

pt 10

STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

316 South, State Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: 266-8535



ASSEMBLY CHAIR
JOHN GARD

315 North, State Capitol
P.O. Box 8952
Madison, WI 53708-8952
Phone: 266-2343

JOINT COMMITTEE ON FINANCE

May 15, 2001

Secretary Darrell Bazzell
Department of Natural Resources
101 South Webster Street
Madison, WI 53707-7921

Dear Secretary Bazzell:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your requests, dated April 26, 2001, regarding the following four proposed land purchases:

- 95 acres in fee and 49.28 acres in easement in Pepin County from the Dioceses of La Crosse for \$350,000
- 184.76 acres in Crawford County from Lowell Ahrens, et. al., for \$400,000.
- 169 acres in Iowa County from Michael and Sandra Cassidy for \$335,000
- 345.4 acres in Buffalo County from Wicka Farms for \$260,100.

A meeting will be scheduled to further discuss these requests. Therefore, the requests are not approved at this time.

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD
Assembly Chair

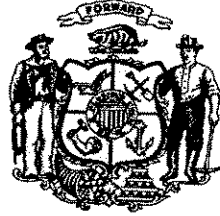
BB:JG:dh

cc: Members, Joint Committee on Finance
Vicky LaBelle, Department of Administration

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

317-E Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-8535



ASSEMBLY CHAIR
JOHN GARD

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

JOINT COMMITTEE ON FINANCE

August 3, 2001

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

Dear Secretary Bazzell:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, originally received on April 26, 2001, concerning the proposed 169 acre land purchase in Iowa County from Michael and Sandra Cassidy for \$335,000.

An objection to the request, which was made on May 15, 2001, was withdrawn on July 31, 2001.

No further objections to this request have been raised. Accordingly, the request is approved.

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of John G. Gard in black ink.

JOHN G. GARD
Assembly Chair

BB:JG:dh

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

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

317-E Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-8535



ASSEMBLY CHAIR
JOHN GARD

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

JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members

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

Date: August 1, 2001

Re: Cassidy Land Purchase/Withdrawal of Objection

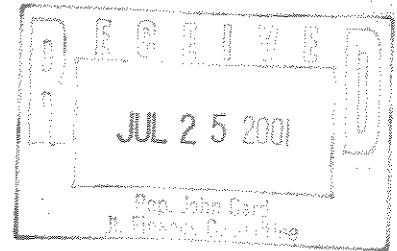
On May 15, 2001, an objection was made to four proposed land purchases by the Department of Natural Resources. The agency was notified that the requests were not approved and that a meeting would be held to further discuss the requests.

On July 31, 2001, the objection to one of those four land purchases, for 169 acres in Iowa County from Michael and Sandra Cassidy for \$335,000, was withdrawn.

Please notify **Senator Burke** or **Representative Gard** no later than **12 noon on Friday, August 3, 2001** if you have any questions about the Cassidy land purchase 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:dh



Wisconsin Speaker Pro Tempore
Representative Stephen J. Freese

July 25, 2001

John Gard, Co-Chairman
Joint Committee on Finance
Room 308 East, State Capitol
Madison, WI 53702

Dear Chairman Gard:

I write this letter to you with the utmost urgency. It came to my attention yesterday, July 24, that the DNR has until August 1, 2001, to purchase 169 acres of land from Michael and Sandra Cassidy that is directly adjacent to Governor Dodge State Park in Iowa County.


Secretary Bazzell wrote a letter to you on April 26, 2001, notifying you that the Natural Resources Board approved the purchase for a price of \$335,000 at their April meeting. As you are probably aware, the Joint Committee on Finance chose not to approve the request at that time, but would rather review it at a later date.

Virginia Cassidy, Michael's deceased mother, owned the land and put a deed restriction on it giving the DNR the right to first refusal. This is a rare and wonderful opportunity for the State of Wisconsin to use Stewardship Fund monies to enhance the size and beauty of Governor Dodge State Park. If the land could not have been passed onto an heir, Ms. Cassidy wrote in the deed restriction that the land, "be held, used and enjoyed by the public in perpetuity for conservation purposes, namely, public recreation, education and scenic enjoyment."

John, I am requesting that the Joint Committee on Finance meet prior to August 1 so this issue can be addressed and voted on. I am available to speak with you on this matter at your earliest convenience. Please call me in the office at 266-7502 or in the district at 608-935-3789.

Thank you for your immediate attention to this matter!

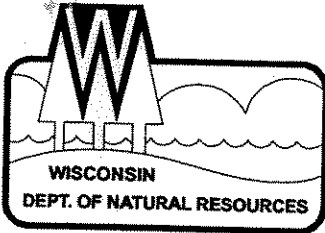
Sincerely,


Stephen J. Freese
State Representative

SJF:rlr

Fifty-First Assembly District

Capitol Office: P.O. Box 8952 • Madison, Wisconsin 53708-8952
(608) 266-7502 • Toll-Free: (888) 534-0051 • Fax: (608) 261-9474 • Rep.Freese@legis.state.wi.us
District: 310 E. North • Dodgeville, Wisconsin 53533 • (608) 935-3789



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
TDD 608-267-6897

APR 26 2001

IN REPLY REFER TO: P-1758A

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

→ Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

Dear Senator Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 169-acre land purchase from Michael and Sandra Cassidy for \$335,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the April meeting. The land is required for scenic protection and public recreation.

The file number is P-1758A and the land is located in Iowa County. Attached please find a memo and maps describing this transaction.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

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

Thank you for this consideration.

Sincerely,

Darrell Bazzell
Secretary

Attach.

cc: Legislative Fiscal Bureau
Department of Administration

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: March 27, 2001

FILE REF: P-1758 A

TO: Governor McCallum

FROM: Darrell Bazzell *DB*

SUBJECT: Proposed Land Acquisition, Michael and Sandra Cassidy Tract, File # P-1758 A,
Option Expires August 1, 2001

1. PARCEL DESCRIPTION:

Governor Dodge State Park
Cox Hollow Streambank Protection Area
Iowa County

Grantor:

Michael and Sandra Cassidy
3977 STH 23
Dodgeville, WI 53533

Acres: 169.0

Price: \$335,000

Appraised Value: \$335,000

Interest: Purchase in fee.

Improvements: 2-story House, Dairy Barn, 2 Large Metal Sheds, Silo, 2 Grain Bins, Small Storage Shed,
Septic System, and Well

Location: The tract is located two miles north of the City of Dodgeville, in central Iowa County.

Land Description: The subject area is largely rolling uplands, with steeper slopes in the wooded areas.

Covertypes Breakdown:

<u>Type</u>	<u>Acreage</u>
Wooded Upland	26.0
Cropland	81.0
Building Site	5.0
Pasture	<u>57.0</u>
TOTAL	169.0

Zoning: Agriculture

Present Use: Agriculture

Proposed Use: Scenic Protection and Public Recreation

Tenure: In the Family for 46 years

Property Taxes: \$3,374.69

Option Date: November 28, 2000

2. JUSTIFICATION:

The Department proposes to purchase 169 acres of land from Mr. and Mrs. Cassidy for Governor Dodge State Park. Acquisition will allow the Department to block in state ownership, prevent incompatible development, and protect opportunities for public recreation in the State Park. Approximately 70 acres of the parcel will be acquired under the Statewide Streambank Protection Program. The land would be added to the Cox Hollow Streambank Protection Area to protect the stream from runoff and erosion, to allow fishery management, and to provide opportunities for public recreation.

Governor Dodge State Park is located in south central Wisconsin, about three miles north of the City of Dodgeville, in Iowa County. The project was established in 1948. The park functions as a recreational, educational, and scenic nucleus for over 650,000 annual park visitors, as well as protecting archaeological and natural resources. The park encompasses many natural and recreational features, such as Cox Hollow and Twin Valley Lakes and a portion of the Military Ridge State Trail, creating a diverse environment for many recreational activities. The property is used for picnicking, swimming, rock climbing, hiking, nature and geological study, natural history and geologic research, fishing, hunting, camping, educational meetings, cross-country skiing, and other outdoor recreational activities.

The entire Cassidy property of 238.98 acres is recommended for state acquisition. Due to financial limitations, the Department proposed to acquire the total parcel in two pieces, 70 acres for \$100,000 was approved for purchase on January 12, 2001, with the remaining 168.98 acres for \$335,000 to be purchased in the next fiscal year.

This 169-acre parcel consists of level, rolling and steep uplands overlooking Governor Dodge State Park. The land includes 81 acres of cropland, 26 acres of woodland, a 5-acre building site and 57 acres of grass pasture. Most of the open land has great views of the Cox Hollow Lake area of the Park and the surrounding countryside. The property is located in two projects, Governor Dodge State Park and the Cox Hollow Streambank Protection Area.

The parcel is improved with a 2-story house in good condition, two large metal sheds, a dairy barn, a milk house, one silo, two grain bins, and a small storage shed. The improvements are located near the eastern edge of the tract. It is not feasible to sell off the improvements without impacting the use of surrounding lands and the area is quite visible from the park. The sheds will be used for park storage, and the house will be rented for its remaining economic life.

About 50 acres of the second parcel are outside of either project boundary. It is recommended that this area be retained and added to the adjacent Streambank Protection Area boundaries. This portion will provide for better access to the southwest side of the Park and help prevent incompatible uses next to the Park. Additionally, Mrs. Virginia Cassidy, the present owner's mother had directed that this land be sold to the state or be kept in farming and she deed restricted it against subdivision. Were it not for Mrs. Cassidy's direction, that land would have been lost to development. In keeping with the deed restrictions and her intent, the Department wishes to retain the lands outside the boundary for recreational use and to protect water quality.

The Cox Hollow Streambank Protection Program was established in 1990 to protect and improve the watershed above Cox Hollow Lake, one of the key attractions for Governor Dodge State Park. About 70 acres of the Cassidy property are within the streambank protection area. The land will be protected from erosion. Drainage ways will be re-vegetated as necessary and development that would hurt water quality will be precluded.

The Department recommends purchase of the property to block in state ownership, to protect opportunities for public recreation, to allow natural resource management, to protect water quality of Cox Hollow Lake, and to prevent development adjacent to park boundaries that is detrimental to enjoyment of the park and incompatible with the goals of the project.

3. FINANCING:

State Stewardship bond funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction
Stewardship Bond:	\$7,950,000	\$385,244

4a. ACQUISITION STATUS OF THE GOVERNOR DODGE STATE PARK:

Established: 1948
Acres Purchased to Date: 5,029.42
Acquisition Goal: 5,276.0 Acres
Percent Complete: 95.3%
Cost to Date: \$666,874

4b. ACQUISITION STATUS OF THE STATEWIDE STREAMBANK PROTECTION FEE PROGRAM:

Established: 1994
Acres Purchased to Date: 3,351.95
Acquisition Goal: 30,334.0 Acres
Percent Complete: 11.1%
Cost to Date: \$2,967,341

5. APPRAISAL:

Appraiser: Paul Stone (Private Appraiser)
Valuation Date: July 11, 2000
Appraised Value: \$335,000
Highest and Best Use: Agriculture - Hobby Farm

Allocation of Values:

- a. land: 169 acres @ \$1,470 per acre: \$248,430
- improvements: \$86,570
- TOTAL: \$335,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$1,304 to \$1,579 per acre

Appraisal Review: Ron Olson -- August 9, 2000

Comments: Two appraisals were completed for this transaction. Both appraisals assigned a value based on the total parcel size of 238.98 acres. The first appraisal was completed by Mark Mitchell (Private Appraiser) on June 15, 2000 with a valuation of \$411,280 for the total parcel. The second appraisal was completed by Paul Stone (Private Appraiser) on July 11, 2000 with a valuation of \$435,000 for the total parcel. After review of both appraisals, Just Compensation was set at \$435,000. However, due to financial limitations, the Department proposes to acquire the total parcel in two pieces: 70 acres for \$100,000 purchased this fiscal year, with the remaining 168.98 acres for \$335,000 to be purchased in the next fiscal year.

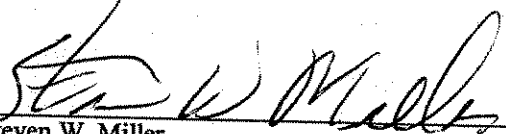
RECOMMENDED:


Richard E. Steffes

3-27-01
Date

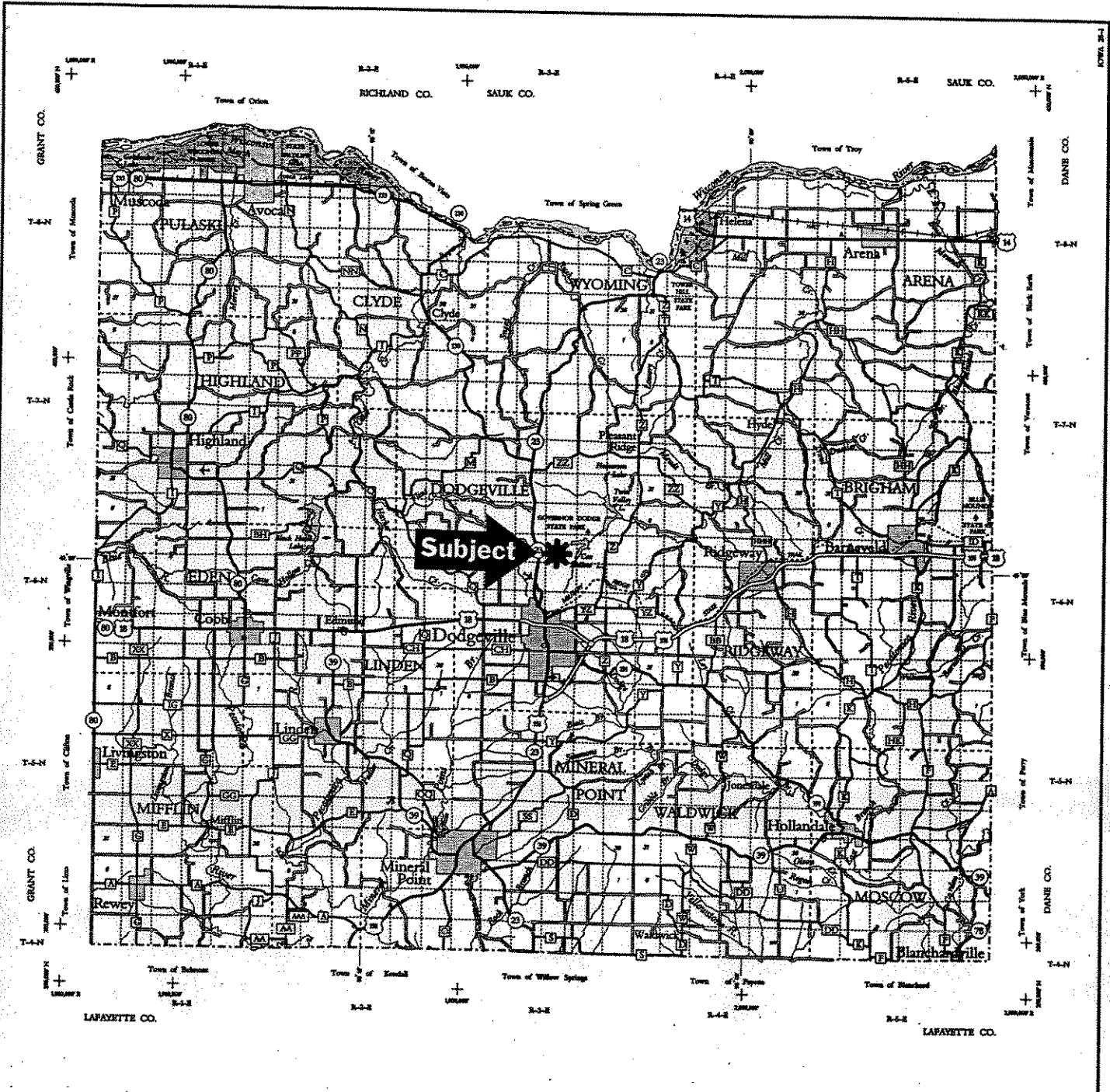

Bureau of Legal Services

3/28/01
Date


Steven W. Miller

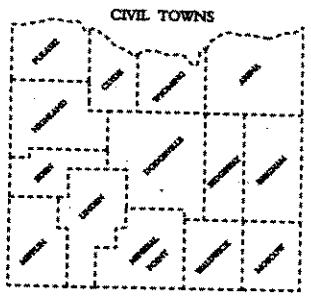
3-30-01
Date

RES:jp



LEGEND

- Preway
- Machine Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Finch
- Railroad
- State Trail
- Interchange
- Highway Separation
- Intersecting Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- City Boundary
- Section Line
- Dike
- Hospital
- School
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Club
- Public Camp & Picnic Club
- Range Station
- State Park
- County Park
- Wildlife
- Wildlife



SECTION NUMBERING OF A TOWNSHIP

1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40

MILES OF HIGHWAY as of Jan. 1, 1961

FEEDER	144
COUNTY	140
LOCAL ROAD	757
OTHER ROAD	17
TOTAL FOR COUNTY	1065

Land Area: 78 sq. mi.
Population: 24,000
County Seat: Dodgeville

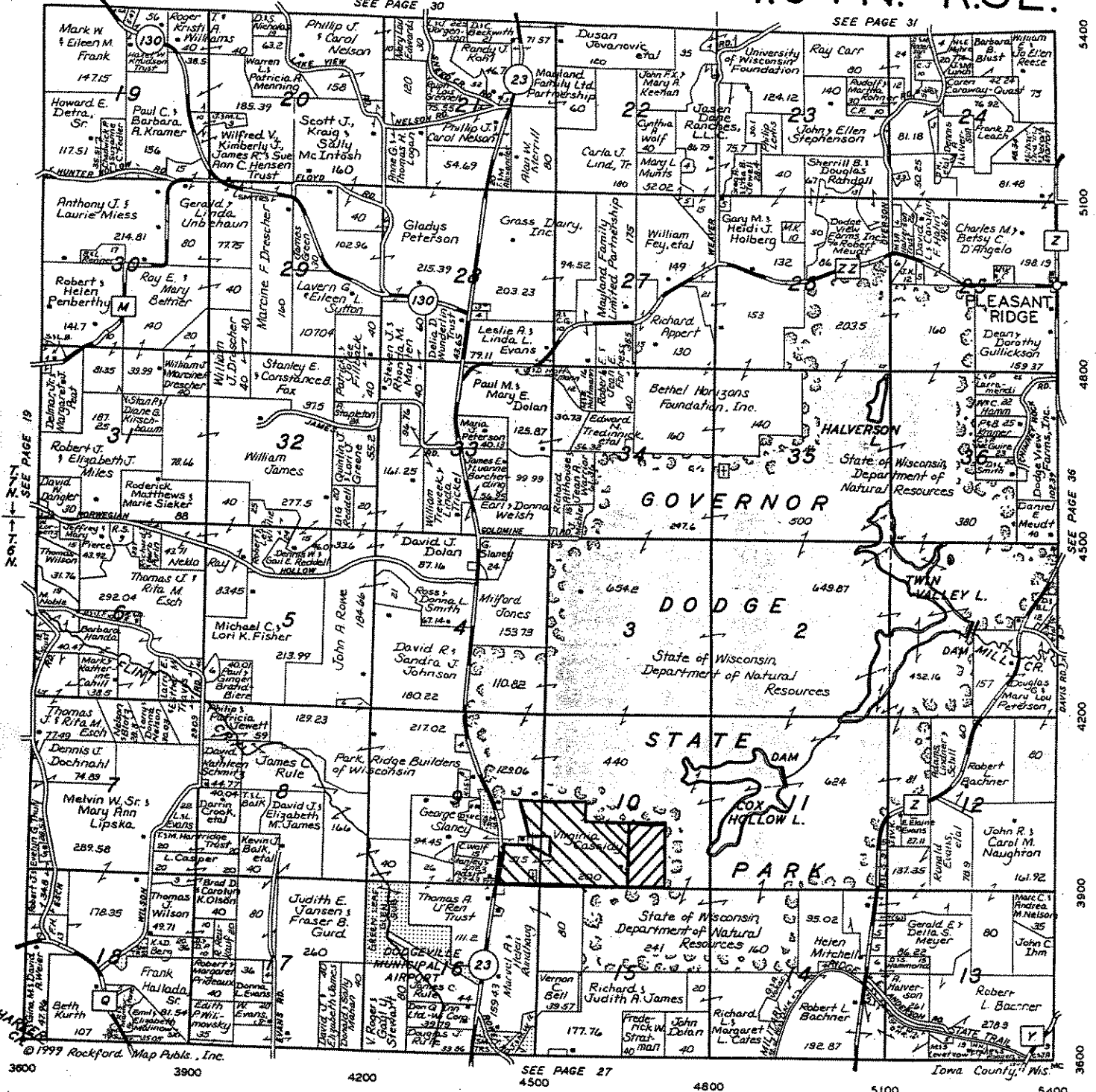
→ The boundaries of public hunting and fishing grounds shown on this map are the property of the Department of Natural Resources
+ Grid based on Wisconsin coordinate system, north zone





IOWA CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
JANUARY, 1961
SCALE 1:50,000
JAN. 1961
Map compiled from U.S.G.S. Quadmaps
USGS 7500

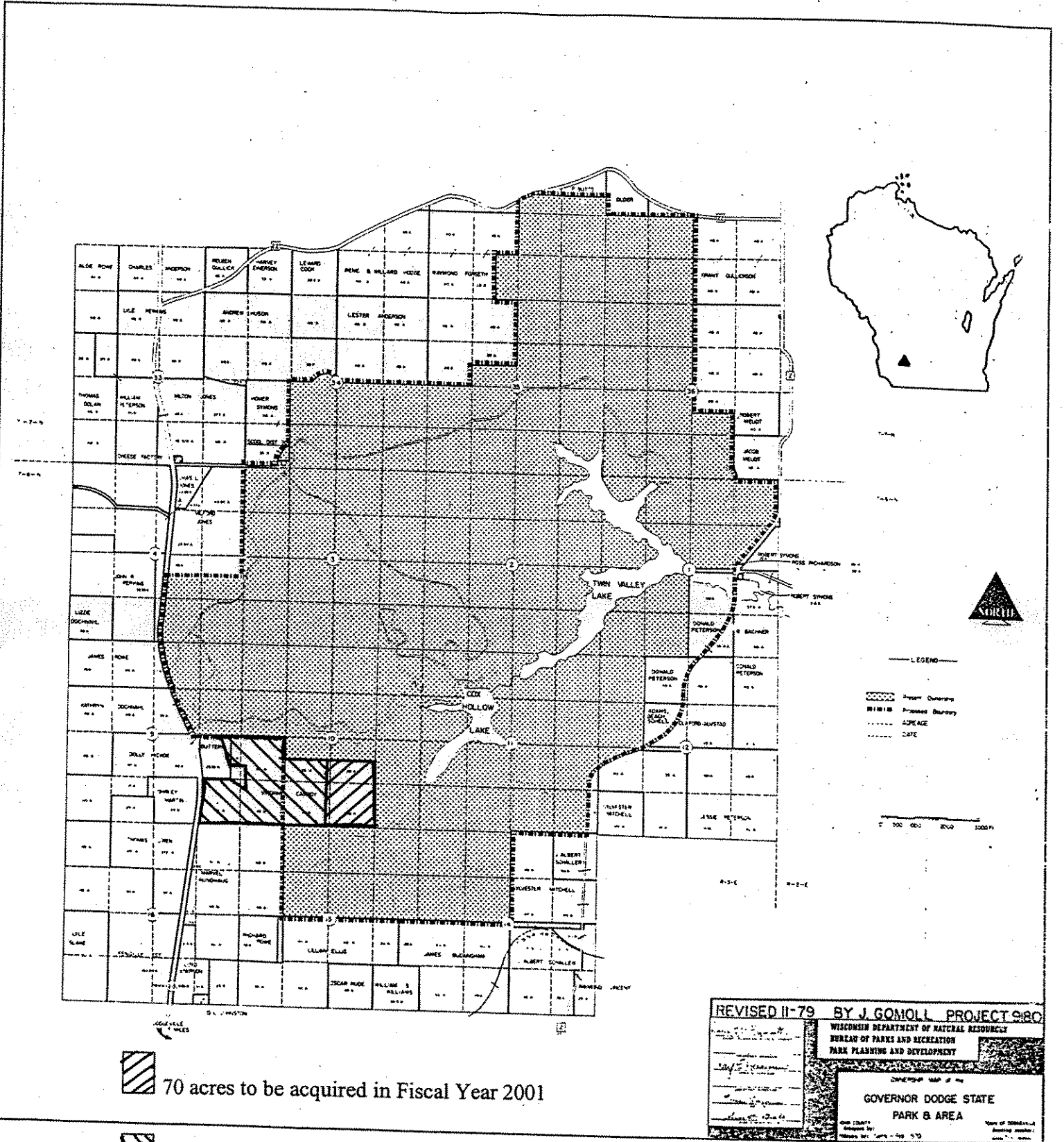
SEE PAGE 30


SEE PAGE 31



 70 acres to be acquired in Fiscal Year 2001

 169 acres to be acquired in Fiscal Year 2002



 70 acres to be acquired in Fiscal Year 2001

 169 acres to be acquired in Fiscal Year 2002

REVISED 11-79 BY J. GOMOLL PROJECT 980

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
BUREAU OF PARKS AND RECREATION
PARK PLANNING AND DEVELOPMENT

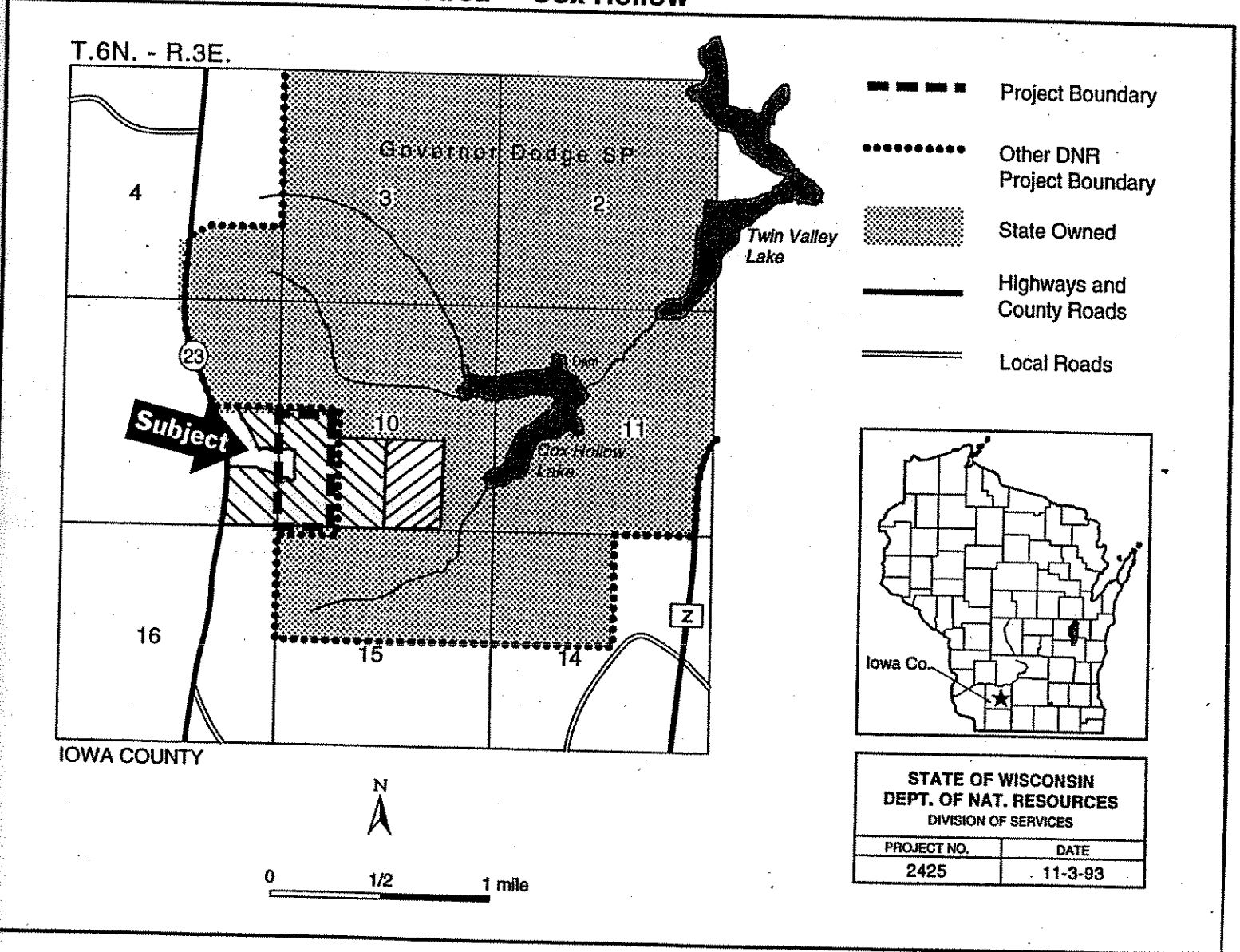
OWNER MAP OF THE
GOVERNOR DODGE STATE
PARK & AREA

DATE: 11-79
DRAWN BY: J. GOMOLL
CHECKED BY: J. GOMOLL

STATEWIDE STREAMBANK PROTECTION FEE PROGRAM

Iowa County

Stream Bank Protection - Fee Area Cox Hollow



70 acres to be acquired in FY 2001



169 acres to be acquired in FY 2002

Harmelink, Diane

From: Richard, Rob
Sent: Tuesday, July 24, 2001 3:36 PM
To: Kussow, Matt; Harmelink, Diane

Hey guys:

I have a huge favor to ask on behalf of a constituent who works for the DNR in Iowa County.

According to him, JFC brought up a vote or some type of action on the purchase of private property adjacent to Governor Dodge State Park in Iowa County. The land was placed under a deed restriction after the owner's death stating that the DNR would have first right to purchase the property if they could afford it.

Apparently, some action took place in JFC this spring in which a member, or the committee, "objected" to allocating the money to purchase the land. The DNR has until August 1, 2001, to come up with the cash or the authority to purchase the land, otherwise they lose the chance to purchase 170 acres to add to Governor Dodge State Park like the deceased wished.

Is any of this ringing a bell? Please respond if you can as this is very timely.

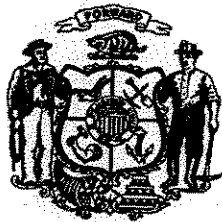
Thanks!

Rob Richard
Freese Office

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

316-S Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-8535



ASSEMBLY CHAIR
JOHN GARD

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

JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

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

Date: April 27, 2001

Re: 14 Day Passive Review/Land Purchases

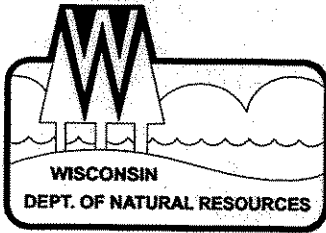
Attached are copies of four requests from Department of Natural Resources Secretary Darrell Bazzell, received on April 26, 2001, regarding the following four land purchases:

- 1) A proposed purchase of 95 acres in fee and 49.28 acres in easement in Pepin County from the Diocese of La Crosse for \$350,000.
- 2) A proposed 184.76 acre land purchase in Crawford County from Lowell Ahrens, et al., for \$400,000.
- 3) A proposed 169 acre land purchase in Iowa County from Michael and Sandra Cassidy for \$335,000.
- 4) A proposed 345.4 acre land purchase in Buffalo County from Wicka Farms for \$260,100.

Please review these items and notify **Senator Burke** or **Representative Gard** no later than **Monday, May 14, 2001**, if you have any questions about these requests or would like the Committee to meet formally to consider them. If no objections are heard by that date, the requests will be approved.

Also, please contact us if you need further information.

BB:JG:dh



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
TDD 608-267-6897

APR 26 2001

IN REPLY REFER TO: NA-759, NA-759E & D-162E

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

→ Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

Dear Senator ^{John}Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed purchase of 95 acres in fee and 49.28 acres in easement from Diocese of La Crosse for \$350,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the April meeting. The land is required for natural area protection and public recreation.

The file number is NA-759, NA-759E and D-162E and the land is located in Pepin County. Attached please find a memo and maps describing this transaction.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

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

Thank you for this consideration.

Sincerely,

Darrell Bazzell
Secretary

Attach.

cc: Legislative Fiscal Bureau
Department of Administration

DATE: March 30, 2001
 TO: Governor McCallum
 FROM: Darrell Bazzell *DB*
 SUBJECT: Proposed Land Acquisition, Diocese of La Crosse Tract, File # NA-759, NA-759E, & D-162E, Option Expires August 31, 2001

FILE REF: NA-759, NA-759E, & D-162E

1. PARCEL DESCRIPTION:

Lower Chippewa River State Natural Area
 Pepin County

Grantor:

Diocese of La Crosse
 c/o Jim Birnbaum
 300 North Second St., P.O. Box 1297
 La Crosse, WI 54602-1297

Acres: 95.0 in fee; 49.28 in easement

Price: \$350,000 *

Appraised Value: \$468,500 *

Interest: Purchase in fee.

Improvements: A one-story wood frame residence and shed are located within the Development Rights Easement.

Location: The tract is located two miles southwest of the City of Durand, in central Pepin County.

Land Description: The subject area is level to steeply rolling.

*Comments: The grantors are selling this parcel to the Department as a partial donation. The purchase price is \$118,500 below the appraised value of \$468,500.

Covertypes Breakdown:

<u>Type</u>	<u>Acreage</u>		
	<u>Fee Purchase</u>	<u>Dedication Easement</u>	<u>Development Easement</u>
Wooded Lowland	46.0		
Wooded Upland	40.0	13.0	20.28
Cropland	9.0	13.0	
Grasslands			2.00
Building Site			1.00
TOTAL	95.0	26.0	23.28

Zoning: Floodplain and Shoreland

Present Use: Religious Retreat

Proposed Use: Natural Area Protection and Public Recreation

Tenure: Less than one year. The grantors purchased this parcel as part of a 187-acre tract within the last year at a value of \$693,900. Per acre cost was \$3,711. There is no substantive increase as state cost per acre is \$2,426.

Property Taxes: \$1,029.74 (estimated)

Option Date: January 30, 2001

2. JUSTIFICATION:

The Diocese of La Crosse has agreed to sell to the Department 95 acres of land in fee and 49.28 acres in easement to protect part of the Lower Chippewa River State Natural Area. State ownership will protect the natural and scientific values of the tract for future generations, provide opportunities for research and education, and allow for continued use of the tract for public recreation. Acquisition of this property will protect over one-quarter mile of frontage on the western bank of the Chippewa River. This will be the first purchase for this Natural Area.

The Lower Chippewa River State Natural Area was established in 2000 to protect 15,000 acres of natural areas and rare species habitat. The project focuses on remnant prairie, oak savanna, woodlands, wetlands and geologic features, and contains the largest intact floodplain forest in the upper Midwest. The Natural Heritage Inventory indicates the occurrence or probable presence of 34 rare plants and 91 rare animals in or near the project area. These species depend on the unique nature of their respective ecosystems to survive, coinciding with the goal of the project to protect biological diversity and providing research benchmarks for these rare resources. The purpose of the Natural Area program is to protect the best remaining examples of Wisconsin's native plant and animal communities, their component species, and habitat for rare plant and animal species. Natural areas protect the natural diversity of the landscape for future generations. Natural areas are used for study by school groups of all ages and researchers as well as by the general public. Other recreational activities such as hiking, cross-country skiing, fishing, and hunting are also popular.

The Diocese of La Crosse tract is 144.28 acres in size and is entirely located in the approved boundaries of the Lower Chippewa River State Natural Area. The covertypes include a significant sand prairie, as well as a floodplain savanna and white oak woodland. The tract also contains one of the largest concentrations of brittle prickly pear cactus (state-threatened) in the state. The subject parcel consists of 95 acres of land that will be acquired in fee, 26 acres of land as a Natural Area Easement, and 23.28 acres of land that will have a Development Rights Easement placed on it. The easements will provide buffer to the 95-acre fee area.

The fee area and Natural Area Easement will be actively managed to enhance and restore prairie, oak savanna and bottomland hardwoods. The transaction includes an access for these activities. The Development Rights Easement will prevent further development of the easement area with the exception of two day-use shelters, a small religious shrine, a replica of the original chapel, and permanent tent pads. The grantors intend to use the area as a religious retreat location. This will not negatively impact recreation in the fee area.

The Diocese of LaCrosse tract blocks in with the adjacent Tiffany Wildlife Area to the south, and will provide excellent hunting and other recreational opportunities with over one-quarter mile of frontage on the western bank of the Chippewa River.

The subject property also contains Round Hill, a historical and religiously significant site in Wisconsin's past. Round Hill was a landmark in early years of settlement when the river was an important transportation corridor. This site was the location of a boom to divert logs coming down river, a sawmill and lumber camp. A village was platted on a portion of the site during the logging days. It is believed that Father Louis Hennepin stopped at this site while exploring the Lower Chippewa River.

The Diocese of LaCrosse purchased the entire 187-acre tract from a real estate development firm to preserve the site for its historical significance and as a site for a religious facility. The purchase price was \$693,000. The Diocese has agreed to sell this parcel with a partial donation of \$118,500 towards the appraised value of \$486,500, dropping the purchase price to \$350,000. The Diocese is retaining about 50 acres that has the least value from an ecological, recreational and aesthetic standpoint but will fulfill their needs.

The market value of this tract is driven by the fact that it is a unique river front site containing numerous possible building sites affording a view of the Lower Chippewa River corridor all the way to the Mississippi. Land values have been escalating rapidly in the area. The purchase price is well below the appraised value. The ecological, historical and recreational assets contained make this a logical purchase and good value for the state.

Acquisition of this tract is recommended to protect the natural plant and animal communities and to provide opportunities for research and education. Acquisition will prevent incompatible development, allow for natural area management, protect the natural features of the site, and provide opportunities for research, education, and public recreation.

3. FINANCING:

State Stewardship bond funds are anticipated from the FY 2002 allocation:

	Funds allotted to program:	Balance after proposed transaction
Stewardship Bond:	\$3,000,000	\$1,797,400

4. ACQUISITION STATUS OF THE LOWER CHIPPEWA RIVER STATE NATURAL AREA:

Established: 2000
Acres Purchased to Date: 0.00 **
Acquisition Goal: 15,000.0 Acres
Percent Complete: 0.0% **
Cost to Date: \$ 0

Comments: This will be the first acquisition for the project.

5. APPRAISAL:

Appraiser: Rodney Bush (Private Appraiser)
Valuation Date: October 21, 1999; Updated: July 21, 2000
Appraised Value: \$468,500
Highest and Best Use: Residential / Recreational and Timber Production

Allocation of Values:

a.	land:	
	BEFORE:	
	total parcel: 187.3 acres @ \$3,470 per acre (rounded):	\$650,000
	time update:	\$693,900
	AFTER:	
	Remainder area (Grantor is keeping):	\$114,933
	Natural Area Dedication Easement:	\$16,351
	Limited Development Easement:	\$94,100
	Fee purchase area:	N/A
	TOTAL:	\$225,384
	BEFORE:	\$693,900
	AFTER:	\$225,400 (rounded)
	TOTAL:	\$468,500

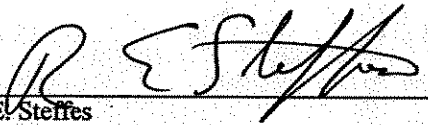
- b. market data approach used with adjusted value ranges
- c. four comparable sales cited for before value: \$3,414 to \$3,577 per acre
- d. three comparable sales cited for after value: \$580 to \$710 per acre

Appraisal Review: Ron Olson — August 9, 2000

Comments: Two appraisals were completed for this transaction. The first appraisal was completed by Julie Jeffrey-Schwartz (Private Appraiser), on September 1, 1999 with a valuation of \$445,000. The second appraisal was completed by Rodney Bush (Private Appraiser), on October 21, 1999 and updated on July 21, 2000 with a valuation of \$468,000. The grantors are selling this parcel to the Department with a partial donation of \$118,500. The final purchase price is \$350,000.

The tax parcel maps listed the Development Rights Easement as 16.3 acres, which is the amount that the appraiser used. However, with the ebb and flow of the Chippewa River, the Department Real Estate Staff felt that this was not an accurate amount presently and remeasured to 23.28 acres. This will not affect the final values for this transaction.

RECOMMENDED:


Richard E. Steffes

3-29-01
Date

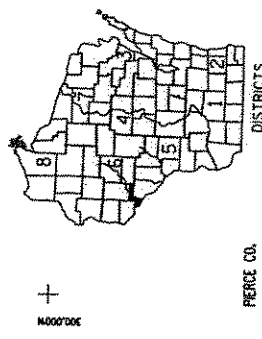
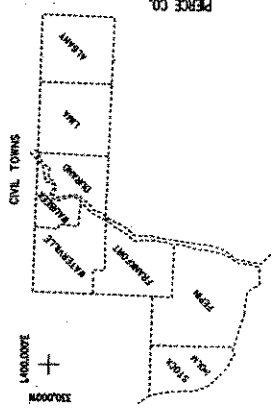
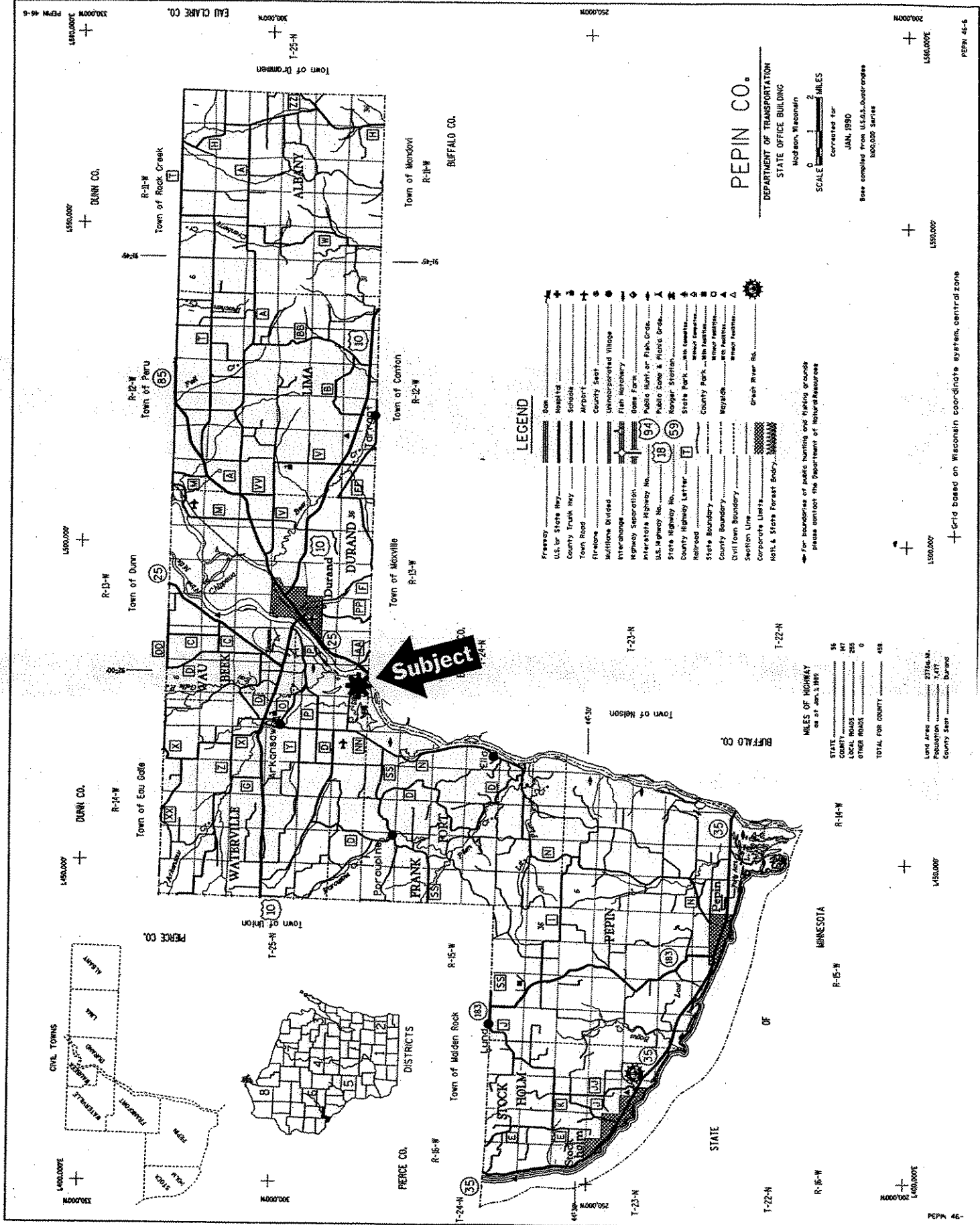

Bureau of Legal Services

3/30/01
Date


Steven W. Miller

4/3/01
Date

RES:jp



LEGEND

- Freeway
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fireline
- Multiline Divided
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- Railroad
- County Boundary
- City/Town Boundary
- Section Line
- Corporate Limits
- Nat'l. & State Forest Bndry
- Dike
- Hospital
- School
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Cld.
- Public Camp & Picnic Grd.
- Range Station
- State Park
- State Game Preserve
- County Park
- State Wildlife Area
- State Forest
- State Game Preserve
- Great River Rd.

PEPIN CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Mondovi, Wisconsin

SCALE 0 1 2 MILES
Corrected to
JAN, 1990
Base compiled from U.S.G.S. Quadrangles
S802035 Series

For boundaries of public hunting and fishing grounds
Please contact the Department of Natural Resources

MILES OF HIGHWAY
as of Jan. 1, 1989

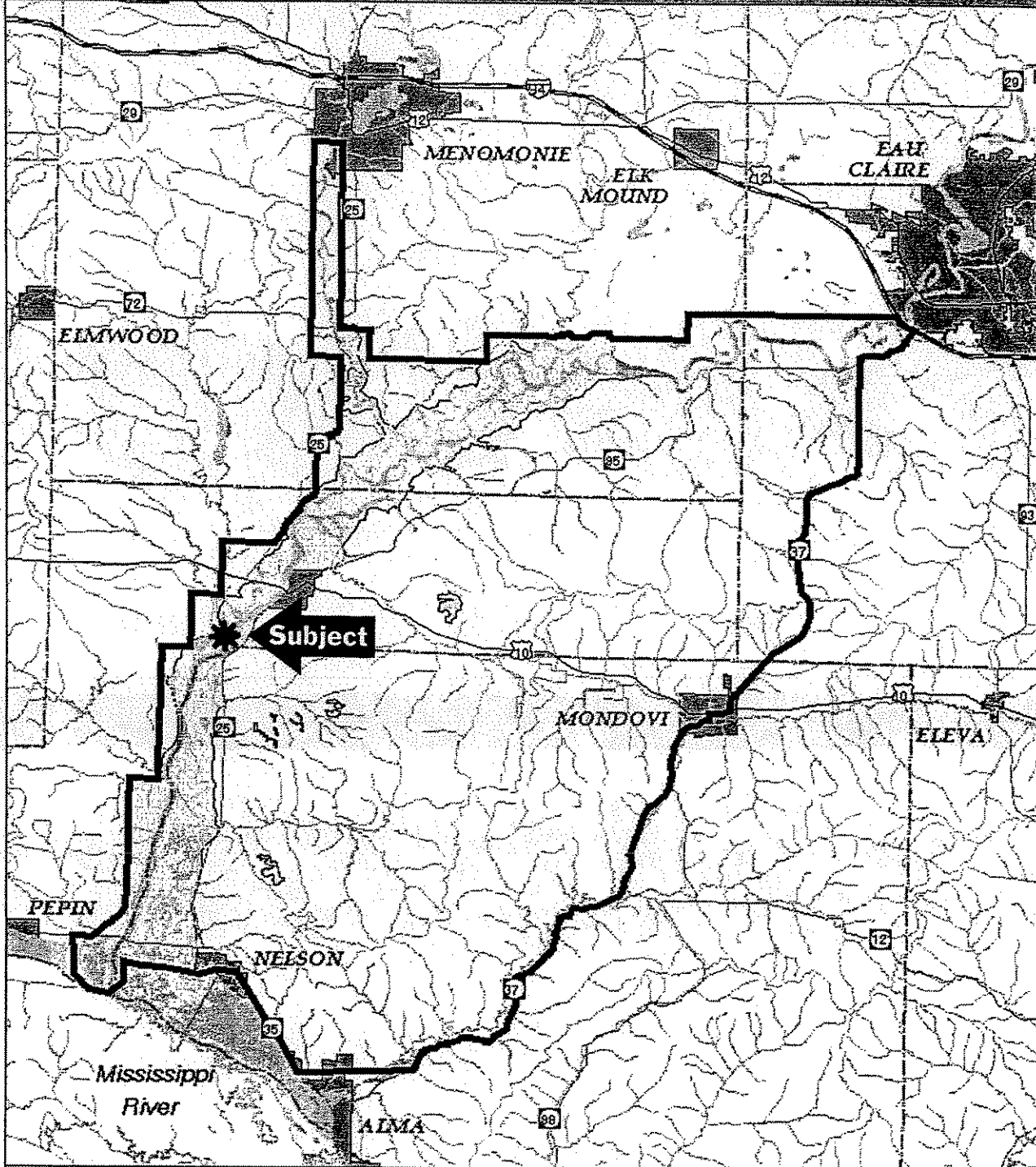
STATE	LOCAL ROADS	OTHER ROADS	TOTAL FOR COUNTY
96	28	0	498

Land Area	Population	County Seat
2,437	498	Durand

Grid based on Wisconsin coordinate system, central zone

Lower Chippewa River State Natural Area

Preferred Boundary and Focus Areas (Figure 2)



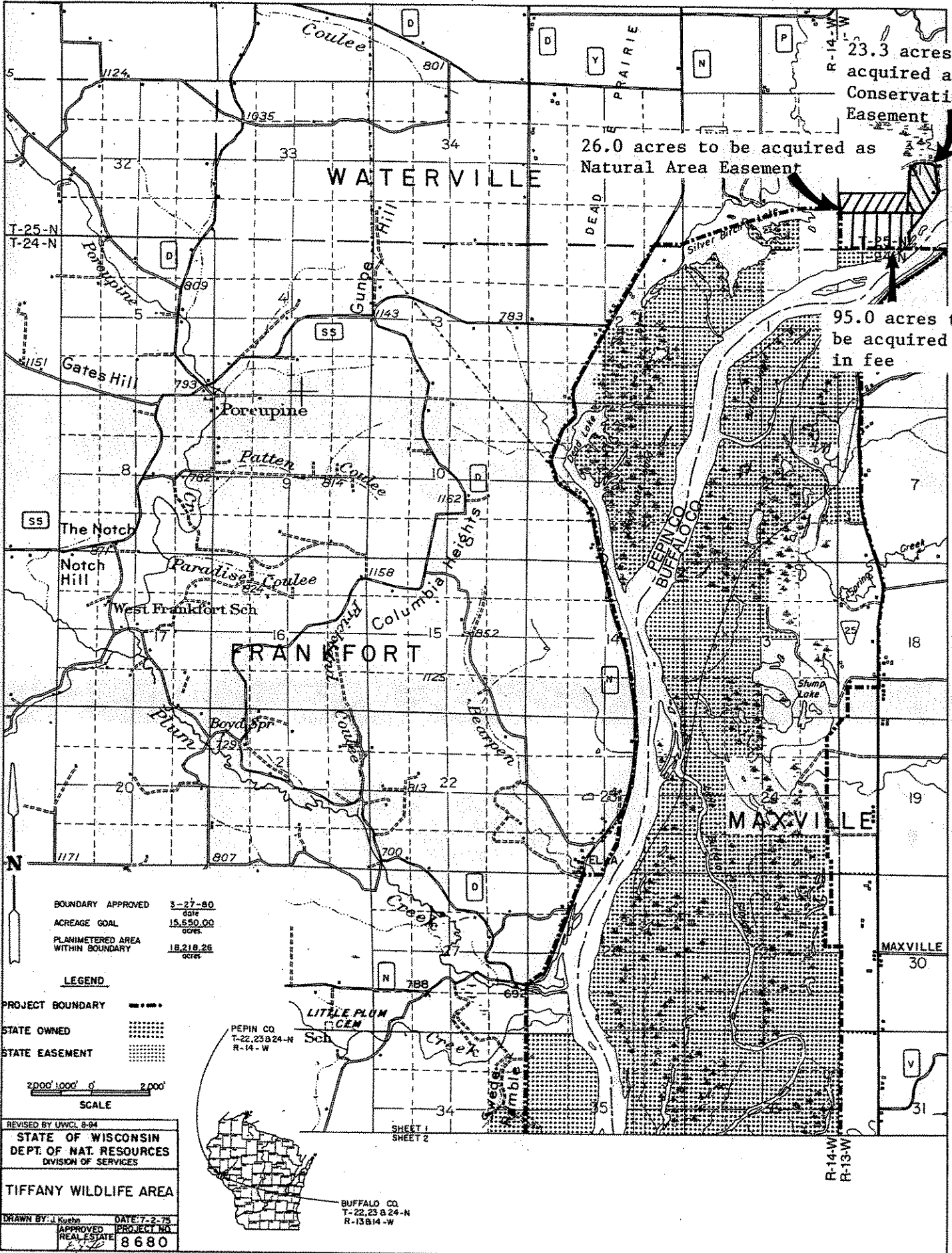
0 1 2 3 4 5 Miles
Scale 1:325,000

- Preferred Boundary
- Focus Areas
- County Boundaries
- Cities & Villages

- Openwater
- Streams
- Interstate Highway
- U.S. Highway
- State Highway



November 03, 1999



23.3 acres to be acquired as a Conservation Easement

26.0 acres to be acquired as Natural Area Easement

95.0 acres to be acquired in fee

BOUNDARY APPROVED 3-27-80
 date
 ACREAGE GOAL 15,650.00
 ACRES
 PLANIMETERED AREA 18,218.26
 WITHIN BOUNDARY
 ACRES

LEGEND

- PROJECT BOUNDARY - - - - -
- STATE OWNED [stippled pattern]
- STATE EASEMENT [cross-hatched pattern]

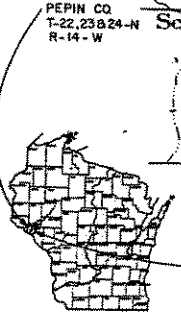
2000' 1000' 0' 2000'
 SCALE

REVISED BY UWCL 8-94

STATE OF WISCONSIN
 DEPT. OF NAT. RESOURCES
 DIVISION OF SERVICES

TIFFANY WILDLIFE AREA

DRAWN BY: J. Koehn DATE: 7-2-75
 APPROVED: [signature] PROJECT NO. 8680
 REAL ESTATE

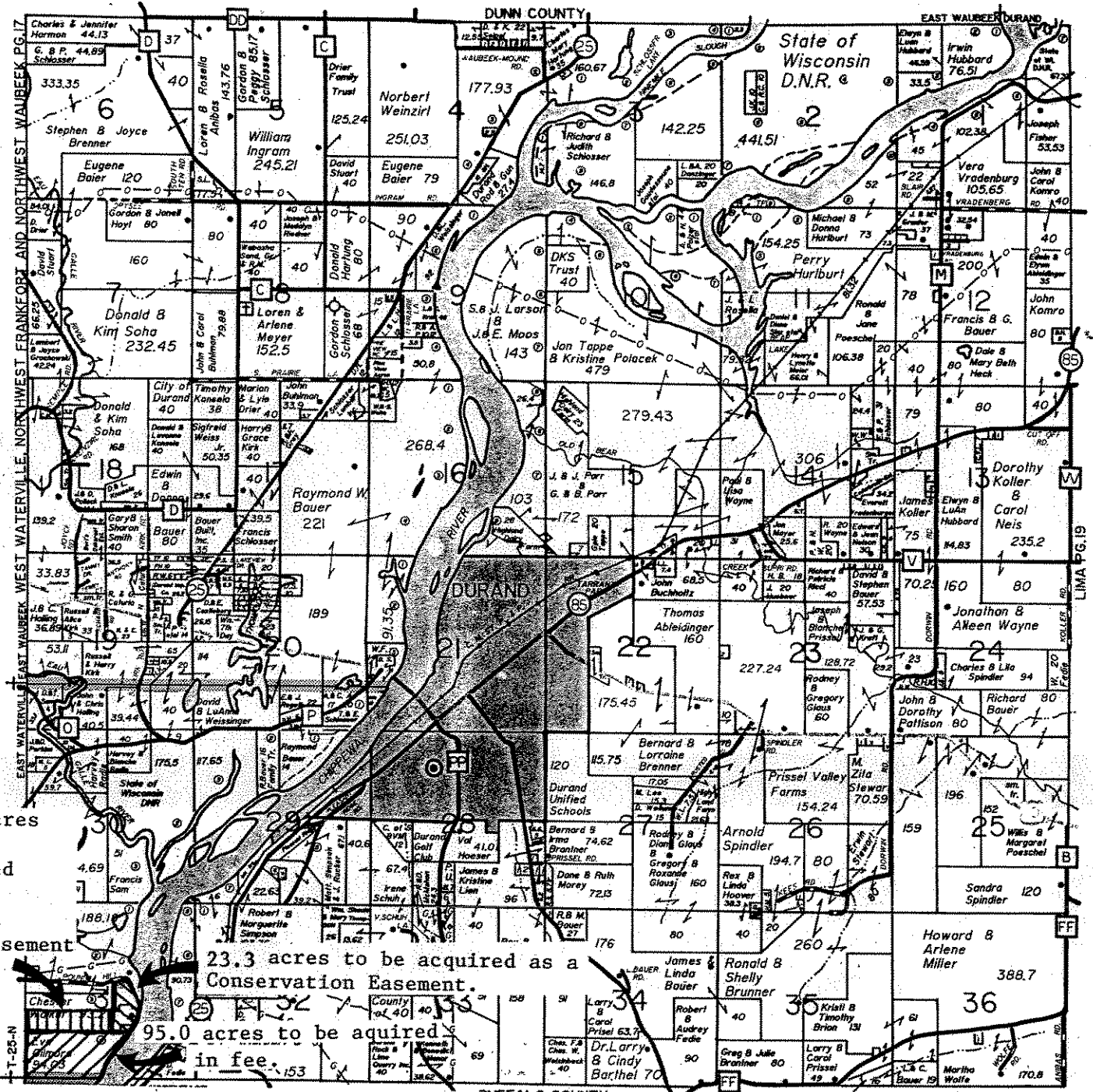


PEPIN CO.
 T-22, 23 & 24-N
 R-14-W

BUFFALO CO.
 T-22, 23 & 24-N
 R-13&14-W

SHEET 1
 SHEET 2

EAST PART WATERVILLE DURAND - 8 - T.24-25N. - R.13W.
EAST PART WAUBEEK NORTHEAST PART FRANKFORT

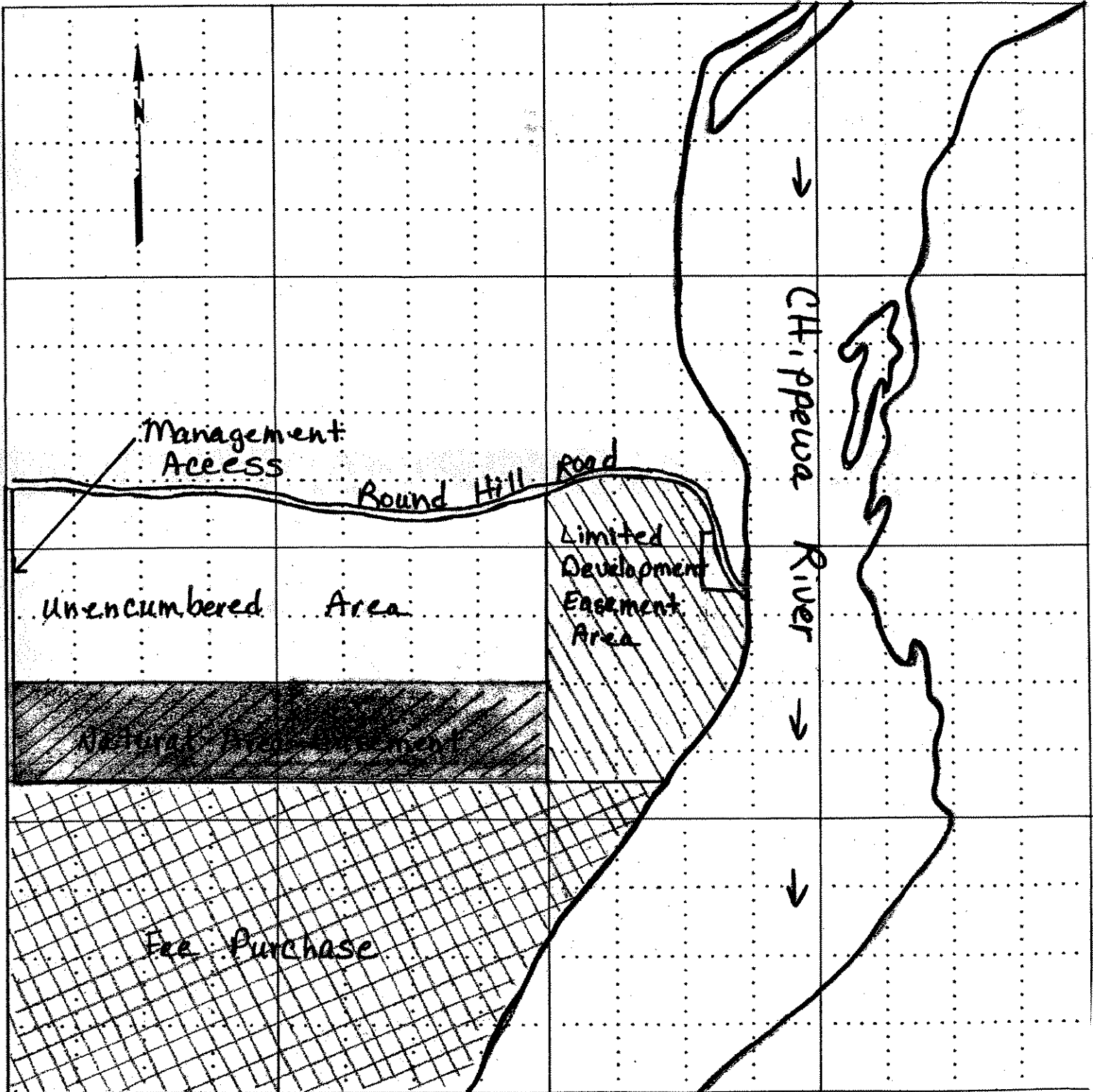


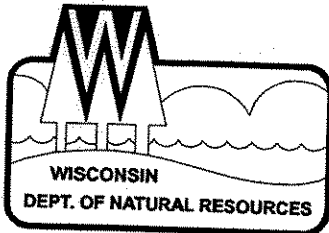
6.0 acres
to be
acquired
as
a
Conservation
Easement

23.3 acres to be acquired as a
Conservation Easement.
95.0 acres to be acquired
in fee.

"Reproduced with permission
of Cloud Cartographics, Inc."

PROJECT Lower Chippewa River State Natural Area		MAPPED BY Mary M. Van Fossen	
COUNTY Pepin County		LANDOWNER Diocese of LaCrosse	
TOWN Waterville		ADDRESS 3710 East Avenue South, LaCrosse WI 54601	
SECTION 31	TOWNSHIP T25N.	RANGE R13W.	ACREAGE 137.3





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
TDD 608-267-6897

APR 26 2001

IN REPLY REFER TO: NA-758

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

→ Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

Dear Senator *John* Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 184.76-acre land purchase from Lowell Ahrens, et al., for \$400,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the April meeting. The land is required for natural area protection and public recreation.

The file number is NA-758 and the land is located in Crawford County. Attached please find a memo and maps describing this transaction.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

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

Thank you for this consideration.

Sincerely,

Darrell Bazzell
Secretary

Attach.

cc: Legislative Fiscal Bureau
Department of Administration

Quality Natural Resources Management
Through Excellent Customer Service



DATE: March 23, 2001
 TO: Governor McCallum
 FROM: Darrell Bazzell *DB*
 SUBJECT: Proposed Land Acquisition, Lowell Ahrens, et al Tract, File # NA-758,
 Option Expires August 1, 2001

FILE REF: NA-758

1. PARCEL DESCRIPTION:

Statewide Natural Area
 Crawford County

Grantor:

Lowell Ahrens, et al
 c/o Lowell Ahrens
 61506 Ward Road
 Prairie du Chien, WI 53821

Acres: 184.76Price: \$400,000 *Appraised Value: \$508,000 *Interest: Purchase in fee.Improvements: None

Location: The tract is located just northeast of the City of Prairie du Chien, in southwestern Crawford County.

Land Description: The subject area is steep and rolling with a steep bluff on the western side along STH 35. Excellent views of the Mississippi River would be available with vegetation and tree removal. Overall elevation difference on the property is 450 feet between the highway and the north line of the subject.

* Comments: The purchase final price includes a donation of \$108,000 deducted from the appraised value by the grantors.

Covertypes Breakdown:

<u>Type</u>	<u>Acreage</u>
Wooded Upland	170.00
Brushlands and Prairie	14.76
TOTAL	184.76

Zoning: No Comprehensive ZoningPresent Use: Timber Production and Outdoor RecreationProposed Use: Natural Area Protection and Public RecreationTenure: More than 10 yearsProperty Taxes: \$36.95Option Date: January 22, 2001

2. JUSTIFICATION:

The 184.76-acre Ahrens et.al., property is proposed for purchase for the Statewide Natural Area program, specifically the Prairie du Chien Savanna State Natural Area. Ownership will protect the natural values of the site for future generations, allow natural area management, prevent incompatible development within the project boundary, and provide opportunities for public recreation and natural area research and education.

The Statewide Natural Area program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural areas are used for study by elementary to college age school groups and researchers as well as the general public. Other recreational activities such as hiking, cross-country skiing, fishing, and hunting are also popular.

The Ahrens et.al., parcel is approximately 184.5 acres in size, and is completely within the Natural Area boundary. Most of the property is forested, with timber values estimated at \$229,600. The parcel contains five significant plant communities, including some rare and endangered plant species such as the hairy meadow-parsnip. This is one of only two or three locations of this plant that are known in the state. The parcel is part of a contiguously forested ridge close to Wyalusing State Park and along a main migratory bird route. The subject parcel would complement the park for migrating bird habitat as well as interior nesting songbird habitat. The property also appears to contain several Indian mounds.

In addition, the property is one of the few remaining undeveloped bluffs overlooking the Mississippi River and is within a few miles of the City of Prairie du Chien. Development potential, as well as loss of habitat, is very high at this location. The property is also the only available ridgetop access to neighboring properties that are suffering from the same housing pressures. Acquisition of this parcel would not only protect this land from future development, but would block development access to neighboring parcels. Protection of this property is very important. More in-depth species surveys will undoubtedly reveal several plant and bird species of concern.

The Department recommends purchase of this property to protect the natural values of the site, to allow for natural area management, to provide opportunities for public education and recreation, and to protect the site from development incompatible with the goals of the Natural Area program.

3. FINANCING:

State Stewardship bond funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction
Stewardship Bond:	\$1,300,000	\$41,718

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: 22,080.10
Acquisition Goal: 26,000.0 Acres
Percent Complete: 84.9%
Cost to Date: \$10,247,753

5. APPRAISAL:

Appraiser: Robert Bredemus (Private Appraiser)
Valuation Date: November 2, 2000
Appraised Value: \$508,000
Highest and Best Use: Hobby Farms or Rural Residential Sites


Allocation of Values:

- a. land: 184.76 acres @ \$2,750 per acre: \$508,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,930 to \$2,610 per acre

Appraisal Review: Ron Olson — December 21, 2000

Comments: Two appraisals were completed for this transaction. The first appraisal was completed by Robert Davies (Private Appraiser) on August 25, 2000 with a valuation of \$462,000. The second appraisal was completed by Robert Bredemus (Private Appraiser) on November 2, 2000 with a valuation of \$508,000. The Bredemus report was considered superior and approved as just compensation for the property. It is higher than the per acre adjusted value range due to the timber value. Final price of \$400,000 was based on the Bredemus appraisal with a \$108,000 donation in value by the grantors.

RECOMMENDED:




 Richard E. Steffes

3-23-01
 Date



 Bureau of Legal Services

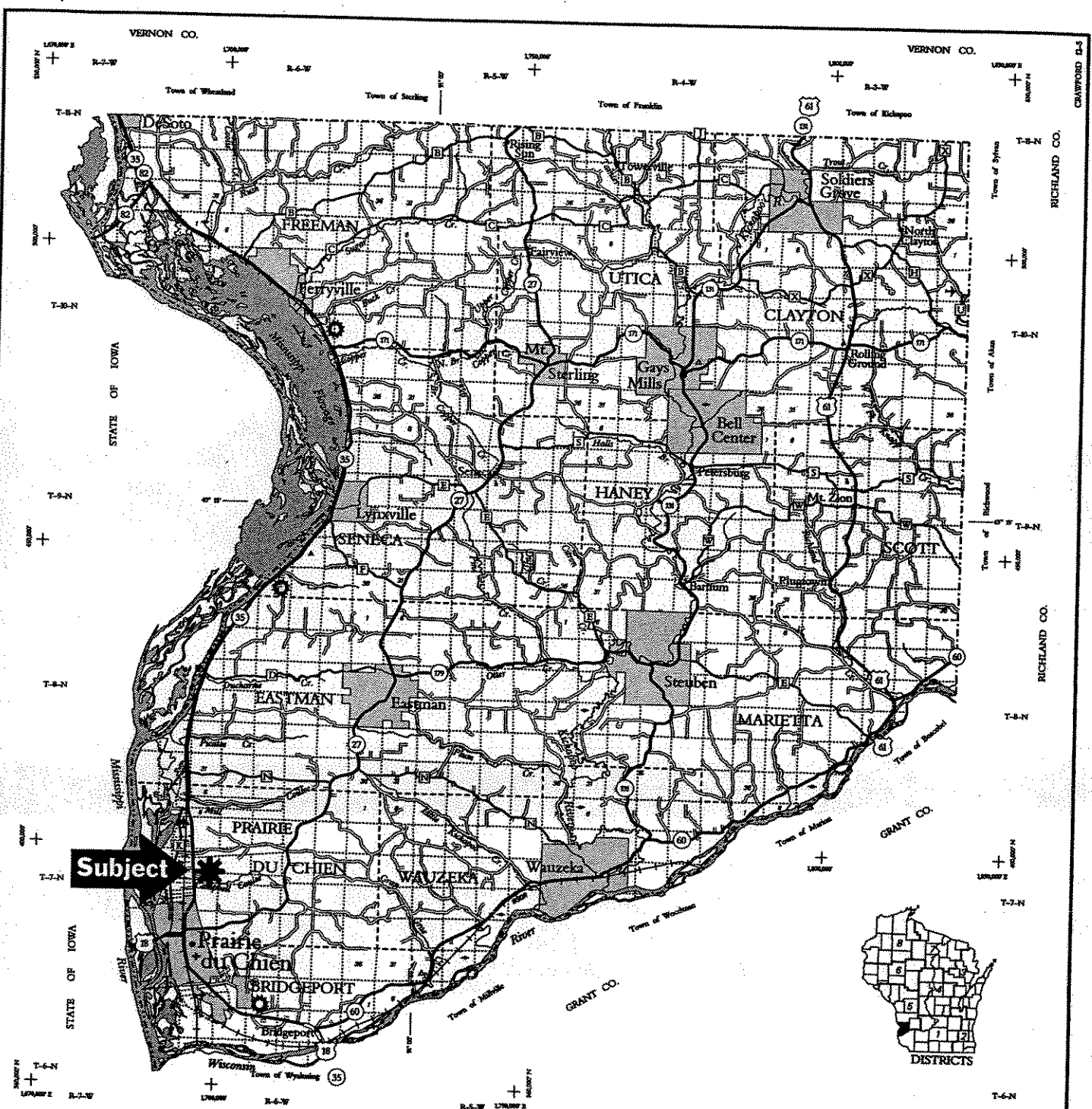
3/23/01
 Date



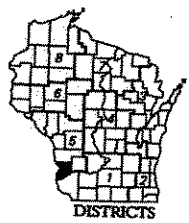
 Steven W. Miller

3-26-01
 Date

RES:jp



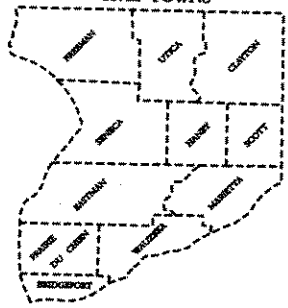
Subject



R-S-W LEGEND

- Freeway
- Multiple Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fieldway
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- Great River Road
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Club
- Public Camp or Picnic Gnd.
- Ranger Station
- State Park
- County Park - With Building
- Wildlife Refuge
- Wild Refuge
- Wildlife Refuge

CIVIL TOWNS



SECTION NUMBERING OF A TOWNSHIP

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

MILES OF HIGHWAY as of Jan. 1, 1996

STATE	180
COUNTY	75
LOCAL ROADS	774
OTHER ROADS	100
TOTAL FOR COUNTY	1129

Land Area (2000 Census) 575 sq. mi.
Population (2000 Census) 17949
County Seat Madison, Paoli de Chien

CRAWFORD CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE 0 1 2 MILES
Coursed for JAN. 1996
Data compiled from U.S.G.S. Quadrangle 148420 Sector

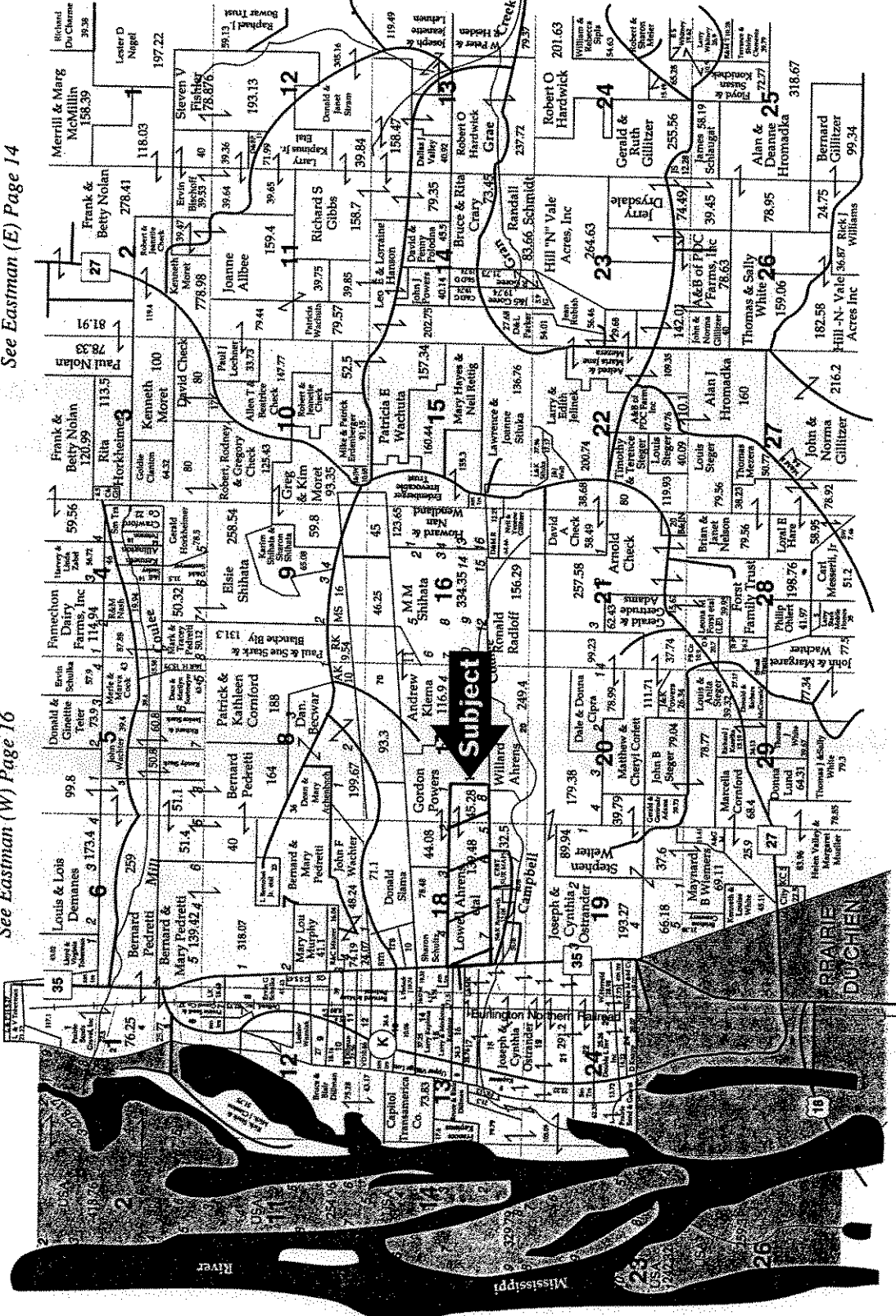
For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

Grid based on the state plane coordinate system south zone and the NAD 27

See Wauzeka (W) Page 44

See Eastman (E) Page 14

See Eastman (W) Page 16



State of Iowa

"Reproduced with permission of Cloud Cartographics, Inc."

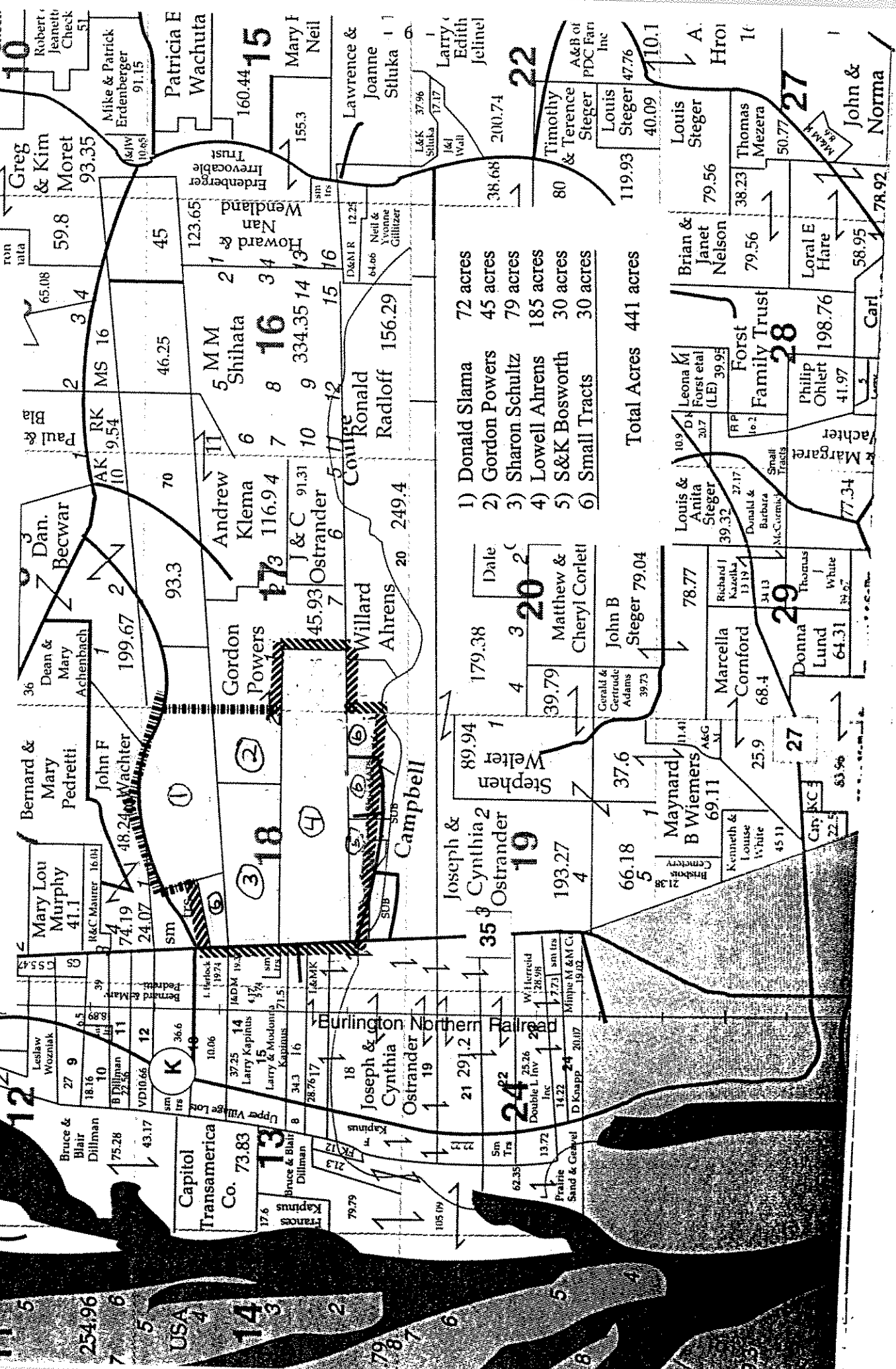
See Bridgeport Page 8

R.7W. R.6W.

5 139.42.4 1 6 01.4 15 8 7 8 6 5 78.5

PRAIRIE DU CHIEN SAVANNA STATE NATURAL AREA

Crawford County

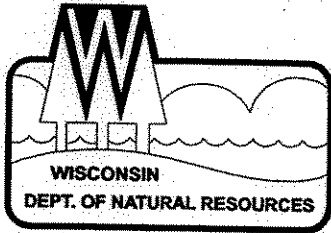


- 1) Donald Slama 72 acres
- 2) Gordon Powers 45 acres
- 3) Sharon Schultz 79 acres
- 4) Lowell Ahrens 185 acres
- 5) S&K Bosworth 30 acres
- 6) Small Tracts 30 acres

Total Acres 441 acres

- 1) Stephen Welter 89.94
- 2) Joseph & Cynthia Ostrander 193.27
- 3) Dale 179.38
- 4) Matthew & Cheryl Corlett 39.79
- 5) John B Steger 79.04
- 6) Maynard B Wiemers 69.11
- 7) Marcella Cornford 68.4
- 8) Donna Lund 64.31
- 9) Richard J Kazella 13.19
- 10) Thomas White 14.57
- 11) Kenneth & Louise White 45.11
- 12) Marcella Cornford 68.4
- 13) Donna Lund 64.31
- 14) Richard J Kazella 13.19
- 15) Thomas White 14.57
- 16) Kenneth & Louise White 45.11
- 17) Marcella Cornford 68.4
- 18) Donna Lund 64.31
- 19) Richard J Kazella 13.19
- 20) Thomas White 14.57
- 21) Kenneth & Louise White 45.11
- 22) Marcella Cornford 68.4
- 23) Donna Lund 64.31
- 24) Richard J Kazella 13.19
- 25) Thomas White 14.57
- 26) Kenneth & Louise White 45.11
- 27) Marcella Cornford 68.4
- 28) Donna Lund 64.31
- 29) Richard J Kazella 13.19
- 30) Thomas White 14.57
- 31) Kenneth & Louise White 45.11
- 32) Marcella Cornford 68.4
- 33) Donna Lund 64.31
- 34) Richard J Kazella 13.19
- 35) Thomas White 14.57
- 36) Kenneth & Louise White 45.11
- 37) Marcella Cornford 68.4
- 38) Donna Lund 64.31
- 39) Richard J Kazella 13.19
- 40) Thomas White 14.57
- 41) Kenneth & Louise White 45.11
- 42) Marcella Cornford 68.4
- 43) Donna Lund 64.31
- 44) Richard J Kazella 13.19
- 45) Thomas White 14.57
- 46) Kenneth & Louise White 45.11
- 47) Marcella Cornford 68.4
- 48) Donna Lund 64.31
- 49) Richard J Kazella 13.19
- 50) Thomas White 14.57
- 51) Kenneth & Louise White 45.11
- 52) Marcella Cornford 68.4
- 53) Donna Lund 64.31
- 54) Richard J Kazella 13.19
- 55) Thomas White 14.57
- 56) Kenneth & Louise White 45.11
- 57) Marcella Cornford 68.4
- 58) Donna Lund 64.31
- 59) Richard J Kazella 13.19
- 60) Thomas White 14.57
- 61) Kenneth & Louise White 45.11
- 62) Marcella Cornford 68.4
- 63) Donna Lund 64.31
- 64) Richard J Kazella 13.19
- 65) Thomas White 14.57
- 66) Kenneth & Louise White 45.11
- 67) Marcella Cornford 68.4
- 68) Donna Lund 64.31
- 69) Richard J Kazella 13.19
- 70) Thomas White 14.57
- 71) Kenneth & Louise White 45.11
- 72) Marcella Cornford 68.4
- 73) Donna Lund 64.31
- 74) Richard J Kazella 13.19
- 75) Thomas White 14.57
- 76) Kenneth & Louise White 45.11
- 77) Marcella Cornford 68.4
- 78) Donna Lund 64.31
- 79) Richard J Kazella 13.19
- 80) Thomas White 14.57
- 81) Kenneth & Louise White 45.11
- 82) Marcella Cornford 68.4
- 83) Donna Lund 64.31
- 84) Richard J Kazella 13.19
- 85) Thomas White 14.57
- 86) Kenneth & Louise White 45.11
- 87) Marcella Cornford 68.4
- 88) Donna Lund 64.31
- 89) Richard J Kazella 13.19
- 90) Thomas White 14.57
- 91) Kenneth & Louise White 45.11
- 92) Marcella Cornford 68.4
- 93) Donna Lund 64.31
- 94) Richard J Kazella 13.19
- 95) Thomas White 14.57
- 96) Kenneth & Louise White 45.11
- 97) Marcella Cornford 68.4
- 98) Donna Lund 64.31
- 99) Richard J Kazella 13.19
- 100) Thomas White 14.57

JSA 11 6 254,96 7 6 USA 4 14 3 179,87 6 5 8 99,5



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
TDD 608-267-6897

APR 26 2001

IN REPLY REFER TO: NA-757

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

 Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

John
Dear Senator Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 345.4-acre land purchase from Wicka Farms for \$260,100. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the April meeting. The land is required for natural area protection and public recreation.

The file number is NA-757 and the land is located in Buffalo County. Attached please find a memo and maps describing this transaction.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

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

Thank you for this consideration.

Sincerely,

Darrell
Darrell Bazzell
Secretary

Attach.

cc: Legislative Fiscal Bureau
Department of Administration

Quality Natural Resources Management
Through Excellent Customer Service



DATE: March 23, 2001
 TO: Governor McCallum
 FROM: Darrell Bazzell *DB*
 SUBJECT: Proposed Land Acquisition, Wicka Farms Tract, File # NA-757,
 Option Expires August 1, 2001

FILE REF: NA-757

1. PARCEL DESCRIPTION:

Statewide Natural Area
 Buffalo County

Grantor:

Wicka Farms
 % Gertrude M. Wicka
 S2899 Doelle Valley Road
 Fountain City, WI 54629

Acres: 345.4*Price: \$260,100*Appraised Value: \$260,100*Interest: Purchase in fee.Improvements: None of value

Location: The tract is located seven miles northeast of the City of Fountain City, in southeastern Buffalo County.

Land Description: The subject area is nearly level within the floodplain of the Trempealeau River, along with approximately six acres of upland suitable for a building site.

*Comments: The final purchase price will be based on a survey and is set at \$750 per acre. It is estimated that there are approximately 345.4 acres with a valuation of \$260,100.

Covertypes Breakdown:

<u>Type</u>	<u>Acreage</u>
Wooded Upland	6.0
Sedge Meadow	100.0
Floodplain Wetland	<u>239.4</u>
TOTAL	345.4

Zoning: AgriculturePresent Use: Agriculture and RecreationProposed Use: Natural Area Protection and Public RecreationTenure: In the Family for More Than 16 YearsProperty Taxes: \$4,698.28Option Date: January 18, 2001

2. JUSTIFICATION:

The 345.4-acre Wicka Farms property is proposed for purchase for the Statewide Natural Area program, specifically the Trempealeau River Meadows State Natural Area. Ownership will protect the natural values of the site for future generations, allow natural area management, prevent incompatible development within the project boundary, and provide opportunities for public recreation and natural area research and education.

The Statewide Natural Area program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural areas are used for study by elementary to college age school groups and researchers as well as the general public. Other recreational activities such as hiking, cross-country skiing, fishing, and hunting are also popular.

The Wicka Farms parcel is approximately 345 acres in size and is completely within the Natural Area boundary. The subject contains approximately 3,000 feet of frontage along the western bank of the Trempealeau River. The parcel consists of over 100 acres of sedge meadow, and approximately 240 acres of shallow, floodplain marsh and wetland. At four locations on the property, the water deepens in old oxbows of the Trempealeau River to form deep-water marshes. The remainder of the parcel is six acres of upland woods.

Part of the property has been lightly grazed, but still contains an abundance of natural wetland and prairie plant species. Large numbers of bobolinks and sedge wrens, along with LeConte's sparrow (special concern) nest in the area. Additional bird species found on the property include the great egret (state threatened), bald eagle (special concern), and great blue heron (special concern). Additional bird surveys would most likely add more species to this list. The site requires minimal management to improve the wetland habitat. Removal of a few trees and a prescribed burn every few years would constitute the required actions.

The Department recommends purchase of this property to protect the natural values of the site, to allow for natural area management, to provide opportunities for public education and recreation, and to protect the site from development incompatible with the goals of the natural area program.

3. FINANCING:

State Stewardship bond funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction
Stewardship Bond:	\$1,300,000	\$41,718

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: 22,080.10
Acquisition Goal: 26,000.0 Acres
Percent Complete: 84.9%
Cost to Date: \$10,247,753

5. APPRAISAL:

Appraiser: Frederick Radichel and John Radichel (Private Appraisers)
Valuation Date: November 3, 2000
Appraised Value: \$260,100
Highest and Best Use: Residential or Hobby Farm

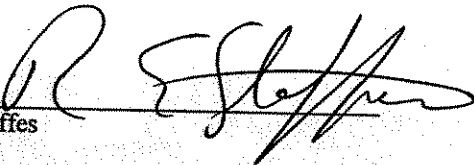
Allocation of Values:

- a. land: 345.4 acres @ \$750 per acre: \$260,100
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$677 to \$931 per acre

Appraisal Review: Ron Olson — November 27, 2000

Comments: The final purchase price will be based on a survey and is set at \$750 per acre. It is estimated that there are approximately 345.4 acres with a valuation of \$260,100.

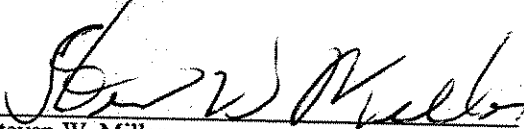
RECOMMENDED:


Richard E. Steffes

3-27-01
Date

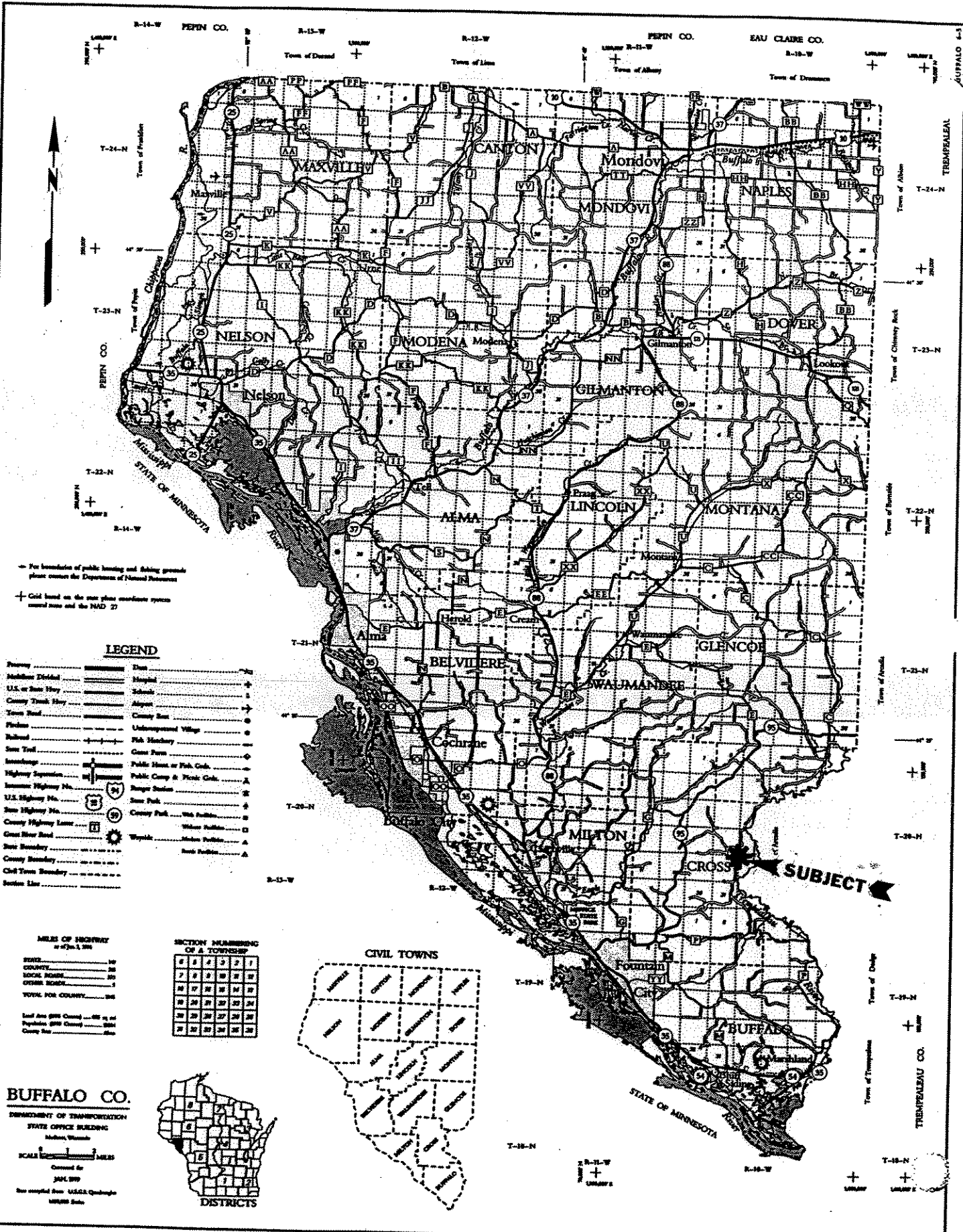

Bureau of Legal Services

3/28/01
Date


Steven W. Miller

3-26-01
Date

RES:jp



- For location of public hunting and fishing grounds please consult the Department of Natural Resources

+ Grid based on the state plane coordinate system used here and the NAD 27

LEGEND

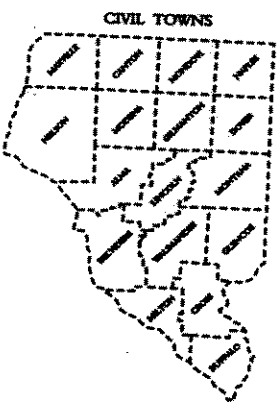
- | | | | |
|--------------------------|-------|----------------------------|-------|
| Boundary | | Dike | ----- |
| Madison Divided | ----- | Hospital | ----- |
| U.S. or State Hwy | ===== | School | ----- |
| County Trunk Hwy | ----- | Airport | ----- |
| Town Road | ----- | County Seat | ----- |
| Phalanx | ----- | Unincorporated Village | ----- |
| Railroad | ----- | Fish Hatchery | ----- |
| State Trail | ----- | Game Farm | ----- |
| Interchange | ----- | Public House or Fish Club | ----- |
| Highway Station | ----- | Public Camp or Picnic Club | ----- |
| Intersecting Highway No. | ----- | Range Station | ----- |
| U.S. Highway No. | ----- | State Park | ----- |
| State Highway No. | ----- | County Park | ----- |
| County Highway Letter | ----- | Water Station | ----- |
| Great River Road | ----- | Waypoint | ----- |
| State Boundary | ----- | State Boundary | ----- |
| County Boundary | ----- | County Boundary | ----- |
| Civil Town Boundary | ----- | Civil Town Boundary | ----- |
| Section Line | ----- | Section Line | ----- |

MILES OF HIGHWAY
as of 12/31/2000

STATE	140
COUNTY	28
LOCAL ROAD	100
OTHER ROAD	1
TOTAL FOR COUNTY	269

SECTION NUMBERING OF A TOWNSHIP

1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	32	33	34	35
36	37	38	39	40	41	42



BUFFALO CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
MADISON, WISCONSIN

SCALE 1:50,000

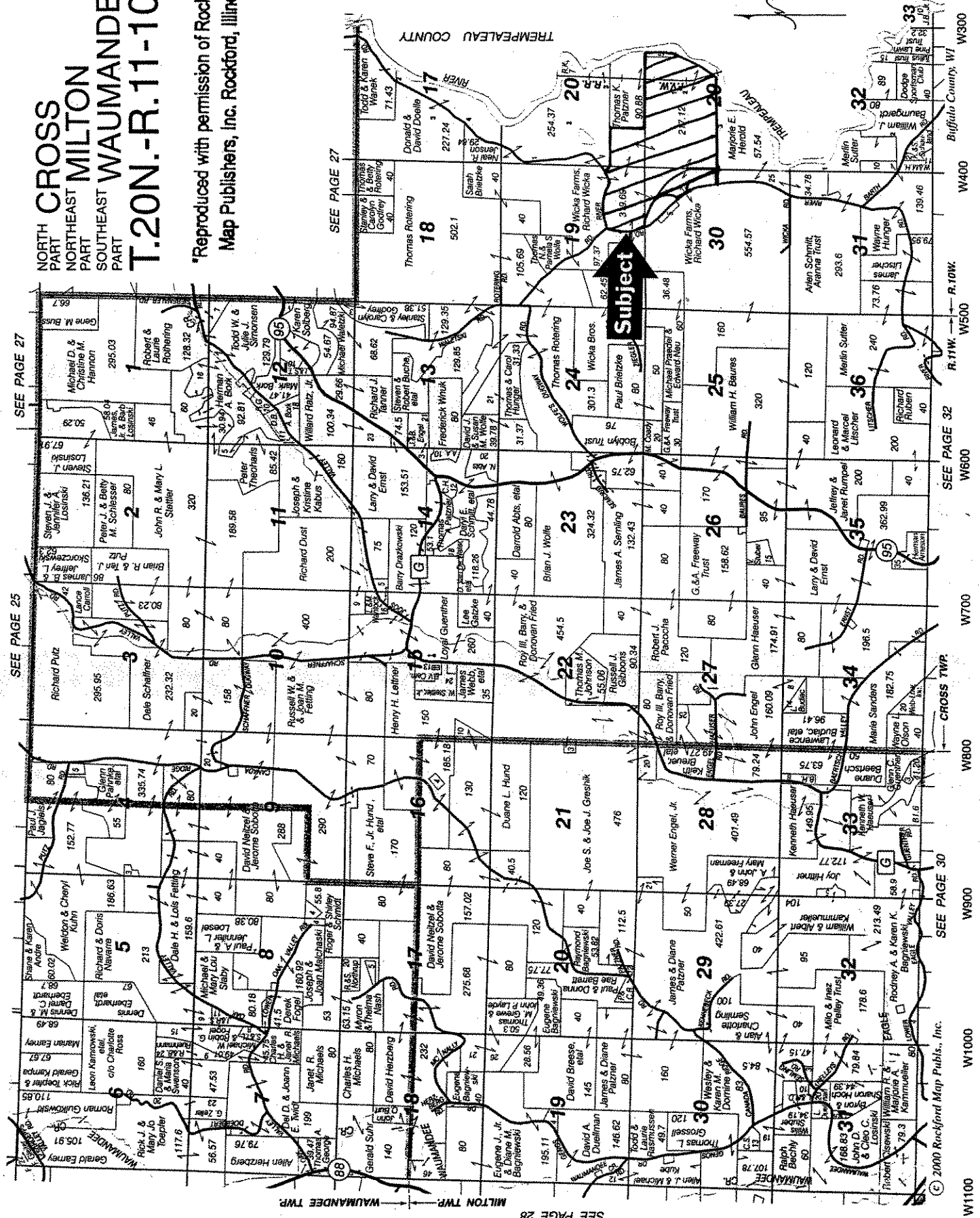
Created by
JUL 1999

Not compiled from USGS Quadrangle
USGS Data



**NORTH CROSS PART
NORTHEAST MILTON PART
SOUTHEAST WAUAMANDEE PART
T.20N.-R.11-10W.**

Reproduced with permission of Rockford Map Publishers, Inc. Rockford, Illinois

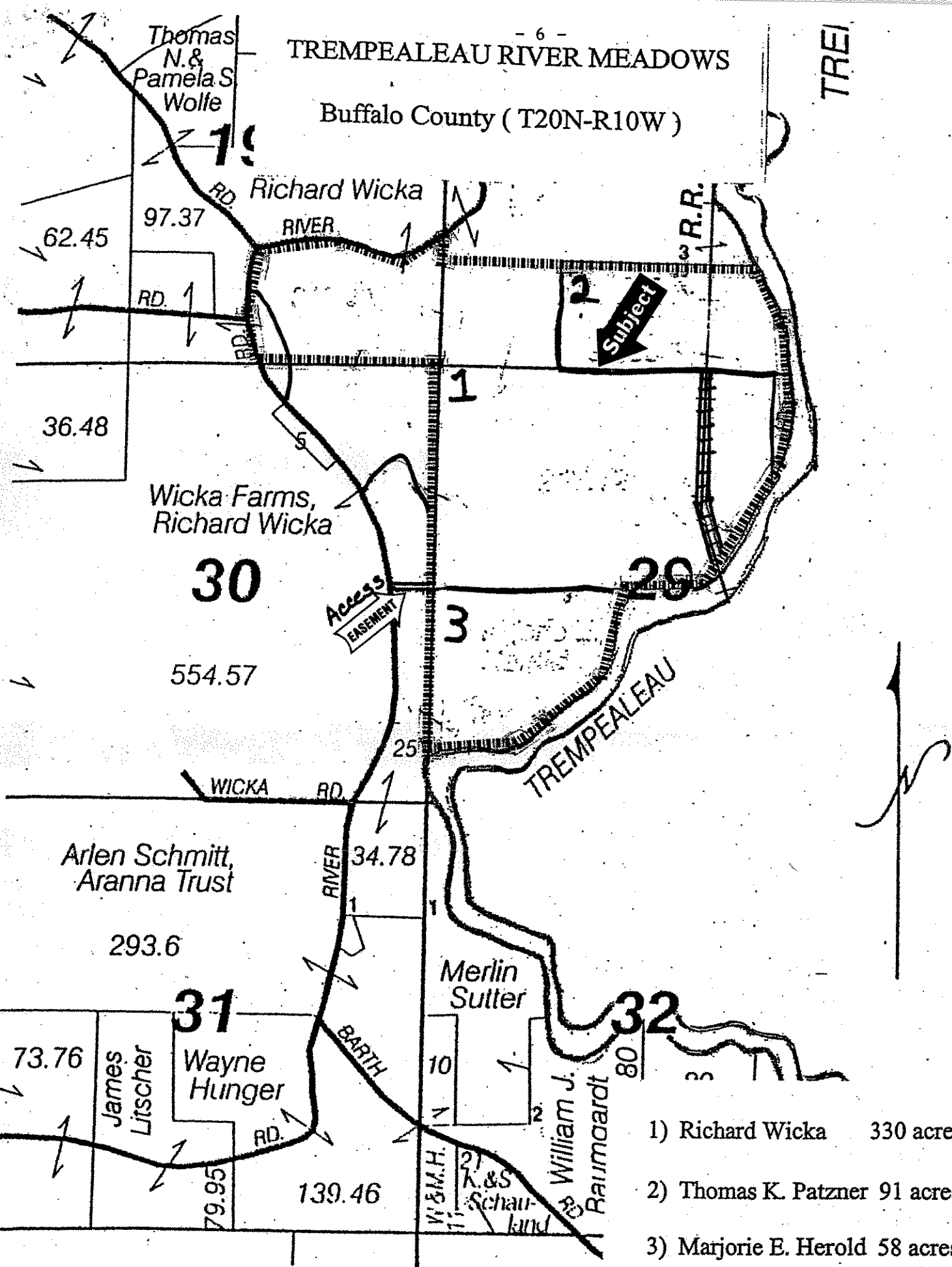


SEE PAGE 27 SEE PAGE 25 SEE PAGE 28 SEE PAGE 32 SEE PAGE 30

S2400 S2500 S2600 S2700 S2800 S2900 S3000 W1100 W1000 W900 W800 W700 W600 W500 W300

- 6 -
TREMPEALEAU RIVER MEADOWS
 Buffalo County (T20N-R10W)

TREI



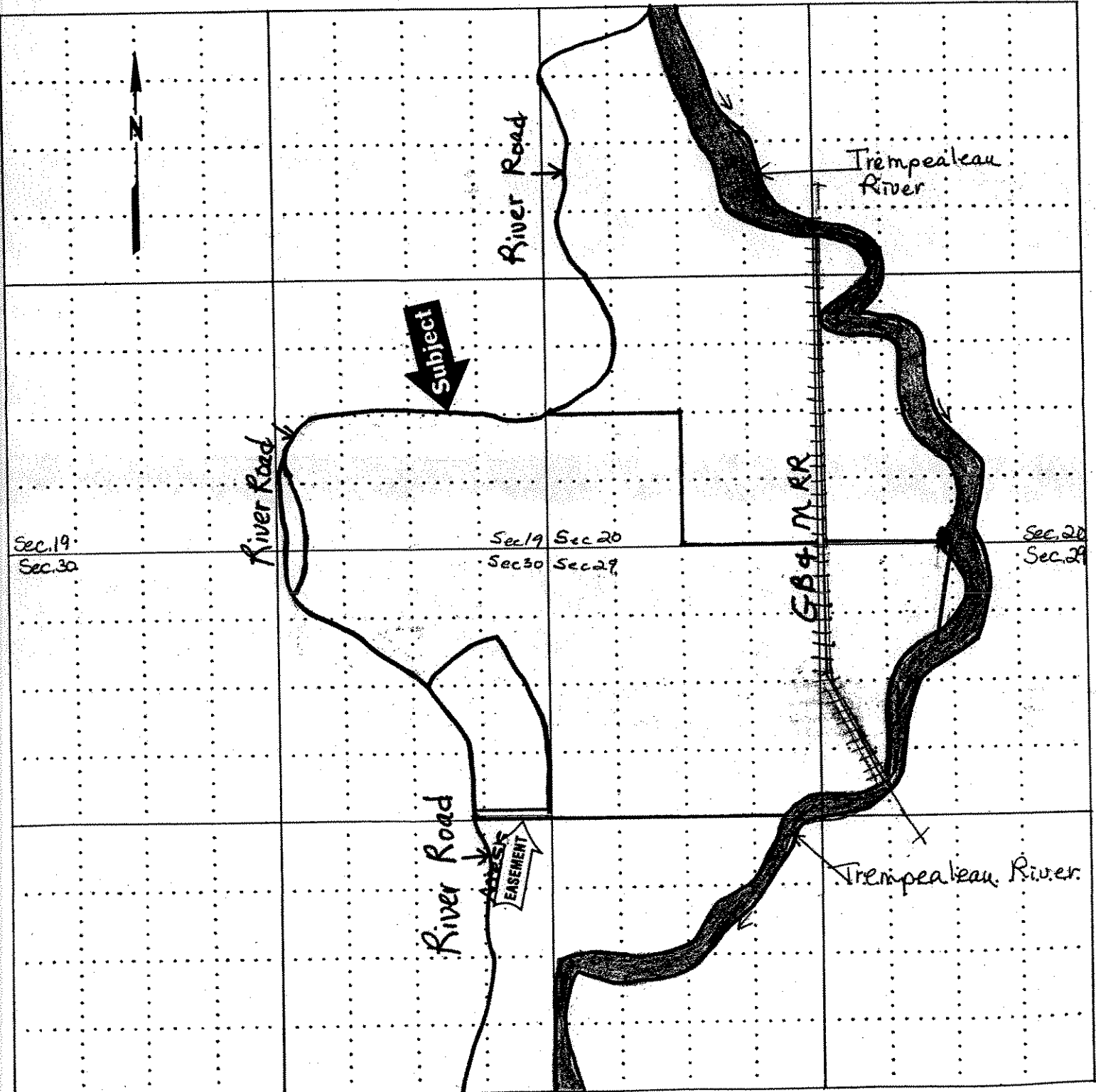
- 1) Richard Wicka 330 acres
- 2) Thomas K. Patzner 91 acres
- 3) Marjorie E. Herold 58 acres
- Total 479 acres

← R. 10W.

W400

Buffal

PROJECT Trempealeau River meadows State Natural Area		MAPPED BY Mary M. Van Fossen	
COUNTY Buffalo County	LANDOWNER Wicka Farms;	Gertrude M. Wicka subject to land contract to Richard J. Wicka and John L. Wicka as tenants in common.	
TOWN Town of Cross	ADDRESS 52899 Doelle Valley Rd. Fountain City, WI 54629		
SECTION(S) 19, 20, 29 + 30	TOWNSHIP T. 20N.	RANGE R. 10W.	SCALE 1" = 1 mile
ACREAGE acres 345.46			



Harmelink, Diane

From: Harmelink, Diane
Sent: Friday, April 27, 2001 10:07 AM
To: Hanson, Lori
Subject: Stewardship

I'm putting a note in my file....if no one else objects on the DNR land purchases, John in going to object on the last day.