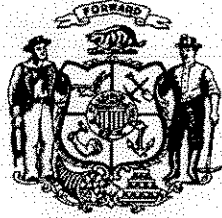


# THE STATE OF WISCONSIN

B

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

December 18, 2000

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

Dear Secretary Lightbourn:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, received November 28, 2000, pursuant to s. 16.515/16.505(2), Stats., pertaining to a request from the Department of Administration, on behalf of the Milwaukee County District Attorney's Office.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE  
Senate Chair

Handwritten signature of John G. Gard in black ink.

JOHN G. GARD  
Assembly Chair

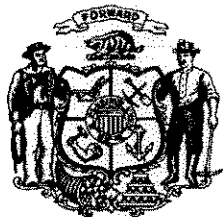
BB:JG:dh

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

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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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

Re: s. 16.515/16.505, Stats. Request

Date: November 28, 2000

Attached is a copy of a request from the Department of Administration, received November 28, 2000, pursuant to s. 16.515/16.505(2), Stats., pertaining to a request from the Department of Administration, on behalf of the Milwaukee County District Attorney's Office.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Thursday, December 14, 2000**, if you have any concerns about the request or if you would like to meet formally to consider it.

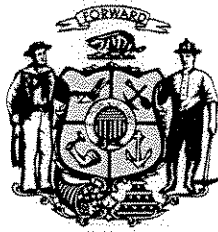
Also, please contact us if you need further information.

Attachment

BB:JG:ckm

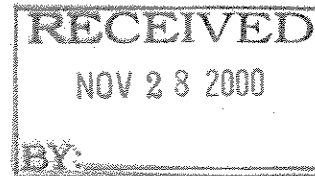
STATE OF WISCONSIN  
DEPARTMENT OF ADMINISTRATION  
101 East Wilson Street, Madison, Wisconsin

TOMMY G. THOMPSON  
GOVERNOR  
GEORGE LIGHTBOURN  
SECRETARY



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

**Date:** November 28, 2000  
**To:** The Honorable Brian Burke, Co-Chair  
Joint Committee on Finance  
The Honorable John Gard, Co-Chair  
Joint Committee on Finance  
**From:** George Lightbourn, Secretary  
Department of Administration  
**Subject:** S. 16.515/16.505(2) Request(s)



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

| AGENCY              | DESCRIPTION      | 1999-2000 |     | 2000-01 |        |
|---------------------|------------------|-----------|-----|---------|--------|
|                     |                  | AMOUNT    | FTE | AMOUNT  | FTE    |
| DAs<br>20.475(1)(h) | Gifts and grants |           |     |         | 2.00 * |

\* Project position authorization through March 31, 2002.

As provided in s. 16.515, the request(s) will be approved on December 19, 2000, unless we are notified prior to that time that the Joint Committee on Finance wishes to meet in formal session about any of the requests.

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

Attachments

**CORRESPONDENCE MEMORANDUM**STATE OF WISCONSIN  
Department of Administration**Date:** November 19, 2000**To:** George Lightbourn, Secretary  
Department of Administration**From:** Andrew J. Statz, Budget Analyst *AS*  
State Budget Office**Subject:** Request under s. 16.505 for 2.0 FTE assistant district attorney (ADA) positions to prosecute violent crimes against women in Milwaukee County**REQUEST:**

The Department of Administration (DOA), on behalf of the Milwaukee County district attorney office, requests the authorization of 2.0 FTE PR assistant district attorney (ADA) positions. Position authority is requested through March 31, 2002.

**REVENUE SOURCES FOR APPROPRIATION:**

The revenue source for the appropriation under s. 20.475 (1)(h) *Gifts and Grants* is federal funding awarded under the Violence Against Women Act (VAWA) to prosecute domestic violence cases and enhance victim services. This grant is made available by the federal Department of Justice, Office of Justice Programs, Violence Against Women Act Grant Office.

Because ADAs are state employees, each county is required to use these federal funds to reimburse the state through Agency 475 (District Attorneys). As a result, these funds are treated as program revenue.

**ANALYSIS:**

This award continues previous VAWA grant-funded positions that began March 1997. The program encourages the coordination and integration of prosecution of domestic violence cases, the enhancement of the state's mandatory arrest law, increasing offender accountability, and enhancing victim safety.

Salary and benefits for the positions will be 100-percent federally funded. The exact amounts of additional PR expenditure authority in s. 20.475 (1)(h) will be determined through the DOA allotment process. Since this is a continuing appropriation, approval of the Joint Committee on Finance is required only for the position authorization.

George Lightbourn, Secretary  
November 19, 2000  
Page 2

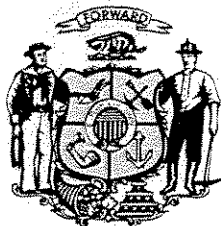
**RECOMMENDATION:**

Approve the request to provide 2.0 FTE ADA project positions through March 31, 2002. This approval does not constitute the commitment of current or future GPR funding for these positions. Such approval can only be obtained through the biennial budget process.

STATE OF WISCONSIN  
DEPARTMENT OF ADMINISTRATION  
101 East Wilson Street, Madison, Wisconsin

TOMMY G. THOMPSON  
GOVERNOR

GEORGE LIGHTBOURN  
SECRETARY

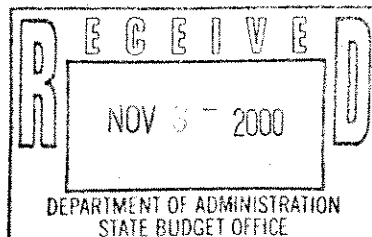


Division of Administrative Services  
State Prosecutors Office  
Post Office Box 7869  
Madison, WI 53707-7869  
Voice (608) 267-2700  
Fax (608) 264-9500  
TTY (608) 267-9629  
stuart.morse@doa.state.wi.us

DATE: November 1, 2000

TO: Rick Chandler, Administrator  
Division of Executive Budget and Finance

FROM: Charles E. McDowell, Administrator  
Division of Administrative Services



cc JJ  
AS

SUBJECT: **REQUEST UNDER S. 16.505 FOR DEPARTMENT 475:  
MILWAUKEE DISTRICT ATTORNEY'S OFFICE**

On behalf of the Milwaukee County District Attorney's Office, I submit the attached request for position authority to continue 2.0 FTE PR positions for Department 475, District Attorneys.

If you have any questions, please direct them to Stuart Morse, Director, State Prosecutors Office or to Richard Wagner in the Division's Bureau of Financial Management.

Attachments

cc: Stuart Morse  
Richard Wagner

## **DEPARTMENT OF ADMINISTRATION REQUEST UNDER S. 16.505 FOR POSITION AUTHORIZATION**

### **I. REQUEST**

The Department of Administration requests, under s. 16.505, the continued authorization of 2.0 FTE PR prosecutorial positions in appropriation s. 20.475(1)(h) for the Milwaukee County District Attorney's (DA) Office. Authorization is requested for the period from October 1, 2000 through March 31, 2002.

### **II. BACKGROUND**

The Milwaukee County District Attorney's Office was previously awarded a federal Violence Against Women Act (VAWA) for the period from March 1, 1997 through August 31, 1998. This was extended to September 30, 2000. Milwaukee has now received a further extension from October 1, 2000 through March 31, 2002. These awards were made directly by the federal Department of Justice, Office of Justice Programs, Violence Against Women Act Grant Office. The original grant provided for 3.0 PR FTE. The extension starting on October 1, 2000 provides funding for 2.0 PR FTE.

The October 2000 VAWA grant provides funds for continuing two of the three full-time assistant district attorney (ADA) positions approved in 1997, as well as added resources for county DA responsibilities. The grant includes sufficient funds to cover the salary and fringe benefits of two ADAs.

The general purpose of the grant continues to be to encourage coordinated and integrated prosecution of domestic violence cases. The specific application in Milwaukee will continue to be to enhance the implementation of the Wisconsin Mandatory Arrest law (covering perpetrators of domestic violence) by assuring thorough investigation and evidence gathering, proper case preparation and on-going contact with victims in domestic violence cases. The anticipated result continues to be that Milwaukee County will increase offender accountability and victim safety.

### **III. ANALYSIS**

These positions are in furtherance of the State's policy to fight domestic abuse, sexual abuse and assault and other violent crimes against women.

### **IV. FISCAL ANALYSIS**

The grant has sufficient funds for the two full-time positions requested. The appropriation is continuing and will be reestimated based on actual experience.

## V. REVENUE SOURCE FOR APPROPRIATION

The federal statutory authority for the grant is Title I of the Omnibus Crime Control and Safe Streets Act (OCCSSA) of 1968, 42 USC 5601 et. seq., as amended. The source of the funds is Title I of the OCCSSA, 42 USC 3701 as amended. The award number is 97-WE-VX-0019.

## VI. SPECIAL INFORMATION

The co-chairs of the Joint Committee on Finance, in a letter to the Department of Administration Secretary dated June 12, 1996, set forth four additional items of information that should be included in a s.16.505 request for additional positions in the District Attorney program.

1) *An explanation of the effect of the positions on weighted caseload for the requesting counties (the LAB methodology is suggested).*

Table 1 indicates the LAB methodology's results and highlights the impact of the continuing the position requested on the Milwaukee DA office. The table uses the most current court data available (1997-99) and the positions authorized as of August 16, 2000 with adjustments for known changes through January 1, 2001. It is important to note that the position need shown in the LAB methodology is a general need responding to all duties of a DA office and is not specific to a particular type of criminal activity or caseload such as that covered by the felony expeditor position.

2) *An assessment of similar caseload problems in counties not addressed by the request.*

Detailed data on violence against women with which to make such an analysis are not available.

3) *An explanation of why the request has greater priority than similar needs existing in other counties.*

All counties had the opportunity to apply for the federal VAWA grant funds.

4) *If the request is intended to address a specific type of caseload, an explanation of why this type of caseload has a greater priority than other types.*

The VAWA funds may not be used to address other types of caseloads.

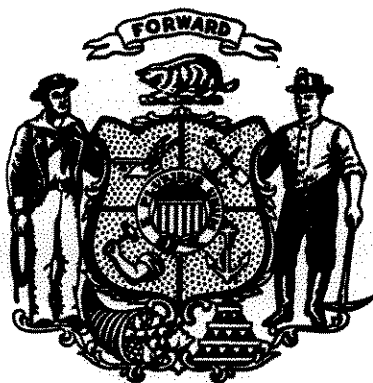


TABLE 1

| DA Office        | FTE needed pre- s.16.505 action | FTE needed post- s.16.505 action |
|------------------|---------------------------------|----------------------------------|
| Adams            | 0.30                            | 0.30                             |
| Ashland          | 0.60                            | 0.60                             |
| Barron           | -0.20                           | -0.20                            |
| Bayfield         | 0.09                            | 0.09                             |
| Brown            | 3.29                            | 3.29                             |
| Buffalo          | -0.19                           | -0.19                            |
| Burnett          | 0.44                            | 0.44                             |
| Calumet          | -0.17                           | -0.17                            |
| Chippewa         | 0.72                            | 0.72                             |
| Clark            | 0.27                            | 0.27                             |
| Columbia         | 1.67                            | 1.67                             |
| Crawford         | -0.14                           | -0.14                            |
| Dane             | 2.96                            | 2.96                             |
| Dodge            | 0.58                            | 0.58                             |
| Door             | 0.08                            | 0.08                             |
| Douglas          | 0.56                            | 0.56                             |
| Dunn             | -0.31                           | -0.31                            |
| Eau Claire       | 3.04                            | 3.04                             |
| Florence         | -0.06                           | -0.06                            |
| Fond du Lac      | 1.22                            | 1.22                             |
| Forest           | 0.29                            | 0.29                             |
| Grant            | 0.34                            | 0.34                             |
| Green            | 0.11                            | 0.11                             |
| Green Lake       | -0.10                           | -0.10                            |
| Iowa             | -0.32                           | -0.32                            |
| Iron             | -0.22                           | -0.22                            |
| Jackson          | -0.39                           | -0.39                            |
| Jefferson        | 0.83                            | 0.83                             |
| Juneau           | 0.24                            | 0.24                             |
| Kenosha          | 3.83                            | 3.83                             |
| Kewaunee         | -0.35                           | -0.35                            |
| La Crosse        | 2.37                            | 2.37                             |
| Lafayette        | -0.30                           | -0.30                            |
| Langlade         | 0.46                            | 0.46                             |
| Lincoln          | 0.61                            | 0.61                             |
| Manitowoc        | 1.92                            | 1.92                             |
| Marathon         | 2.66                            | 2.66                             |
| Marinette        | 0.18                            | 0.18                             |
| Marquette        | 0.19                            | 0.19                             |
| <b>Milwaukee</b> | <b>-8.14</b>                    | <b>-8.14</b>                     |
| Monroe           | 0.84                            | 0.84                             |
| Oconto           | 0.22                            | 0.22                             |

| DA Office   | FTE needed pre- s.16.505 action | FTE needed post- s.16.505 action |
|-------------|---------------------------------|----------------------------------|
| Oneida      | 0.67                            | 0.67                             |
| Outagamie   | 3.36                            | 3.36                             |
| Ozaukee     | 0.99                            | 0.99                             |
| Pepin       | -0.04                           | -0.04                            |
| Pierce      | -1.51                           | -1.51                            |
| Polk        | 0.51                            | 0.51                             |
| Portage     | -0.13                           | -0.13                            |
| Price       | 0.09                            | 0.09                             |
| Racine      | 1.63                            | 1.63                             |
| Richland    | -0.58                           | -0.58                            |
| Rock        | 3.29                            | 3.29                             |
| Rusk        | -0.22                           | -0.22                            |
| Saint Croix | -2.23                           | -2.23                            |
| Sauk        | 1.36                            | 1.36                             |
| Sawyer      | 0.50                            | 0.50                             |
| Shaw/Men    | 0.76                            | 0.76                             |
| Sheboygan   | 2.84                            | 2.84                             |
| Taylor      | 0.32                            | 0.32                             |
| Trempealeau | 0.12                            | 0.12                             |
| Vernon      | -1.23                           | -1.23                            |
| Vilas       | -0.64                           | -0.64                            |
| Walworth    | 0.05                            | 0.05                             |
| Washburn    | 0.19                            | 0.19                             |
| Washington  | 1.14                            | 1.14                             |
| Waukesha    | -1.65                           | -1.65                            |
| Waupaca     | -0.12                           | -0.12                            |
| Waushara    | 0.03                            | 0.03                             |
| Winnebago   | 3.40                            | 3.40                             |
| Wood        | 0.74                            | 0.74                             |
| STATE       | 33.66                           | 33.66                            |

END



END

# 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

December 7, 2000

Secretary George Meyer  
Department of Natural Resources  
101 South Webster Street  
Madison, WI 53707-7921

Dear Secretary Meyer:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed the following proposed land purchases which were received on November 17, 2000:

1. 1,987.0 acres in Marinette County from Paust's Woods Lake Resort for \$2,300,000.
2. 200.0 acres in Marinette County from Wisconsin Public Service Corporation for \$550,000;
3. 158.9 acres in Dane County from the Wisconsin Alumni Research Foundation for \$2,000,000;
4. 167.1 acres in Dane County from Lake Farm Associates, Inc. for \$1,435,000.

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

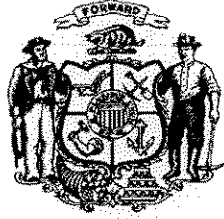
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cc: Members, Joint Committee on Finance  
Vicky LaBelle, Department of Administration

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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



ASSEMBLY CHAIR  
**JOHN GARD**

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

## JOINT COMMITTEE ON FINANCE

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Brian Burke  
Representative John Gard

Re: 14-Day Passive Review Approval

Date: November 20, 2000

Attached are copies of letters from the Department of Natural Resources, received November 17, 2000, concerning the following four land purchases:

- 1) The proposed purchase of 1,987.0 acres in Marinette County from Paust's Woods Lake Resort for \$2,300,000.
- 2) The proposed purchase of 200.0 acres in Marinette County from Wisconsin Public Service Corporation for \$550,000.
- 3) The proposed purchase of 158.9 acres in Dane County from the Wisconsin Alumni Research Foundation for \$2,000,000.
- 4) The proposed purchase of 167.1 acres in Dane County from Lake Farm Associates, Inc. for \$1,435,000.

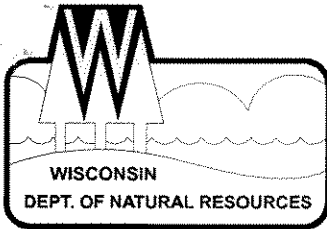
These notices are pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Finance Committee of all stewardship projects of \$250,000 or more in cost.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Wednesday, December 6, 2000**, if you have any concerns about the requests or if you would like the Committee to meet formally to discuss any of the four requests.

Also, please contact us if you need further information.

Attachments (4)

BB:JG:dh

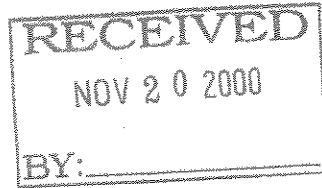


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

NOV 17 2000



IN REPLY REFER TO: P-1746

Honorable Brian Burke  
Member State Senate  
Room 316S  
CAPITOL

Honorable John Gard  
Member State Assembly  
Room 315N  
CAPITOL

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

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 1,987.0-acre land purchase from Paust's Woods Lake Resort, Inc., for \$2,300,000. 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 November meeting. The land is required for Scenic Protection and Public Recreation.

The file number is P-1746 and the land is located in Marinette County. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

*George E. Meyer*  
George E. Meyer  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

CORRESPONDENCE/MEMORANDUM

DATE: November 14, 2000 FILE REF: P-1746

TO: Governor Thompson

FROM: George E. Meyer *George*

SUBJECT: Proposed Land Acquisition, Paust's Woods Lake Resort, Inc., Tract, File # P-1746, Approval Requested by November 30, 2000

1. PARCEL DESCRIPTION:

Caldron Falls Centennial State Park  
Marinette County

Grantor:

Paust's Woods Lake Resort, Inc.  
C/o Dale and Judith Paust  
N10008 Paust Lane  
Crivitz, WI 54114

Acres: 1,987.0

Price: \$2,300,000

Appraised Value: \$2,131,000 and \$2,660,000

Interest: Purchase in fee.

Improvements: Vacation resort with two-story log residence, one-story frame residence, one-story duplex, resort office, six-unit motel, nine rental cabins, central lodge, a fire tower, a maintenance shop, and several garages and storage sheds

Location: The tract is located fourteen miles southwest of the City of Wausaukee, in western Marinette County.

Land Description: The subject area is comprised of moderately rolling forest land having diversified forest cover featuring a full range from open fields to old-growth forest.

| <u>Covertypes Breakdown:</u> | <u>Type</u>     | <u>Acreage</u> |
|------------------------------|-----------------|----------------|
|                              | Wooded Lowland  | 332.0          |
|                              | Wooded Upland   | 1,418.0        |
|                              | Wetland         | 34.0           |
|                              | Grasslands      | 33.0           |
|                              | Brushlands      | 78.0           |
|                              | Building Site   | 7.0            |
|                              | Water           | 52.0           |
|                              | Pine Plantation | 33.0           |
|                              | TOTAL           | 1,987.0        |

Zoning: All Purpose; Shorelands and Wetlands

Present Use: Vacation Resort

Proposed Use: Scenic Protection and Public Recreation

Tenure: 29 years

Property Taxes: \$24,422.41

Option Date: June 22, 2000



2. JUSTIFICATION:

The Department recommends purchase of the 1,987.0-acre Paust's Woods Lake Resort, Inc., property to provide new opportunities for public recreation, to protect an area of scenic waterways, lakes, and old-growth forest, and to allow natural resource management for the new Caldron Falls Centennial State Park. This will be the first acquisition for the project.

Caldron Falls Centennial State Park is a new project for the year 2000. The park will become the newest member of a state park system that has provided unparalleled recreational resources for its citizens and visitors. The proposed park will include almost 1 mile of lake frontage along Huber and Woods Lakes, 3.25 miles of frontage along several trout streams and creeks, and 2 miles of frontage along the south shore of Caldron Falls Flowage. Of the proposed 2,187-acre project, nearly 90% is wooded upland, including some old-growth forest.

Centennial State Park will be located in west central Marinette County in the Town of Stephenson. Nearby cities include Green Bay, 57 miles to the south; and Marinette, 35 miles to the southeast. This location was chosen from over 45 potential new park sites, providing the best qualities from the extensive list of criteria used to select the new site.

The Paust's Woods Lake Resort, Inc., parcel is 1,987 acres in size, and would be the first acquisition for the Centennial State Park. The property offers a large continuous block of land allowing for a park of substantial size without fragmentation. It is located in Marinette County, offers a diversity of forest types over moderately rolling forestland. In addition to natural sapling reproduction and managed forest hardwoods, the property includes natural stands of aspen, birch, jackpine, mixed northern hardwoods, along with swamp conifers. Land cover includes 1,790 acres of woodland, 112 acres of brush, 52 acres of bog and submerged land, and 33 acres of open field and building sites.

Water frontage within the boundaries of this property includes approximately 3,000 feet of frontage on Woods Lake (70% of the total shoreline), 2,300 feet on Huber Lake (60% of the total shoreline). Additionally, the parcel would provide over 4,000 feet of stream thread on Handsaw Creek and Woods Lake outlet, considered as excellent brook and brown trout waters. Also, there are two miles of intermittent, unnamed drainage streams meandering throughout the property. Acquisition of this parcel would ensure the protection of these water resources from any further development or destruction and would allow for fisheries management.

The parcel has several improvements, being a functioning vacation resort. These improvements consist of a lodge with restaurant, bar, store and office; a 6-unit motel; nine rental cabins and one rental duplex; two homes; ten storage, shop and maintenance buildings; a fish cleaning building; a fire tower; and a variety of equipment associated with a resort. Private wells and septic systems provide water and sewer service. The improvements vary in age from 3 years to over 60 years. Conditions range from poor to good, with most structures being in good condition. There are about 10 miles of mowed trails on the property, many of which can be used for hiking and in the winter, cross-country skiing.

The recreation potential of this site appears to be enormous. There currently is no state park in this entire northeast corner of the state. Horse riding trails and wilderness camping are other potential recreational uses. The subject property is located approximately 12 miles west of STH 141 off paved county and township roads. Driving time to this property is estimated as 90 minutes from Green Bay, 2 hours from Appleton, and 2 hours from Wausau.

The Paust parcel provides the state with a great opportunity to continue a tradition of excellence. The Centennial State Park will protect several miles of important water resources, as well as a significant acreage of heavily forested land in Marinette County. The project would not only provide a much needed recreational area for local residents, but would also provide a "Northwoods" experience for visitors.

The Department recommends purchase of the property to provide new opportunities for public recreation, to protect an area of scenic waterways, lakes and forest, and to allow natural resource management in the new Centennial State Park. After approvals and closing, the Department will work with local residents to help plan development and use of the park.



3. FINANCING:

State Stewardship bond and Federal Land and Water Conservation\* funds are anticipated:

|                   | Funds allotted to program: | Balance after proposed transaction |
|-------------------|----------------------------|------------------------------------|
| Stewardship Bond: | \$7,950,000                | \$485,245                          |

\*\$280,869 of federal LAWCON was allotted specifically for this purpose.

ACQUISITION STATUS OF THE CALDRON FALLS CENTENNIAL STATE PARK\*\*:

Established: 2000

Acres Purchased to Date: 0.0

Acquisition Goal: 2,187.0 Acres

Percent Complete: 0.0%

Cost to Date: \$0.00

\*\* This will be one of two land acquisitions for this new project. The project establishment is proposed in a separate letter to the Natural Resources Board.

5a. MESUN APPRAISAL:

Appraiser: Norm Mesun (Private Appraiser)

Valuation Date: March 16, 2000

Appraised Value: \$2,131,000

Highest and Best Use: Family Resort

Allocation of Values:

- |    |   |                       |
|----|---|-----------------------|
| a. | land: 1,971 acres @ \$900 per acre:   | \$1,773,900           |
|    | resort complex: 16 acres and 800 feet of frontage:  | \$593,129             |
|    | SUBTOTAL:   | \$2,367,029           |
|    | less 10 percent assemblage:   | - \$236,703           |
|    | TOTAL:  | \$2,131,000 (Rounded) |
| b. | market data approach used:  |                       |
|    | - unimproved wooded upland: three sales with adjusted value range: \$860 to \$906 per acre                    |                       |
|    | - lake frontage: three sales with adjusted value range: \$259 to \$291 per foot of frontage                   |                       |
|    | - resort with 800 feet of frontage: three sales with adjusted value range: \$555,496 to \$648,346 total value |                       |
| c. | cost approach considered with a valuation of \$2,171,000  |                       |

Appraisal Review: Phil Lepinski -- May 2, 2000

5b. HEATH APPRAISAL:

Appraiser: Dan Heath (Staff Appraiser)

Valuation Date: March 16, 2000

Appraised Value: \$2,660,000

Highest and Best Use: Recreational Resort, Forest Production and Outdoor Recreation

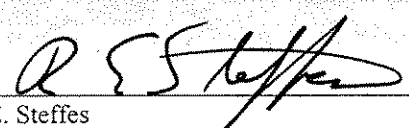
Allocation of Values:

- |    |                                      |                       |
|----|--------------------------------------|-----------------------|
| a. | land: 1,977 acres @ \$1,080 per are: | \$2,135,000           |
|    | resort complex: 10 ac. w/frontage:   | \$ 550,000            |
|    | subtotal:                            | \$2,685,000           |
|    | less 1 percent assemblage:           | - \$ 26,850           |
|    | Total                                | \$2,660,000 (Rounded) |
- b. market data approach used
- unimproved wooded upland: three sales with adjusted value range: \$928 to \$1,170 per acre
  - resort with frontage. Low sales with adjusted value range: \$483,891 to \$584,531 total value.
- c. Income approach was considered with a valuation of \$2,610,000

Appraisal Review: Phil Lepinski - May 2, 2000.

Comments: Two appraisals were completed and approved for this transaction. The first appraisal was completed by Norm Mesun (Private Appraiser) on March 16, 2000 with a valuation of \$2,131,000. The second appraisal was completed by Dan Heath (Staff Appraiser) on March 16, 2000 with a valuation of \$2,660,000. During negotiations with the grantor, the final transaction price was set at \$2,300,000.


RECOMMENDED:

  
Richard E. Steffes

11-14-00  
Date

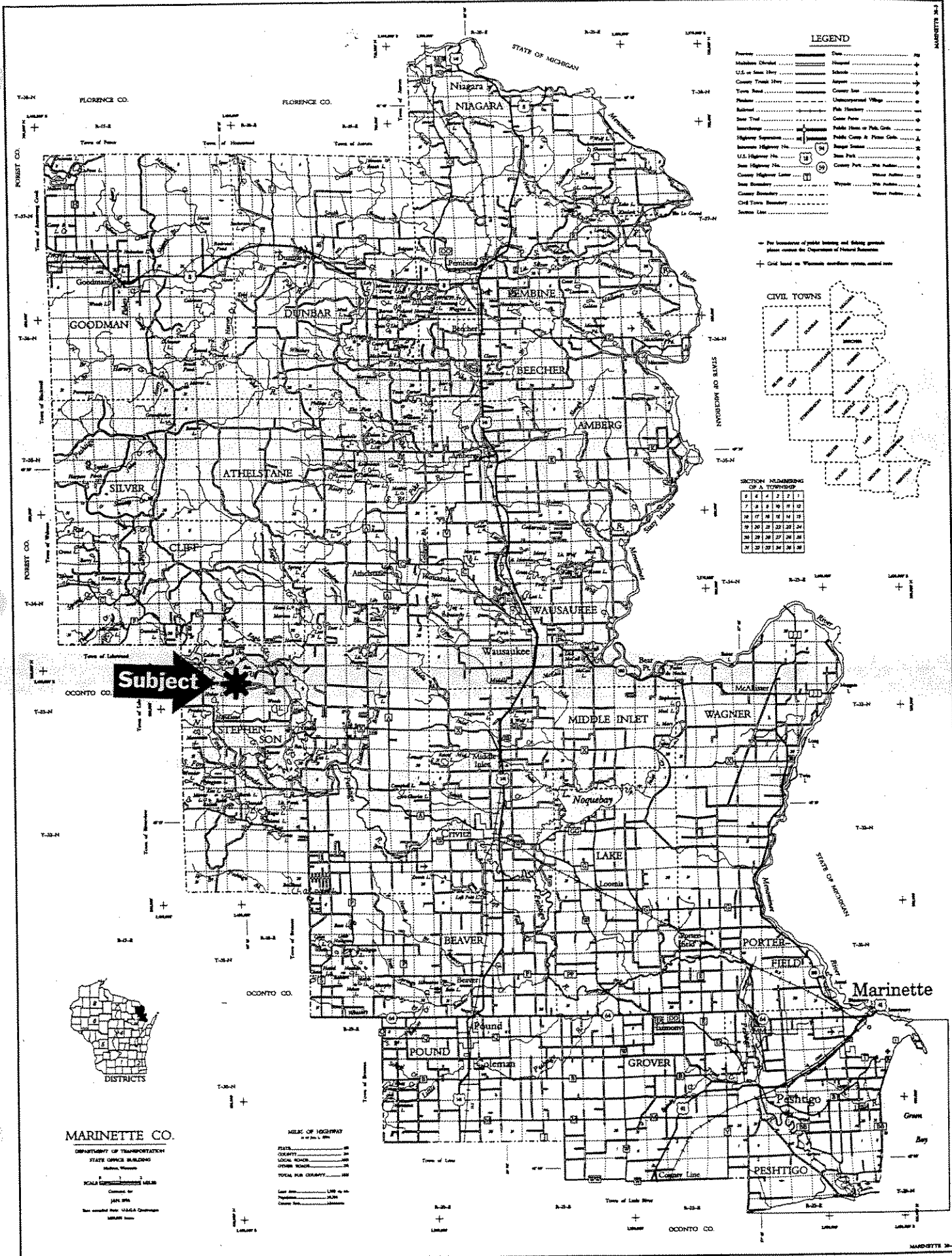
  
Bureau of Legal Services

11/14/00  
Date

  
Steven W. Miller

11-14-00  
Date

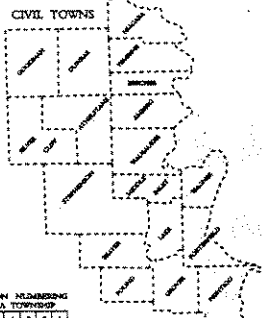
RES:jp



LEGEND

- ..... District
- ..... County
- ..... U.S. or State Hwy
- ..... County Trunk Hwy
- ..... Town Road
- ..... Railroad
- ..... State Trail
- ..... Highway Department
- ..... U.S. Highway No.
- ..... State Highway No.
- ..... County Highway Letter
- ..... Iron Boundary
- ..... County Boundary
- ..... Civil Town Boundary
- ..... Section Line
- ..... School
- ..... Airport
- ..... County Seat
- ..... Unincorporated Village
- ..... Fish Hatchery
- ..... Game Park
- ..... Public House or Park Club
- ..... Public Office or Police Station
- ..... Ranger Station
- ..... Game Park
- ..... County Park
- ..... Water Pollution
- ..... Water Pollution
- ..... Water Pollution

- For convenience of public hearing and filing grants  
 plans under the Department of Natural Resources  
 + Grid based on Wisconsin merididian system, unless noted



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 |

**MARINETTE CO.**  
 DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 WAUKESHA, WISCONSIN  
 SCALE CORRESPONDING TO SHEET  
 COMPILED BY  
 JUNE 1954  
 FOR COUNTY AND U.S.A.G.A. CHARTERS  
 MARINETTE, WIS.

MILES OF HIGHWAY  
 AS OF JULY 1, 1954

|                       |       |
|-----------------------|-------|
| STATE                 | ..... |
| COUNTY                | ..... |
| LOCAL ROADS           | ..... |
| OTHER ROADS           | ..... |
| TOTAL PUBLIC CARRIAGE | ..... |

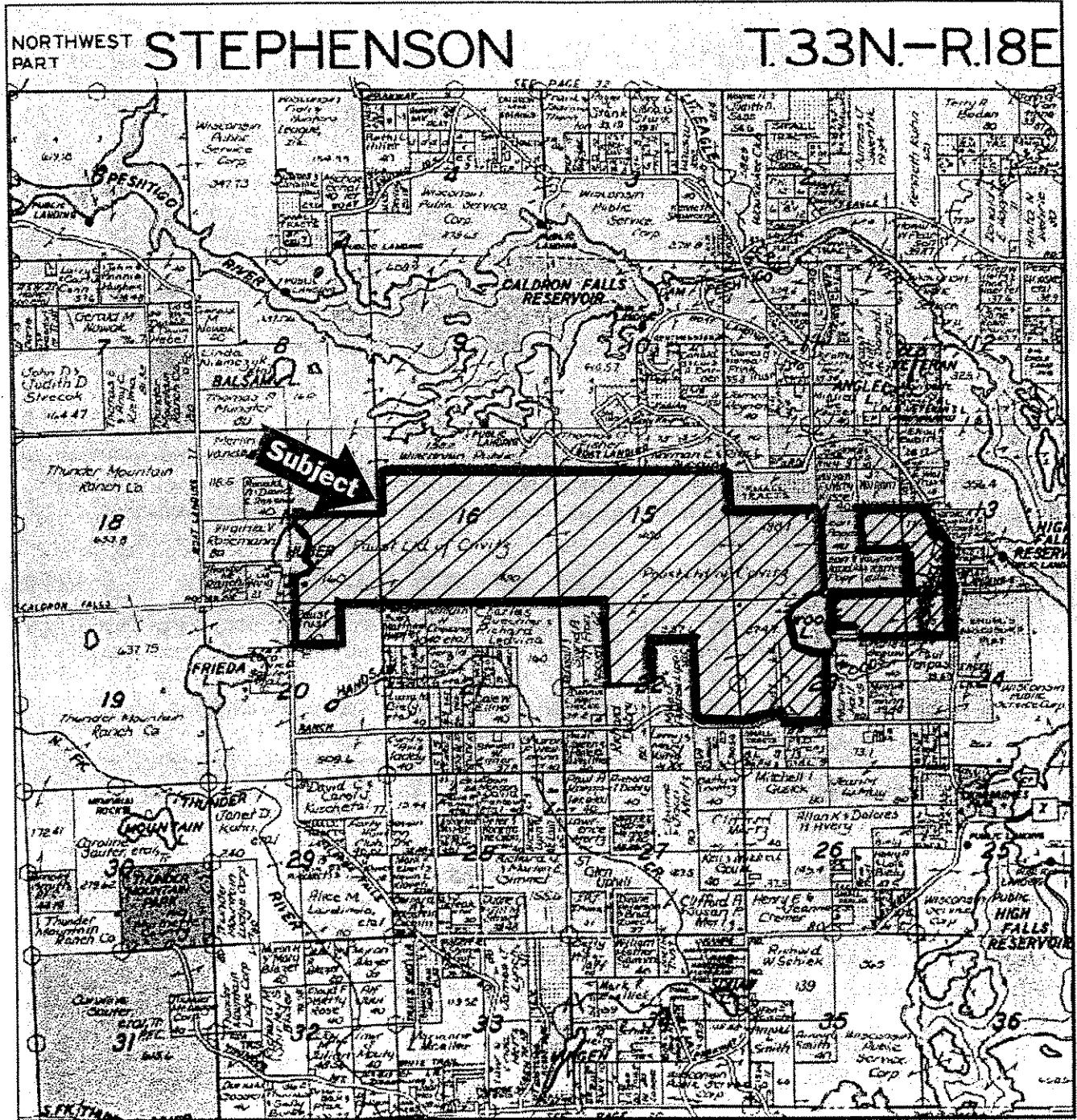
Legend for road types:  
 - - - - - 100 ft. or less  
 - - - - - 150 ft. or less  
 - - - - - 200 ft. or less  
 - - - - - 250 ft. or less



Marinette  
 Peshtigo  
 Grover  
 Beaver  
 Middle Inlet  
 Wausaukee  
 Athelstane  
 Dunbar  
 Wausaukee  
 Middle Inlet  
 Wagner  
 Beaver  
 Grover  
 Peshtigo  
 Peshtigo





PAUST'S WOODS LAKE RESORT

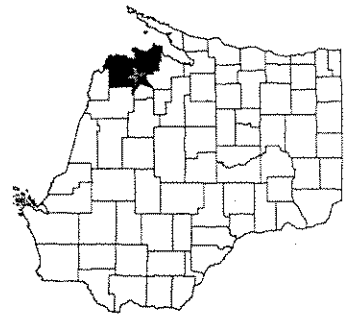
PLAT MAP



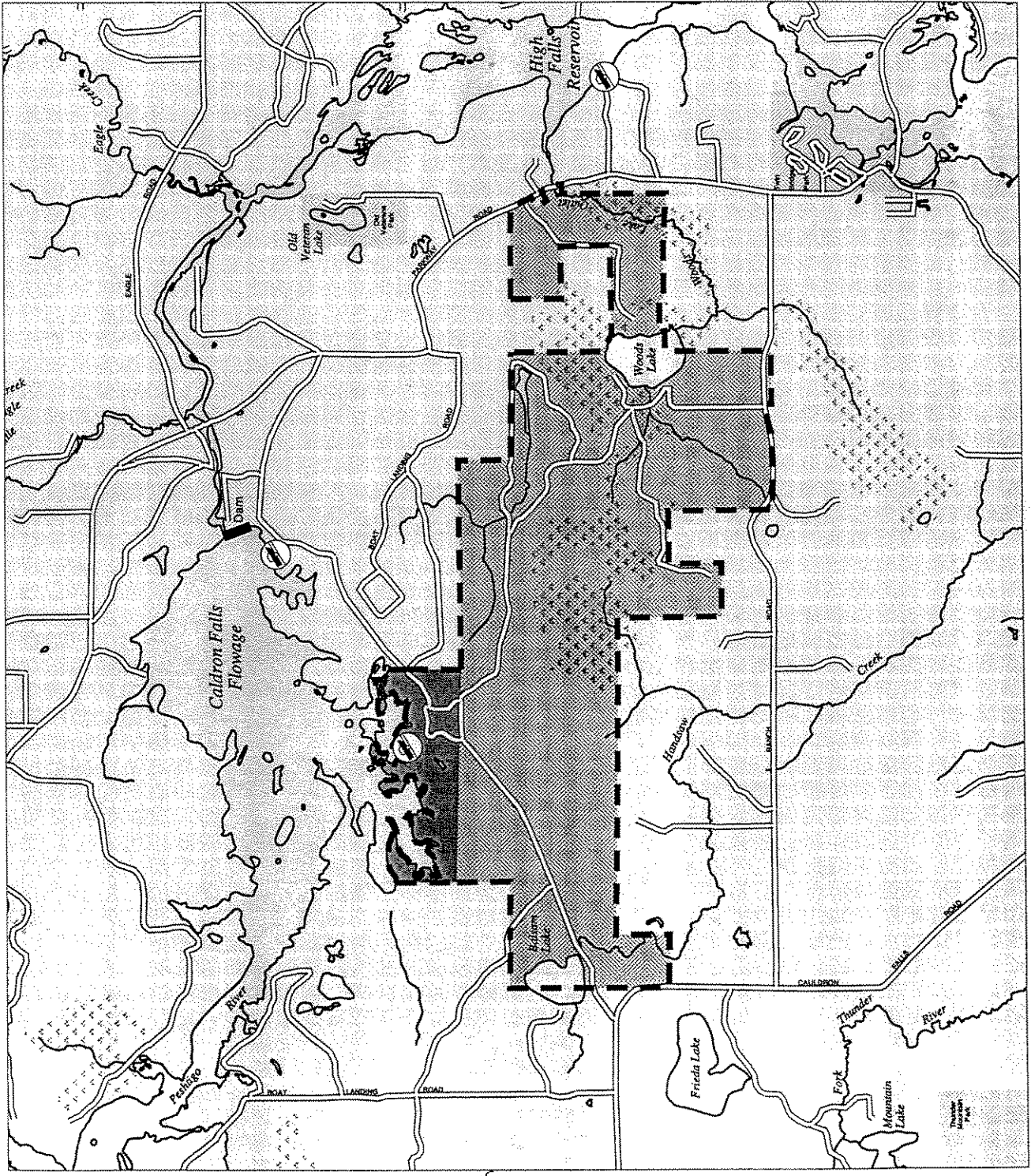
# CALDRON FALLS CENTENNIAL STATE PARK

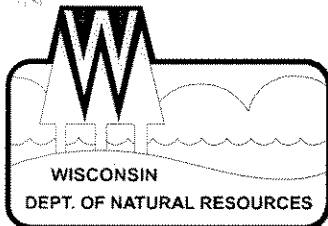


-  Park Boundary
-  Paust Ltd
-  Wisconsin Public Service Corp.
-  Other Public Land



0.3 0 0.3 Miles  
 Scale 1:45,000  
 October 31, 2000



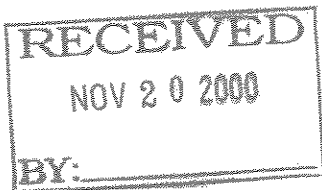


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

NOV 17 2000



IN REPLY REFER TO: P-1756

Honorable Brian Burke  
Member State Senate  
Room 316S  
CAPITOL

Honorable John Gard  
Member State Assembly  
Room 315N  
CAPITOL

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

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 167.1-acre land purchase from Lake Farm Associates, Inc., for \$1,435,000. 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 November meeting. The land is required for Scenic Protection and Public Recreation.

The file number is P-1756 and the land is located in Dane County. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

*George*  
George E. Meyer  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

CORRESPONDENCE/MEMORANDUM

DATE: November 14, 2000 FILE REF: P-1756

TO: Governor Thompson

FROM: George E. Meyer *George*

SUBJECT: Proposed Land Acquisition, Lake Farm Associates, Inc. Tract, File # P-1756,  
Option Expires November 30, 2000

1. PARCEL DESCRIPTION:

Capital Springs Centennial State Park  
Dane County

Grantor:

Lake Farm Associates, Inc.  
c/o Neil Halleen, President  
502 N. Eau Claire Ave.  
Madison, WI 53705

Acres: 167.1  
Price: \$1,435,000  
Appraised Value: \$1,532,000; \$1,336,000  
Interest: Purchase in fee.  
Improvements: None.

Location: The tract is located just south of the City of Madison, in central Dane County.

Land Description: The subject area consists of two gently rolling parcels and at grade with the surrounding land and separated by Lake Farm Road.

| <u>Covertypes Breakdown:</u> | <u>Type</u>   | <u>Acreage</u> |
|------------------------------|---------------|----------------|
|                              | Wooded Upland | 9.1            |
|                              | Cropland      | <u>158.0</u>   |
|                              | TOTAL         | 167.1          |

Zoning: Exclusive Agriculture  
Present Use: Agriculture and Private Recreation  
Proposed Use: Scenic Protection and Public Recreation  
Tenure: 4 years  
Property Taxes: \$4,354.34  
Option Date: October 25, 2000

2. JUSTIFICATION:

The Department recommends purchase of the 167.1-acre Lake Farm Associates, Inc., property to provide new opportunities for public recreation and to allow natural resource management in Capital Springs Centennial State Park. This will be the first acquisition for the project located in Dane County, and will permanently protect the land from further development.

Capital Springs Centennial State Park is a new project for the year 2000. The park will become the newest member of a state park system that has provided unparalleled recreational resources for its citizens and visitors. This Centennial State Park will be located in central Dane County. Nearby cities for the Dane County location include Madison, Monona, Middleton, and Fitchburg, all within a short distance of the property. This was one of two locations chosen from over 45 potential new park sites, providing the best qualities from the extensive list of criteria used to select the new site.

The Lake Farm Associates, Inc., parcel is 167.1 acres in size, and would be one of two acquisitions for the Capital Springs Centennial State Park located in Dane County. The parcel covertype is primarily gently rolling agricultural land, with some hardwood forest. Acquisition of this parcel would ensure the protection of this land resource from any further development or destruction and would allow for public recreation

This property acquisition offers a unique opportunity to establish a highly visible and regionally significant State park of great natural beauty, complementing the adjacent Dane County's E-Way, a corridor designed to open the Nine Springs Creek area to the public and preserve its natural resources. The location of the subject is within easy reach of more than 400,000 immediate residents and a much larger number of other Wisconsin citizens and visitors to the state. Collaborative public and private relationships will ensure that this Centennial Park can be rapidly operational, provide beneficial management efficiencies to the State and the County and superior educational, recreational and resource stewardship services to the public.

One important goal of this project will be to connect strategic properties on the western shores of Lake Waubesa west to the oldest state-owned fish and wildlife area at the Nevin Springs Fish and Wildlife property. The subject purchase, as well as other property acquisitions currently under negotiations, will add 326 acres in the Village of Blooming Grove with the existing 320 acres at Nevin Springs Fish and Wildlife Area. However, what makes this a truly remarkable endeavor for the State of Wisconsin Capital Springs Centennial State Park is the integration of the state lands with the nearly completed 3,000-acre E-Way. The Capital City State Trail within this proposed Centennial State Park will connect visitors and residents from the shores of Lake Michigan west to Dodgeville Wisconsin by linking Military Ridge and Glacial Drumlin State Trails. Therefore, both visitors and residents will be able to bike, hike and walk from their homes to recreational, educational, and natural resource "jewels" within the new Capital Springs Centennial State Park.

The Department recommends purchase of the property to provide new opportunities for public recreation and to allow natural resource management in the new Capital Springs Centennial State Park.

3. FINANCING:

State Stewardship bond funds are anticipated:

|                   | Funds allotted to program: | Balance after proposed transaction |
|-------------------|----------------------------|------------------------------------|
| Stewardship Bond: | \$7,950,000                | \$485,245                          |

4. ACQUISITION STATUS OF THE CAPITAL SPRINGS CENTENNIAL STATE PARK\*\*:

Established: 2000  
Acres Purchased to Date: 0.0  
Acquisition Goal: 326.0 Acres  
Percent Complete: 0.0%  
Cost to Date: \$0.00

\*\* This will be one of two land acquisitions for this new project. The project establishment is proposed in a separate letter to the Natural Resources Board.



5a. SCOTT APPRAISAL:

Appraiser: Garth Scott (Private Appraiser)  
Valuation Date: March 6, 2000  
Appraised Value: \$1,532,000  
Highest and Best Use: Residential Development

Allocation of Values:

- |    |   |                       |
|----|---|-----------------------|
| a. | land: 127-acre parcel @ \$8,136 per acre:             | \$1,036,738           |
|    | 40.1-acre parcel @ \$13,714 per acre:                 | \$549,951             |
|    | SUBTOTAL:   | \$1,586,689           |
|    | Less 10 percent separation costs:                     | - \$54,995            |
|    | TOTAL (rounded):                                      | \$1,532,000 (Rounded) |
| b. | market data approach used with seven comparable sales |                       |
| c. | adjusted value range: \$6,053 to \$12,647 per acre    |                       |

Appraisal Review: Ron Olson

5b. RICHARDSON APPRAISAL:

Appraiser: Robert Richardson (Private Appraiser)  
Valuation Date: March 21, 2000  
Appraised Value: \$1,336,000  
Highest and Best Use: Development of High-End 35 to 40-acre lots

Allocation of Values:

- |    |   |             |
|----|---|-------------|
| a. | land: 167.1 acres @ \$7,995 per acre:             | \$1,336,000 |
| b. | market data approach used with five sales         |             |
| c. | adjusted value range: \$5,471 to \$8,322 per acre |             |

Appraisal Review: Ron Olson

Comments: Two appraisals were completed for this transaction. The first appraisal was completed for the Department by Garth Scott (Private Appraiser) on March 6, 2000 with a valuation of \$1,532,000. The second appraisal was completed for the Department by Robert Richardson (Private Appraiser) on March 21, 2000 with a valuation of \$1,336,000. During negotiations with the grantors, the final transaction price was set at \$1,435,000.

RECOMMENDED:

RE Steffes  
Richard E. Steffes

11-14-00  
Date

Richard Heminger  
Bureau of Legal Services

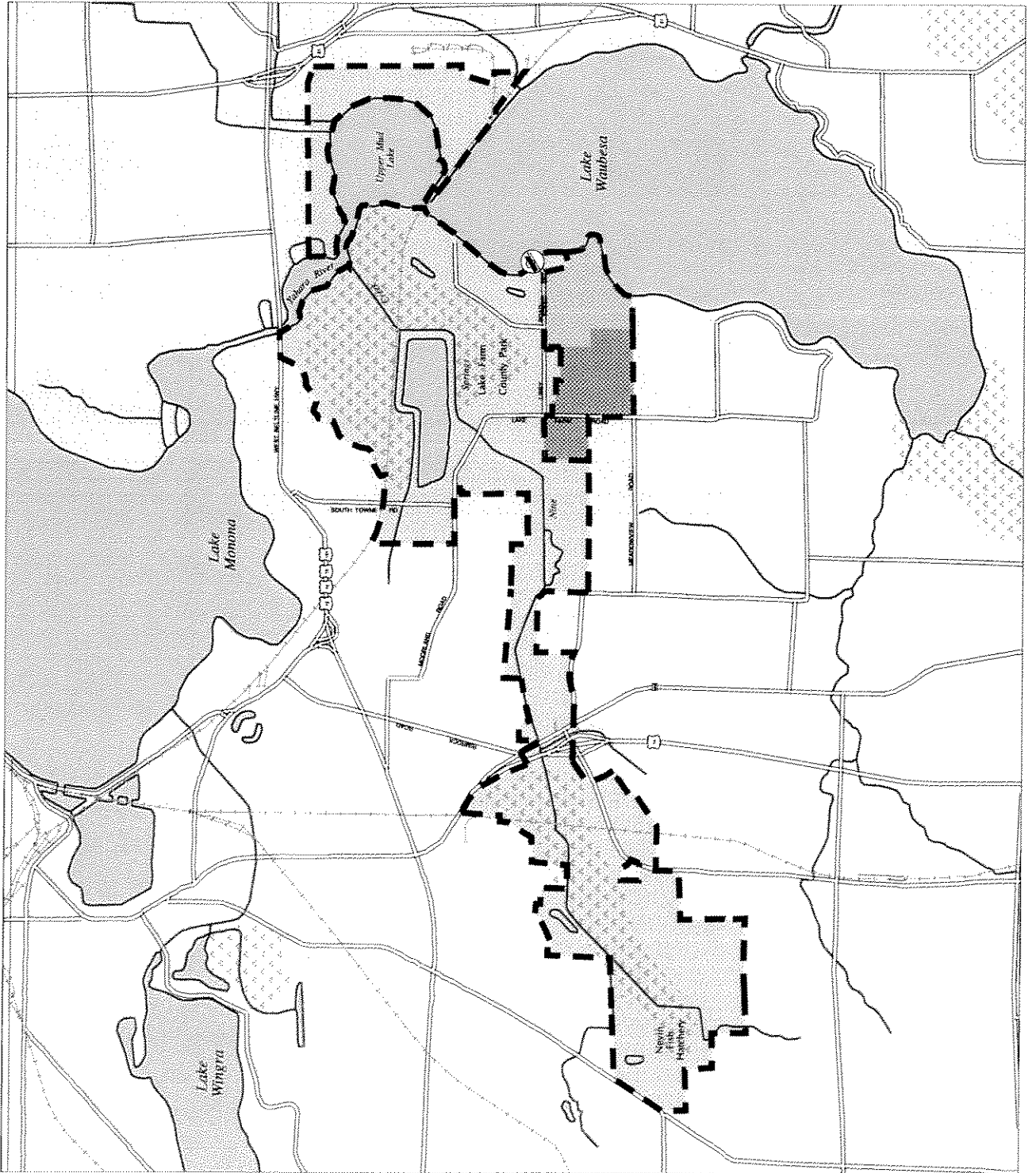
11/14/00  
Date






SW Miller  
Steven W. Miller

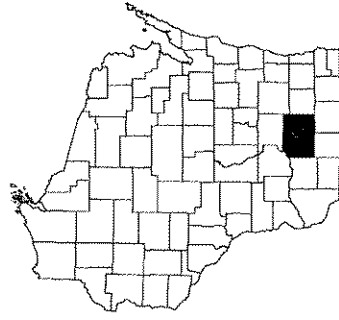
11-14-00  
Date

RES:jp

# CAPITAL SPRINGS CENTENNIAL STATE PARK AND RECREATION AREA



-  Park Boundary
-  Recreation Area
-  Wisconsin Alumni Research Foundation
-  Lake Farm Associates, Inc.
-  Nine Springs E-Way (Other Public Land)

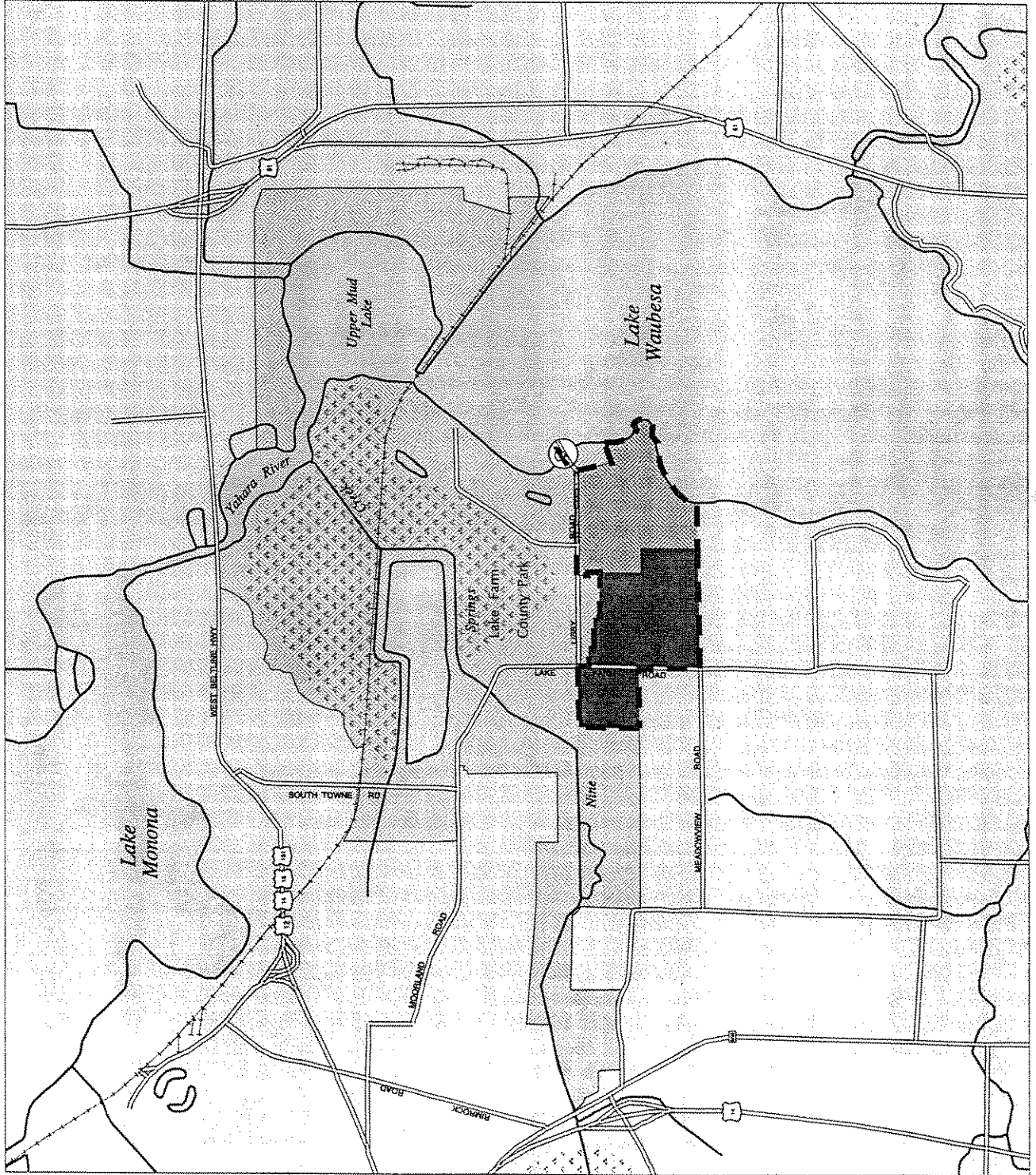






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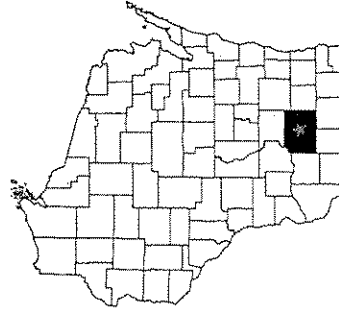


Scale 1:50,000  
October 24, 2000

# CAPITAL SPRINGS CENTENNIAL STATE PARK



-  Park Boundary
-  Wisconsin Alumni Research Foundation
-  Lake Farm Associates, Inc.
-  Nine Springs E-Way (Other Public Land)



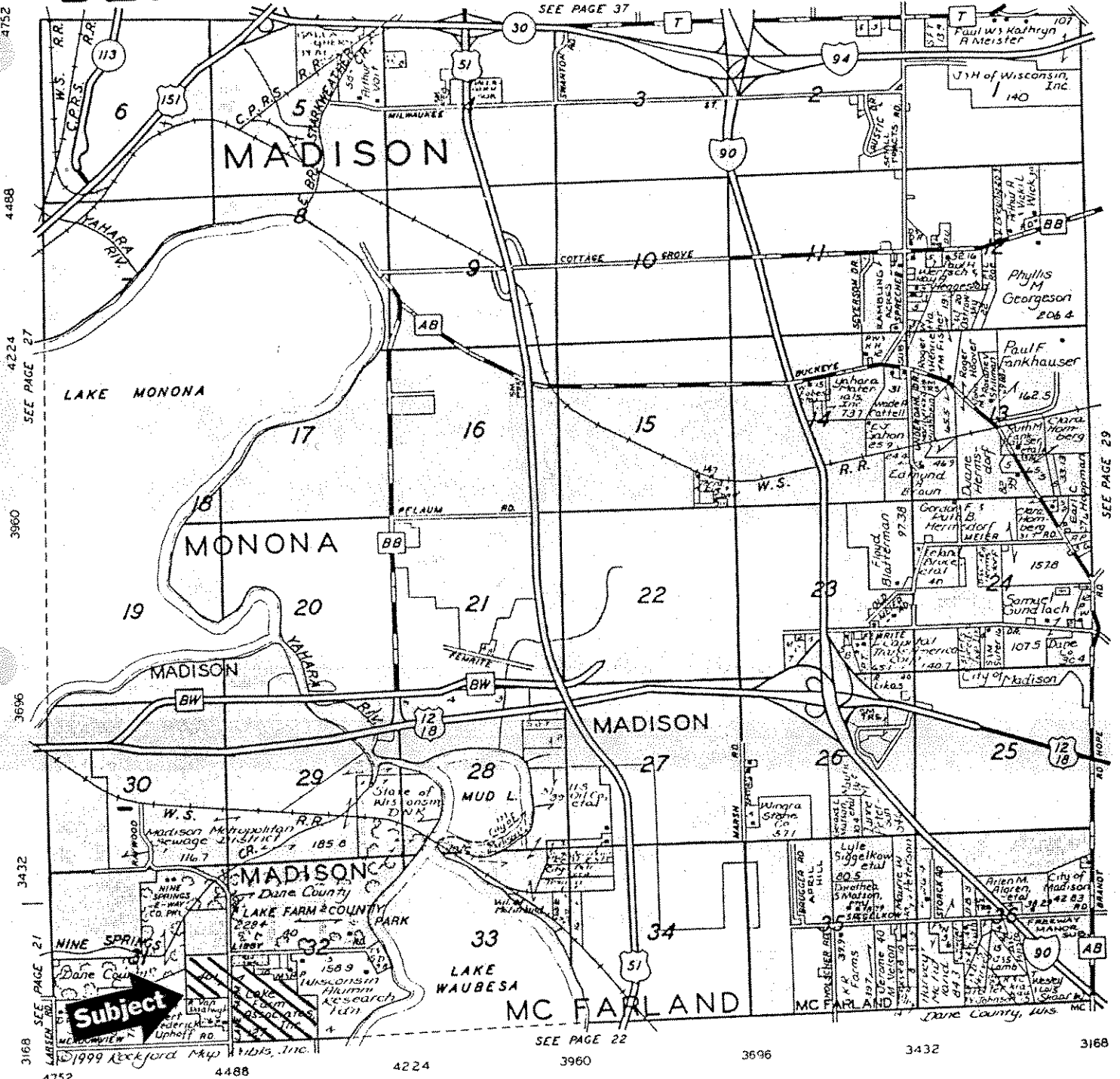
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Scale 1:40,000

October 24, 2000



# BLOOMING GROVE T. 7 N.-R. 10 E.



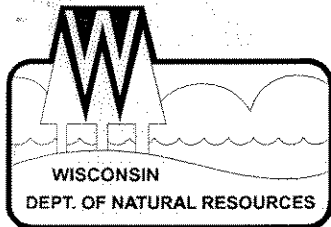
**Subject**

SEE PAGE 22

SEE PAGE 37

SEE PAGE 21

SEE PAGE 29

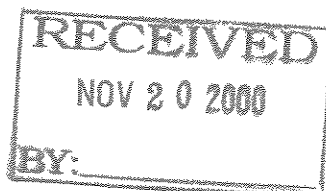


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

NOV 17 2000



IN REPLY REFER TO: P-1754

Honorable Brian Burke  
Member State Senate  
Room 316S  
CAPITOL

Honorable John Gard  
Member State Assembly  
Room 315N  
CAPITOL

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

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 158.9-acre land purchase from Wisconsin Alumni Research Foundation for \$2,000,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the November meeting. The land is required for Scenic Protection and Public Recreation.

The file number is P-1754 and the land is located in Dane County. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

*George*  
George E. Meyer  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

CORRESPONDENCE/MEMORANDUM

DATE: November 14, 2000 FILE REF: P-1754  
 TO: Governor Thompson  
 FROM: George E. Meyer *George*  
 SUBJECT: Proposed Land Acquisition, Wisconsin Alumni Research Foundation Tract, File # P-1754,  
 Approval is requested by November 30, 2000

1. PARCEL DESCRIPTION:

Capital Springs Centennial State Park  
Dane County

Grantor:

Wisconsin Alumni Research Foundation  
c/o Ken Lutz  
614 Walnut Street  
Madison, WI 53705

Acres: 158.9  
Price: \$2,000,000  
Appraised Value: \$3,170,000; \$1,600,000; and \$3,178,000\*  
Interest: Purchase in fee.  
Improvements: None of Value.

Location: The tract is located just south of the City of Madison, in central Dane County.

Land Description: The subject area is gently rolling and at grade with the surrounding streets and land.

| <u>Covertime Breakdown:</u> | <u>Type</u>   | <u>Acreage</u> |
|-----------------------------|---------------|----------------|
|                             | Wooded Upland | 31.9           |
|                             | Wetland       | 25.0           |
|                             | Cropland      | 102.0          |
|                             | TOTAL         | 158.9          |

Zoning: Exclusive Agriculture  
Present Use: Agriculture and Private Recreation  
Proposed Use: Scenic Protection and Public Recreation  
Tenure: 31 years  
Property Taxes: \$3,128.53  
Agreement Date: October 18, 2000  
 \*Seller's Appraisal

2. JUSTIFICATION:

The Department recommends purchase of the 158.9-acre Wisconsin Alumni Research Foundation property to provide new opportunities for public recreation, to protect an area of scenic lakeshore and viewshed, and to allow natural resource management in Capital Springs Centennial State Park. This will be the first acquisition for the project located in Dane County, and will permanently protect over 3/4 of a mile of undeveloped shoreline on Lake Waubesa.





Capital Springs Centennial State Park is a new project for the year 2000. The park will become the newest member of a state park system that has provided unparalleled recreational resources for its citizens and visitors. The Department proposes two Centennial State Parks to be located both in west central Marinette County and in central Dane County. Nearby cities for the Dane County location include Madison, Monona, Middleton, and Fitchburg, all within a short distance of the property. This was one of two locations chosen from over 45 potential new park sites, providing the best qualities from the extensive list of criteria used to select the new site.

The Wisconsin Alumni Research Foundation parcel is 158.9 acres in size, and would be the first acquisition for the Centennial State Park located in Dane County. The property offers over 3/4 of a mile of undeveloped shoreline on Lake Waubesa. The parcel covertype is primarily gently rolling agricultural land, with some hardwood forest, and wetland areas. Acquisition of this parcel would ensure the protection of this water resource from any further development or destruction and would allow for fisheries management. The property is bordered to the north by the Dane County Lake Farm Park.

This property acquisition offers a unique opportunity to establish a highly visible and regionally significant State park of great natural beauty, within Dane County's E-Way, a corridor designed to open the Nine Springs Creek area to the public and preserve its natural resources. The location of the subject is within easy reach of more than 400,000 immediate residents and an unlimited number of other Wisconsin citizens and visitors to the state. Collaborative public and private relationships will ensure that this Centennial Park can be rapidly operational, provide beneficial management efficiencies to the State and the County and superior educational, recreational and resource stewardship services to the public.

One important goal of this project will be to connect strategic properties on the western shores of Lake Waubesa west to the oldest state-owned fish and wildlife area at the Nevin Springs Fish and Wildlife property. The subject purchase, as well as other property acquisitions currently under negotiations, will add 326 acres in the Village of Blooming Grove with the existing 320 acres at Nevin Springs Fish and Wildlife Area -- and potentially expanding to over 800 acres. However, what makes this a truly remarkable endeavor for the State of Wisconsin Centennial Park is the integration of the state lands with the nearly completed 3,000-acre E-Way. The Capital City State Trail within this proposed Centennial State Park will connect visitors and residents from the shores of Lake Michigan west to Dodgeville, Wisconsin by linking Military Ridge and Glacial Drumlin State Trails. Therefore both visitors and residents will be able bike, hike and walk from their homes to recreational, educational, and natural resource "jewels" within the new Centennial State Park.

The Department recommends purchase of the property to provide new opportunities for public recreation, to protect an area of scenic lakeshore, and to allow natural resource management in the new Centennial State Park.

3. FINANCING:

State Stewardship bond funds are anticipated:

|                   | Funds allotted to program: | Balance after proposed transaction |
|-------------------|----------------------------|------------------------------------|
| Stewardship Bond: | \$7,950,000                | \$485,245                          |

4. ACQUISITION STATUS OF THE CENTENNIAL STATE PARK\*\*:

Established: 2000  
Acres Purchased to Date: 0.0  
Acquisition Goal: 326 Acres  
Percent Complete: 0.0%  
Cost to Date: \$0.00

\*\* This will be one of two land acquisitions for this new project. The project establishment is proposed in a separate letter to the Natural Resources Board.

5a. SCOTT APPRAISAL:

Appraiser: Garth Scott (Private Appraiser)  
Valuation Date: October 8, 1999  
Appraised Value: \$3,170,000  
Highest and Best Use: Residential Development

Allocation of Values:

- a. land: Wetland: 25 acres @ \$1,500 per acre: \$37,500  
Upland Waterfront: 14 acres @ \$158,000 per acre: \$2,212,000  
Upland Vacant Land: 119.9 acres @ \$7,700 per acre: \$923,230  
TOTAL: 158.9 acres @ \$19,967 per acre: \$3,172,730  
SAY: \$3,170,000
- b. market data approach used:  
- land with frontage: four sales with adjusted value range: \$15,687 to \$23,653 per acre  
- lake frontage: five sales with adjusted value range: \$2,300 to \$4,900 per foot of frontage before development costs applied  
- wetland: three sales with adjusted value range: \$763 to \$2,000 per acre

Appraisal Review: Ron Olson

5b. RICHARDSON APPRAISAL:

Appraiser: Robert Richardson (Private Appraiser)  
Valuation Date: December 1, 1999  
Appraised Value: \$1,600,000  
Highest and Best Use: Four Residential Lots

Allocation of Values:

- a. land: 158.9 acres @ \$10,069 per acre: \$1,600,000  
b. market data approach used with five sales  
c. adjusted value range: \$3,460 to \$12,084 per acre

Appraisal Review: Ron Olson

5c. FERRILL APPRAISAL: (Commissioned by WARF)

Appraiser: James Ferrill (Private Appraiser)  
Valuation Date: January 12, 2000  
Appraised Value: \$3,178,000  
Highest and Best Use: Residential Development

Allocation of Values:

- a. land: 158.9 acres @ \$20,000 per acre: \$3,178,000  
b. market data approach used with four sales  
c. adjusted value range: \$2,807 to \$22,266 per acre

Appraisal Review: Ron Olson

Comments: Three appraisals were completed for this transaction, two requested by the Department, and the third requested by the grantors. The first appraisal was completed for the Department by Garth Scott (Private Appraiser) on October 8, 1999 with a valuation of \$3,170,000. The second appraisal was completed for the Department by Robert Richardson (Private Appraiser) on December 1, 1999 with a valuation of \$1,600,000. The third appraisal was completed for the grantors by James Ferrill (Private Appraiser) on January 12, 2000 with a valuation of \$3,178,000. During negotiations with the grantors, the final transaction price was set at \$2,000,000.

RECOMMENDED:

Richard E. Steffes *Richard E. Steffes*

11-14-00  
Date

Richard Hennigan  
Bureau of Legal Services

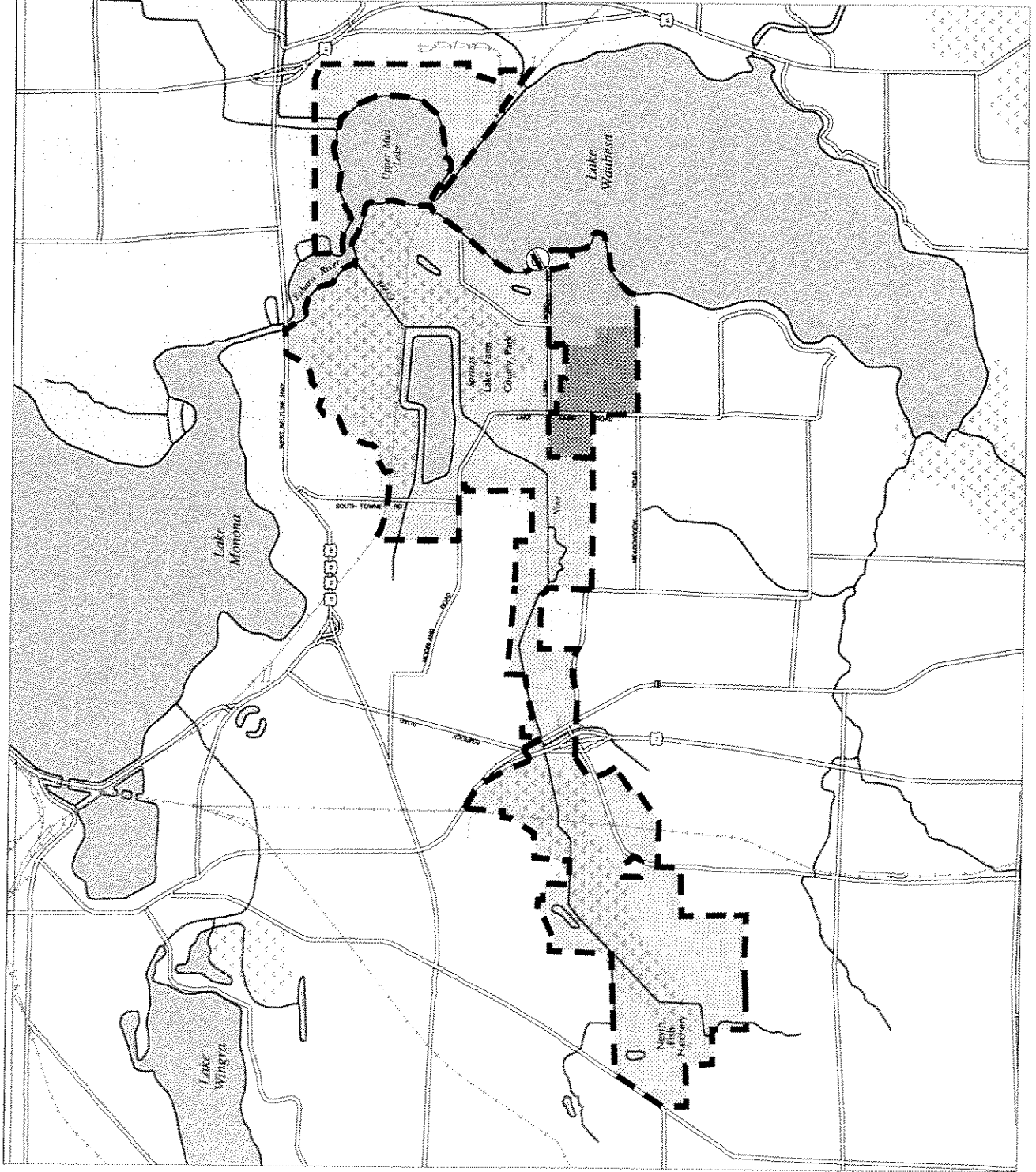
11/14/00  
Date






Steven W. Miller *Steven W. Miller*

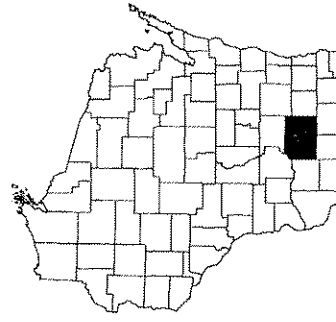
11-14-00  
Date

RES:jp

# CAPITAL SPRINGS CENTENNIAL STATE PARK AND RECREATION AREA



-  Park Boundary
-  Recreation Area
-  Wisconsin Alumni Research Foundation
-  Lake Farm Associates, Inc.
-  Nine Springs E-Way (Other Public Land)

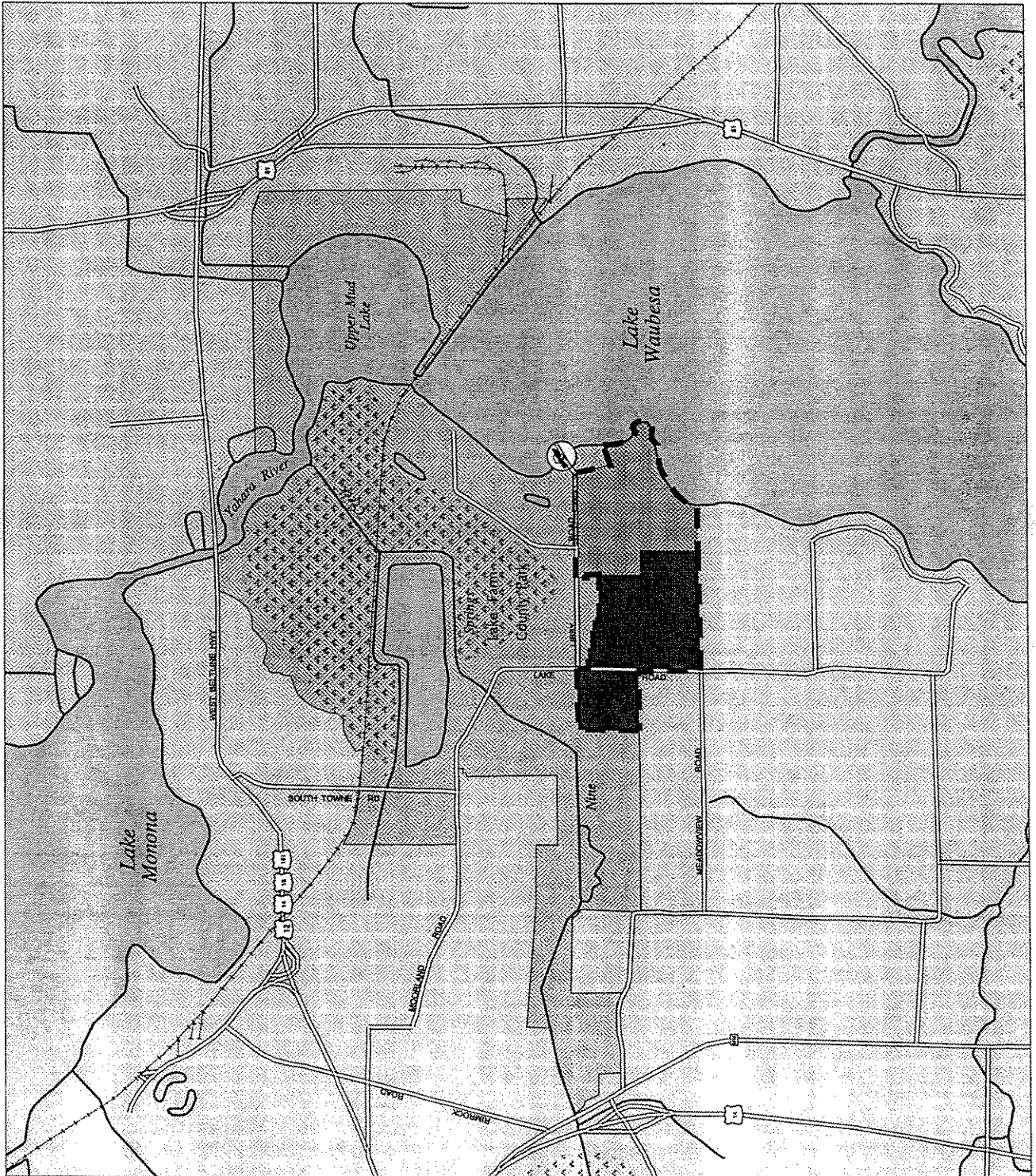






0.3 0 0.3 Miles

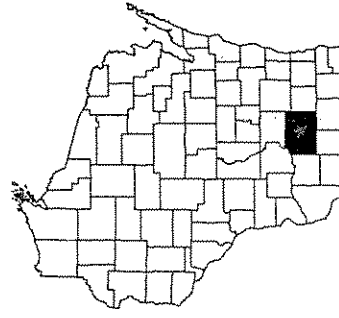
Scale 1:50,000

October 24, 2000

# CAPITAL SPRINGS CENTENNIAL STATE PARK



-  Park Boundary
-  Wisconsin Alumni Research Foundation
-  Lake Farm Associates, Inc.
-  Nine Springs E-Way (Other Public Land)



0.3 0 0.3 Miles

Scale 1:40,000

October 24, 2000



# BLOOMING GROVE T. 7 N.-R. 10 E.

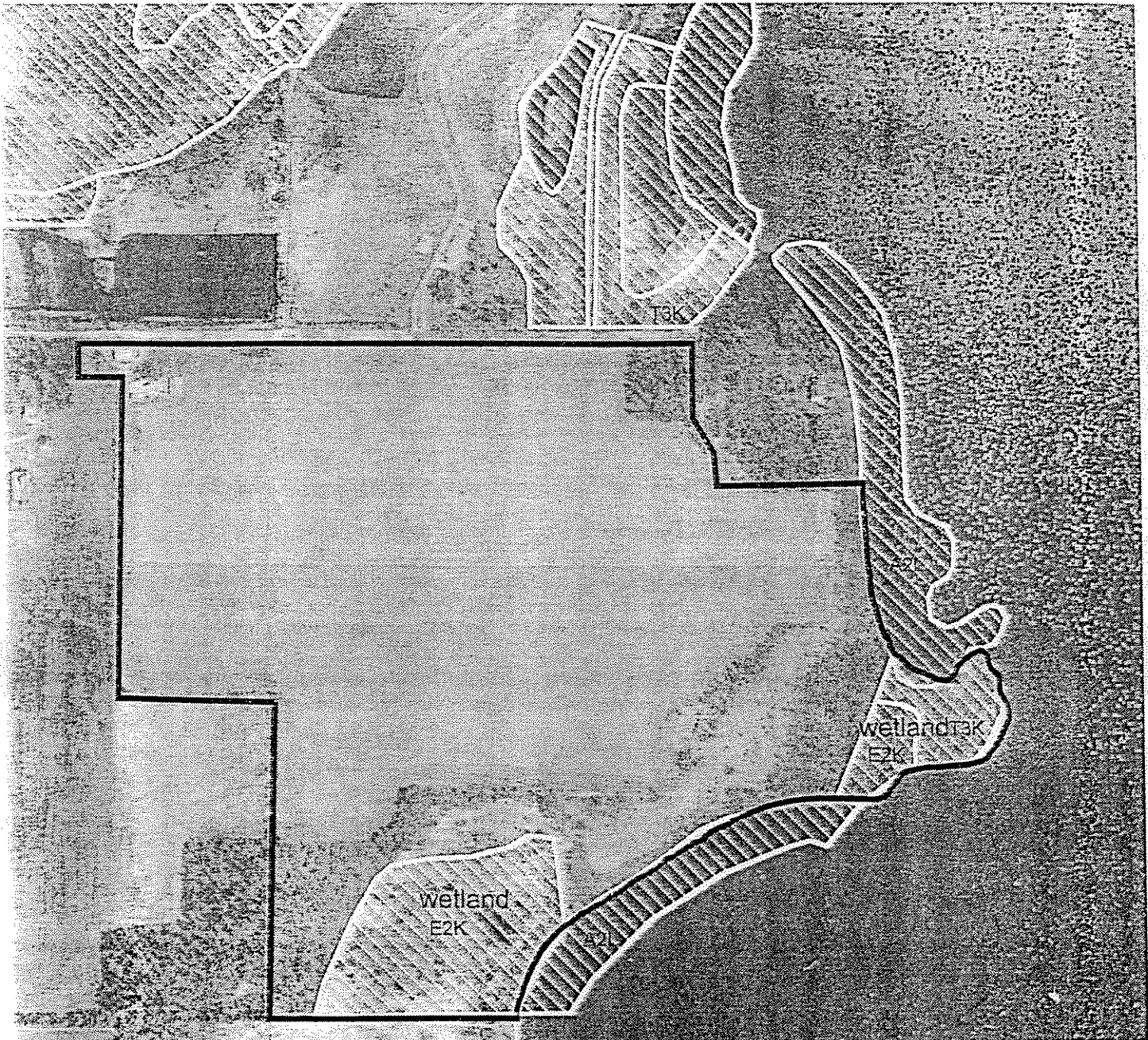


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# WARF Property Town of Blooming Grove



Digital orthophoto taken April 1995.  
Wetland from WDNR data.  
Map printed May 9, 2000.



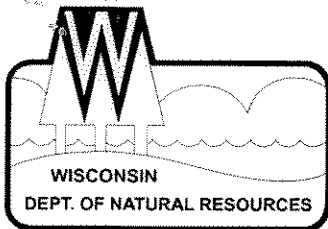
Parcel Number: 071032380009

Assessment Acreage: 158.39 acres  
GIS Acreage\*: 132.38 acres

Shoreline: 3748 feet

\* Difference between Assessment and GIS  
Acreages may be attributed to property underwater.



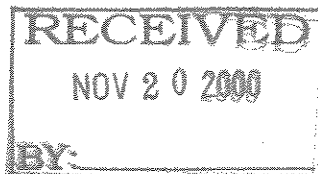


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

NOV 17 2000



IN REPLY REFER TO: P-1755

Honorable Brian Burke  
Member State Senate  
Room 316S  
CAPITOL

Honorable John Gard  
Member State Assembly  
Room 315N  
CAPITOL

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

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 200.0-acre land purchase from Wisconsin Public Service Corporation for \$550,000. 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 November meeting. The land is required for Scenic Protection and Public Recreation.

The file number is P-1755 and the land is located in Marinette County. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

*George*  
George E. Meyer  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

CORRESPONDENCE/MEMORANDUM

DATE: November 14, 2000 FILE REF: P-1755

TO: Governor Thompson

FROM: George E. Meyer *George*

SUBJECT: Proposed Land Acquisition, Wisconsin Public Service Corporation Tract, File # P-1755, Approval Requested by November 30, 2000

1. PARCEL DESCRIPTION:

Caldron Falls Centennial State Park  
Marinette County

Grantor:

Wisconsin Public Service Corporation  
C/o Jerry Tews, Director of Real Estate  
PO Box 19002  
Green Bay, WI 54307-9002

Acres: 200.0

Price: \$550,000 (\$2,750 per acre)

Appraised Value: Per Acre: \$1,500; \$1,600; \$4,800\*

Interest: Purchase in fee.

Improvements: Public Boat Landing

Location: The tract is located thirteen miles southwest of the City of Wausaukee, in western Marinette County.

Land Description: The subject area is comprised of generally level forest land having diversified forest cover featuring a full range from open fields to large-growth forest.

| <u>Covertypes Breakdown:</u> | <u>Type</u>    | <u>Acreage</u> |
|------------------------------|----------------|----------------|
|                              | Wooded Lowland | 40.0           |
|                              | Wooded Upland  | 160.0          |
|                              | TOTAL          | 200.0          |

Zoning: Shorelands and Wetlands

Present Use: Part of Electric Generation and Public Recreation

Proposed Use: Scenic Protection and Public Recreation

Tenure: 73 years

Property Taxes: \$4,000 (estimated)

Agreement Date: October 25, 2000

\*Seller's Appraisal

2. JUSTIFICATION:

The Department recommends purchase of the 200.0-acre Wisconsin Public Service Corporation property to provide new opportunities for public recreation, to protect an area of scenic waterways, lakes, and old-growth forest, and to allow natural resource management in Caldron Falls Centennial State Park. This will be one of two acquisitions for the project at this location. The proposed acquisition will include almost 4 miles of lake frontage along Caldron Falls Reservoir.

Centennial State Park is a new project for the year 2000. The park will become the newest member of a state park system that has provided unparalleled recreational resources for its citizens and visitors. Centennial State Park will be located in both central Dane County and west central Marinette County. Nearby cities for the Marinette County location include Green Bay, 57 miles to the south; and Marinette, 35 miles to the southeast. This location was chosen from over 45 potential new park sites, providing the best qualities from the extensive list of criteria used to select the new site.

The Wisconsin Public Service Corporation parcel, coupled with the 1,987 acres to the south, currently under option for the state to buy, offers a large continuous block of land allowing for a park of substantial size without fragmentation. The subject contains a diversity of forest types over moderately rolling forestland. In addition to natural sapling reproduction and managed forest hardwoods, the property includes natural stands of aspen, birch, jackpine, mixed northern hardwoods, along with swamp conifers. Land cover includes 200 acres of woodland, with very scenic rock outcroppings, and meandering shoreline on the undeveloped flowage.

Water frontage within the boundaries of this property includes approximately 4 miles of frontage on Caldron Falls Reservoir. Acquisition of this parcel would ensure the protection of these water resources from any further development or destruction and would allow for fisheries management. Together with the 1987 acre parcel, described in a separate memo, the public will have an excellent block of land for public recreational pursuits.

The recreation potential of this site appears to be enormous. There currently is no state park in this entire northeast corner of the state. The subject property is located approximately 12 miles west of STH 141 off paved county and township roads. Driving time to this property is estimated as 90 minutes from Green Bay, 2 hours from Appleton, and 2 hours from Wausau.

The WPSC parcel provides the state with a great opportunity to continue a tradition of excellence. The Centennial State Park will protect several miles of important water resources, as well as a major portion of heavily forested Marinette County. The project would not only provide a much needed recreational area for local residence, but would also provide a "North Woods" experience for out of town visitors.

The Department recommends purchase of the property to provide new opportunities for public recreation, to protect an area of scenic waterways, lakes, and old-growth forest, and to allow natural resource management in the new Centennial State Park.

3. FINANCING:

State Stewardship bond funds are anticipated:

|                   | Funds allotted to program: | Balance after proposed transaction |
|-------------------|----------------------------|------------------------------------|
| Stewardship Bond: | \$7,950,000                | \$485,245                          |

4. ACQUISITION STATUS OF THE CALDRON FALLS CENTENNIAL STATE PARK\*\*:

Established: 2000  
Acres Purchased to Date: 0.0  
Acquisition Goal: 2,187.0 Acres  
Percent Complete: 0.0%  
Cost to Date: \$0.00

\*\* This will be one of two land acquisitions for this new project. The project establishment is proposed in a separate letter to the Natural Resources Board.

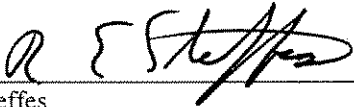
5. APPRAISALS:

| <u>Appraiser:</u>  | <u>Value Per Acre:</u> | <u>Value for 200 Acres:</u> |
|--|------------------------|-----------------------------|
| Dan Heath (Staff Appraiser)                                  | \$1,500                | \$300,000                   |
| Norman Mesun (Private Appraiser)                             | \$1,600                | \$320,000                   |
| Edward Steigerwaldt<br>(Private Appraiser, retained by WPSC) | \$4,800                | \$960,000                   |

Comments: All three appraisal reports estimated value assuming a 560-acre purchase. Since 200 acres were actually negotiated as an acquisition for the park, the appraisers' unit value per acre is being cited for this analysis. The 200 acres are representative of the larger parcel appraised.

The appraisers all used a market data approach with several sales cited. The primary difference between the reports was due to a differing assumption by Mr. Steigerwaldt for the Highest and Best Use. He assumed that development for residential use would be approved by the Federal Energy Regulatory Commission, which currently licenses the property as part of the Peshtigo River Hydro project. Mr. Heath and Mr. Mesun assumed less development potential due to the FERC license restrictions. The final price of \$550,000 (\$2,750 per acre for 200 acres) was the best price that could be negotiated with the grantor.

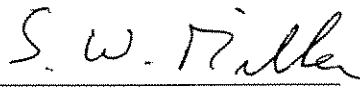
RECOMMENDED:

  
Richard E. Steffes

11-14-00  
Date

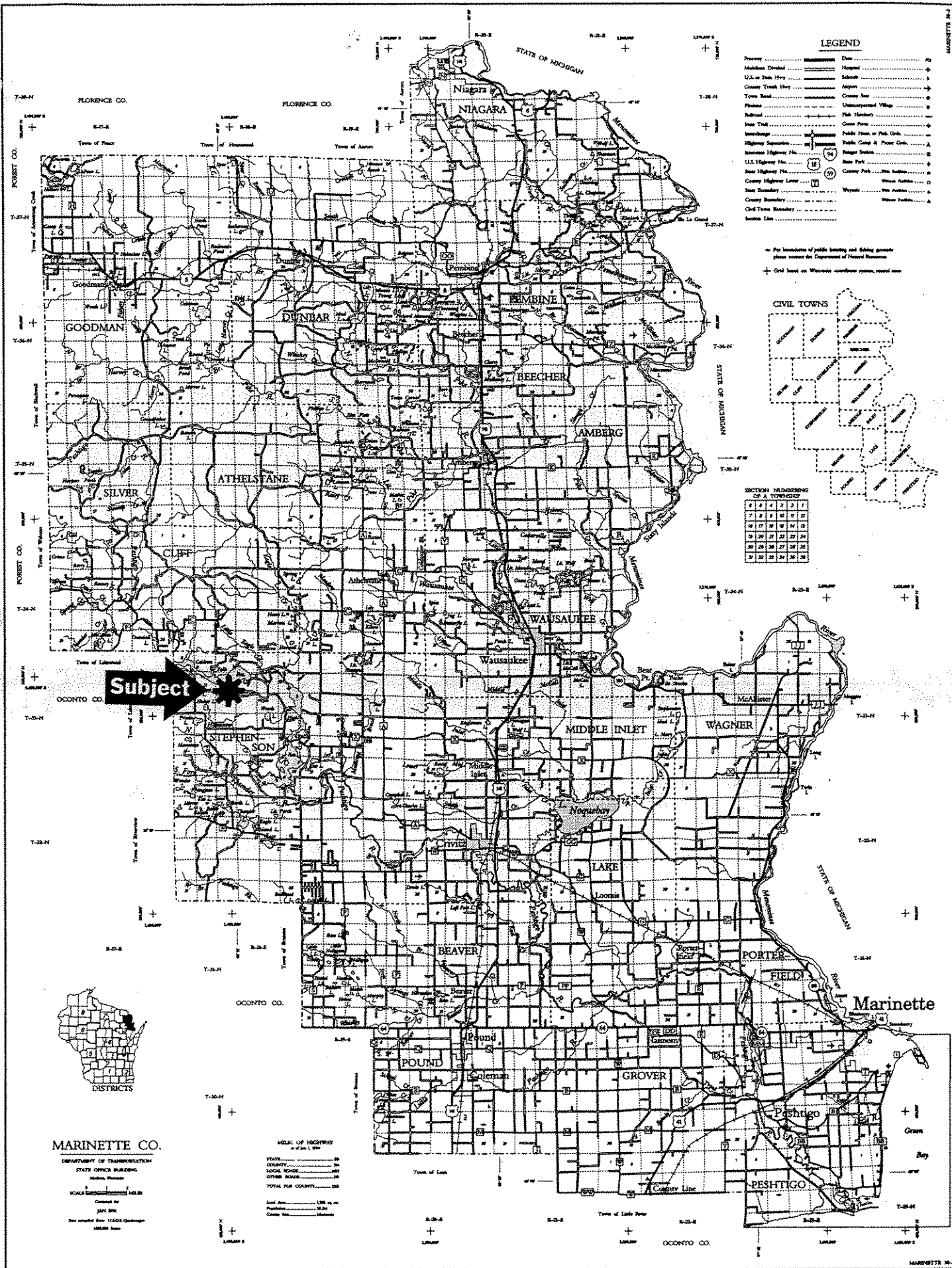
  
Bureau of Legal Services

11/14/00  
Date

  
Steven W. Miller

11-14-00  
Date

RES:jp



Subject

Marinette

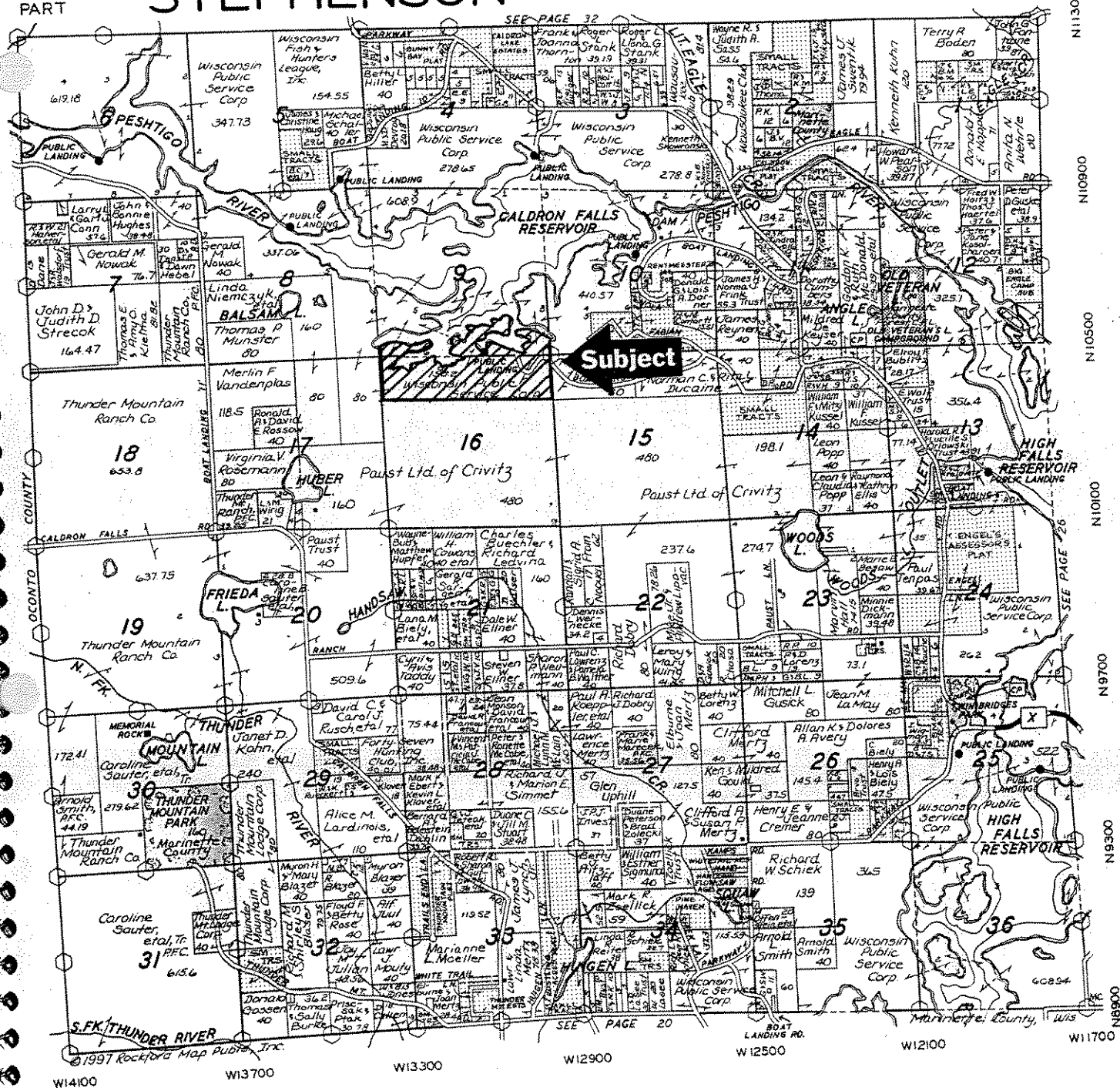
MARINETTE CO. DEPARTMENT OF TRANSPORTATION STATE OFFICE BUILDING MADISON, WISCONSIN SCALE 1:50,000 Contour by JAN 1976 See nearby for LEGISLATION 100000 Feet

SCALE OF HIGHWAY as of Jan. 1, 1976 STATE HIGHWAY 100 COUNTY ROAD 100 LOCAL ROAD 100 OTHER ROAD 100 TOTAL FOR COUNTY 100 Contour by 100 ft 50 ft 20 ft 10 ft

MARINETTE 24-1 MARINETTE 24-2 MARINETTE 24-3 MARINETTE 24-4 MARINETTE 24-5 MARINETTE 24-6 MARINETTE 24-7 MARINETTE 24-8 MARINETTE 24-9 MARINETTE 24-10 MARINETTE 24-11 MARINETTE 24-12 MARINETTE 24-13 MARINETTE 24-14 MARINETTE 24-15 MARINETTE 24-16 MARINETTE 24-17 MARINETTE 24-18 MARINETTE 24-19 MARINETTE 24-20 MARINETTE 24-21 MARINETTE 24-22 MARINETTE 24-23 MARINETTE 24-24 MARINETTE 24-25 MARINETTE 24-26 MARINETTE 24-27 MARINETTE 24-28 MARINETTE 24-29 MARINETTE 24-30 MARINETTE 24-31 MARINETTE 24-32 MARINETTE 24-33 MARINETTE 24-34 MARINETTE 24-35 MARINETTE 24-36 MARINETTE 24-37 MARINETTE 24-38 MARINETTE 24-39 MARINETTE 24-40 MARINETTE 24-41 MARINETTE 24-42 MARINETTE 24-43 MARINETTE 24-44 MARINETTE 24-45 MARINETTE 24-46 MARINETTE 24-47 MARINETTE 24-48 MARINETTE 24-49 MARINETTE 24-50 MARINETTE 24-51 MARINETTE 24-52 MARINETTE 24-53 MARINETTE 24-54 MARINETTE 24-55 MARINETTE 24-56 MARINETTE 24-57 MARINETTE 24-58 MARINETTE 24-59 MARINETTE 24-60 MARINETTE 24-61 MARINETTE 24-62 MARINETTE 24-63 MARINETTE 24-64 MARINETTE 24-65 MARINETTE 24-66 MARINETTE 24-67 MARINETTE 24-68 MARINETTE 24-69 MARINETTE 24-70 MARINETTE 24-71 MARINETTE 24-72 MARINETTE 24-73 MARINETTE 24-74 MARINETTE 24-75 MARINETTE 24-76 MARINETTE 24-77 MARINETTE 24-78 MARINETTE 24-79 MARINETTE 24-80 MARINETTE 24-81 MARINETTE 24-82 MARINETTE 24-83 MARINETTE 24-84 MARINETTE 24-85 MARINETTE 24-86 MARINETTE 24-87 MARINETTE 24-88 MARINETTE 24-89 MARINETTE 24-90 MARINETTE 24-91 MARINETTE 24-92 MARINETTE 24-93 MARINETTE 24-94 MARINETTE 24-95 MARINETTE 24-96 MARINETTE 24-97 MARINETTE 24-98 MARINETTE 24-99 MARINETTE 24-100

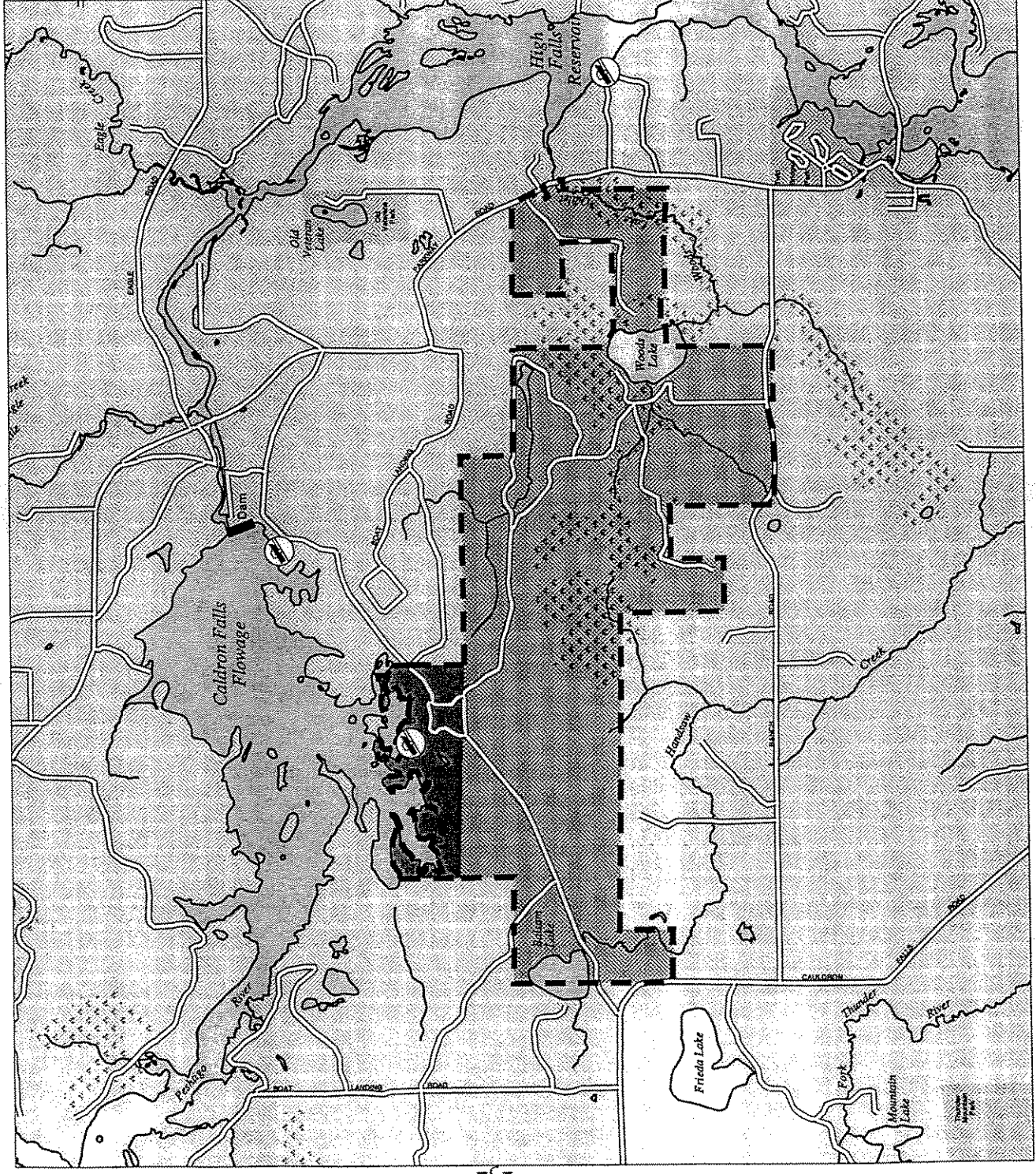
# NORTHWEST STEPHENSON PART





# T.33N.-R.18E.

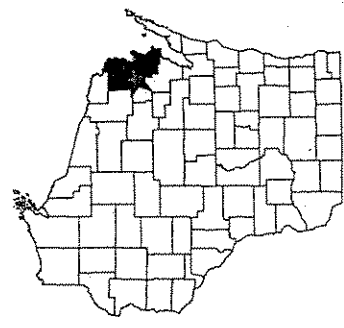


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# CALDRON FALLS CENTENNIAL STATE PARK

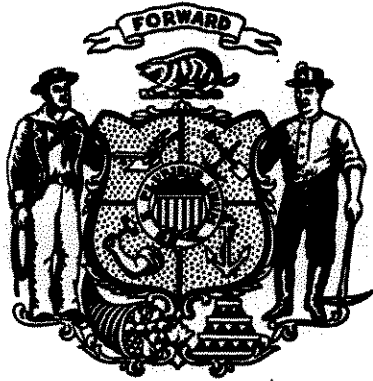


-  Park Boundary
-  Paust Ltd
-  Wisconsin Public Service Corp.
-  Other Public Land



0.3 0 0.3 Miles  
 Scale 1:45,000  
 October 31, 2000

*END*



*END*