

STATE OF WISCONSIN

pt 15

SENATE CHAIR
BRIAN BURKE

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



ASSEMBLY CHAIR
JOHN GARD

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

JOINT COMMITTEE ON FINANCE

Mr. Darrell Bazzell, Secretary
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 June 29, 2001, regarding the following eight proposed land purchases:

- 100 acres in Waushara County from John and Catherine Frye for \$252,000;
- 171 acres in Dane County from Dennis and Leona Midthun for \$557,460; *obj*
- 555.45 acres in Calumet County from the Ploechelman and Albers Trust for \$959,200;
- 100.95 acres in Waukesha County from Ilya Nelson for \$569,913; *obj*
- 147.28 acres in Pepin County from Elwyn and Lu An Fae Hubbard for \$280,000;
- 209.41 acres in Polk County from Jerome Anderson for \$288,000;
- 216 acres in St. Croix County from James and Mary Ann Johnson for \$378,000; and
- 120.08 acres in Winnebago County from Penny Reno and Merikay Warnke for \$252,000.

A meeting will be scheduled to further discuss the 171 acre land purchase from Dennis and Leona Midthun and the 100.95 acre land purchase from Ilya Nelson. Therefore, those requests are not approved at this time. The other six requests are approved.

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD
Assembly Chair

BB:JG:dh

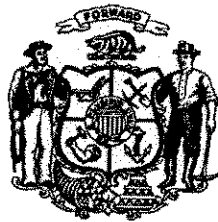
cc: Members, Joint Committee on Finance
Vicky LaBelle, Department of Administration

7/19/01

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

317-E Capitol
P.O. Box 7882
Madison, WI 53707-7882
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ASSEMBLY CHAIR
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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: June 29, 2001

Re: 14 Day Passive Review/Land Purchases

Attached are copies of eight requests from Secretary Darrell Bazzell, received ~~July 18~~ ^{June 29}, 2001, regarding the following land purchases:

- 1) A proposed 100 acre land purchase in Waushara County from John and Catherine Frye for \$252,000.
- 2) A proposed 171 acre land purchase in Dane County from Dennis and Leona Midthun for \$557,460.
- 3) A proposed 555.45 acre land purchase in Calumet County from the Ploechelman and Albers Trust for \$959,200.
- 4) A proposed 100.95 acre land purchase in Waukesha County from Ilya Nelson for \$569,913.
- 5) A proposed 147.28 acre land purchase in Pepin County from Elwyn and Lu An Fae Hubbard for \$280,000.
- 6) A proposed 209.41 acre land purchase in Polk County from Jerome Anderson for \$288,000.

*Objected
Ward*

*Objected
Ward*

- 7) A proposed 216 acre land purchase in St. Croix County from James and Mary Ann Johnson for \$378,000.
- 8) A proposed 120.08 acre land purchase in Winnebago County from Penny Reno and Merikay Warnke for \$252,000.

This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

Please review this item and notify **Senator Burke** or **Representative Gard** no later than **Wednesday, July 18, 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.

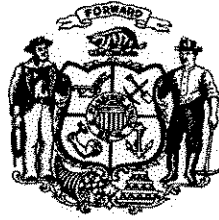
Also, please contact us if you need further information.

BB:JG:js

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

July 19, 2001

Secretary Darrell Bazzell
Department of Natural Resources
101 S. Webster Street
Madison, Wisconsin 53703

Dear Secretary Bazzell:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, received June 29, 2001, concerning the following eight land purchases:

- 1) A proposed 100 acre land purchase in Waushara County from John and Catherine Frye for \$252,000.
- 2) A proposed 171 acre land purchase in Dane County from Dennis and Leona Midthun for \$557,460.
- 3) A proposed 555.45 acre land purchase in Calumet County from the Ploechelman and Albers Trust for \$959,200.
- 4) A proposed 100.95 acre land purchase in Waukesha County from Ilya Nelson for \$569,913.
- 5) A proposed 147.28 acre land purchase in Pepin County from Elwyn and Lu An Fae Hubbard for \$280,000.
- 6) A proposed 209.41 acre land purchase in Polk County from Jerome Anderson for \$288,000.

- 7) A proposed 216 acre land purchase in St. Croix County from James and Mary Ann Johnson for \$378,000.
- 8) A proposed 120.08 acre land purchase in Winnebago County from Penny Reno and Merikay Warnke for \$252,000.

A meeting will be scheduled to further discuss the 171 acre purchase from Dennis and Leona Midthun and the 100.95 acre purchase from Ilya Nelson. Therefore, those two requests are not approved at this time. The other six requests are approved.

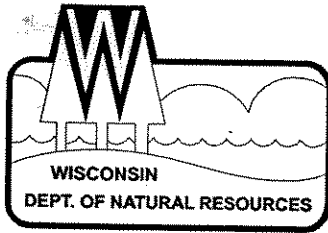
Sincerely,

BRIAN BURKE
Senate Chair


JOHN G. GARD
Assembly Chair

BB:JG:dh

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



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

JUN 29 2001

IN REPLY REFER TO: Fi-2695

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 100.0 acre land purchase from John and Catherine Frye for \$252,000. 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 June meeting. The land is required for fisheries management and public recreation.

The file number is Fi-2695 and the land is located in Waushara 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: May 18, 2001
 TO: Governor McCallum
 FROM: Darrell Bazzell *DB*
 SUBJECT: Proposed Land Acquisition, John and Catherine Frye Tract, File # FI-2695,
 Option Expires August 1, 2001

1. PARCEL DESCRIPTION:

Mecan River System Fishery Area
 Waushara County

Grantor:

John and Catherine Frye
 200 South Black River Street
 Sparta, WI 54656

Acres: 100.0

Price: \$252,000

Appraised Value: \$252,000

Interest: Purchase in fee.

Improvements: Cabin, well, 2 storage sheds, and outhouse

Location: The tract is located nine miles southwest of the City of Wautoma, in southwestern Waushara County.

Land Description: The subject area varies from nearly level lowland along the stream, to higher ridges to the west, which provide good potential building sites with an overlook of the stream and surrounding area.

Water: There are 2,000 feet of frontage on both banks of the South Branch Weede Creek.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Lowland	28.0
	Wooded Upland	37.0
	Grasslands	13.0
	Brushlands	2.0
	<u>Red Pine Plantation</u>	<u>20.0</u>
	<u>TOTAL</u>	<u>100.0</u>

Zoning: General Agriculture; Shoreland and Floodplain and Wetland

Present Use: Agriculture and Outdoor Recreation

Proposed Use: Fisheries Management and Public Recreation

Tenure: 5 years

Property Taxes: \$1,127.93

Option Date: February 20, 2001



2. JUSTIFICATION:

The Department proposes the purchase of the 100-acre Frye property near the City of Wautoma in Waushara County. The Frye parcel is being purchased for the Mecan River System Fishery Area to allow natural resources management and to provide opportunities for public recreation. The project area is located one to three hours from large population centers in the Fox Valley cities and southern Wisconsin.

The Mecan River System Fishery Area is located in central Wisconsin about 35 miles southeast of Stevens Point. The project was established in 1957 to manage the waters and lands associated with the Mecan River watershed for trout fishing and other recreational uses. The project includes parts of the Mecan River and Chaffee, Wedde, and Little Pine Creeks. Most of the water is Class I brown and rainbow trout streams which receive heavy public fishing use. In addition to fishing, the project is heavily used for hunting and viewing of wildlife, hiking, cross-country skiing, snowmobiling, and conservation education.

The Frye property has covertypes consisting of plantation pine, red pine, grassland, marsh and lowland timber and brush. The South Branch Weede Creek originates from springs located on the subject property, and about 2,000 feet of frontage is included on the Frye tract. The South Branch Weede Creek is Class I brook and brown trout water. The stream sustains natural trout reproduction, and brook trout are known to spawn in this part of the stream. Department acquisition of spring areas such as this one is vital to the protection of cold water resources. The springs maintain a delicate temperature balance in the creek for the wild trout populations.

A cabin and two small utility buildings are included in the acquisition. These improvements will be sold and moved from the property. About 50 acres of the 100-acre Frye parcel lie outside the project boundary of the Mecan River System Fishery Area. It has been recommended that about 31 acres are added to the property boundary to protect a pothole pond and wetlands located in that area, and to provide access to the west bank of the Weede. The remaining 19 acres could be used for a land trade sometime in the future.

The Department recommends purchase of the Frye property to protect the stream and associated resources, to provide public access to the land and adjacent streams, to facilitate wildlife and fishery habitat management and to provide additional recreational opportunities in an area that is a short distance from major population centers.

3. FINANCING:

State Stewardship bond funds are anticipated: *

Funds allotted to program:	Balance after proposed transaction:
\$3,200,000	\$2,551,453

* Comment: Fiscal Year 2002 funds are anticipated. The purchase price will be paid in three installments. The total estimated interest cost is \$7,800.

4. ACQUISITION STATUS OF THE MECAN RIVER FISHERY AREA:

Established: 1957
Acres Purchased to Date: 6,388.84
Acquisition Goal: 5,944.7 Acres
Percent Complete: 107%
Cost to Date: \$2,900,964

5. APPRAISAL:

Appraiser: Robert Steiro (Private Appraiser)

Valuation Date: May 2, 2000

Appraised Value: \$252,000

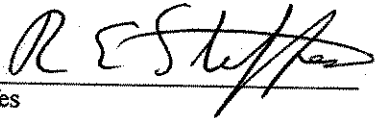
Highest and Best Use: Permanent Home or Recreational Cabin Site, with Outdoor Recreation

Allocation of Values:

- a. land: 100 acres @ \$2,400 per acre: \$240,000
- improvements: \$12,000
- TOTAL: \$252,000
- b. cost approach used, five comparable sales cited
- c. adjusted value range: \$2,097 to \$2,719 per acre

Appraisal Review: Phil Lepinski - June 22, 2000

RECOMMENDED:



Richard E. Steffes

5-18-01
Date



Bureau of Legal Services

5/20/01
Date



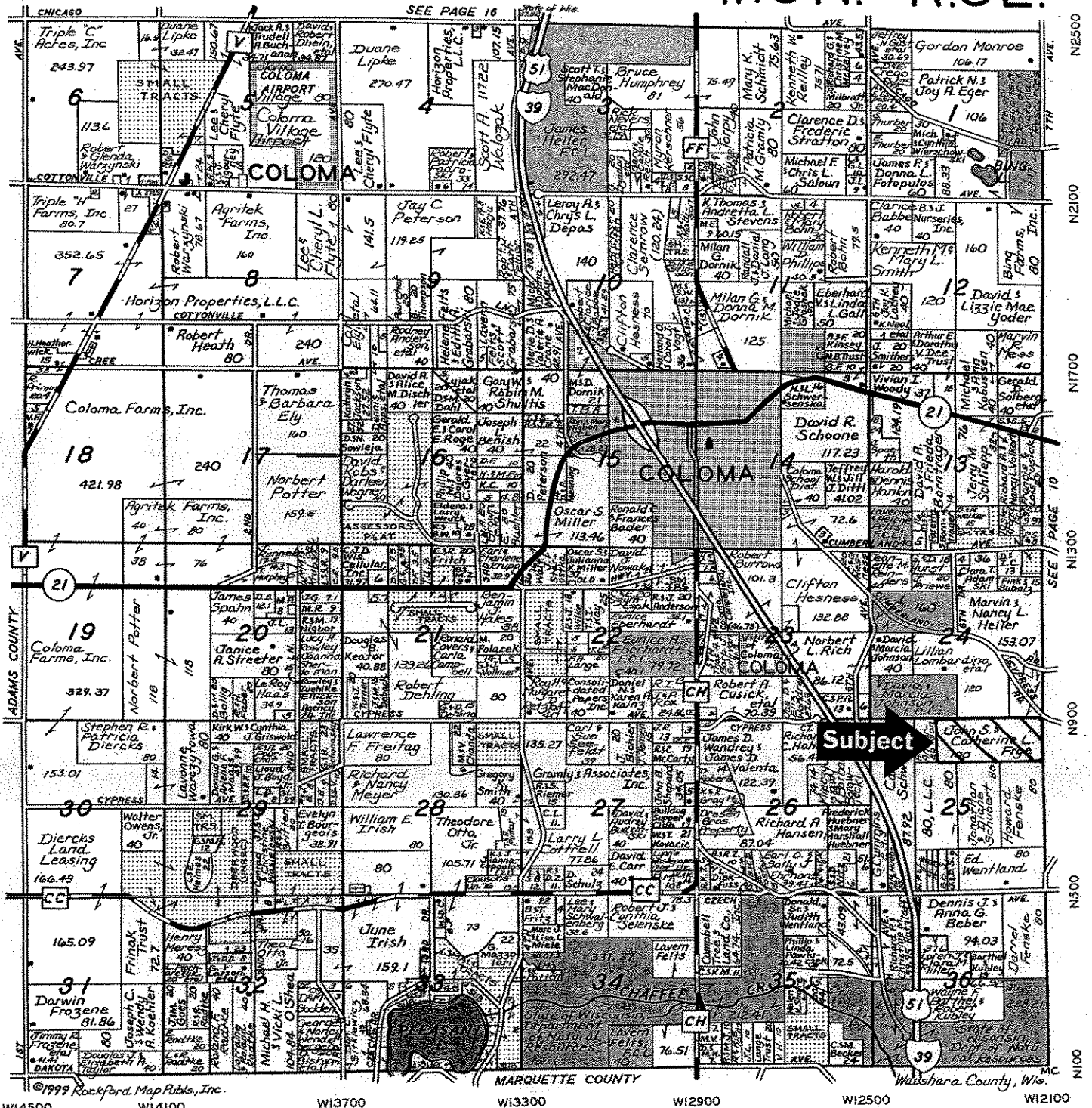
Steven W. Miller

6/27/01
Date

RES:tmt

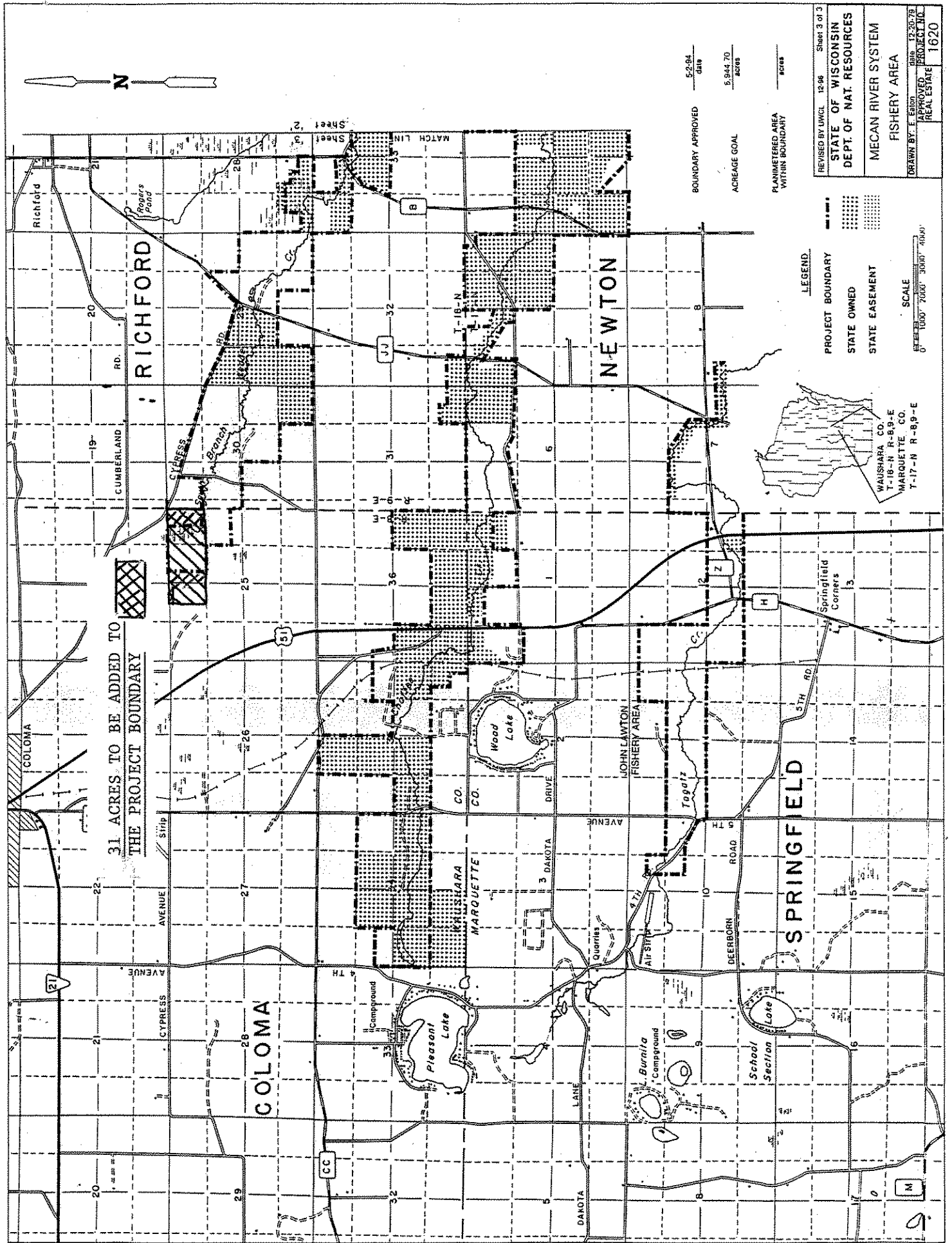
COLOMA

T.18N.-R.8E.



©1999 Rockford Map Publs., Inc. MARQUETTE COUNTY Waushara County, Wis.

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31 ACRES TO BE ADDED TO THE PROJECT BOUNDARY



BOUNDARY APPROVED 5,234.00
 ACREAGE GOAL 5,844.70
 PLANIMETERED AREA WITHIN BOUNDARY 8,008

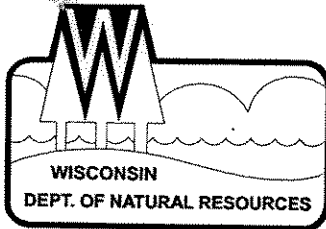
REVISOR BY UNCL 12-96 Sheet 3 of 3
 STATE OF WISCONSIN
 DEPT. OF NAT. RESOURCES
 MECAN RIVER SYSTEM
 FISHERY AREA

LEGEND
 PROJECT BOUNDARY
 STATE OWNED
 STATE EASEMENT

SCALE
 0 1000' 2000' 3000' 4000'

WAUSHARA CO.
 T-18-N R-89-E
 MARQUETTE CO.
 T-17-N R-89-E

DRAWN BY: E. EDSON
 DATE: 12-20-78
 APPROVED PROJECT NO.
 REAL ESTATE 1620



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

JUN 29 2001

IN REPLY REFER TO: W-1419

Honorable Brian Burke
Member State Senate
Room 317E
CAPITOL

Honorable John Gard
Member State Assembly
Room 308E
CAPITOL

Dear Senator Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 555.45 acre land purchase from the Ploechelman and Albers Trust for \$959,200. 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 June meeting. The land is required for continued agriculture, wildlife management and public recreation.

The file number is W-1419 and the land is located in Calumet 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: May 29, 2001
TO: Governor McCallum
FROM: Darrell Bazzell *DB*
SUBJECT: Proposed Land Acquisition, Ploechelman Trust and Albers Trust Tract, File # W-1419, Option Expires August 1, 2001

FILE REF: W-1419

1. PARCEL DESCRIPTION:

Killsnake Wildlife Area
Calumet County

Grantor:

Ploechelman Trust and Albers Trust
c/o Robert Koehler, Trustee
W1135 Aebischer Rd.
Chilton, WI 53014

Acres: 555.45

Price: \$959,200

Appraised Value: 2 appraisals were completed for this transaction: \$959,200; \$1,000,000

Interest: Purchase in fee.

Improvements: 2 residences and farm buildings

Location: The tract is located three miles east of the City of Chilton, in eastern Calumet County.

Land Description: The subject consists primarily of level to rolling cropland.

<u>Covertyp</u>	<u>Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
		Wooded Lowland	18.00
		Cropland	467.95
		Brushlands	57.50
		Building Site	12.00
		TOTAL	555.45

Zoning: Exclusive Agriculture

Present Use: Dairy Farm

Proposed Use: Continued Agriculture, Wildlife Management and Public Recreation

Tenure: Long term family ownership. Negotiations between this owner and the Department exceed 20 years.

Property Taxes: \$10,057.95

Option Date: March 6, 2001

2. JUSTIFICATION:

The 555.45-acre Ploechelman Trust and Albers Trust tract is recommended for purchase for the Killsnake Wildlife Area. The proposed acquisition will provide for wildlife management, public recreation and the consolidation of state ownership. The majority of the cropland will be kept in production under long term leases. The cropland, in combination with the other cover types in the area, will compliment the overall function of the wildlife area. The entire property will be open to the public for hunting. This parcel is in the middle of the west side of the project and is key to the completion of the wildlife area.

The Killsnake Wildlife Area is located in Calumet and Manitowoc Counties, 15 miles east of the City of Manitowoc. The project includes a combination of grassland and wetland habitat managed primarily for waterfowl and pheasant production and hunting. The project was established in 1955, with an acreage goal of 9,200 acres, of which almost 6,000 acres have been purchased by the state. The property is used for hunting, cross-country skiing, hiking and other outdoor recreational activities. The Department currently owns land bordering the Ploechelman and Albers property on the north and south.

Mr. Robert Koehler, the Trustee, currently operates a dairy farm on the 555.45-acre parcel proposed for purchase. The majority of the land recommended for purchase is currently in crops. Most of the cropland will remain in agriculture in the long term. Conservation plans will be implemented on the land, which will be divided into at least 2 parcels, and auctioned as 10-year leases for farming. The remaining land will be developed for wetland and grassland restoration over a 3 to 10-year period, and the existing woodlands and marsh areas will require minimal change. Management plans also include the creation of a flowage on about 60 acres near the northern border of the property. The property includes 1,780 feet of frontage on the north bank of the Manitowoc River.

Approximately 182-acres of the proposed purchase lie outside of the current project boundary and that portion will be studied for possible future addition to the project. Because of excellent blocking with state land and a logical road boundary, a future boundary modification including the land would enhance public use. Local input will be solicited before a boundary change is recommended. Negotiations for the purchase of this land have been ongoing for more than 20 years. Mr. Koehler has requested a life tenancy on about 4 acres of the property to include his residence, shop/garage building, machine shed, manure storage building and grain bins. In general, the remaining buildings are in poor condition and will be moved or razed from the property. Mr. Koehler will sharecrop the farm for 3 years; after that time, he and his son will have first right to lease the farm for a ten-year term.

Purchase of this property is recommended to provide for additional wildlife habitat, including the creation of a 60-acre flowage, to provide public recreation, and to consolidate state ownership.

3. FINANCING:

State Stewardship bond funds (FY02) are anticipated:

Funds allotted to program:	Balance after proposed transaction
\$5,100,000	\$2,571,162

4. ACQUISITION STATUS OF THE KILLSNAKE WILDLIFE AREA:

Established: 1955
Acres Purchased to Date: 5,967.41
Acquisition Goal: 9,200.0 Acres
Percent Complete: 84.9%
Cost to Date: \$2,547,987

5a. GARDON APPRAISAL:

Appraiser: Terry Gardon (Staff Appraiser)
Valuation Date: June 6, 2000
Appraised Value: \$959,200
Highest and Best Use: Operating Dairy Farm and Residence

Allocation of Values:

- Market Data Approach:
 - a. land: 555.45 improved acres @ \$1,600 per acre: \$994,900
 - b. three comparable improved sales cited:
 - c. adjusted value ranges: \$1,584 to \$1,862 per acre
 - d. adjusted land value of 555.45 acres \$778,806
 - improvements \$216,094
 - TOTAL: \$994,900

- Cost Approach Considered: \$1,036,900
- Income Approach Considered: \$813,825

- Final Reconciliation \$994,900
 - Less Life Tenancy on 4 Improved Acres (\$35,700)
 - FINAL VALUE: \$959,200

Appraisal Review: Phil Lepinski – June, 2000

5b. BUCKMAN APPRAISAL:

Appraiser: Mary Buckman (Private Appraiser)

Valuation Date: December 2, 1999

Appraised Value: \$1,000,000

Highest and Best Use: Operating Farm, Rental Farm, and Recreation

Allocation of Values:

- a. land:
 - 245.87 acres vacant farm land @ \$1,500 per acre: \$368,805
 - 68.10 acres recreational land @ \$900 per acre: \$61,920
 - 250 acres improved main farm land @ \$2,200 per acre: \$550,000
 - 40 acres improved rental farm land @ \$1,900 per acre: \$76,000
 - SUBTOTAL: \$1,056,725
 - 5% discount for size (604.67 acres): (\$52,836)
 - TOTAL (rounded): \$1,000,000

- b. market data approach used with several comparable sales cited
- c. adjusted value ranges:
 - vacant farm land: six sales at: \$1,122 to \$1,658 per acre
 - recreational land: two sales at: \$872 to \$927 per acre
 - improved main farm land: three sales at: \$2,075 to \$2,554 per acre
 - improved rental farm land: three sales at: \$1,763 to \$2,171 per acre

Appraisal Review: Phil Lepinski – February 16, 2000

Comments: Two appraisals were completed for this transaction. The first appraisal, completed by Terry Gardon (Staff Appraiser) on May 21, 1999, estimated the value of 604.67 acres at \$967,500. This appraisal was updated on June 6, 2000 to consider a change in acreage to 555.45 acres and a life tenancy on 4 acres granted to Mr. Koehler. The updated value is \$959,200. Mary Buckman completed the second appraisal on December 2, 1999 with a valuation of 604.67 acres for \$1,000,000. The Department used the Gardon appraisal for the final valuation, as this appraisal better represented the market value of the subject parcel.


RECOMMENDED:


Richard E. Steffes

5-29-01
Date

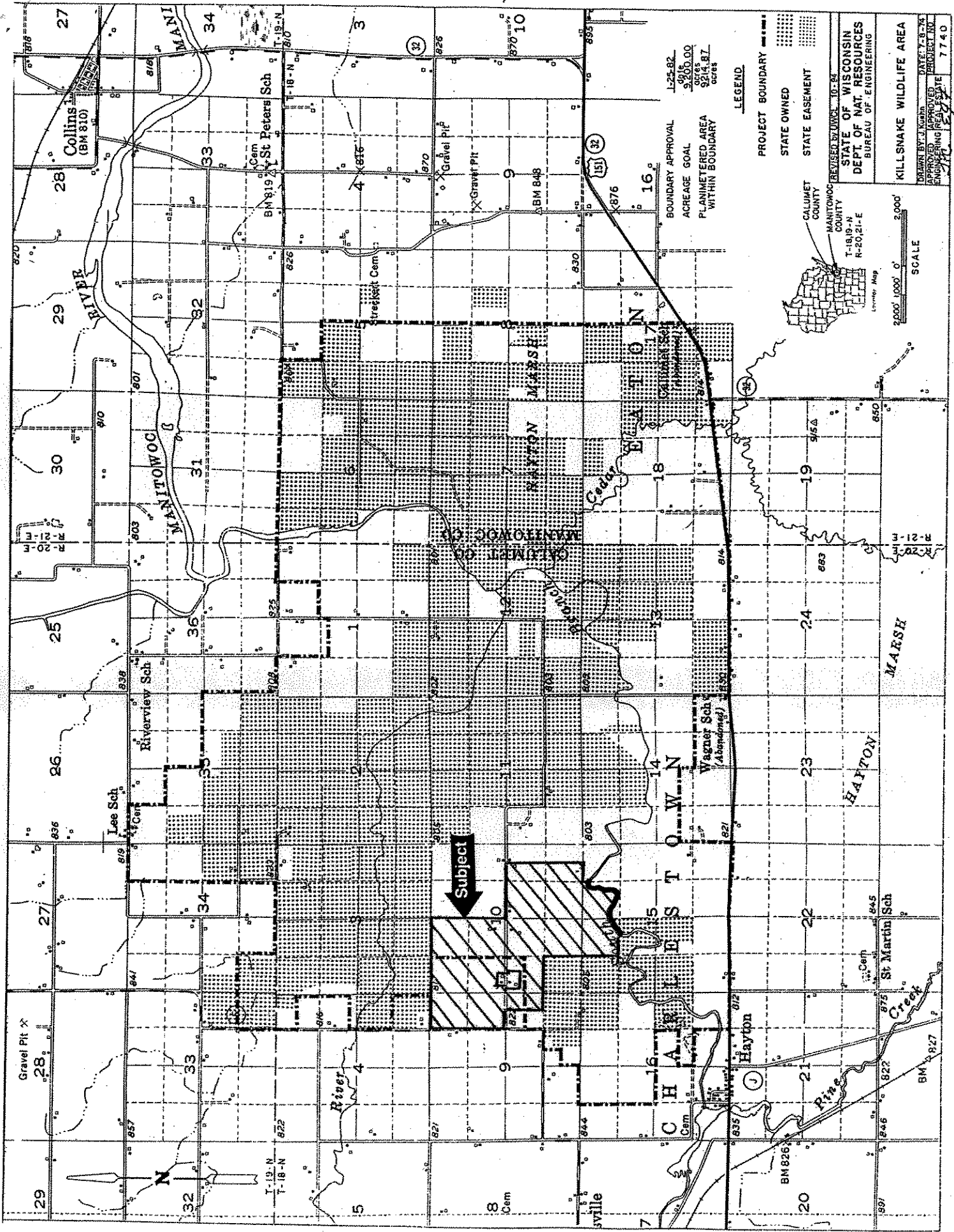

Bureau of Legal Services

5/30/01
Date


Steven W. Miller

6/4/01
Date

RES:tmt

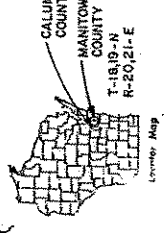


BOUNDARY APPROVAL 1-25-82
 ACREAGE GOAL 99.16
 PLANNED AREA 3,200.00
 WITHIN BOUNDARY 92.48
 65.64

LEGEND

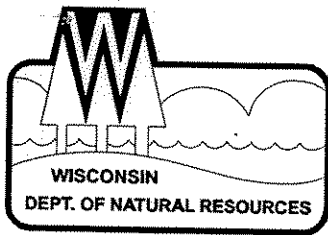
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- STATE OWNED [Symbol]
- STATE EASEMENT [Symbol]

REVISOR: [Name]
 STATE OF WISCONSIN
 DEPT. OF NAT. RESOURCES
 BUREAU OF ENGINEERING



SCALE
 2000' 1000' 0' 2000'

DRAWN BY: J. Kubin
 DATE: 7-8-79
 PROJECT NO. 7740
 ENGINEERING REVISIONS



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

JUN 29 2001

IN REPLY REFER TO: NA-761

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 147.28 acre land purchase from Elwyn and Lu An Fae Hubbard for \$280,000. 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 June meeting. The land is required for natural area protection and public recreation.

The file number is NA-761 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: May 14, 2001
 TO: Governor McCallum
 FROM: Darrell Bazzell *DB*
 SUBJECT: Proposed Land Acquisition, Elwyn and Lu An Fae Hubbard Tract, File # NA-761,
 Option Expires August 1, 2001

FILE REF: NA-761

1. PARCEL DESCRIPTION:

Nine Mile Island State Natural Area
 Lower Chippewa River State Natural Area
 Pepin County

Grantor:

Elwyn and Lu An Fae Hubbard
 2747 28th Street
 Birchwood, WI 54817

Acres: 147.28Price: \$280,000Appraised Value: \$251,000 and \$290,000Interest: Purchase in fee.Improvements: House with Garage, Well, and Septic System; Mobile Home with Garage, Well, and Septic System; and a BarnLocation: The tract is located four miles northeast of the City of Durand, in northern Pepin County.Land Description: The subject area is low and level along the Chippewa River, rising steeply to upland cropland and woods to the south.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Lowland	10.00
	Wooded Upland	58.28
	Cropland	65.30
	Wetland	10.00
	Building Site	3.70
	TOTAL	147.28

Zoning: No Comprehensive ZoningPresent Use: Agriculture and ResidentialProposed Use: Natural Area Protection and Public RecreationTenure: 38 yearsProperty Taxes: \$3,084.65Option Date: March 15, 2001

2. JUSTIFICATION:

The Department proposes to purchase the 147.28-acre Hubbard parcel for the Natural Areas Program. The majority of the parcel, 124 acres, will be purchased for Nine Mile Island State Natural Area and the remaining 23.28 acres will be purchased for Lower Chippewa River 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 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 Nine Mile Island State Natural Area is located in Pepin and Dunn Counties about 25 miles southwest of the City of Eau Claire. The Nine Mile Island location in the Chippewa River has helped preserve it from extensive alteration by development. The island is a combination of floodplain forest and oak barrens. Canopy trees include the uncommon Hill's oak along with red and burr oak. The ground layer contains an excellent and diverse population of prairie flora. The site contains many species of concern including three state endangered species, ten state threatened species, and several other species of concern.

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 Hubbard parcel is 147.28 acres in size and is within the combined boundaries for the two natural areas. The property contains more than three-quarters of one mile of frontage (4,300 feet) on the Chippewa River, as well as 880 feet of frontage along an unnamed tributary stream of Trout Creek. Covertypes include about 65 acres of cropland which will be rented for a few years then later, part of which will be restored to wetland and the rest will be seeded for prairie, 58 acres of wooded upland, 10 acres of wetland, 10 acres of floodplain forest, and almost 4 acres of building sites. Approximately 23 acres lie outside the Nine Mile Island State Natural Area boundary, but are within the Lower Chippewa River State Natural Area.

This parcel will tie together with approximately 955 acres of state land located on both banks of the Chippewa River. Thus, if approved, this addition would create an eleven-hundred-acre tract of public land along a significant portion of the Chippewa River. Management of the island savanna and floodplain forest habitats will be applied to the subject to maintain and expand these plant communities. Reestablishment of prairie grass on old agriculture fields will provide additional cover. Habitat maintenance and restoration will protect and encourage populations of a variety of wildlife species including species of concern. State ownership will enhance and preserve a variety of recreational opportunities such as hiking, bird watching, fishing and hunting.

The grantors have requested that the Department buy the entire parcel instead of excluding the improved areas. The improvements on the subject consist of two separate building sites. The first site contains a single-family house and out buildings. These improvements will be separated out with 10 acres of land and resold through a local Realtor (appraised value of \$156,400.00). The other building site contains a mobile home, pole garage, well, and septic system. The garage and mobile home will be removed and the well and septic system will be disposed of properly. The grantors will continue to reside in the house for two months following closing. The grantors' son will continue to be able to rent the mobile home for six months after closing.

If the transaction is approved, Department personnel shall undertake a more extensive inventory of the property and plan the specific management prescriptions best suited for this property. Agricultural fields will be soil tested and sharecropped for several years in preparation for restoration as prairie plantings. Interior fences shall be removed and boundary fences inspected, repaired and posted. A parking lot will be constructed, most likely at the site of the removed trailer house and garage. After the inventory, a prescribed burn schedule shall be created and implemented to maintain and expand the savanna areas and prairie plantings. Also, a forest management plan will be prepared and implemented to maintain the floodplain forest.

The Department recommends purchase of this property to consolidate state ownership, 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:	\$2,700,000	\$1,820,500

Comments: Fiscal Year 2002 funds are anticipated. The Department will not seek Governor's approval until funds are available (after July 1, 2001).

4a. ACQUISITION STATUS OF THE NINE MILE ISLAND STATE NATURAL AREA:

Established: 1990
Acres Purchased to Date: 1,373.82
Acquisition Goal: 4,130.0 Acres
Percent Complete: 33.3%
Cost to Date: \$492,900

4b. 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: The first transaction for this project is pending approval for acquisition.

5a. HALVORSON APPRAISAL:

Appraiser: Ralph Halvorson (Private Appraiser)
Valuation Date: September 12, 2000
Appraised Value: \$290,000
Highest and Best Use: Residence with Agriculture and Recreation

Allocation of Values:

a.	land: 147.28 acres @ 1,697 per acre*:	\$250,000*
	Mobile Home:	\$40,000
	TOTAL:	\$290,000

*includes house and all other improvements

- b. market data approach used, with adjusted value range:
- c. four comparable sales of vacant land cited: \$1,350 to \$1,511 per acre
- d. four comparable sales of improved land cited: \$247,056 to \$251,560 total value

Appraisal Review: Ron Olson — November 20, 2000

5b. RADICHEL APPRAISAL:

Appraiser: Frederick Radichel (Private Appraiser)

Valuation Date: May 1, 2000

Appraised Value: \$251,000

Highest and Best Use: Hobby Farm with Potential for Residential Development

Allocation of Values:

- a. market data approach and cost approach considered, with adjusted value range
- b. three comparable sales of vacant land cited: \$1,330 to \$1,474 per acre
- c. four comparable sales of improved land cited: \$1,686 to \$1,727 per acre

• Cost Approach:

land: 147.28 acres @ 1,350 per acre:	\$198,800
Improvements:	\$67,700
TOTAL:	\$266,500

• Market Approach:

land: 147.28 acres @ \$1,700 per acre:	\$250,400*
--	------------

*includes house and all other improvements

• Conclusion:

Market Approach:	\$250,400
Cost Approach:	\$266,500
Reconciliation:	\$251,000

Appraisal Review: Ron Olson — November 20, 2000

Comments: Two appraisals were completed for this transaction. The first was by Frederick Radichel (Private Appraiser) on May 1, 2000 with a valuation of \$251,000. The second appraisal was completed by Ralph Halvorson (Private Appraiser) on September 12, 2000 with a valuation of \$290,000. Final purchase price was set by negotiations with the grantors at \$280,000.

RECOMMENDED:

Richard E. Steffes
Richard E. Steffes

5-15-01
Date

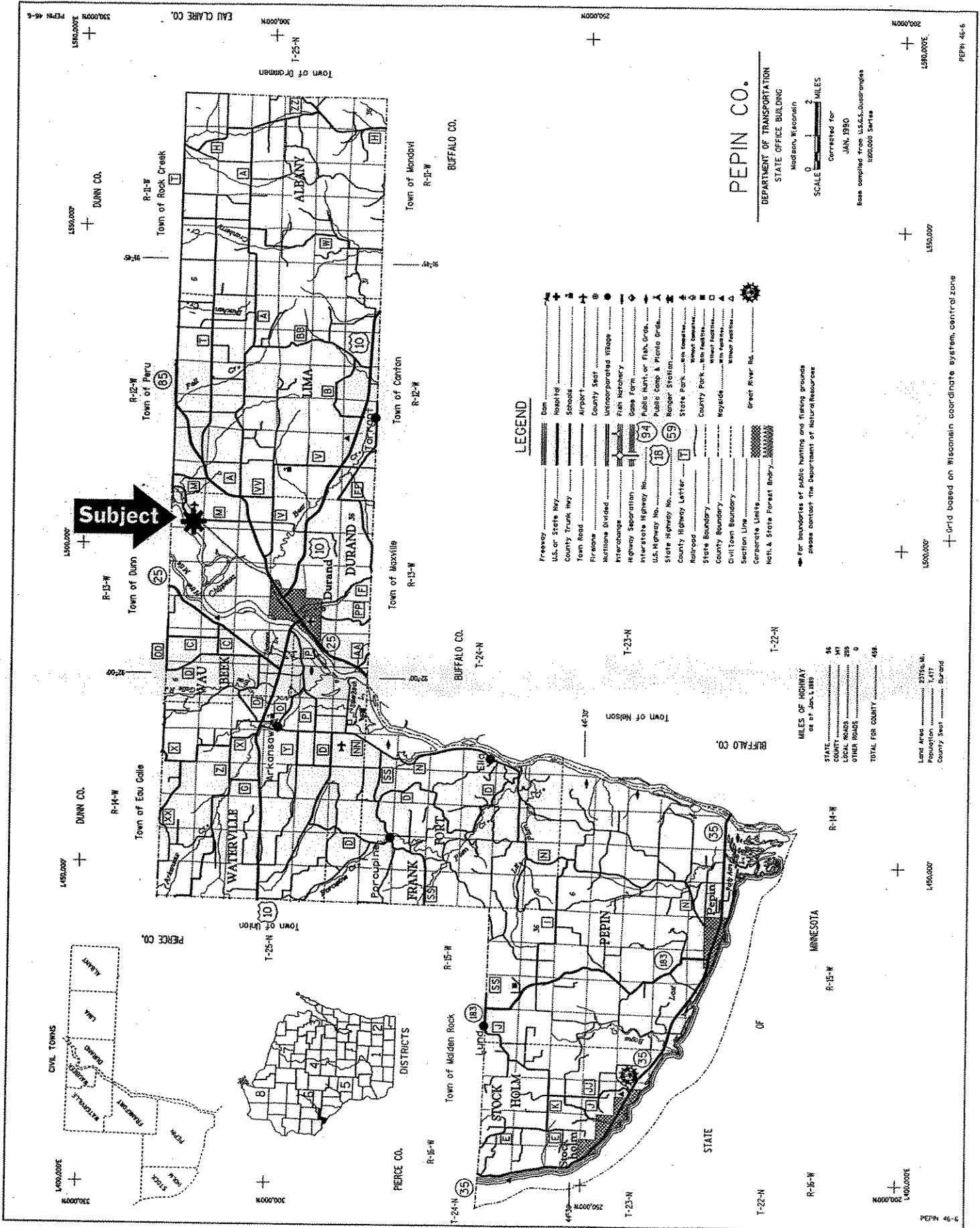
Richard Steffen
Bureau of Legal Services

5/16/01
Date

Steven W. Miller
Steven W. Miller

5/17/01
Date

RES:jp



Subject

LEGEND

- Freeway
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Roadway
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- Roadway
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Concrete Limits
- Nat'l. & State Forest Bndry
- Dam
- Hospital
- School
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt. or Fish. Grnd.
- Public Camp & Picnic Grnd.
- Range Station
- State Park
- County Park
- Royalite
- Street River Rd.

MILES OF HIGHWAY
as of Jan. 1, 1988

STATE	95
COUNTY	47
LOCAL ROADS	293
OTHER ROADS	0
TOTAL FOR COUNTY	488

Land Area 2375.1 M.
 Population 1,417
 County Seat Durand

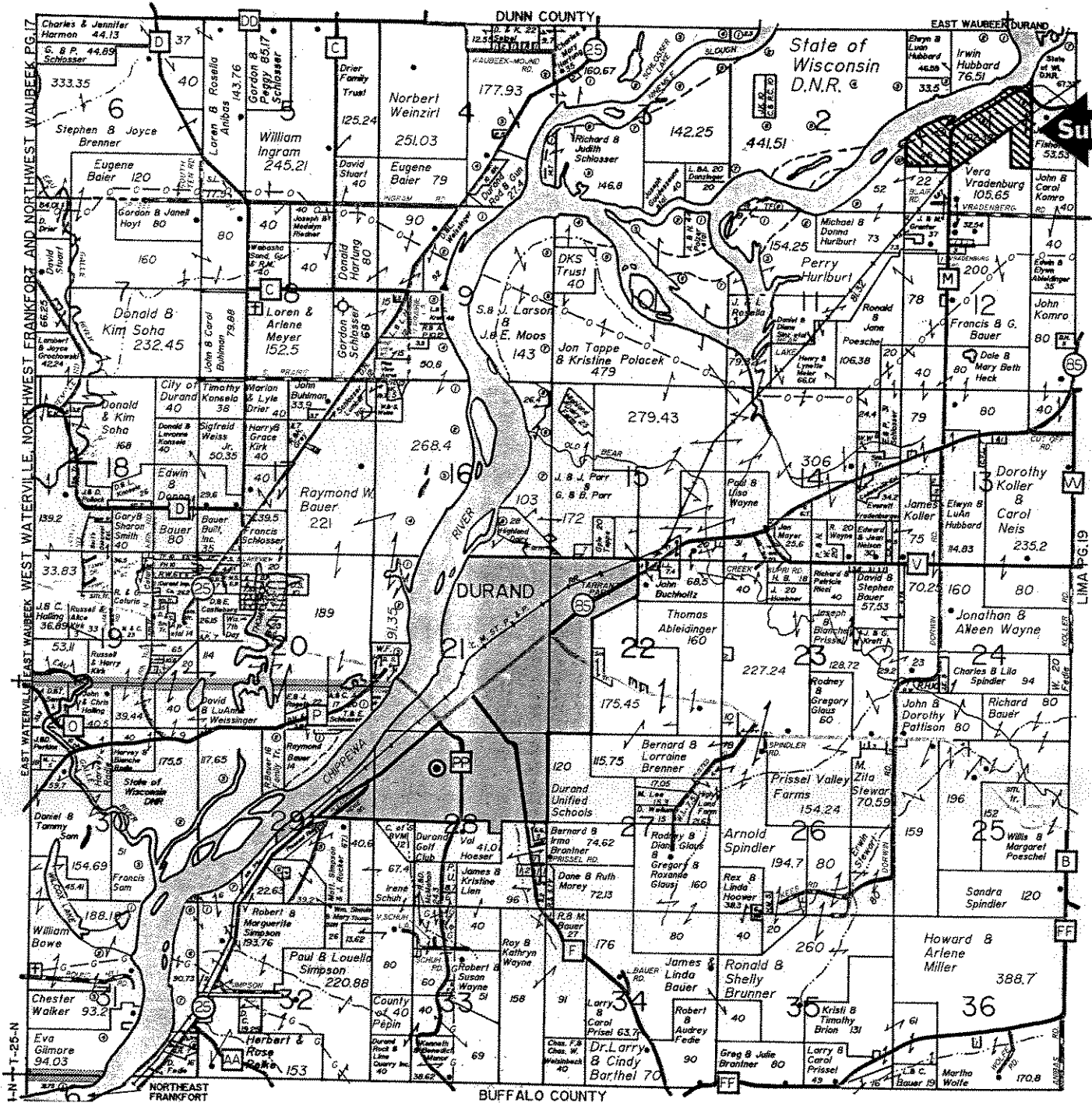
PEPIN CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected for
 JAN. 1980
 Base compiled from U.S.G.S. quadrangles
 1:50,000 Series

+ Grid based on Wisconsin coordinate system, central zone

EAST PART WATERVILLE DURAND - 7 - T.24-25N. - R.13W.
 EAST PART WAUBEK NORTHEAST PART FRANKFORT



Subject

LEGEND

- PROJECT BOUNDARY
- STATE OWNED
- STATE EASEMENT

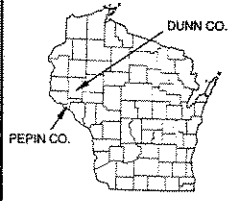
BOUNDARY APPROVED 11-90
date

ACREAGE GOAL 4,130.00
acres

PLANIMETERED AREA WITHIN BOUNDARY
acres

SCALE

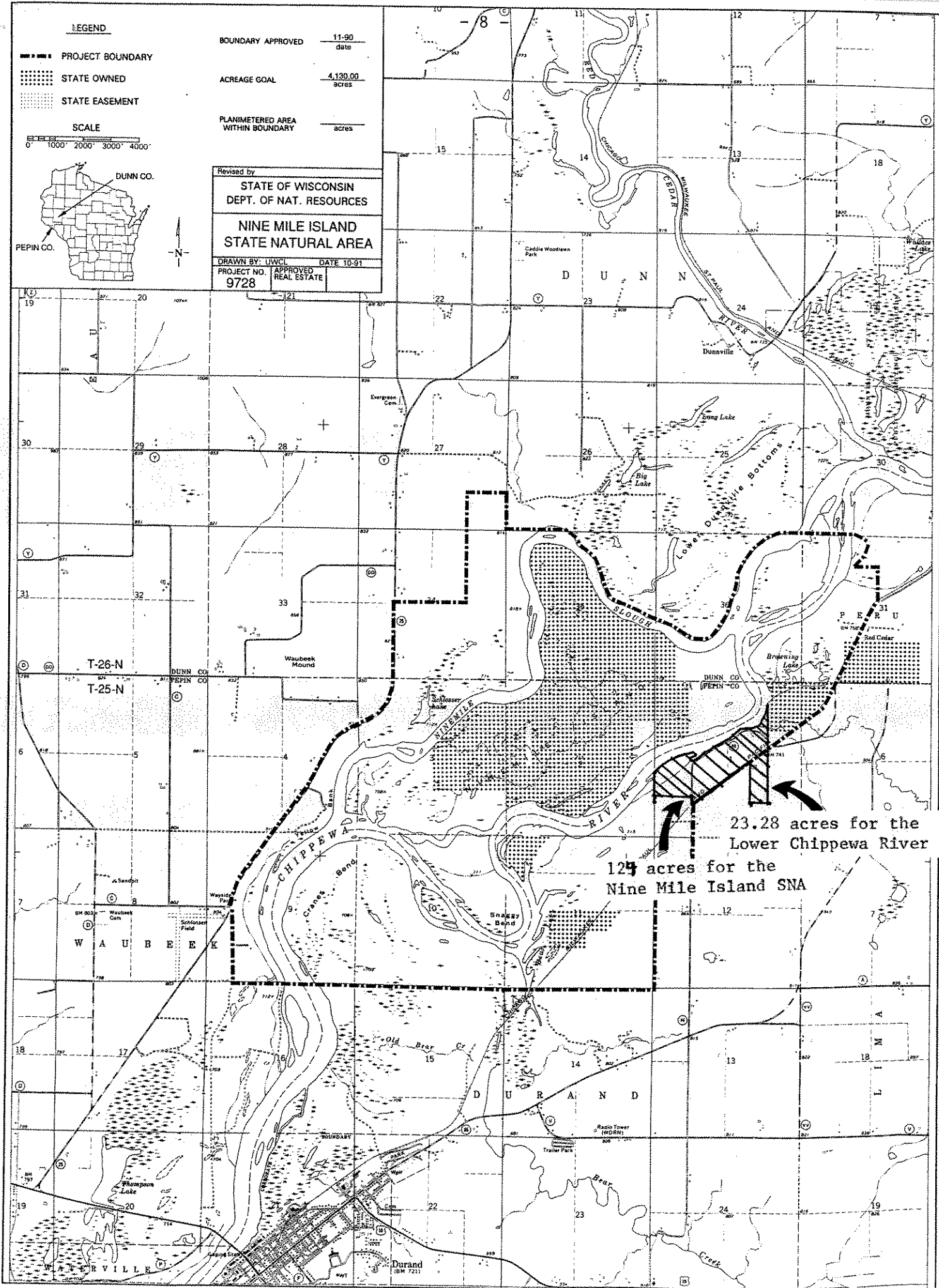
0 1000 2000 3000 4000'



Revised by
STATE OF WISCONSIN
DEPT. OF NAT. RESOURCES

**NINE MILE ISLAND
STATE NATURAL AREA**

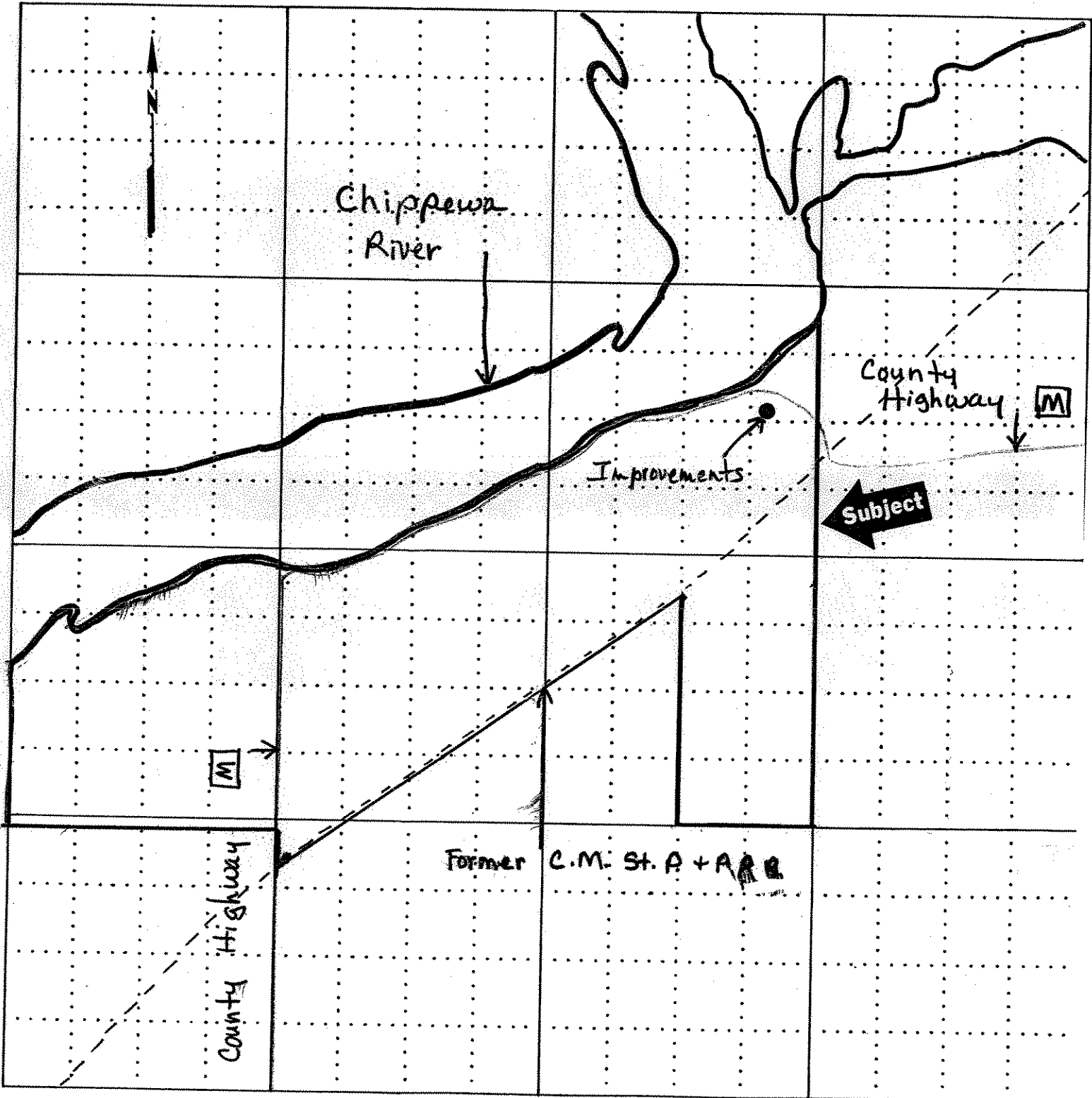
DRAWN BY: LWCL DATE 10-91
PROJECT NO. 9728 APPROVED REAL ESTATE

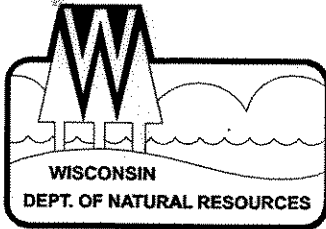


23.28 acres for the
Lower Chippewa River SNA

124 acres for the
Nine Mile Island SNA

PROJECT <i>Nine Mile Island Natural Area</i>		MAPPED BY <i>Mary M. Van Fossen</i>	
COUNTY <i>Pepin County</i>	LANDOWNER <i>Elwyn C. and Lu An Fae Hubbard</i>		
TOWN <i>Durand</i>	ADDRESS <i>W5053 Cty Rd. M, Durand, WI 54736</i>		
SECTION <i>1</i>	TOWNSHIP <i>T. 25N.</i>	RANGE <i>R. 13W.</i>	ACREAGE acres <i>147.28</i>





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

JUN 29 2001

IN REPLY REFER TO: W-1428

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 209.41 acre land purchase from Jerome Anderson for \$288,000. 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 June meeting. The land is required for wildlife management and public recreation.

The file number is W-1428 and the land is located in Polk 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: May 18, 2001
TO: Governor McCallum
FROM: Darrell Bazzell
SUBJECT: Proposed Land Acquisition, Jerome Anderson Tract, File # W-1428,
Option Expires August 1, 2001

FILE REF: W-1428

1. PARCEL DESCRIPTION:

Western Prairie Habitat Restoration Area
Polk County

Grantor:

Jerome Anderson
302 125th Street
Amery, WI 54001

Acres: 209.41

Price: \$288,000

Appraised Values: \$224,000, \$288,000 and \$315,000

Interest: Purchase in fee.

Improvements: High Capacity Well and Pump

Location: The tract is located five miles southwest of the City of Amery, in southern Polk County.

Land Description: The subject area is level to rolling cropland, with a few scattered pothole ponds.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	12.00
	Cropland	191.00
	<u>Wetland</u>	<u>6.00</u>
	TOTAL	209.41

Zoning: Exclusive Agriculture and Shoreland

Present Use: Agriculture and Outdoor Recreation

Proposed Use: Wildlife Management and Public Recreation

Tenure: More than 5 years

Property Taxes: \$3,929.57

Option Date: April 20, 2001

2. JUSTIFICATION:

Jerome Anderson has agreed to sell a 209.41-acre parcel to the Department for the Western Prairie Habitat Restoration Area Project (WPHRA). The parcel is located near the City of Amery, in south central Polk County. Purchase of the Anderson property will provide significant additional acreage for bird habitat as well as for hunting use by the public.

The Western Prairie Habitat Restoration Area Project was established in 1999 and encompasses 350,000 acres within 15 townships in St. Croix and Polk Counties. The acreage goal of 15,000 acres will permanently protect approximately 10% of the historic grassland acreage within the project. The project area includes prairie remnants from one of the largest prairies found in the state along with a mix of



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Paper

grasslands, potholes and marshes that are extremely conducive to pheasant and waterfowl production. The large, landscape scope of the project is based upon comprehensive research of biodiversity and ecosystem management practices. This is the first acquisition that has been recommended for this project.

Restoration of viable grasslands and wetlands to provide habitat for waterfowl, pheasants and grassland birds is the primary objective of the WPHRA Project. The intent is to widely scatter suitable habitat throughout the area, rather than concentrating the habitat in one place. The mix of agricultural land, grasslands, and wetlands is the key to productive wildlife populations. Reductions in habitat quality and quantity because of land use changes have contributed to the decline of grassland nesting wildlife populations. Also, wetland loss or degradation has been an important factor in the decline of many wetland wildlife species. Ten species of birds known to occur in this area are state-listed as endangered or threatened and 19 species are listed as special concern. Criteria outlined for the selection of parcels for the WPHRA include grasslands of at least 20 acres with priority given to properties containing larger grasslands, wetlands or prairie remnants. The Anderson property meets these criterias.

The state, local units of government, and non-profit conservation organizations currently own approximately 5,000 acres within the project boundary. These groups will continue to partner with the Department to purchase land and ultimately achieve the habitat protection and restoration goals for the project. The Department has reviewed this purchase with the Citizens Advisory Council for this project and received concurrence.

The 209.41-acre Anderson parcel proposed for purchase is the largest WPHRA purchase to date and has the potential to significantly increase the amount of habitat and public land in the project. The property to be purchased is almost entirely open and currently in crops, with only 12 acres of pine plantings included. The cropland is primarily Class 3 and Class 4. Several small pothole wetlands are also located on the tract. Long term management plans for the property include the restoration of the upland prairie, which will provide a large block of habitat for several grassland nesting bird species.

A considerable part of the value of the Anderson property is its large size and location, and the way it complements the greater complex of wetlands and established habitat in the surrounding area. The Anderson property is within 1 mile of the Parker Creek Fishery Area, 130 acres of US Fish & Wildlife land and 288 acres of Department land that has recently been purchased for the WPHRA. Purchase of the Anderson parcel will also add public lands for recreation to this complex.

The cropland on the Anderson property is currently being rented to a local farmer, and the Department will continue to work with the farmer as the prairie restoration work is phased-in over the next several years. There is also a large irrigation well on the property. It hasn't been used for several years, and is not considered to contribute to the value of the property. The Department is working with Mr. Anderson and the surrounding neighbors to determine whether the well should be retained for possible future agricultural use, or dismantled and abandoned. The home and farm buildings on this ownership are being retained by the owner on a 29.5-acre parcel. A portion of the farmland will be rented or sharecropped for at least 7 years.

Acquisition of the Anderson parcel will allow habitat restoration and management of the area for wildlife in conjunction with the larger, surrounding complex of wetland and habitat. Public recreation in the area will also be enhanced by the purchase, and some agricultural use may continue on the land. For these reasons the Department recommends purchase of the Anderson property for the Western Prairie Habitat Restoration Area Project.

4. ACQUISITION STATUS OF THE WESTERN PRAIRIE HABITAT RESTORATION AREA:

Established: 1999
Acres Purchased to Date: 275.99
Acquisition Goal: 15,000.0 Acres
Percent Complete: 1.8%
Cost to Date: \$249,300

5. APPRAISAL:

Appraiser: Michael Augustyn (Private Appraiser)
Valuation Date: March 1, 2001
Appraised Value: \$288,000
Highest and Best Use: Rural Residential - Recreational

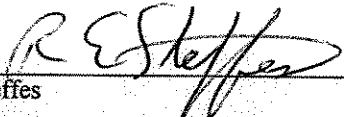
Allocation of Values:

- a. land: 209.41 acres @ \$1,375 per acre: \$288,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$1,335 to \$1,398 per acre

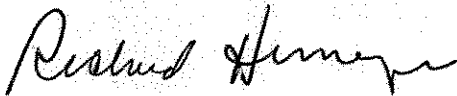
Appraisal Review: Ron Olson — June 5, 2000

Comments: Three appraisals were completed for this transaction. The first appraisal, completed by Rod Bush (Private Appraiser) estimated value at \$224,000 on April 24, 2000. The second appraisal, completed by Frederick Radichel (Private Appraiser) on January 18, 2001, produced a valuation of \$315,000. The third appraisal was completed by Michael Augustyn (Private Appraiser) on March 1, 2001 with a valuation of \$288,000. The Augustyn appraisal was used to estimate the final value of the property, as it was considered the best estimate of value.

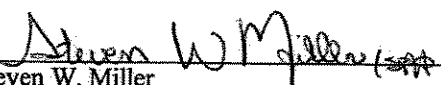
RECOMMENDED:


Richard E. Steffes

5-18-01
Date

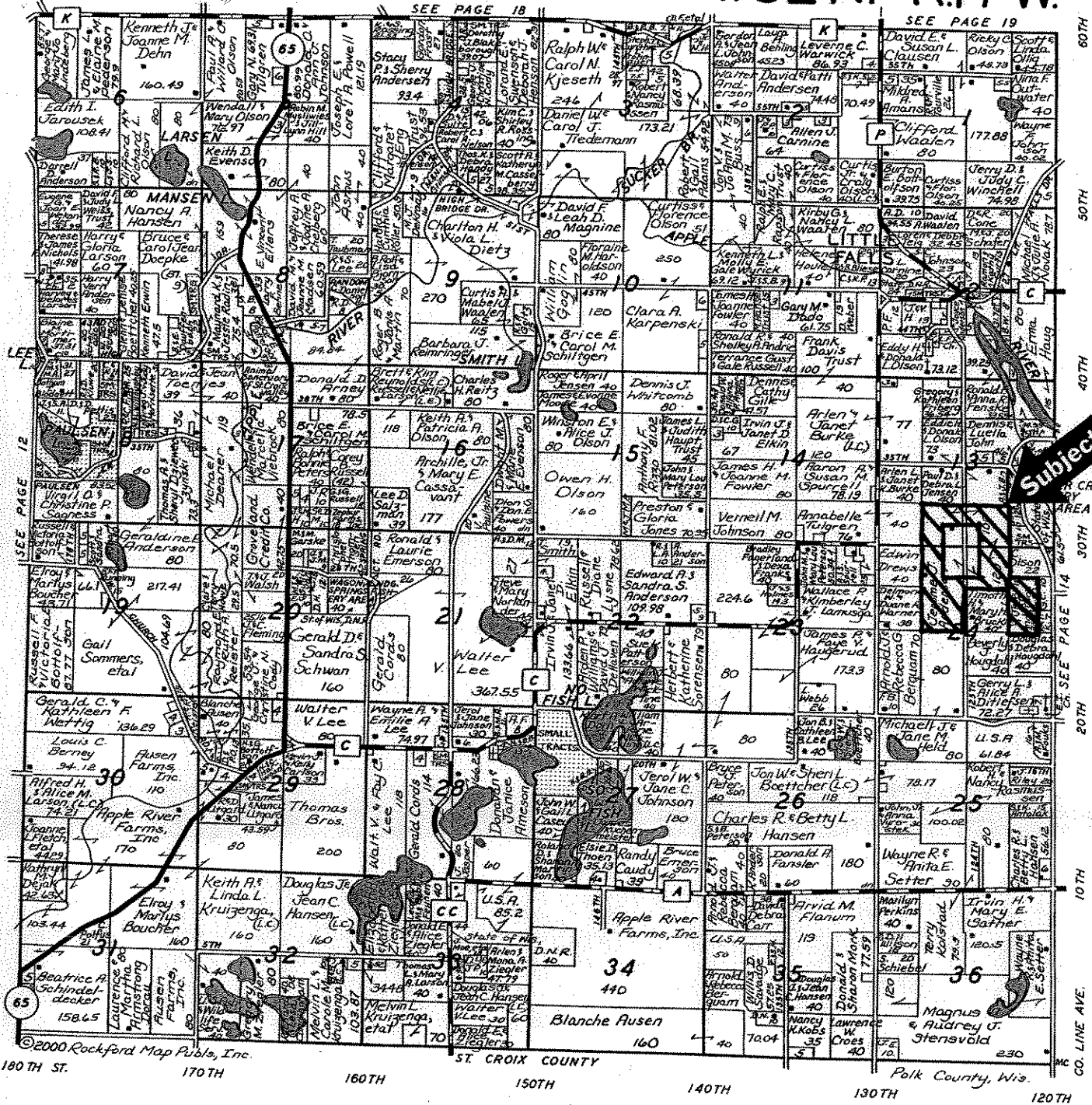

Bureau of Legal Services

5/20/01
Date


Steven W. Miller

6/1/01
Date

RES:tmt

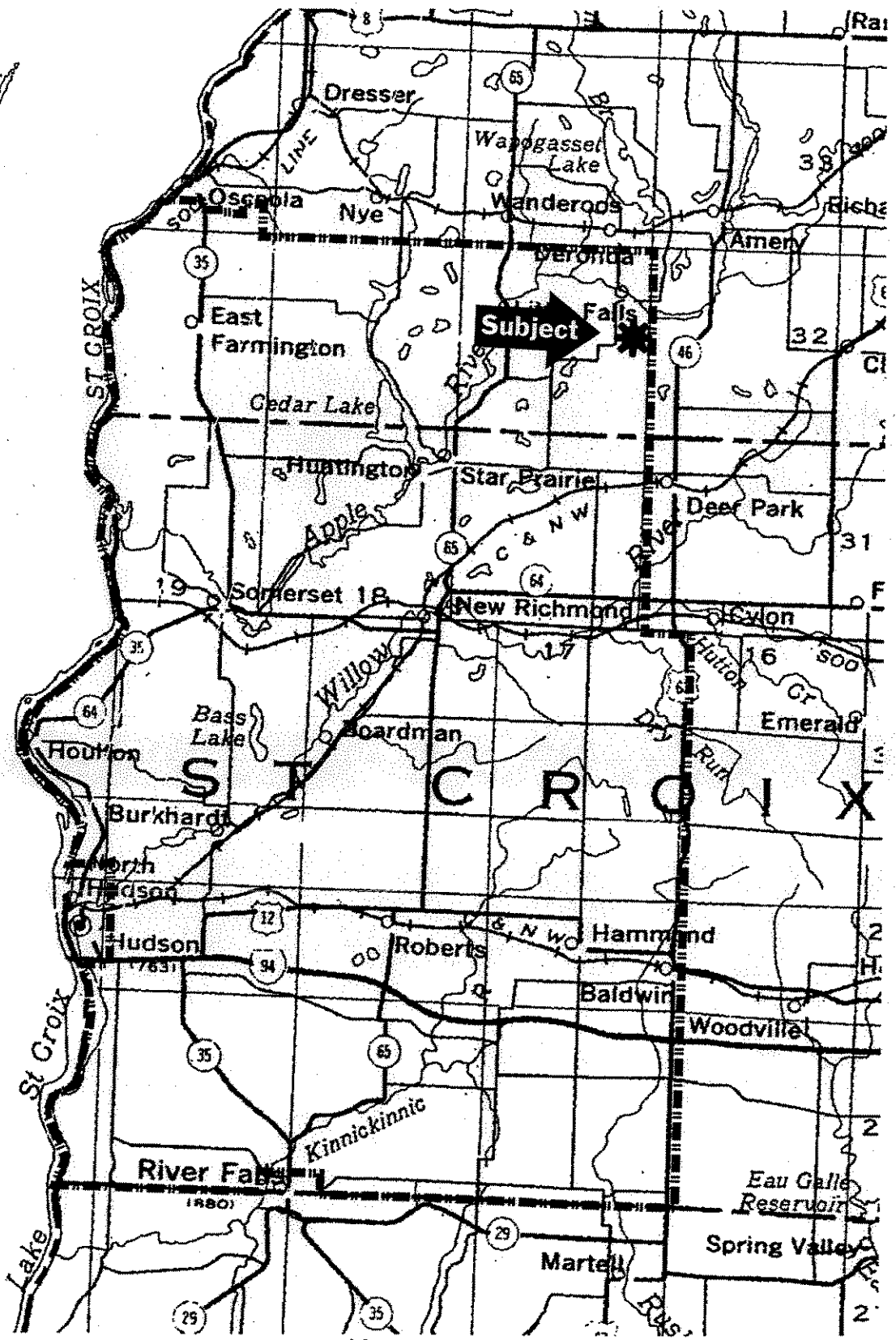
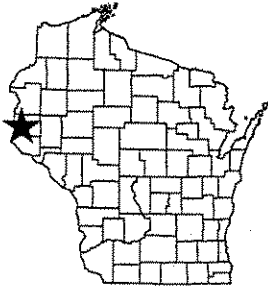


Subject

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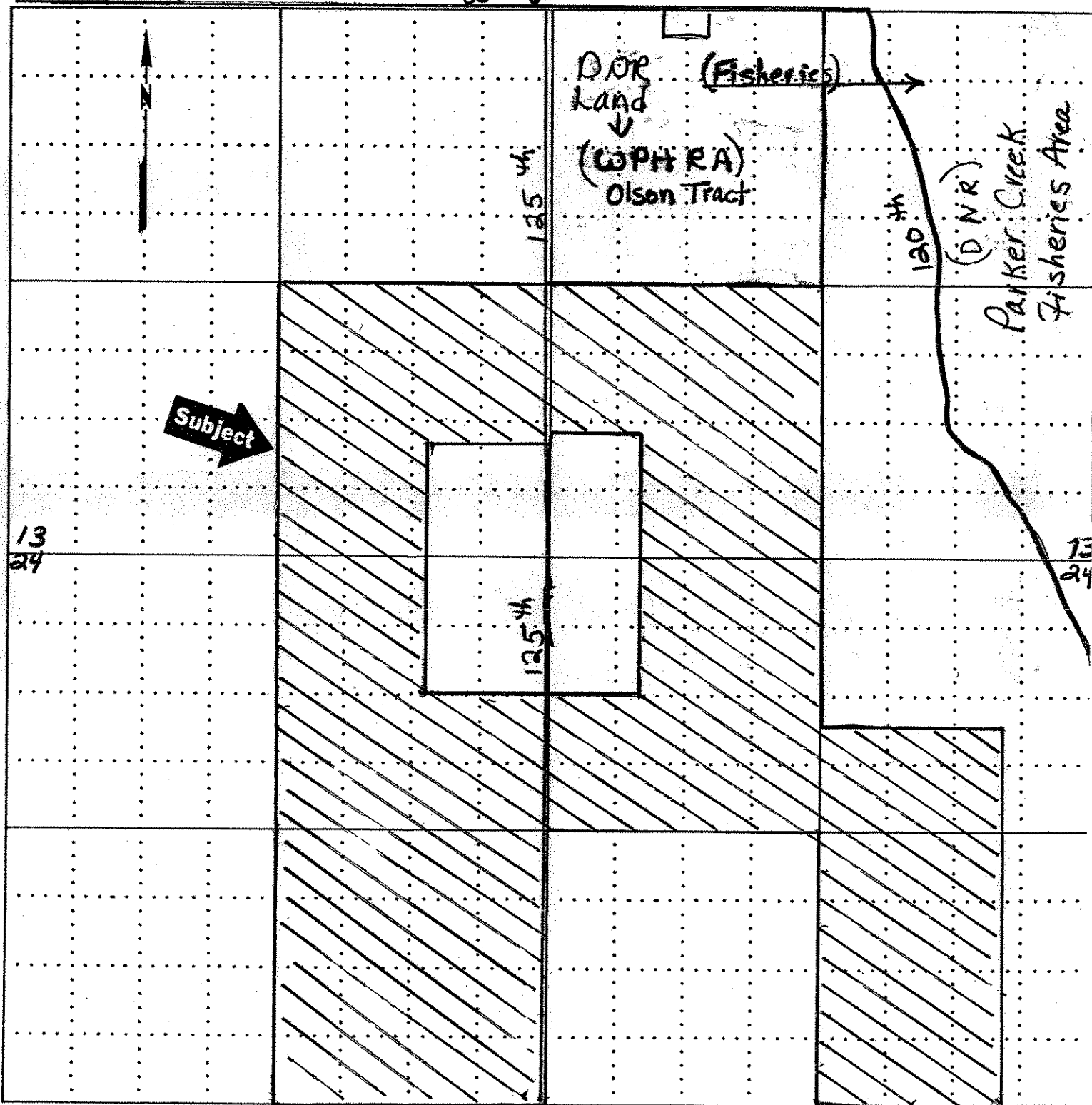
Western Prairie Habitat Restoration Area

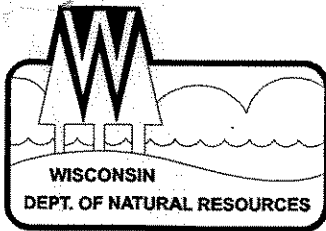


- Western Prairie Boundary
- Highways
- County Boundary



PROJECT Western Prairie Habitat Restoration Area		MAPPED BY Mary M. Van Fossen	
COUNTY Polk County		LANDOWNER Jerome J. Anderson	
TOWN Alden		ADDRESS 302 125 th St. Amery, WI 54001	
SECTION 13/24	TOWNSHIP T. 32N.	RANGE R. 17W.	ACREAGE 209.41





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

JUN 29 2001

IN REPLY REFER TO: W-1422

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 216.0 acre land purchase from James and Mary Ann Johnson for \$378,000. 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 June meeting. The land is required for wildlife management and public recreation.

The file number is W-1422 and the land is located in St. Croix 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

DATE: June 1, 2001 FILE REF: W-1422
TO: Governor McCallum
FROM: Darrell Bazzell LB
SUBJECT: Proposed Land Acquisition, Johnson Tract, File # W-1422, Option Expires August 1, 2001

1. PARCEL DESCRIPTION:

Western Prairie Habitat Restoration Area
St. Croix County

Grantor:

James and Mary Ann Johnson
1922 235th Ave.
Deer Park, WI 54007

Acres: 216.0
Price: \$378,000*
Appraised Value: \$359,700 and \$400,000
Interest: Purchase in fee.
Improvements: None

Location: The land is located seven miles northeast of the City of New Richmond, in northern St. Croix County. It consists of two parcels located about 1/2 mile apart.

Land Description: The subject area is flat to rolling, with scattered pothole ponds.

Table with 3 columns: Covertypes Breakdown, Type, and Acreage. Rows include Wooded Upland (4.0), Wetland (11.0), Cropland (CRP) (201.0), and TOTAL (216.0).

Zoning: Agriculture
Present Use: Outdoor Recreation and Conservation Reserve Program
Proposed Use: Wildlife Management and Public Recreation
Tenure: 23 years
Property Taxes: 3,074.73
Option Date: March 16, 2001
Comments: *The final price will be calculated at \$1,750 per acre times surveyed size.

2. JUSTIFICATION:

The Johnson's have agreed to sell 216 acres in two separate parcels to the Department for the Western Prairie Habitat Restoration Area Project (WPHRA). The land is located about 4 miles east of the Village of Star Prairie, in north central St. Croix County.

The Western Prairie Habitat Restoration Area Project was established in 1999 and encompasses 350,000 acres within 15 townships in St. Croix and Polk Counties. The acreage goal of 15,000 acres will permanently protect approximately 10% of the historic grassland acreage within the project. The project area includes prairie remnants from one of the largest prairies found in the state, along with a mix of



grasslands, potholes and marshes that are extremely conducive to pheasant and waterfowl production. The large, landscape scope of the project is based upon comprehensive research of biodiversity and ecosystem management practices. This is the first acquisition that has been recommended for this project.

Restoration of viable grasslands and wetlands to provide habitat for waterfowl, pheasants and grassland birds is the primary objective of the WPHRA Project. The intent is to widely scatter suitable habitat throughout the area, rather than concentrating the habitat in one place. The mix of agricultural land, grasslands, and wetlands is the key to productive wildlife populations. Reductions in habitat quality and quantity because of land use changes have contributed to the decline of grassland nesting wildlife populations. Also, wetland loss or degradation has been an important factor in the decline of many wetland wildlife species. Ten species of birds known to occur in this area are state-listed as endangered or threatened and 19 species are listed as special concern. Criteria outlined for the selection of parcels for the WPHRA include grasslands of at least 20 acres with priority given to properties containing larger grasslands, wetlands or prairie remnants. The Johnson property meets these criterias.

The state, local units of government, and non-profit conservation organizations currently own approximately 5,000 acres within the project boundary. These groups will continue to partner with the Department to purchase land and ultimately achieve the habitat protection and restoration goals for the project. The Department has reviewed this purchase with the Citizen's Advisory Council for this project and have received concurrence.

The Johnson transaction encompasses 216 acres of open upland, of which 201 acres is currently enrolled in CRP. Also included are 4 acre of woodland and 11 acres of wetland. Future management plans for the parcel include the restoration of about 2 acres of the farmed wetland, and planting the CRP land to prairie, which will provide excellent habitat for grassland nesting birds. The Johnson tract is located within 1 mile of two federal waterfowl production areas, totalling over 400 acres. The Johnson land will become part of the larger grassland/wetland complex in the area, enhancing the benefit to wildlife of both this tract and the federal lands.

This ownership includes two parcels located ½ mile apart. These parcels consist of an 84-acre parcel and a 132-acre parcel. The cropland is currently in CRP with 9 years remaining. It is possible that the highly erodable land will be again cropped for a few years after CRP, in order to help establish a higher quality wildlife grassland.

The 132-acre Johnson tract is part of a larger 168-acre parcel where the Johnson's reside. The driveway and septic field that serve the residences are located on the property to be acquired and the Johnson's will retain an easement for their use.

The Department recommends acquisition of the parcel to allow habitat restoration and management of the area for wildlife in conjunction with the Western Prairie Habitat Restoration Area Project.

3. FINANCING:

State Stewardship bond funds are anticipated *:

Funds allotted to program:	Balance after proposed transaction:
\$5,100,000	\$2,571,162

* Comment: Fiscal Year 2002 funds are anticipated. The Department will not seek Governor's approval until funds are available (after July 1, 2001).

4. ACQUISITION STATUS OF THE WESTERN PRAIRIE HABITAT RESTORATION AREA:

Established: 1999
Acres Purchased to Date: 78.11
Acquisition Goal: 15,000.0 Acres

Percent Complete: 0.5%
Cost to Date: \$132,800

5a. APPRAISAL:

Appraiser: Michael Augustyn (Private Appraiser)
Valuation Date: November 9, 2000
Appraised Value: \$400,000
Highest and Best Use: Rural Residential – Recreational / Agriculture

Allocation of Values:

- a. land: 218 acres @ 1,835 per acre: \$400,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$1,788 to \$2,123 per acre

Appraisal Review: Ron Olson — January 26, 2001

5b. APPRAISAL:

Appraiser: Frederick Radichel (Private Appraiser)
Valuation Date: November 28, 2000
Appraised Value: \$359,700
Highest and Best Use: Residential Development

Allocation of Values:

- a. land: 218 acres @ \$1,650 per acre: \$359,700
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$1,579 to \$1,762 per acre

Appraisal Review: Ron Olson — January 26, 2001

Comments: Two appraisals were completed for this transaction. Michael Augustyn (Private Appraiser) prepared the first appraisal on November 8, 2000 with a valuation of \$400,000 (\$1,835 per acre). Frederick Radichel (Private Appraiser) completed the second appraisal on November 28, 2000 with a valuation of \$359,700 (\$1,650 per acre). Both appraisals used 218 acres as the parcel size for valuation, however, the final acreage will be subject to survey and price was negotiated at \$1,750 per acre, which is about the midpoint between appraised values (\$1,750 per acre). In final negotiations, the sellers decreased the land to be sold to 216 acres to provide more buffer around their residence.

RECOMMENDED:

Richard E. Steffes
Richard E. Steffes

5-17-01
Date

Richard H. ...
Bureau of Legal Services

8/22/01
Date

Steven W. Miller (SM)
Steven W. Miller

6/1/01
Date

RES:tmt

LEGEND

- Prerogative
- Municipal District
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Highway
- Railroad
- Stream
- Water
- Highway Separation
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- City Boundary
- City Town Boundary
- Section Line
- Ditch
- Hospital
- School
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Club
- Public Camp & Hunt Club
- Ranger Station
- State Park
- County Park
- Water Well
- Water Well

MILES OF HIGHWAY
as of 1-1-64

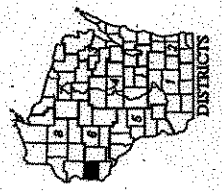
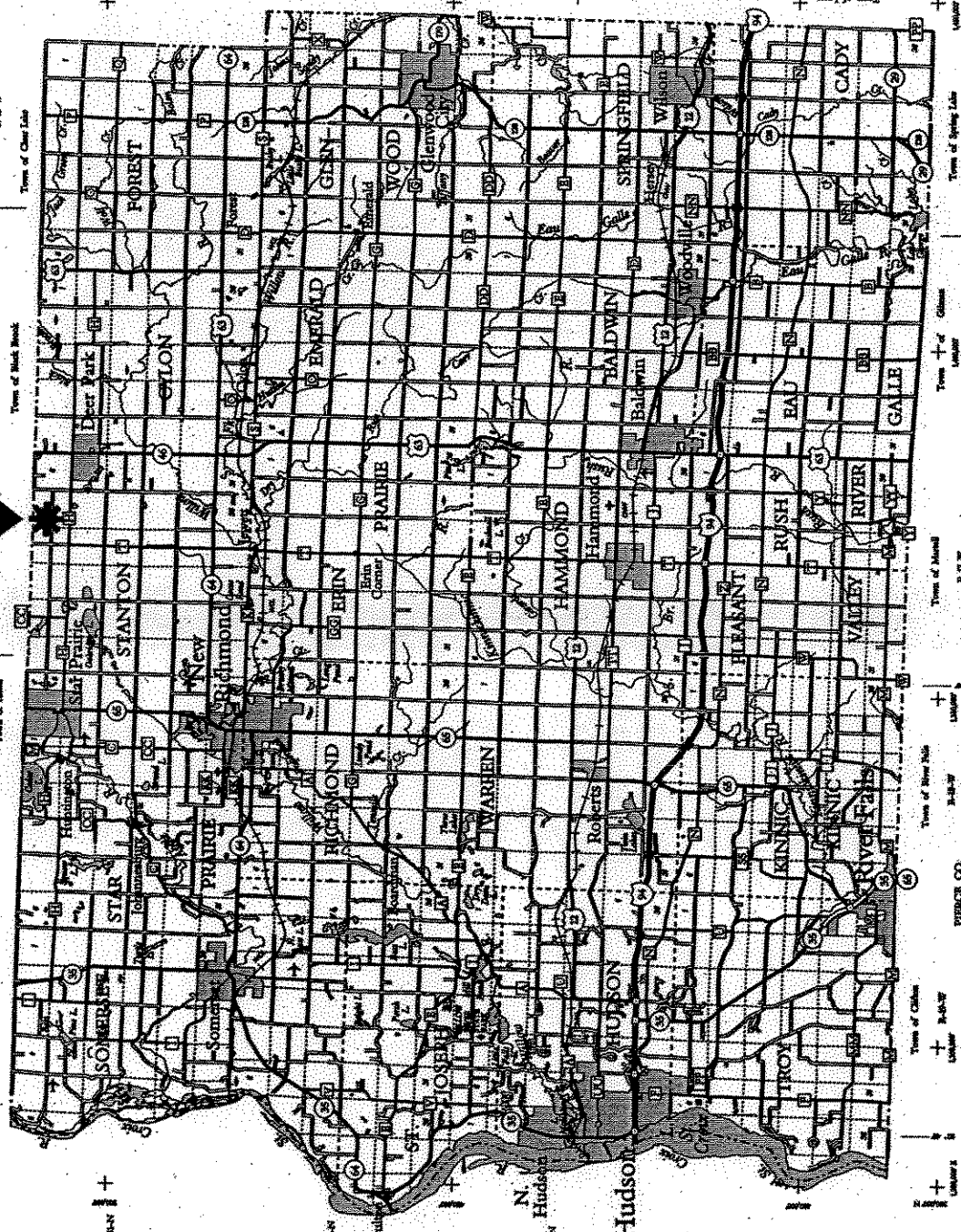
STATE HIGHWAY..... 100
COUNTY HIGHWAY..... 100
LOCAL ROAD..... 100
OTHER ROAD..... 100
TOTAL FOR COUNTY..... 100

Land Area..... 100
Water Area..... 100
County Seat..... 100

ST. CROIX CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
JANESVILLE, WISCONSIN

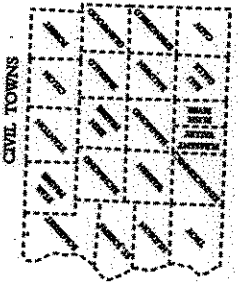
SOCIAL ENGINEERING TAXES
Created by
JAN 1965
Revised from U.S.G.A. Questionnaire
10/20/65 Issue

Subject →



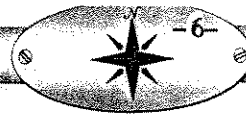
DISTRICTS NOT BEING OF A COUNTY

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



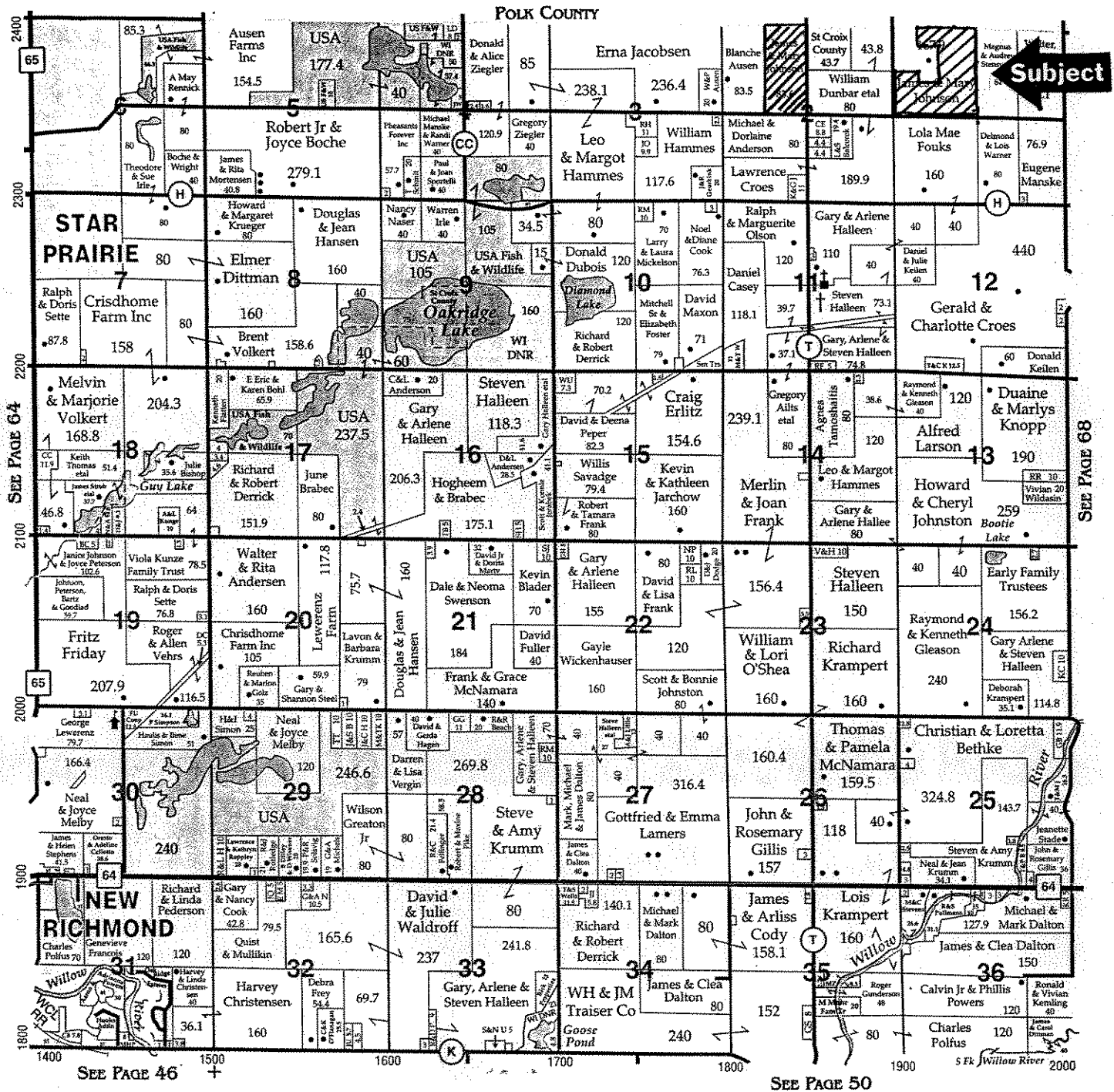


Stanton



T.31N. - R.17W.

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Subject

SEE PAGE 64

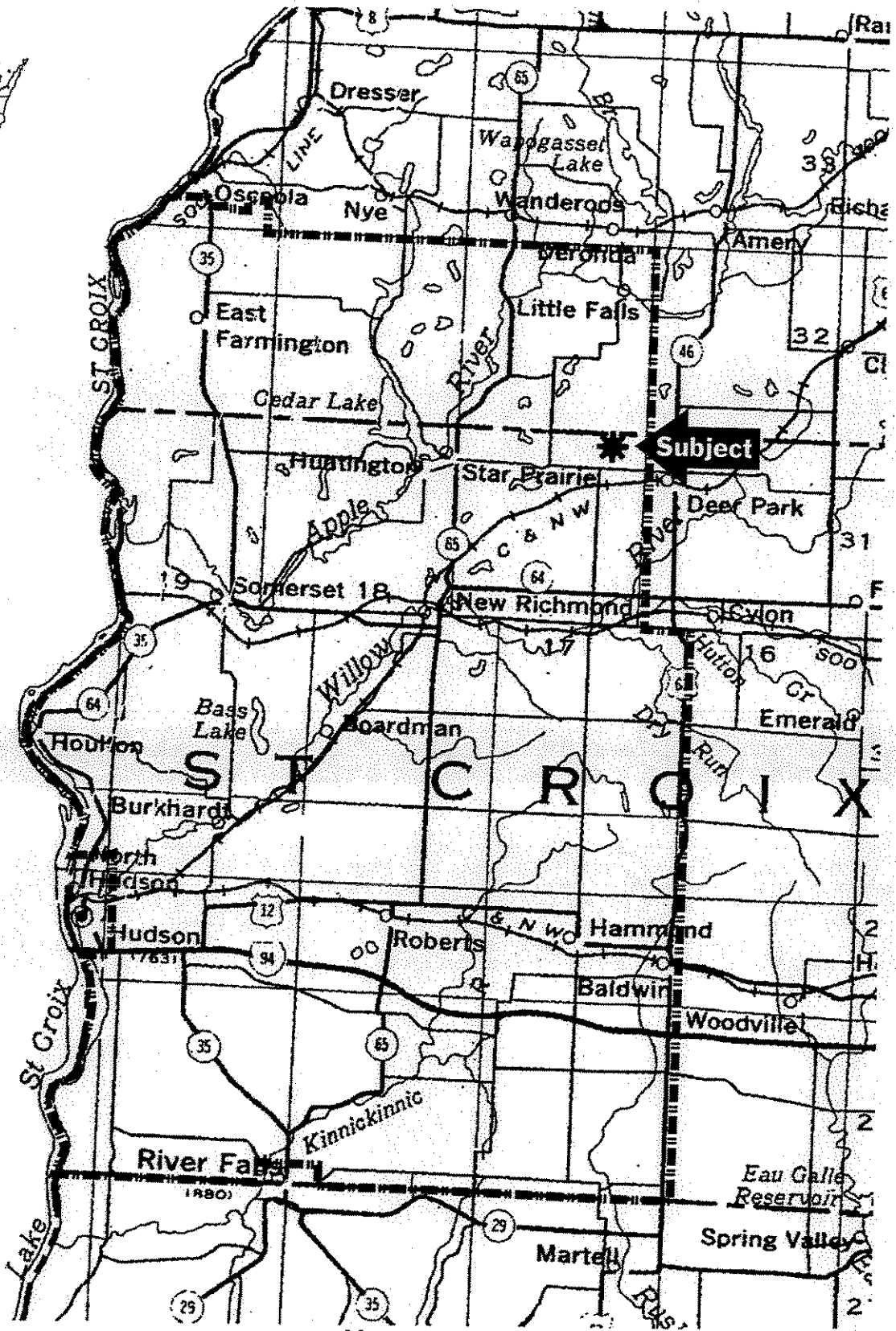
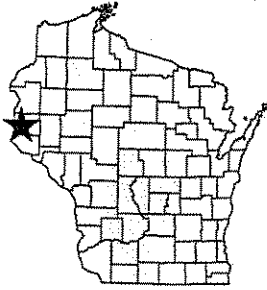
SEE PAGE 68




SEE PAGE 46

SEE PAGE 50

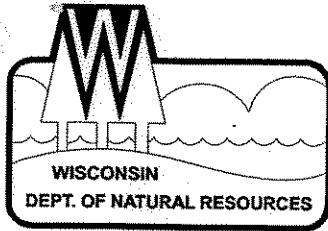
"Reproduced with permission of Cloud Cartographics, Inc."

Western Prairie Habitat Restoration Area



-  Western Prairie Boundary
-  Highways
-  County Boundary





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

JUN 29 2001

IN REPLY REFER TO: W-1421

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 120.08 acre land purchase from Penny Reno and Merikay Warnke for \$252,000. 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 June meeting. The land is required for wildlife management and public recreation.

The file number is W-1421 and the land is located in Winnebago 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: May 15, 2001
TO: Governor McCallum
FROM: Darrell Bazzell *DB*
SUBJECT: Proposed Land Acquisition, Penny Reno and Merikay Warnke Tract, File # W-1421, Option Expires August 1, 2001

FILE REF: W-1421

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration Area
Winnebago County

Grantor:

Penny Reno and Merikay Warnke
c/o Don Wagner, Action Agency
Box 157, 1133 West Fond du Lac Street
Ripon, WI 54971

Acres: 120.08

Price: \$252,000

Appraised Value: \$252,000

Interest: Purchase in fee.

Improvements: None of value

Location: The tract is located eighteen miles southwest of the City of Oshkosh, in southwestern Winnebago County.

Land Description: The subject property consists of two non-adjacent parcels. The northern parcel is approximately 80 acres and is flat to gently rolling cropland and brush. The southern parcel is approximately 40 acres in size and is rolling cropland and brush.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Cropland	60.08
	Brushlands	60.00
	TOTAL	120.08

Zoning: Agriculture, Conservancy, Floodplain

Present Use: Agriculture and Outdoor Recreation

Proposed Use: Wildlife Management and Public Recreation

Tenure: 6 years

Property Taxes: \$1,285.65

Option Date: March 9, 2001

2. JUSTIFICATION:

The Department proposes to purchase the Warnke and Reno property, consisting of two parcels of land totalling 120.08 acres, located in Winnebago County. Acquisition will allow wildlife management and restoration, protect the natural, geologic, and cultural values of the property, and provide opportunities for public recreation and education on the Glacial Habitat Restoration Area.

The Glacial Habitat Restoration Area (HRA) was established in 1990 to restore 38,600 acres of grasslands and 11,000 acres of wetlands to increase populations of ring-necked pheasants, waterfowl, and grassland songbirds in 24 townships in Dodge, Fond du Lac, Columbia, and Winnebago Counties. The project uses a landscape scale approach to habitat management that incorporates a patchwork of wetland and grasslands with cropland to create habitat conditions more favorable for self-sustaining wildlife populations in the glacial moraines of east central Wisconsin. The intent is to widely scatter suitable habitat throughout the area, rather than concentrating the habitat in one area. The mix of agricultural land, grasslands, and wetlands is the key to productive wildlife populations.

The Department uses perpetual easements, fee title acquisition, other agency programs, volunteer agreements, and cost-share activities to establish 38,600 acres of grassland nest cover, (10% of the available upland area) and restore 11,000 acres of wetland, (10% of the drained wetlands) within the 24 township project area.

The need for the GHA is based on a documented decline in grassland and wetland wildlife populations. Reductions in habitat quality and quantity because of land use changes have contributed to the decline of grassland nesting wildlife populations. Also, wetland loss or degradation has been an important factor in the decline of many wetland wildlife species. Since the 1830s, the area encompassed by the GHA has lost 99% of its prairie and savanna and over 50% of its wetlands.

Applying the habitat management practices that restore and enhance grasslands and wetlands will create more favorable conditions for self-sustaining populations of blue-winged teal, mallards, ring-necked pheasants, and non-game grassland birds.

The Warnke and Reno property is approximately 120.08 acres in size and consists of two parcels of non-adjacent land. The northern parcel is approximately 80 acres in size, and the southern parcel is about 40 acres in size. The cover types for the subject are 60 acres of cropland and 60 acres of brushland. The subject has no streams or water other than occasional ponded water in the wetter areas of the property. However, the property does offer scenic overlooks of Rush Lake and runoff from the parcel directly affect the Rush Lake watershed.

State-owned land is located between the parcels, connecting them into a large contiguous block of approximately 230 acres. There is also 150 acres of land owned by The Nature Conservancy to the east. The parcels meet all three nesting habitat models and will be gradually restored to native prairie. The cropland will be sharecropped or rented to local farmers for at least three more years, then slowly transformed into native prairie.

Acquisition will allow for restoration of prairie habitat and provide nesting cover and foraging areas for wildlife, as well as create a more stable managing environment by blocking in existing state ownership. Acquisition will also protect the natural resources of the property by preventing development, and will provide more opportunities for public recreation.

The Department recommends acquisition of the parcel to allow management of the area for wildlife, to allow restoration of the cropland to grassland, and to provide for additional public recreation and education.

3. FINANCING:

State Stewardship bond funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction
Stewardship Bond:	\$5,100,000	\$2,571,162

Comments: Fiscal Year 2002 funds are anticipated. The Department will not seek Governor's approval until funds are available (after July 1, 2001).

4. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION AREA:

Established: 1990
Acres Purchased to Date: 11,656.38
Acquisition Goal: 28,400.0 Acres
Percent Complete: 41.04%
Cost to Date: \$7,909,695

5. APPRAISAL:


Appraiser: Michael Augustyn (Private Appraiser)
Valuation Date: January 31, 2001
Appraised Value: \$252,000
Highest and Best Use: Rural Residential-Agricultural

Allocation of Values:

- a. land: 120.08 acres @ \$2,099 per acre: \$252,000
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$1,945 to \$2,365 per acre

Appraisal Review: Phil Lepinski — February 21, 2001

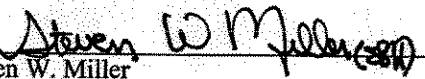
RECOMMENDED:


Richard E. Steffes

5-15-01
Date

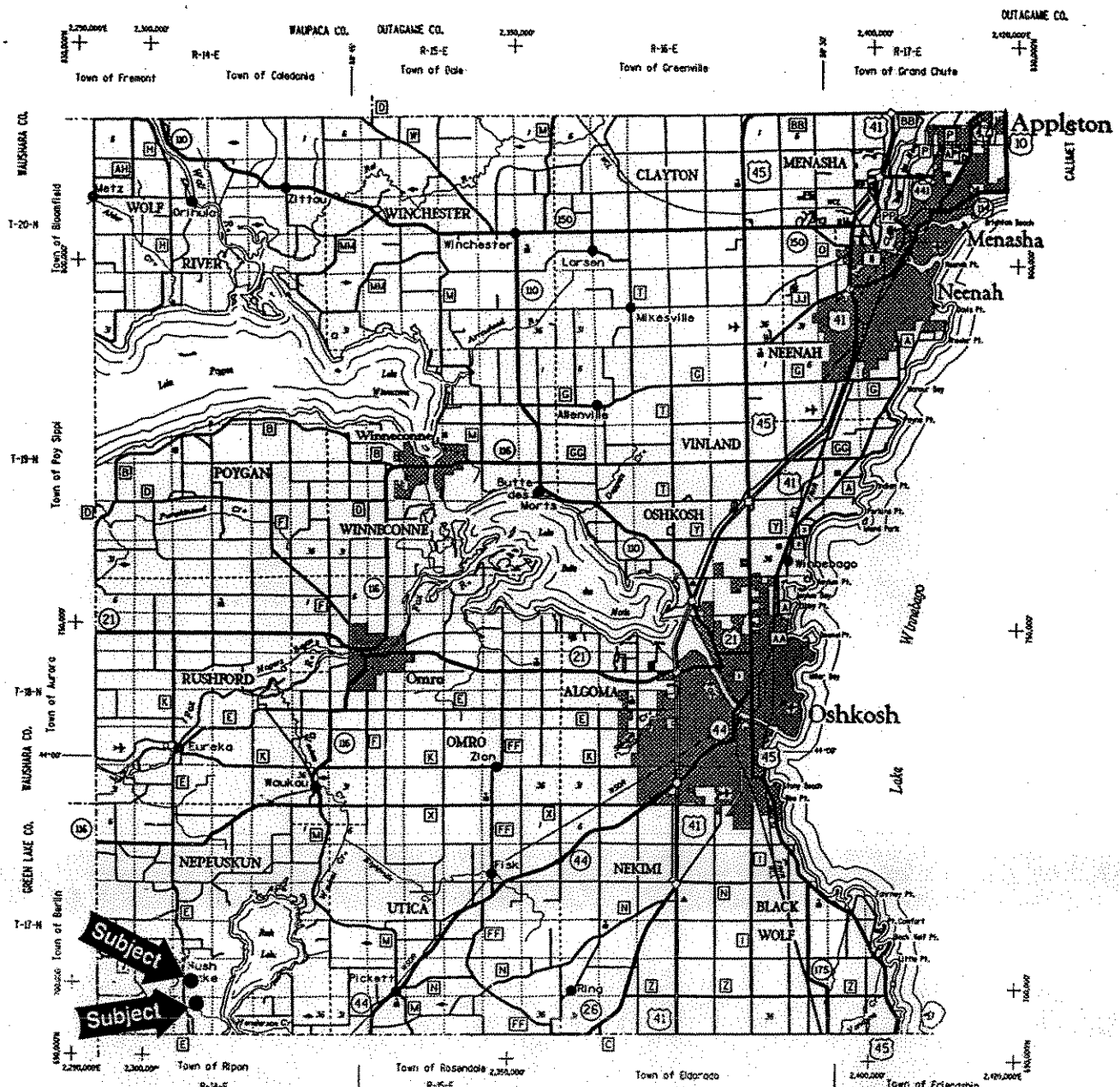

Bureau of Legal Services

5/16/01
Date


Steven W. Miller

5/17/01
Date

RES:jp

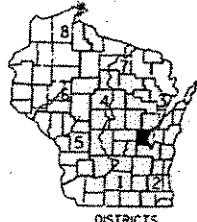


Subject

Subject

LEGEND

- Freeway Dan
- U.S. or State Hwy Hospital
- County Trunk Hwy Schools
- Town Road Airport
- Firelane County Seat
- Highway Divided Unincorporated Village
- Interchange Fire Stationery
- Highway Separation Gate Farm
- Interstate Highway No. Public Hunt. or Fish. Dist.
- U.S. Highway No. Public Camp & Fire Stn.
- State Highway No. Ranger Station
- County Highway Letter State Park
- Railroad County Park
- State Boundary University of Wisconsin - Oshkosh
- County Boundary Winnebago Mental Health Institute
- Civil Town Boundary Winnebago Camp Correctional Institution
- Section Line
- Corporate Limits
- Nat'l. & State Forest Boundary

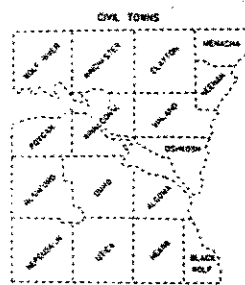


TOWNSHIP NUMBERING

6	5	4	3	2	1
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

MILES OF HIGHWAY
as of Jan. 1, 1989

STATE 62
COUNTY 252
LOCAL ROADS 980
OTHER ROADS 137
TOTAL FOR COUNTY 1317

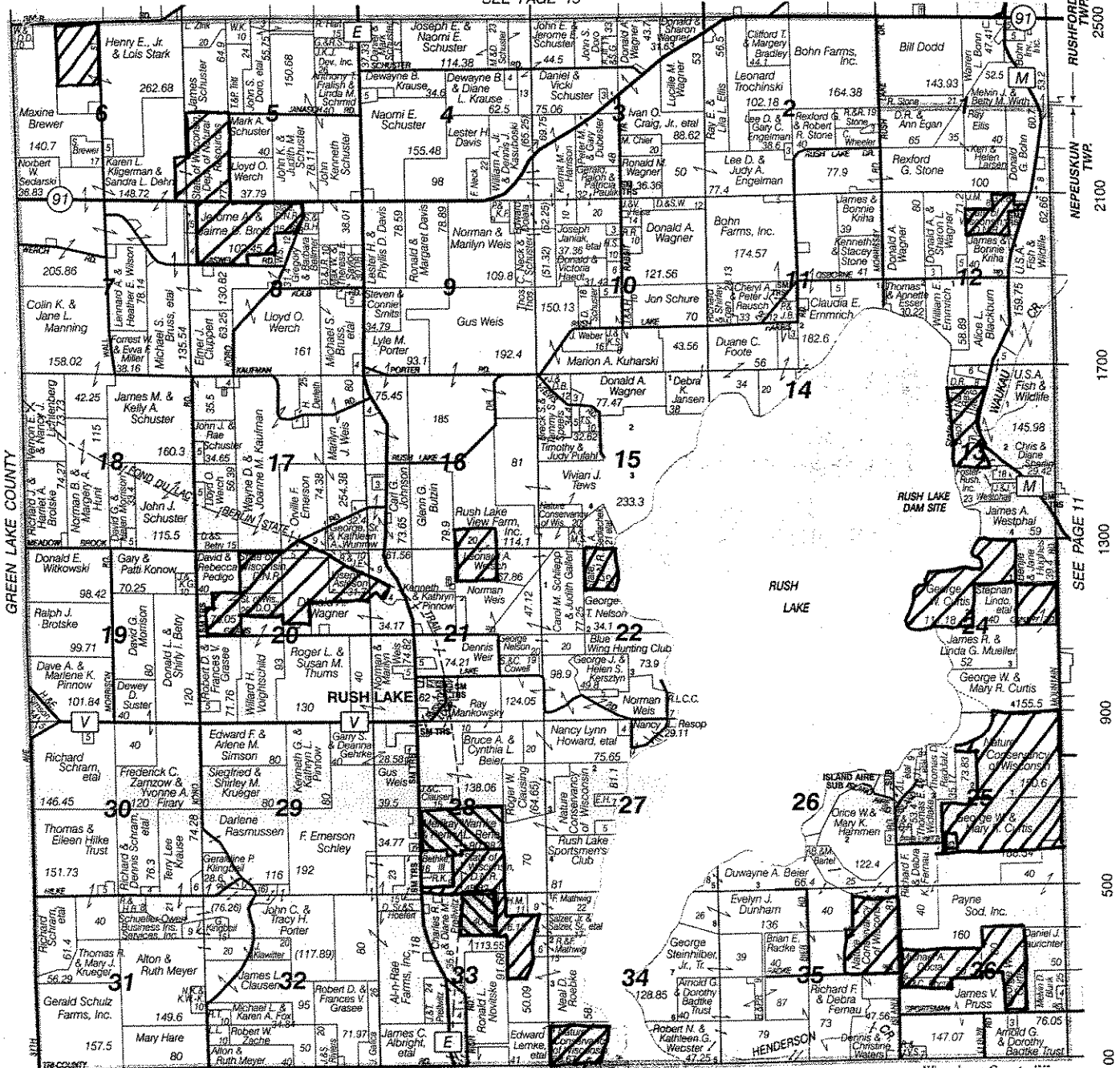


WINNEBAGO CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
400 S. Wisconsin
SCALE 0 1 2 MILES
Corrected for
JAN. 1990
Base prepared from U.S.G.S. Quadrangles
100,000 Series

NEPEUSKUN SOUTHWEST PART RUSHFORD T.17N.-R.14E.

SEE PAGE 15



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Reno and Warnke Property

Current State Ownership and Easement

Glacial Habitat Restoration⁶ Area

