way I can still walk the farm."



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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

May 2, 2001

Honorable John Gard, Co-Chair  
Joint Committee on Finance  
PO Box 8952, State Capitol  
Madison, WI 53707

Honorable Brian Burke, Co-Chair  
Joint Committee on Finance  
PO Box 8952, State Capitol  
Madison, WI 53707

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

The Department is notifying you, as co-chairs of the Joint Committee on Finance, of a proposed grant to the Waukesha County for assistance with the purchase of the 133 acre Kemp and Kathy Wilson property located in the Town of Mukwonago. The grant will come from the Stewardship Acquisition and Development of Local Park Program (\$350,000). This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship projects of \$250,000 or more in cost. The land is being acquired to expand the 222 acre Mukwonago County Park to provide passive outdoor recreation opportunities year-round, including camping, picnicking, hiking, cross-country skiing, and nature interpretation. There are sufficient funds appropriated to complete the purchase.

Attached please find a summary of the project as well as maps and copies of the grant application and project plan. I certify that this request for consideration meets all the 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 further information, please contact Leslie Gauberti at 267-0497. She is available to answer any questions you may have in this matter.

Thank you for your consideration.

Sincerely,

*Darrell*  
Darrell Bazzell  
Secretary

Cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau



## Stewardship Acquisition and Development of Local Parks Project Summary Waukesha County Wilson Property Acquisition

### 1. OVERVIEW:

Waukesha County is requesting grant assistance for the purchase of the 133 acre Kemp and Kathy Wilson property, located in the Town of Mukwonago. As identified in the County's Park and Open Space Plan, this site is recommended, as part of desired expansion of the adjacent 222 acre Mukwonago County Park and will provide additional needed passive outdoor recreation opportunities to meet the increasing demand in the southwest region of Waukesha County. The site features an eight acre oak woods, identified as an isolated natural area recommended for County ownership by the South Eastern Wisconsin Regional Planning Commission. Another 9.2 acres is currently in the Conservation Reserve Program until 2008. Proposed development of the site will be professionally guided by an initial conceptual planning phase to improve and assure preservation of all significant and diverse natural resource features and attempt to maximize usable portions of the site for passive and multi-seasonal recreational opportunities. This property is located in a developing suburban area between the Village of North Prairie, Village of Mukwonago, and the Village of Eagle. Further projected rural residential development would have resulted in a loss of valuable public open space and probable further decline in water quality in the Mukwonago and Fox watershed areas.

The project will help to implement recommendations contained in "A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin" (SEWPRC Report #42), "A Comprehensive Plan for the Fox River Watershed" (SEWPRC Report #12), and "A Regional Park and Open Space Plan for Southeastern Wisconsin - 2000" (SEWRPC Report #27). The preservation of the unique features of this site, coupled with the need for a regional park to serve future projected public outdoor recreation demands, make this site a desirable and needed land acquisition for Waukesha County.

### GRANT REQUEST:

**Purchase Price:** \$ 807,443

**DNR Certified Appraised Value:** \$ 700,000.

**Total Grant Request:** \$ 350,000 (50%).

Note: Based on regional rating results the project is recommended for Acquisition and Development of Local Parks program funding from the annual Southeast Region allocation.

### 2. PARCEL DESCRIPTION:

**Owner:** The property is now owned by Waukesha County. **Seller:** Kemp and Kathy Wilson (Seller has owned the property more than 3 years.)

**Location:** The property is located in the NE1/4 Section 29 and the NW1/4 Section 28, Town of Mukwonago. The property is bordered on the North by CTH NN and on the west by Beulah Road. The existing Mukwonago Park is bordered by STH 99 on the south. The site is west of the Village of Mukwonago, and the nearby Mukwonago River runs parallel to and south of STH 99.

**Number of Acres:** 133

**Purchase Price:** \$807,443.

**Interest:** Purchased in fee simple title by Waukesha County on August 10, 2000.

**Improvements:** None

**Land Description:** Site topography is a varied terrain, generally rolling or gradually sloping agricultural land with some isolated trees and tree lines. The steeper area in the southwest corner is enrolled in the CRP Program and covered with grasses. There is a 10 acre block of mature hardwoods in the southeast corner of the property. From the hilltop there is a very good view of the surrounding countryside to the north. More than 90% of the property is comprised of Miami series soils (MxC2, MxD2, MxE), with

smaller amounts of Casco loam and Fox loam soils. These soils typically have very slight limitations for development with on site sewerage disposal systems. About 10 acres along the northwest end are comprised of soils with severe limitations for development.

**Zoning:** Currently zoned A-P (Agricultural Preservation). The area is considered to be in a growth stage with low density (3 acre minimum) residential being dominant.

**Present Use:** Currently public open space. Formerly, land was primarily agricultural. The need for an agricultural impact statement has been reviewed by DATCP, and not required.

**Proposed Use:** Will expand existing Mukwonago County Park and provide additional passive outdoor recreational uses including camping, picnicking, hiking, winter sports, and nature interpretation in the future. This land acquisition also ensures preservation of an environmentally sensitive area that will be managed for native bio-diversity and outdoor recreation enjoyment consistent with Waukesha County Parks practice of environmental stewardship at all of its public parks sites. A final master development plan for the site has not been completed.

3. PROJECT PARTNERS:

Waukesha County and the Department of Natural Resources

4. TIMING:

Waukesha County purchased the property on August 10, 2000, after requesting and receiving an approved waiver of retroactivity.

5. FINANCES:

The purchase was a cash transaction utilizing Waukesha County Land Acquisition funds.

6. PROJECT EVALUATION:

Criteria used to determine grant eligibility is set forth in the enabling legislation of the Stewardship – Acquisition and Development of Local Parks Grant Program s. 23.09(2), Wis. Stats. and promulgated in Chapter NR 51, Adm. Code. Criteria in NR 51, subchap. XII, used for ranking of local grant project requests in annual regional competition, include:

a. The project implements priorities contained in state and local comprehensive outdoor recreation plans.

**Yes** The expansion of Mukwonago County Park is recommended in A Development Plan for Waukesha County - Park and Open Space Plan Element (SEWRPC Planning Report No. 209, and implements recommendations in the Wisconsin Statewide Comprehensive Outdoor Recreation Plan 2000-2005 to prioritize funding to favor land purchases that protect those resources most threatened by land use changes. Lands that offer the greatest potential for providing nature based outdoor recreation should be preserved now, especially those near urban centers, before land values escalate even higher.)

b. The project meets needs and deficiencies identified in the Statewide Comprehensive Outdoor Recreation Plan.

**Yes** The project satisfies the recommendations to ensure that each municipality, county and the DNR focus on and provide recreational activities that have importance to the citizens they serve, and at the same time, fit into a statewide "system" of recreation resources. SCORP also encourages the preservation and restoration of ecologically significant habitat areas that propose appropriate, non-intrusive recreational uses for these areas. Additional nature based outdoor recreational activities facilitated through this park expansion project satisfy a number of identified deficiencies by providing increased opportunities for hiking, camping, and nature interpretation.

c. The project acquires land where a need for additional land acquisition is supported by an approved comprehensive outdoor recreation plan.

**Yes** A Development Plan for Waukesha County recommends an additional 316 acres to expand the existing County Park, and the project is identified for public preservation in a Regional Natural Areas and Critical Species Habitat Protection and Management Plan.

d. The project is regional or statewide in nature.

**Yes** The project is identified for public preservation in both A Regional Park and Open Space Plan for Southeastern Wisconsin – 2000, and A Regional Natural Areas and Critical Species Habitat Protection and Management Plan. The Mukwonago County Park is located just north of a proposed trail traversing the Mukwonago River Parkway and trail facilities would extend from the parkway to the park.

e. The project serves the greatest population.

**Yes** According to 1999 population estimates provided by the Department of Administration, Waukesha County, with a population of 350,273, is the third most populous county in the state, and experienced a 14.95% growth rate.

f. The project provides multiple season, multiple activity use.

**Yes** The project provides expanded hiking trails, picnicking, and camping areas. Winter sports activities, such as cross country skiing and sledding, are projected at the new site.

g. The project has significant potential for increasing tourism.

**Yes** The expanded major County regional park will provide increased public camping areas, and access to the proposed Mukwonago River Parkway Trail.

h. Justification:

- 1) The project is supported by a Regional Park and Open Space Plan for Southeastern Wisconsin – 1977, & 2000, and a Park and Open Space Plan for Waukesha County – 1989, as updated in a Development Plan for Waukesha County, Wisconsin – Park and Open Space Plan Element – 1996. Both of these Plans recommend public acquisition of open space, natural areas, and critical habitat areas associated with natural resource preservation and outdoor recreation.
- 2) The project provides an expanded major, diversified regional county park site in southwestern Waukesha County, including an identified isolated natural area and increased passive outdoor recreation facilities to meet growing public demand.
- 3) The project adequately satisfies specific criteria identified in the Acquisition and Development of Local Parks Grant Program, and will help to implement priority recommendations in Waukesha County's Park and Open Space Plan.

7. APPRAISALS:

Appraisal #1 - Certified by Department Review Appraiser on June 7, 2000.

Appraiser: Philip Vander Male (Private Appraiser)

Valuation Date: March 29, 2000

Appraised Value: \$700,000. Vacant Land Value (5,263. per acre)

Highest and Best Use: Rural (Low Density) Residential Development

Type of Report: Market data approach used, 4 comparable sales cited

Appraisal #2 – Accepted by Department Review Appraiser on June 7, 2000

Appraiser: Steve Reich (Private Appraiser)

Valuation Date: April 6, 2000

Appraised Value: \$864,500. (6,500. per acre)

Highest and Best Use: Rural Residential

Type of Report: Market data approach used, 3 comparable sales cited

## 8. ATTACHMENTS

- Application
- Location Maps: Area and Regional (County)
- Regional Highway Map
- Immediate Vicinity Plat Map
- Mukwonago Township
- Site Map
- Property Boundaries Map
- Conceptual Site Expansion & Development Plan

WISCONSIN'S APPLICATION FOR AIDS FOR THE ACQUISITION AND DEVELOPMENT OF LOCAL PARKS, THE LAND AND WATER CONSERVATION FUND PROGRAM, THE URBAN GREEN SPACE PROGRAM, THE URBAN RIVERS GRANT PROGRAM, THE STREAMBANK PROTECTION AND THE NATIONAL RECREATIONAL TRAILS ACT PROGRAM  
Form 8700-191 (R 1/2000)

NOTE: Use of this form is required by the Department for any application filed pursuant to ss. NR 50.05, 50.06, 50.16 and 50.65, Wis. Adm. Code. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information will only be used in conjunction with the programs listed above.

1. Project Sponsor's Name Waukesha County Department of Parks and Land Use	2. E-mail Address
3. Street or Route 1320 Pewaukee Road, Room 230	4. Telephone Number (include area code) (262) 548-7790
5. Municipality, State, Zip Code Waukesha, WI 53188	6. FAX Number (include area code) (262) 896-8071
7. Project Title Wilson Property Acquisition	8. County Waukesha

9. Project Description. (IMPORTANT: Provide as much of this information as possible. See enclosed narrative sample.)  
(Attach cost estimates, site plans, construction plans, specifications, appraisals or any other information that describes the project.) Attach a narrative to this application form. Describe what local resources have been or will be committed to this project. Describe the physical features of the site, such as topography, drainage, surrounding land uses and the presence of environmental intrusions (overhead powerlines, landfills, etc.). If the project involves the renovation of an existing facility, describe the existing facility and the proposed renovation in detail. Describe how the project will serve the community or its intended users and how the users will gain access to the project site. Describe the availability of financial resources and personnel needed to operate and maintain this project once it is completed. Describe how the project may benefit tourism. NOTE: Urban Green Space Projects only. Attach a management plan describing how the property will be managed. See Urban Green Space Program information for instructions.

Total Project Cost \$ 776,388.00 <del>776,388.00</del> # 700,000 <i>Handwritten</i>	Cost Sharing Requested (50% of total project costs) \$ 388,194.00 <del>388,194.00</del> # 350,000. <i>Handwritten</i>
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Indicate Source of Local Matching Funds. Include any other state or federal grant or loan programs, or donations involved in this program.

Walter J. Tarmann Parkland Acquisition Fund - Waukesha County

The project sponsor or authorized representative must answer the following questions. Additional information pertaining to any question can be submitted on attached sheets.

- Is this project supported by an approved comprehensive outdoor recreation plan?  
If yes, indicate the title of the plan and page number:  
A Development Plan for Waukesha County Wisconsin, page 473  
 Yes  No
- Is your project specifically identified in your local plan by location and facility?  
If yes, indicate page or section number: p. 473 above report  
 Yes  No
- Does the project implement a recommendation contained in a regional plan of another unit of government?  
If yes, indicate title of the plan and page numbers:  
 Yes  No
- Do you have an approved parkland dedication ordinance?  
If yes, attach a copy of the resolution of adoption of the ordinance.  
 Yes  No
- Indicate how land was or will be acquired (Fee simple Acquisition, Donation, Condemnation, etc.) and date of acquisition. (If acquired by condemnation on or after August 1, 1995, project is not eligible for funding.)  
Fee simple at or above the DNR Certified Fair Market Value  
June 10, 2000
- Was the land to be acquired dedicated to the municipality through a parkland dedication ordinance?  
 Yes  No
- Will this facility be used extensively by people outside your governmental jurisdiction?  
If yes, describe in attached narrative.  
 Yes  No
- What is the official 1990 census of your unit of government?  
304,715  
1990 Population  
1997 est. 341,338

Name of Person Completing This Application Rhonda H. James	Title Senior Landscape Architect
Signature <i>Rhonda H. James</i>	Date Signed 4/27/00

Please submit one copy of all project documentation.

## Kemp & Kathy Wilson Grant Application Narrative

Waukesha County Park System's vision is to protect the natural resources of Waukesha County, while practicing environmental stewardship and providing places for recreation and education. To that end the county is committed to acquiring lands determined environmentally sensitive and lands determined necessary to serve the recreational needs of Waukesha County citizens in accordance with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) report "A Development Plan for Waukesha County, Wisconsin". The rapidly urbanizing lands of Waukesha County are in constant threat of development. Waukesha County's 1997 estimated population was 341,338 showing a growth rate of 12.02%. The largest city in the county is Waukesha with a 1997 estimated population of 61,358. The Wilson property is highly suitable and desirable for residential development. Acquisition by Waukesha County will guaranty the preservation of the land for environmentally sensitive recreational use. This acquisition is supported by the Town of Mukwonago and is consistent with the town's zoning.

Waukesha County does not have a park land dedication. Waukesha County, however, does budget one million dollars annually towards acquisition. "A Development Plan for Waukesha County" calls for Waukesha County to acquire about 11,300 acres of land. To make the budgeted amount work its best the County seeks matching grants.

The Kemp and Kathy Wilson Property acquisition is a 133-acre addition to Mukwonago Park. Mukwonago Park is a 222-acre regional park serving the southwest corner of Waukesha County. It is located directly north of CTH LO and the Mukwonago River. The existing park features a beach, beach house, three picnic areas, trails, group camping and family camping. The Wilson addition is directly north of the existing park.

The Wilson property is bounded by Mukwonago Park on the south, CTH NN on the north, Beulah Road on the west, and a subdivision & private ownership on the east. This property is currently farmed partially by the owner and partially by a nearby farmer. The property is a north-facing hillside with wooded and natural areas at the south edge (top of the hill) and the owner's farmstead at the north edge. The owner is going to retain all his buildings and about 30 acres of his entire holdings along CTH NN.

At the southeast corner is an eight-acre oak woods and is an isolated natural area recommended for county ownership, per SEWRPC. The southwest corner, 9.2 acres, is in the Conservation Reserve Program until 9/3/2008. The remainder of the site is cropped. The

gently rolling topography and great views to the north make this an ideal site for recreational use.

The planned future use of the land is for County Park expansion, which will provide additional passive recreation such as hiking, picnicking, nature interpretation, and camping uses. All new facilities will be designed for accessibility as appropriate.

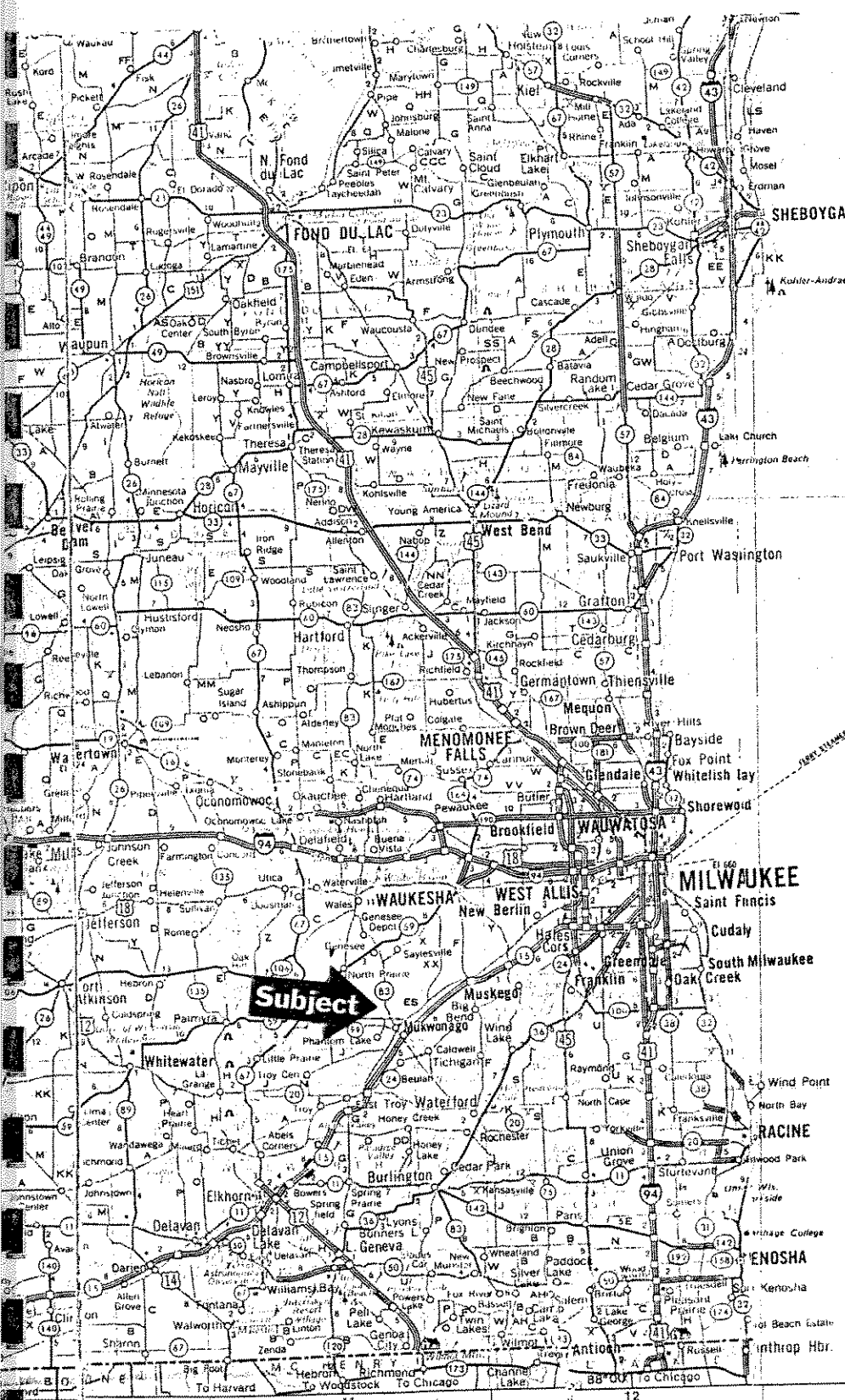
Sort-term management of the property includes continued leasing for farming and maintenance of the CRP lands until the property is needed for recreational development. Long-term management will follow the standard practices of Waukesha County Parks System Division in the developed areas of the park and the natural management plan for undeveloped areas. Waukesha County has adopted "A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin "SEWRPC Report #42. This report identifies the areas that need protecting for preservation of native bio-diversity. The County naturalists also study each site acquired by the Parks System Division and recommend and implement a Natural Management Plan for the parcel. Typically, use areas such as picnic areas and camping sites will be mowed grass and the remainder will be natural areas managed similar to other parks in the County Park System. The natural management goals are to promote diverse native species and reduce the number of invasive non-native species, eradicating those where possible.

Waukesha County has appraised the property once and is re-appraising it for updated values and acreage change. One appraisal is complete and the second is due April 28, 2000. The owner has tentatively agreed upon the "appraised value or the Wisconsin Department of Natural Resources certified value which ever is higher".

Waukesha County's requests for determination of need for relocation and Agriculture Impact Statements have been made of the appropriate agencies.

This acquisition will further the public's opportunity to enjoy the out of doors in a rapidly urbanizing county. The park expansion will increase camping, picnicking and trail opportunities for the citizens of Waukesha County.

Michigan



**THE INTERSTATE SYSTEM**

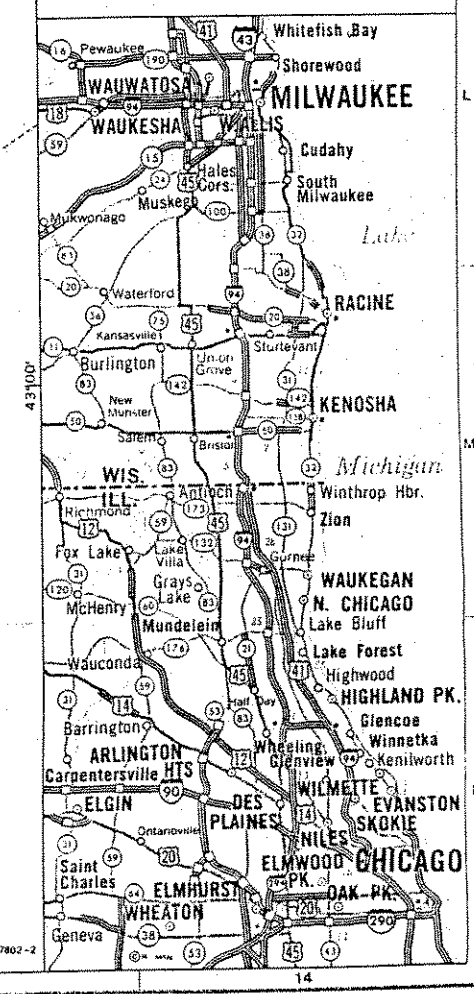
**ONE AND TWO-DIGIT SIGNS**

- 64 Even numbers are east-west routes
- 75 Odd numbers are north-south routes
- 84 Business Loop
- 85 Business Spur

**THREE-DIGIT SIGNS**

- 264 First digit even: route through or around a city
- 195 First digit odd: spur into a city

**MAIN HIGHWAYS MILWAUKEE TO CHICAGO**



**Subject**

91-7802-2

10 11 12 13 14



**NORTH PRAIRIE**

**53153 NORTH PRAIRIE**

**Genesee**

**Saylesville**

**53149 MUKWONAGO**

**VERNO**

**MARSH**

**WILDLIFE**

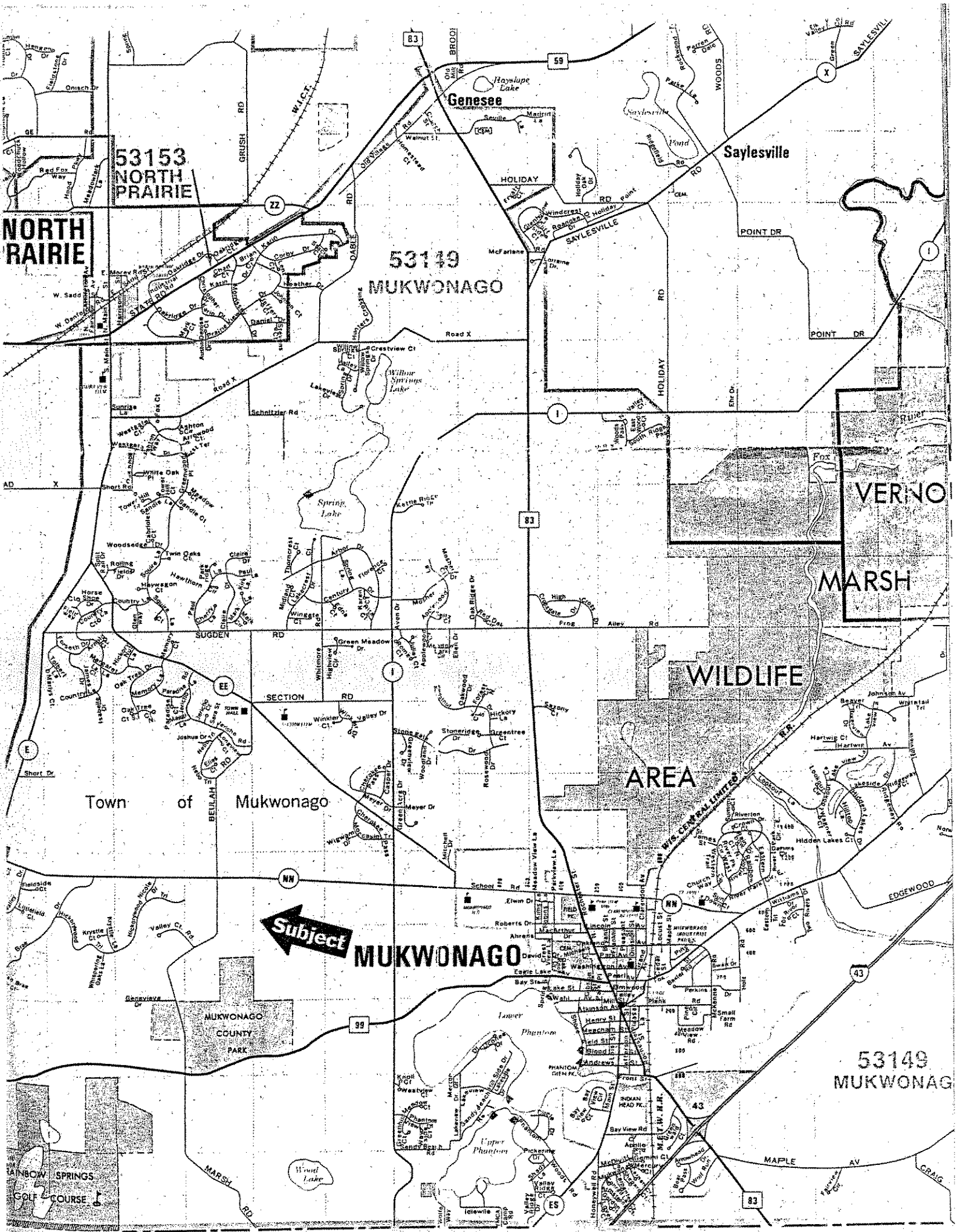
**AREA**

Town of Mukwonago

**Subject MUKWONAGO**

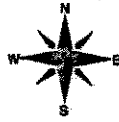
**53149 MUKWONAGO**

**RAINBOW SPRINGS GOLF COURSE**

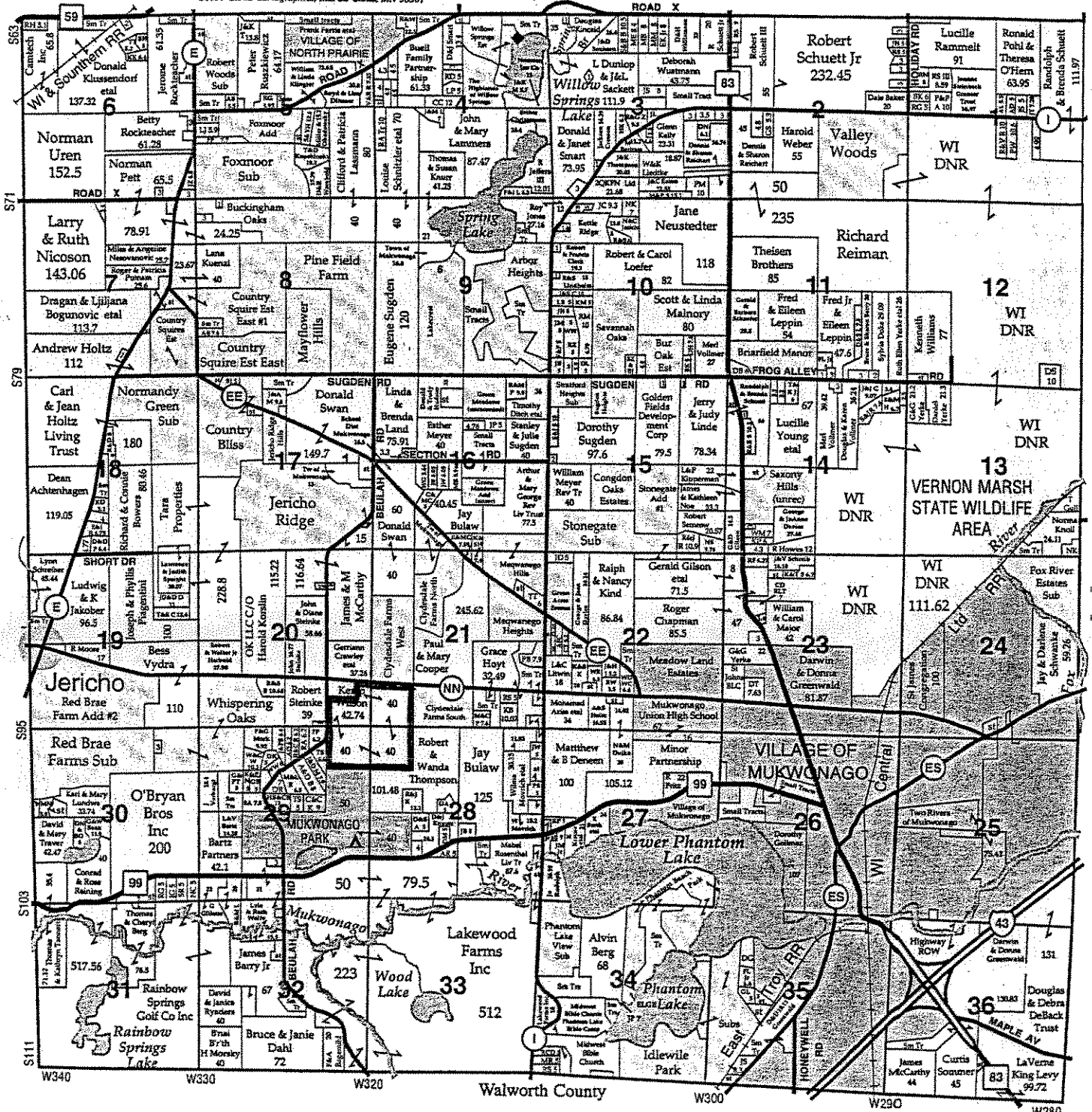


# MUKWONAGO

T.5N. - R.18E.



©1997 Cloud Cartographics, Inc. St. Cloud, MN 56301



# Wilson Property Location Map

NTS  
April 25, 2000

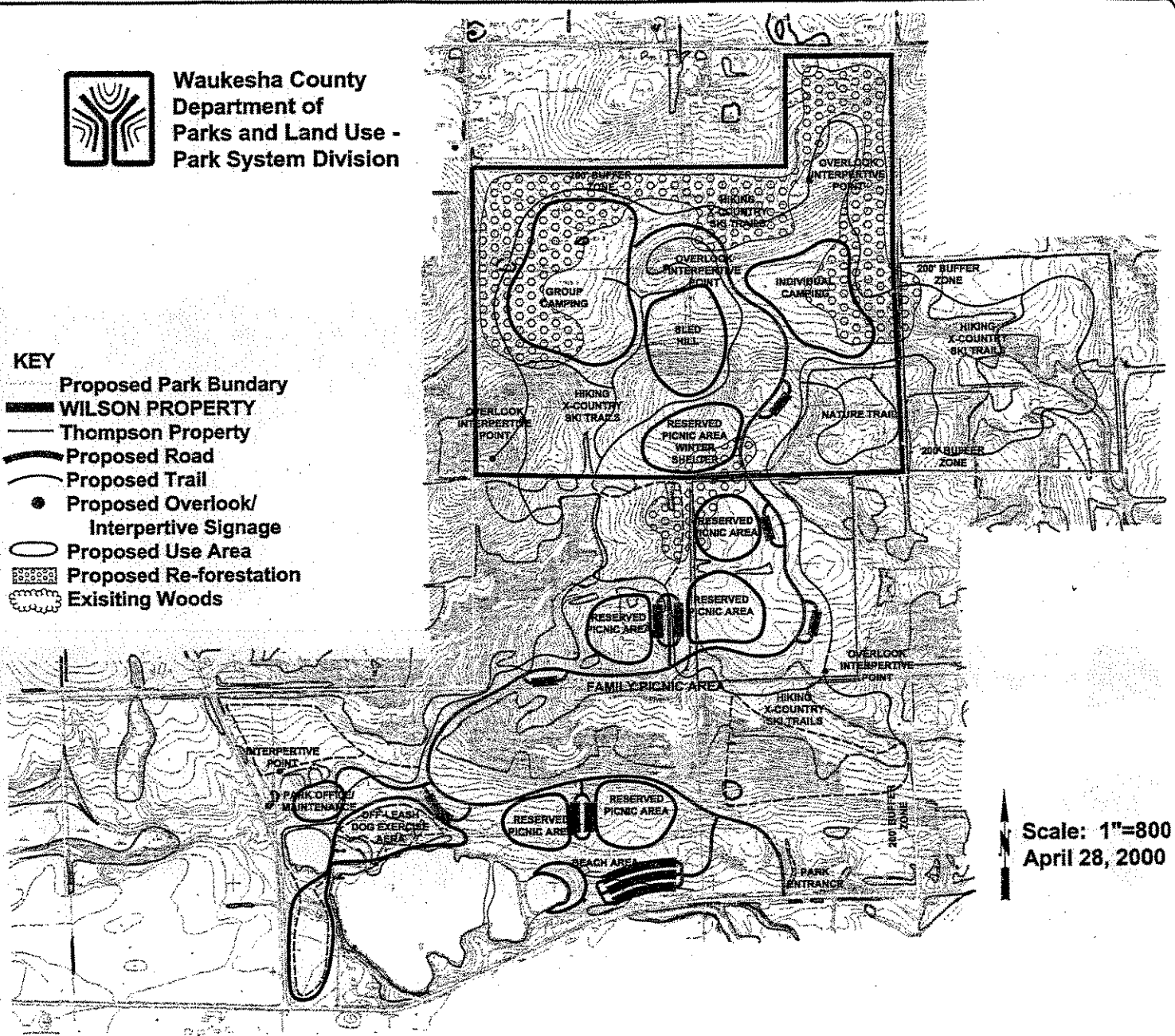
prepared by: Waukesha County  
Department of Parks and Land Use -  
Parks System Division



**Waukesha County  
Department of  
Parks and Land Use -  
Park System Division**

**KEY**

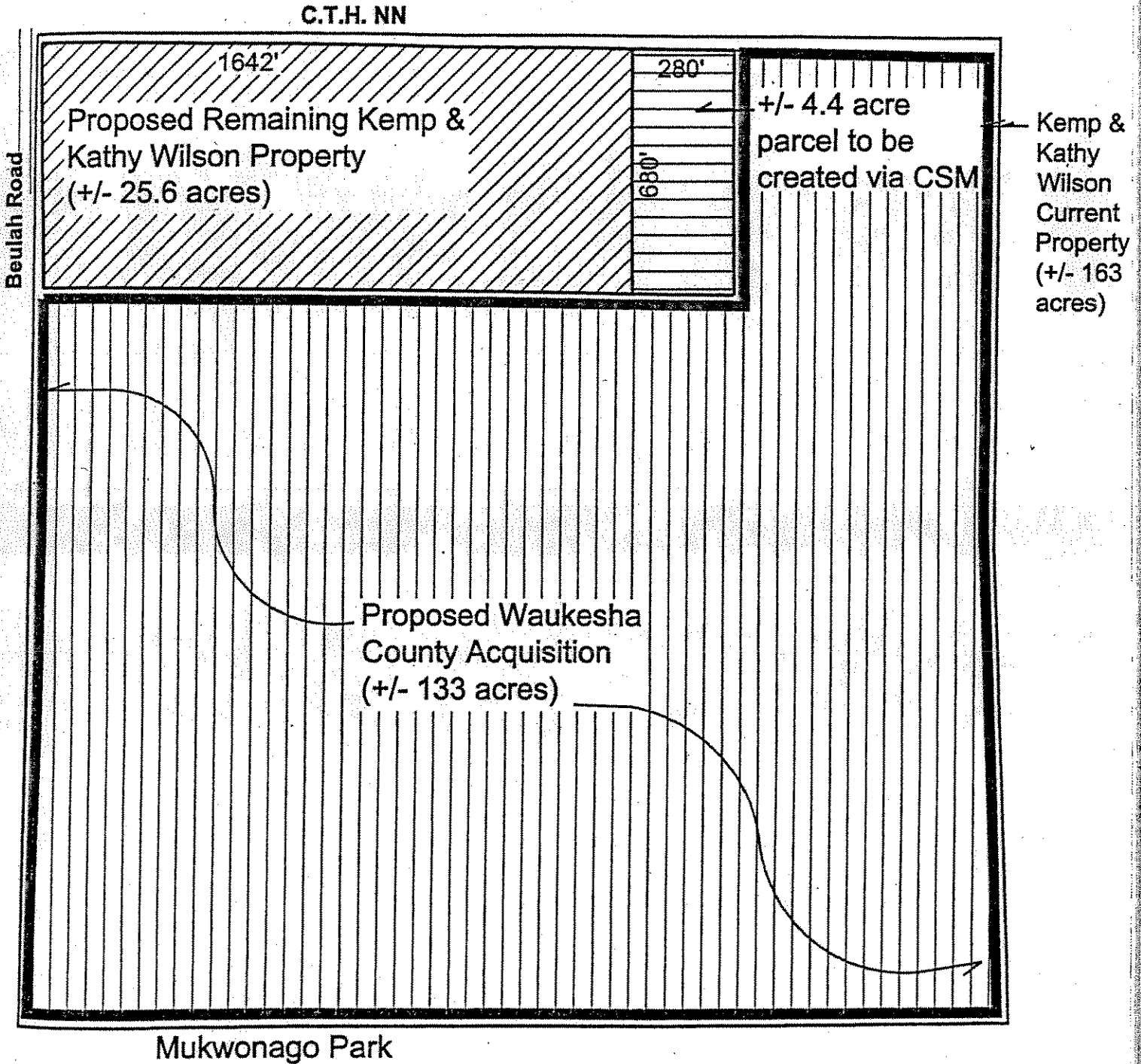
- Proposed Park Boundary
- WILSON PROPERTY
- Thompson Property
- Proposed Road
- Proposed Trail
- Proposed Overlook/  
Interpretive Signage
- Proposed Use Area
- Proposed Re-forestation
- Existing Woods



Scale: 1"=800  
April 28, 2000

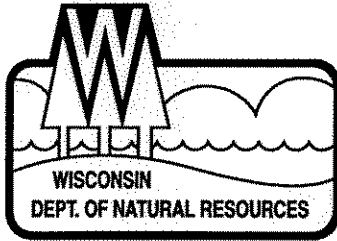
**Mukwonago Park - CONCEPTUAL EXPANSION PLAN  
WILSON PROPERTY ACQUISITION**

Wilson Property - Vacant Land Offer to Purchase  
Proposed Acquisition EXHIBIT A



**Wilson Property Proposed Acquisition**

Prepared by Waukesha County Park System



**State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES**

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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

May 2, 2001

Honorable John Gard, Co-Chair  
Joint Committee on Finance  
PO Box 8952, State Capitol  
Madison, WI 53707

Honorable Brian Burke, Co-Chair  
Joint Committee on Finance  
PO Box 8952, State Capitol  
Madison, WI 53707

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

The Department is notifying you, as co-chairs of the Joint Committee on Finance, of a proposed grant to the City of Racine for assistance with the development of a multipurpose pathway along the Root River Parkway Corridor. This project is an enumeration pursuant to s. 23.197(a), Stats. The grant will come from the Stewardship Acquisition and Development of Local Parks Program (\$750,000). This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship projects of \$250,000 or more in cost. The project will connect several local parks and outdoor recreational facilities, link to other local and county trail systems, and improve access to the Root River for fishing and other recreational activities. There are sufficient funds appropriated to complete the purchase.

Attached please find a summary of the project as well as maps and copies of the grant application and project plan. I certify that this request for consideration meets all the 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 further information, please contact Leslie Gauberti at 267-0497. She is available to answer any questions you may have in this matter.

Thank you for your consideration.

Sincerely,

*Darrell*  
Darrell Bazzell  
Secretary

Cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau

**Stewardship Acquisition and Development of Local Parks Grant Project Summary  
City of Racine – Root River Bike Trail Development Project  
(Enumeration pursuant to s. 23.197.(a), Stats.)**

**1. OVERVIEW:**

The City of Racine is requesting matching grant funding from the Stewardship Acquisition and Development of Local Parks program to assist with development of a proposed five mile Root River Multipurpose Pathway. As recommended in the previous Leisure Services Plan for the City of Racine – 1983-88, public parklands should be acquired in environmental corridors, and specifically, the Root River Parkway System should continue to be acquired and be developed.\* In order to implement the initial segment of the 10 ft. wide, paved pathway, the City is in the process of acquiring a number of private properties and easement rights assistance, along the desired Root River Parkway route from Main Street to Clayton Park without Stewardship grant. The planned Root River Pathway will also provide for desirable shoreline improvement and linkage to other local and county trail systems.

The off road pathway will be available for walking, bicycling, cross country skiing, and other non-motorized transportation. A primary project goal is to improve access to the Root River for fishing and other recreational activities. In addition to connection with several local public parks and outdoor recreation facilities, the pathway will be disabled accessible, and feature new amenities including overlooks, benches, pedestrian bridges, lighting, and a canoe launch.

The project will help to implement recommendations contained in "A Regional Park and Open Space Plan for Southeastern Wisconsin – 2000" (SEWRPC Report #27). The project is identified in the original Racine County Master Bike Route Development Plan, and further supported by the Regional Bicycle and Pedestrian Plan for Southeastern Wisconsin:2010 (SEWRPC Report #43) that suggests desired connections to Racine County's Lake Michigan Trail and the future Root River Parkway Trail. The pathway development and expanded preservation of the Root River corridor, coupled with the need for expanded recreational trails to serve current and future projected public outdoor recreation demands and transportation needs, make this project desirable for the City of Racine and expanding suburban areas in Racine County.

\* It should be noted that as a condition of the budget enumeration approving state funding for the Root River Multipurpose Pathway, the City has entered into an agreement with the South Eastern Wisconsin Regional Planning Commission to update their local park and open space plan.

**TOTAL GRANT AMOUNT:** \$750,000 (50%)

**TOTAL PROJECT COST:** \$1,500,000 - Estimated Development Costs for Phase I Development

**GRANT FUND SOURCE:** Acquisition & Development of Local Parks Program

**2. PROJECT DESCRIPTION:**

**Owner:** Root River Parkway area being utilized for the planned pathway is either owned by the City of Racine, or under permanent easement. The pathway will also be located in existing public parks, and in some instances utilize public streets. The City of Racine has indicated no area being used for pathway development has been acquired by condemnation.

**Location:** The Root River Parkway is located north and west of downtown Racine. The Parkway corridor being utilized for the development of the Root River Multipurpose Pathway will extend from the Main Street bridge on the East and end at Colonial Park on the West. The pathway will connect several existing public parks along the river, including Clayton Park, Cedar Bend Park, Island Park, Brose Park, Lincoln Park, and Colonial Park, and the Department of Natural Resources fish station.

**Land Description:** Site topography is a varied terrain

**3. PROJECT PARTNERS:** The City of Racine and the Department of Natural Resources

4. **TIMING:** The City of Racine has applied for required Chapter 30 permits for pathway development along the Root River. They have acquired land and easement rights for the pathway and are updating their local park and open space plan with the South Eastern Wisconsin Regional Planning Commission. They have advertised for bids and are ready to enter into a contract for the construction of the trail.
5. **FINANCES:** According to the project budget, submitted by the City of Racine, total project costs will surpass \$3 million. Other grant assistance being utilized to finance the project includes funding from DOT (CMAQ Transportation Enhancement) funds, Community Development Block Grants, and federal Housing & Urban Development funds. Local share costs to complete the project will total approximately \$1.5 million.

Estimated Development Costs for Phase I Development                      \$1,500,000.

Projected Eligible Expenses:	Engineering	\$200,000.
	Site Preparation & Erosion Controls	25,000.
	Trail Construction	250,000.
	Retaining Walls & Overlooks	225,000.
	Lighting & Fencing	125,000.
	Relocation - Horlick Dr., etc.	200,000.
	Bridge	375,000.
	Parking & Canoe Launches	50,000.
	Site Amenities & Signage	50,000

**6. PROGRAM CRITERIA EVALUATION:**

Because the project was enumerated in the 2000-01 state budget, rating of the project in the annual Open Project Selection Process was not required. The project does satisfy the criteria listed below that are used to determine grant eligibility and competitive ranking in the Acquisition and Development of Local Parks Program pursuant to s. 23.09(2), Stats. and ch. NR 51, Wis. Adm. Code.

- a. The project implements priorities contained in state and local comprehensive outdoor recreation plans.
- b. The project meets needs and deficiencies identified in the Statewide Comprehensive Outdoor Recreation Plan.
- c. The project serves the greatest population.
- d. The project provides multiple season, multiple activity use.
- e. The project has significant potential for increasing tourism.
- f. Provides or supports a water-based activity.
- g. The project is supported by the previous Leisure Services Plan for the City of Racine – 1993-88, original and current Racine County Master Plans, as well as A Regional Park and Open Space Plan for Southeastern Wisconsin – 1977, & 2000, and A Regional Bicycle and Pedestrian Plan for Southeastern Wisconsin – 2010. These Plans recommend public acquisition and preservation of open space along the Root River environmental corridor, and development of connecting local and regional recreational trails.
- h. The project provides an expanded local recreational trail system the connects to other existing and planned regional and county trail systems to meet current and future demand for outdoor recreation and transportation needs.
- i. The project adequately satisfies specific criteria identified in the Acquisition and Development of Local Parks Grant Program, and will help to implement priority outdoor recreation needs identified in the States Comprehensive Outdoor Recreation Plan.

**7. PROJECT MAP ATTACHMENTS:**

- Application
- Location Maps: Area and Regional (County)
- Local Area Highway Map
- Immediate Vicinity Plat Map, City of Racine
- Racine County Map
- Site Maps, Conceptual Site Development Plan



**WISCONSIN'S APPLICATION FOR AIDS FOR THE ACQUISITION AND DEVELOPMENT OF LOCAL PARKS, THE LAND AND WATER CONSERVATION FUND PROGRAM, THE URBAN GREEN SPACE PROGRAM, THE URBAN RIVERS GRANT PROGRAM, THE STREAMBANK PROTECTION AND THE NATIONAL RECREATIONAL TRAILS ACT PROGRAM**  
Form 8700-191 (R 1/2000)

NOTE: Use of this form is required by the Department for any application filed pursuant to ss. NR 50.05, 50.06, 50.16 and 50.65, Wis. Adm. Code. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information will only be used in conjunction with the programs listed above.

1. Project Sponsor's Name <p align="center">City of Racine</p>	2. E-mail Address <p align="center">rjones@cityofracine.org</p>
3. Street or Route <p align="center">730 Washington Ave.</p>	4. Telephone Number (include area code) <p align="center">262-636-9121</p>
5. Municipality, State, Zip Code <p align="center">Racine, WI 53403</p>	6. FAX Number (include area code) <p align="center">262-636-9298</p>
7. Project Title <p align="center">Root River Multipurpose Pathway Project</p>	8. County <p align="center">Racine</p>

9. Project Description. (IMPORTANT: Provide as much of this information as possible. See enclosed narrative sample.) (Attach cost estimates, site plans, construction plans, specifications, appraisals or any other information that describes the project.) Attach a narrative to this application form. Describe what local resources have been or will be committed to this project. Describe the physical features of the site, such as topography, drainage, surrounding land uses and the presence of environmental intrusions (overhead powerlines, landfills, etc.). If the project involves the renovation of an existing facility, describe the existing facility and the proposed renovation in detail. Describe how the project will serve the community or its intended users and how the users will gain access to the project site. Describe the availability of financial resources and personnel needed to operate and maintain this project once it is completed. Describe how the project may benefit tourism. NOTE: Urban Green Space Projects only. Attach a management plan describing how the property will be managed. See Urban Green Space Program information for instructions.

Total Project Cost <p align="center">\$ Attached</p>	Cost Sharing Requested (50% of total project costs) <p align="center">\$ Attached</p>
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Indicate Source of Local Matching Funds. Include any other state or federal grant or loan programs, or donations involved in this program.  

Attached

The project sponsor or authorized representative must answer the following questions. Additional information pertaining to any question can be submitted on attached sheets.

1. Is this project supported by an approved comprehensive outdoor recreation plan?  Yes  No  
If yes, indicate the title of the plan and page numbers:  

Plan is currently being updated
2. Is your project specifically identified in your local plan by location and facility?  Yes  No  
If yes, indicate page or section number: in process
3. Does the project implement a recommendation contained in a regional plan of another unit of government?  Yes  No  
If yes, indicate title of the plan and page numbers:  
\_\_\_\_\_
4. Do you have an approved parkland dedication ordinance?  Yes  No  
If yes, attach a copy of the resolution of adoption of the ordinance.
5. Indicate how land was or will be acquired (Fee simple Acquisition, Donation, Condemnation, etc.) and date of acquisition. (If acquired by condemnation on or after August 1, 1995, project is not eligible for funding.)  

Fee Simple/Donation
6. Was the land to be acquired dedicated to the municipality through a parkland dedication ordinance?  Yes  No
7. Will this facility be used extensively by people outside your governmental jurisdiction?  Yes  No  
If yes, describe in attached narrative.
8. What is the official 1990 census of your unit of government?  

85,480

2000 ~~2000~~ Population

Name of Person Completing This Application <p align="center">Richard M. Jones</p>	Title <p align="center">Commissioner of Public Works</p>
Signature <p align="center"><i>Richard M Jones</i></p>	Date Signed <p align="center">10/30/00</p>

Please submit one copy of all project documentation.  
11

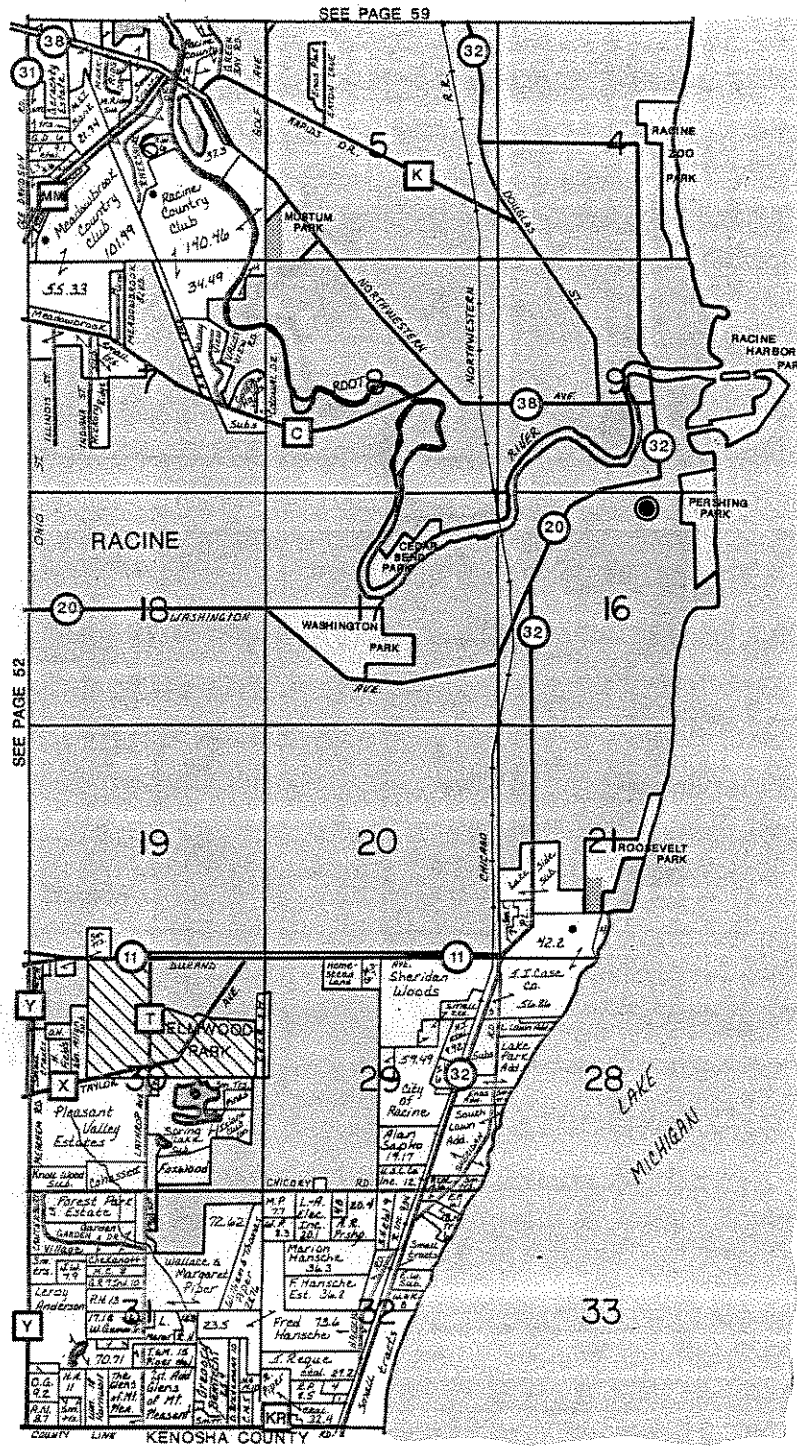
## PROJECT DESCRIPTION

The Root River Multipurpose Pathway Project is envisioned to create an approximately five mile long path terminating on the east at the Main Street Bridge and on the west in Colonial Park. The easterly third of the project is urbanized with the path being primarily on City streets. The exception will be a section along the river which is owned by the CNH Corporation, with which the City of Racine is negotiating to obtain a permanent easement. The westerly three miles of the project consists of lands currently within the City of Racine's park system. Parks through which the path will travel include: Clayton Park, Cedar Bend Park, Washington Park Golf Course, Island Park, Brose Park, Lincoln Park and Colonial Park.

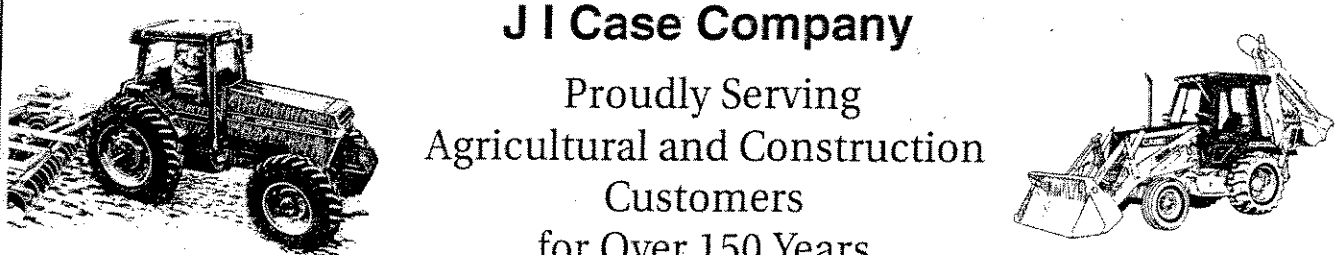
The City of Racine and its residents have, for many years, turned their backs on the river. Subsequently, the river has been neglected and abused. However, with this proposed project, residents are excited about rediscovering the river. This October will mark the second clean up of the Root River as part of the City of Racine's Make-A-Difference Day Celebration. This project has also received widespread support ranging from U.S. Senator Kohl, State Senator Plache, State Representatives Turner and Lehman, Downtown Racine Corporation, Sustainable Racine, and last Spring the City of Racine approved the Master Plan, a copy of which is attached. The second attachment is the approved funding for this project.

It is anticipated that when the pathway project is complete that it will serve not only residents of the City, but also surrounding municipalities and the region. Easy access and parking, especially at Colonial Park, will be appealing to families from outside the area. The westerly three miles of the path, consisting of our City parks, will provide a unique urban off-street experience which will become very popular.





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# CITY OF RACINE

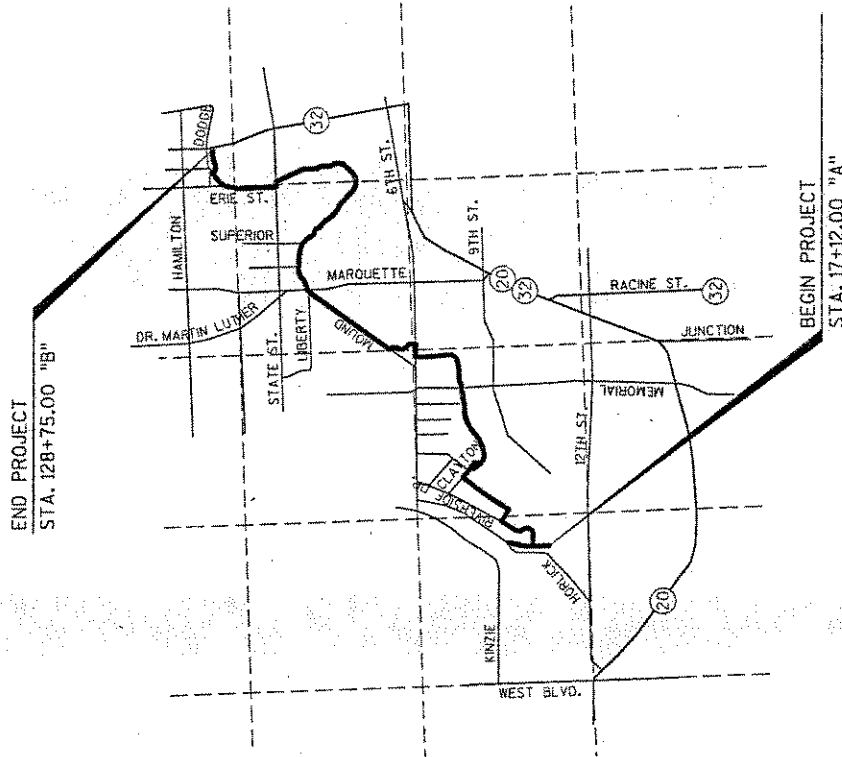
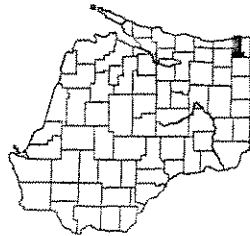
## PLAN OF PROPOSED IMPROVEMENT

# ROOT RIVER PATHWAY (WASHINGTON PARK TO MAIN ST.)

### INDEX OF SHEETS

Sheet No. 1	Title
Sheet No. 2, J - 2, 3, 4	Typical Sections and Details
Sheet No. 3 A - 3 E	Miscellaneous Quantities
Sheet No. 5 J - 5, 7, 7	Plan and Profile
Sheet No. 6	Standard Detail Drawings
Sheet No. 7	Sign Plans
Sheet No. 8, 1 - 8, 9	Structure Plans
Sheet No. 9, 1 - 9, 15	Cross Sections

TOTAL SHEETS = 75



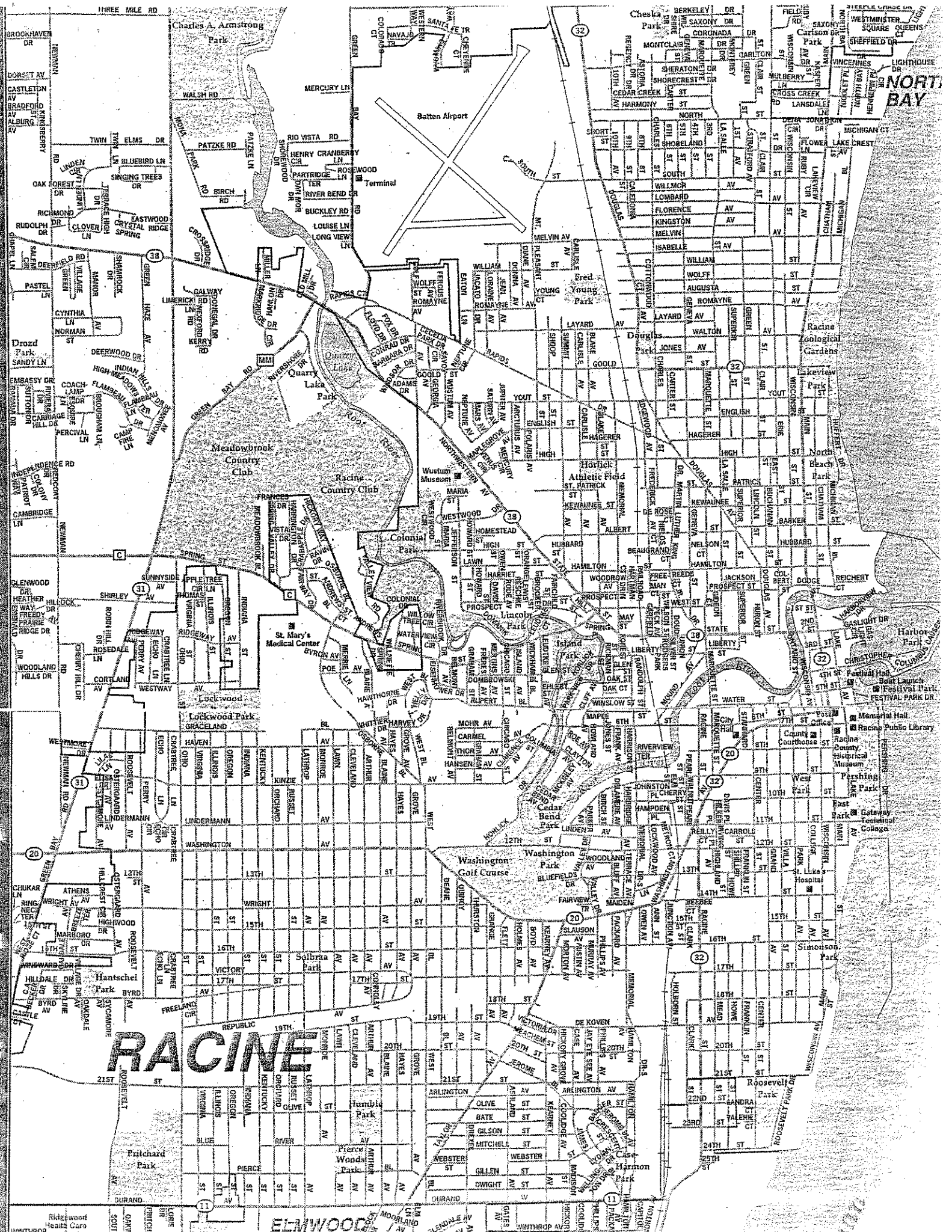
CONVENTIONAL SYMBOLS	COMBUSTIBLE FLUIDS
COUNTY LINE	UNDERGROUND UTILITIES
CORPORATE LIMITS	GAS
PROPERTY LINE	ELECTRIC
LOT LINE	TELEPHONE OR TELEGRAPH
LIMITED EASEMENT	COMMUNICATIONS LINE
EXISTING RIGHT OF WAY	SANITARY SEWER
PROPOSED OR NEW R/W LINE	STORM SEWER
SURVEY LINE	WATER
SLOPE INTERCEPT	EXISTING CULVERT (Bank or Pipe)
ORIGINAL GROUND	CULVERT (Profile View)
MARSH OR ROCK PROFILE (To be noted on sheets)	
WATERSHED AREA	
ROUGHED OR SHIRED AREA	

ORIGINAL PLANS PREPARED BY

ENGINEERING, CONSULTING AND ARCHITECTURAL FIRM  
 1000 WEST WISCONSIN ST.  
 MILWAUKEE, WISCONSIN 53233



Date: \_\_\_\_\_ Signature: \_\_\_\_\_



# RACINE

## ELMWOOD

## NORTH BAY

Batten Airport

Charles A. Armstrong Park

Terminal

Meadowbrook Country Club

Racine Country Club

St. Mary's Medical Center

Washington Park

Harbor Park

Festival Park

Memorial Hall

Racine Public Library

Racine County Historical Museum

Pershing Park

East Park

Gateway Terminal College

St. Luke's Hospital

Simonson Park

Roosevelt Park

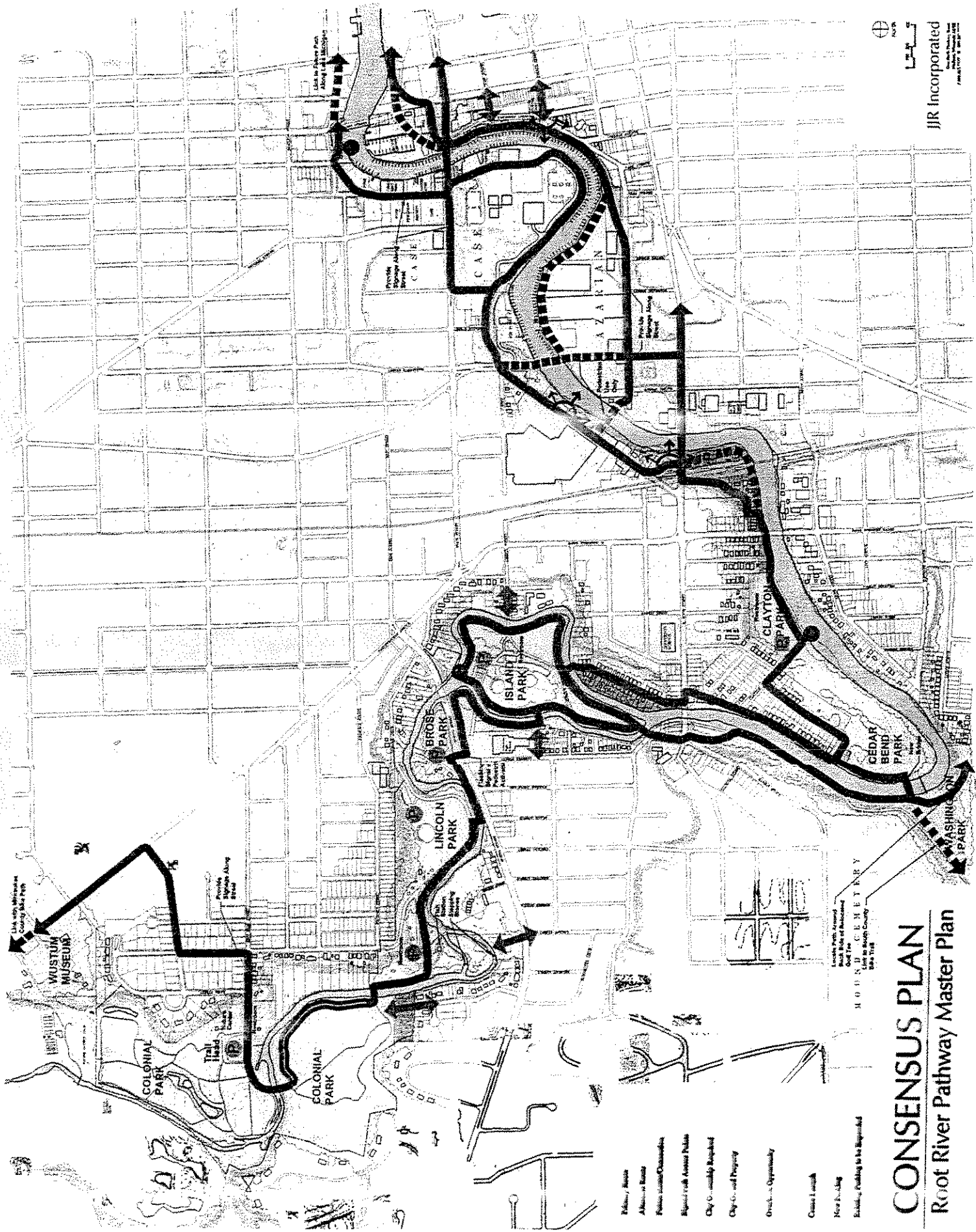
Harmon Park

Washington Park

Washington Park

Ridgewood Health Care Center

WINTHROP



JJR Incorporated

- Pathway to be Constructed
- Pathway to be Reconstructed
- Existing Pathway to be Maintained
- City Council Approval Required
- City Council Approval Pending
- Overlook - Opportunity
- Green Landmark
- Historic Building
- Existing Pathway to be Maintained

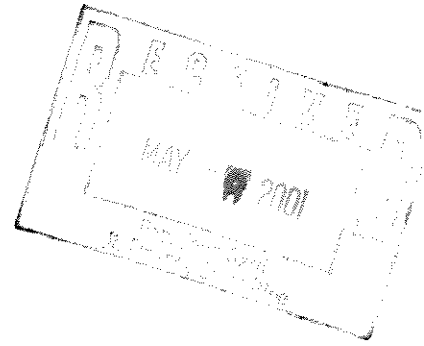
# CONSENSUS PLAN

## Root River Pathway Master Plan

FOUNDRY
   
 1840-1910

# JON ERPENBACH

STATE SENATOR



May 8, 2001

Senator Brian Burke  
Co-chair, Joint Committee on Finance  
State Capitol, Room 316 South  
Madison, Wisconsin 53703

Representative John Gard  
Co-chair, Joint Committee on Finance  
State Capitol, Room 315 North  
Madison, Wisconsin 53703

Dear Senator Burke and Representative Gard:

I am writing to provide my full support for a proposed Stewardship Grant, which would enable the Town of Middleton to purchase the Pope Farm property on Old Sauk Road. This grant would come from the Stewardship Urban Greenspace Program.

I had the opportunity to visit the Pope Farm property recently. This area is in extreme danger of being developed. It is bordered by a new housing development project in the City of Madison. Preserving this property will protect it from development, as well as help ensure that the Town of Middleton maintains its rural character.

This property will also be an invaluable environmental and recreational resource for Wisconsin's citizens. Not only is the Pope Farm part of Dane County's Black Earth Creek Resource Protection Area, it also will provide spectacular views of Lake Mendota, the State Capitol and the surrounding countryside.

The Natural Resources Board and Department of Natural Resources have both approved this Stewardship Grant. I hope the Joint Committee on Finance will also give it a favorable recommendation.

Please feel free to contact me if I can provide any additional information or support regarding this Stewardship Grant application.

Sincerely,



JON ERPENBACH  
State Senator  
27<sup>th</sup> District

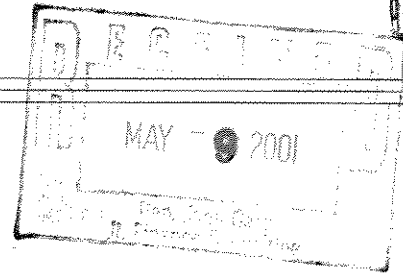
cc: Jim Mueller, Town of Middleton Clerk

JE/ct



Hard 316 N

State Representative  
**Bonnie L. Ladwig**  
63rd Assembly District



Assistant Majority Leader

May 9, 2001

TO: Members of the Joint Committee on Finance

- |                               |                            |
|-------------------------------|----------------------------|
| ✓ Rep. John Gard, Co-Chair    | Sen. Brian Burke, Co-Chair |
| Rep. Dean Kaufert, Vice-Chair | Sen. Russell Decker        |
| Rep. Sheryl Albers            | Sen. Gwen Moore            |
| Rep. Marc Duff                | Sen. Kevin Shibilski       |
| Rep. David Ward               | Sen. Kim Plache            |
| Rep. Mike Huebsch             | Sen. Robert Wirsch         |
| Rep. Greg Huber               | Sen. Alberta Darling       |
| Rep. Spencer Coggs            | Sen. Robert Welch          |

FROM: Representative Bonnie Ladwig

RE: Stewardship Grant for Root River corridor

I would ask for your support of a proposed \$750,000 grant to the City of Racine for assistance with the development of a multipurpose pathway along the Root River Parkway Corridor. This grant will come from the Stewardship Acquisition and Development of Local Parks Program. Since the project cost is over \$250,000, the Joint Finance Committee needs to approve the grant.

The pathway project will greatly assist with the preservation of the Root River corridor by improving the shoreline area. It will also aid the expansion of recreational trails and provide linkage to other local and county trail systems.

The Racine-area is a growing community with increasing transportation and recreational needs. It is important that this grant money be approved in order for southeastern Wisconsin to meet these demands. The Department of Natural Resources Board has already approved this grant and I hope that you will also.

If you have any questions, please feel free to contact me.

Sincerely,

*Bonnie*  
Bonnie Ladwig  
State Representative  
63<sup>rd</sup> Assembly District

BLL:jlh

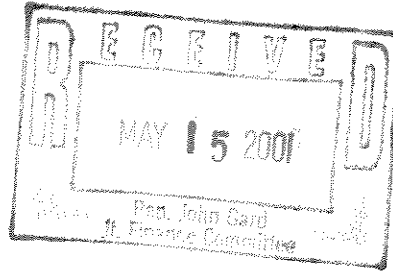


STATE REPRESENTATIVE

**Rick Skindrud**

**Committee Assignments:**  
Chair, State Affairs Committee

**Member:**  
Agriculture Committee  
Insurance Committee  
Small Business Committee  
Tourism Committee  
Governor's Council on Tourism



May 10, 2001

Representative John Gard  
Co-chair, Joint Committee on Finance  
State Capitol, Room 315 North  
Madison, WI 53703

Senator Brian Burke  
Co-chair, Joint Committee on Finance  
State Capitol, Room 316 South  
Madison, WI 53703

Dear Representative Gard and Senator Burke:

I am writing to strongly recommend that a proposed grant of \$370,000 from the Stewardship Urban Greenspace Program be approved for the Pope Farm in the Town of Middleton. The proposed park will be an important environmental resource for future generations.

This proposed park is environmentally significant because it is the junction of three area watersheds—Black Earth Creek, Badger Mill Creek and Pheasant Branch Creek. It is imperative that we protect our watersheds because they are the foundation of our ground water supply.

In addition, this project would provide a needed urban green space buffer in a rapidly urbanizing area.

As always do not hesitate to contact my office at 266-3520 should you have any questions about this grant request.

Representative,

Rick Skindrud  
79<sup>th</sup> Assembly District

cc: Town of Middleton Board

**Serving the Seventy-Ninth. New ideas for a new future...**

**Office:** P.O. Box 8953, State Capitol • Madison, WI 53708-8953  
(608) 266-3520 • Fax: (608) 266-7038 • Rep.Skindrud@legis.state.wi.us  
**District:** 1261 LaFollette Road • Mt. Horeb, WI 53572 • (608) 832-4843

## Harmelink, Diane

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**From:** Harmelink, Diane  
**Sent:** Saturday, May 05, 2001 9:09 AM  
**To:** Hanson, Lori  
**Subject:** DNR Stewardship Requests

Well, it was Friday so they had to send some over. Julie is doing the cover on Monday and we'll get it out - I'm putting a note in my file just like last time.....if nobody else objects, John is going to right before the deadline.