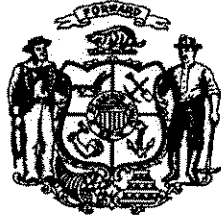


# THE STATE OF WISCONSIN

2

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

April 4, 2000

Secretary George Lightbourn  
Department of Administration  
101 East Wilson Street  
Madison, Wisconsin

Dear Secretary Lightbourn:

We are writing to inform you that the Joint Committee on Finance has reviewed your proposal concerning the sale of air rights to the property at 27 East Main Street in Madison to the Block 89 Air Rights Limited Partnership for \$1,607,000.

No objections to this proposal have been raised. Accordingly, the proposed sale 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

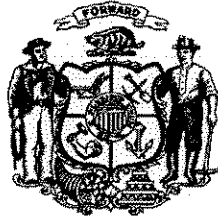
cc: Members, Joint Committee on Finance  
Robert Brandherm, State Building Commission  
Robert Lang, Legislative Fiscal Bureau  
Vicky LaBelle, Department of Administration

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

ASSEMBLY CHAIR  
**JOHN GARD**

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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: March 16, 2000

Re: 14 Day Passive Review of a Proposal for the Sale of Air Rights

Attached please find a copy of a proposal from Secretary Lightbourn concerning the sale of air rights to the property at 27 East Main Street in Madison, (the former site of the state day care center). The rights would be sold to the Block 89 Air Rights Limited Partnership for \$1,607,000. This transaction was approved by the State Building Commission on April 21, 1999.

Pursuant to s. 13.48(14)(d)(4), Stats., the Building Commission is required to notify the Joint Committee on Finance of its intention to sell or transfer a parcel of surplus land having a fair market value of at least \$20,000.

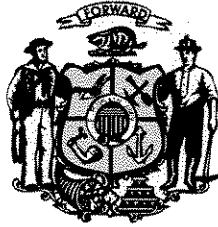
Please review the attached materials and notify **Senator Burke** or **Representative Gard** no later than **Monday, April 3, 2000**, if you have any concerns about the request or if you would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

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

TOMMY G. THOMPSON  
GOVERNOR

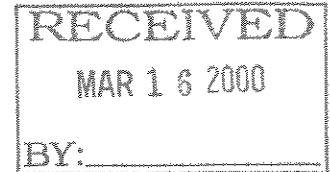
GEORGE LIGHTBOURN  
SECRETARY



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

March 13, 2000

The Honorable Brian B. Burke, Senate Chair  
The Joint Committee on Finance  
316 South Capitol  
Madison, WI 53702



The Honorable John Gard, Assembly Chair  
The Joint Committee on Finance  
315 North, State Capitol  
Madison, WI 53702

Dear Senator Burke and Representative Gard:

RE: Sale of Air Rights - 27 East Main Street - Madison

This request is submitted pursuant to s. 13.48(14)(d)(4) as a notification of intent to sell the air rights of the property (previously the State day care center) at 27 East Main Street, Madison at a cost of \$1,607,000. The sale will be made to the Block 89 Air Rights Limited Partnership. The State Building Commission approved this transaction on April 21, 1999.

The State purchased the building at 27 East Main Street in December 1997. The building formerly housed the State sponsored childcare center. The State moved the childcare center to 105 South Butler Street and sold the subterranean rights to the City of Madison Community Development Authority in May 1998. The State retained the air rights in order that the site could be evaluated for the State Law Library or other State offices.

The sale of the subterranean rights to the Community Development Authority permitted the property to be incorporated into a larger underground parking structure. The parking facility is part of Block 89, which has been undergoing private redevelopment for office and retail use. The State entered into a lease with the development authority for parking under the air rights. Payments by the State for property and capital costs associated with the parking facility were deferred until July 1, 2000. Obligations under this lease will pass to the owner of the air rights.

The State granted the Community Development Authority an option to purchase the air rights to the property if the State does not require the property. The development authority and the City of Madison will assign this option to Block 89 Air Rights Limited Partnership.

March 13, 2000

Page 2

The purchaser will pay the State \$400,000 at the closing. The balance of the purchase price will be paid to the State due on the earlier of: the second anniversary of the closing or on the date the State receives a certificate of occupancy for the new Law and Justice Center in Block 84. The State will hold mortgage and personal guarantees for the future money owed.

We understand that s. 13.48(14)(d)(4) provides 14 working days for review by the Joint Committee on Finance and we would appreciate a letter approving the sale or scheduling a hearing on this matter so that, if approved, the Department and purchaser can proceed with the closing. Please feel free to call me or Edward Main, Department Legal Counsel at 266-2765, if you have any questions regarding this matter.

Sincerely,



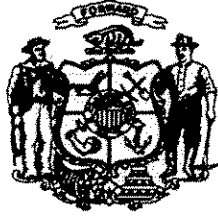
George Lightbourn  
Secretary

cc: Robert Lang, Legislative Fiscal Bureau  
Mark Olinger, Planning Director, City of Madison  
Susan Springman  
Robert Brandherm

# THE STATE OF WISCONSIN

Ed

SENATE CHAIR  
BRIAN BURKE



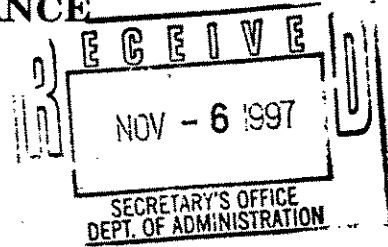
ASSEMBLY CHAIR  
JOHN GARD

Room 302H  
P.O. Box 7882  
Madison, WI 53707-7882  
Phone: (608) 266-8535

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

## JOINT COMMITTEE ON FINANCE

November 6, 1997



Secretary Mark Bugher  
Department of Administration  
101 East Wilson Street, 10<sup>th</sup> Floor  
Madison, Wisconsin 53707

Dear Secretary Bugher:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your request, dated October 17, 1997, pursuant to s. 13.48(14)(d)(4), Stats., concerning the sale of subterranean rights to the property at 27 East Main Street in Madison, (the state day care center), for \$65 per square foot of site area, plus relocation expenses, in an amount not to exceed \$250,000.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE  
Senate Chair

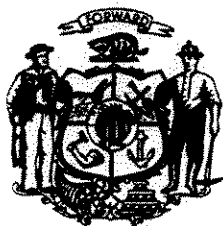
Handwritten signature of John Gard in black ink.

JOHN GARD  
Assembly Chair

cc: Members, Joint Committee on Finance  
Jay Huemmer, Department of Administration  
Secretary Brandherm, Building Commission  
Bob Lang, Legislative Fiscal Bureau

BB:JG:jc

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



Ed

Mailing Address:  
Post Office Box 7864  
Madison, WI 53707-7864

TOMMY G. THOMPSON  
GOVERNOR  
MARK D. BUGHER  
SECRETARY

October 10, 1997

The Honorable Brian B. Burke, Co-Chair  
The Joint Committee on Finance  
Wisconsin State Senate  
100 N. Hamilton Street, Rm. 302  
Madison, WI 53702

The Honorable Scott Jensen, Co-Chair  
The Joint Committee on Finance  
Wisconsin State Assembly  
315 North State Capitol  
Madison, WI 53702

Dear Senator Burke and Representative Jensen:

RE: Sale of Subterranean Rights (Day Care Building - 27 East Main Street -  
Madison)

This request is submitted pursuant to s. 13.48(14)(d)(4) as a notification of intent to sell the subterranean rights of the property (currently state day care center) at 27 East Main Street, Madison at \$65 per square foot of site area, plus relocation expenses, in an amount not to exceed \$250,000. The State will retain the surface and air rights to the site. The City of Madison, acting through its Community Development Authority, is purchasing the subterranean rights. This transaction was approved by the State Building Commission at its meeting on Wednesday, May 21, 1997.

The State of Wisconsin currently leases the entire building at 27 East Main Street for the state sponsored childcare center. The lease includes an option to purchase. The building occupies 13,634 square feet on the corner of City of Madison Block 89. Other parts of the block are undergoing private redevelopment for office, commercial and parking. The redevelopment of Block 89 will incorporate the subterranean rights to the site currently leased by the state.

The state plans to purchase the site at 27 East Main Street for a possible future site for a state facility. The subterranean rights would be sold to the City of Madison's Community Development Authority and incorporated into a larger underground parking structure as part of the Block 89 development. The Community Development Authority is financing the development of the entire

The Honorable Brian Burke  
The Honorable Scott Jensen  
October 10, 1997  
Page 2

parking facility. The state will enter into a lease, with an option to purchase, with the Community Development Authority for the parking under our site. The parking would be made available to state officers or employees who work in the area. If a state building is subsequently built on the site, the parking would be available, at least in part, for occupants of the new building.

Enactment of 1997 Wisconsin Act 5 gave the State Building Commission authority to purchase property on the Capitol Square without an enumeration. Subsequently, purchase of the day care center site at 27 East Main Street was enumerated within the 1997-99 Biennial Budget. General information on this property, submitted to the State Building Commission, is attached.

The State will be relocating the current childcare center at 27 East Main Street to a newly remodeled building at 105 South Butler Street on approximately November 1, 1997. As soon as possible after the relocation of the childcare center, but no later than November 25, 1997, the City of Madison, acting through the Community Development Authority, has requested that we close with the current owners of 27 East Main Street and convey the subterranean rights to 27 East Main Street to the Community Development Authority.

We understand that s. 13.48(14)(d)(4) provides 14 working days for review by the Joint Committee on Finance and we would appreciate a letter approving the sale or scheduling a hearing on this matter so that, if approved, the department and the City of Madison can proceed with the closing. Please feel free to call me or Edward Main, Department Legal Counsel at 266-2765, if you have any questions regarding this transaction.

Sincerely,



Mark D. Bugher  
Secretary

Attachment

cc: Robert Lang, Legislative Fiscal Bureau  
George Austin, Planning Director, City of Madison  
George Lightbourn  
Robert Brandherm

BUILDING COMMISSION REQUESTS / ITEMS

13

April 21, 1999

Subcommittee

Full Commission

**Department of Administration for the Wisconsin  
Supreme Court, State Legislature and Department of  
Justice**

24. Martin Luther King, Jr. Boulevard and West Main  
Street - Madison - Request approval of a 20-year lease  
of approximately 240,000 gross sq. ft. of library and  
office space with approximately 230 parking stalls at a  
total option to purchase price of \$41,200,000. Included  
is the sale of Block 89 Air Rights.

The lessor is Continental Properties Company, Inc. and  
the terms of the lease are being negotiated.

MOVED BY SENATOR RISSER, SECONDED BY  
SENATOR ROESSLER TO APPROVE THE  
REQUEST. MOTION CARRIED.

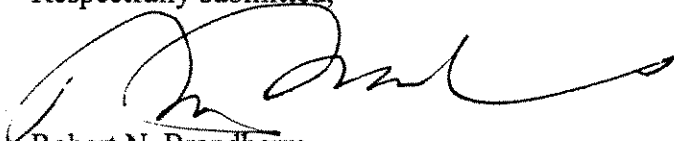
No action taken.

Approved the  
request.  
8-0-0

There being no further business to come before the  
Commission, the meeting was adjourned at 2:42 p.m. on  
Wednesday, April 21, 1999.

These minutes are subject to ratification at the next  
Building Commission meeting.

Respectfully submitted,



Robert N. Brandherm  
Secretary



BUILDING COMMISSION REQUESTS / ITEMS

May 21, 1997

The Secretary requests approval of the minutes of April 23, 1997.

MOVED BY SENATOR WEEDEN, SECONDED BY REPRESENTATIVE OTTE TO APPROVE THE MINUTES OF 5/21/97. MOTION CARRIED

ADMINISTRATIVE AFFAIRS SUBCOMMITTEE

The Administrative Affairs Subcommittee meeting was held on Wednesday, May 21, 1997 at 10:30 a.m. in the Governor's Conference Room. All committee members were present.

Department of Administration

1. Day Care Building (27 East Main Street-Madison) - Request authority to 1) exercise a lease option to purchase the day care building from Capital Park Associates at an estimated cost of \$2,600,000 Program Revenue Supported Borrowing; 2) sell the underground property rights to the City of Madison; and 3) enter into a lease for parking constructed under the property, under the provisions of 1997 Wisconsin Act 5.

On April 23, 1997 the Commission recommended enumeration as part of the 1997-99 Capital Budget.

MOVED BY REPRESENTATIVE OTTE, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
No action required.	Approved the minutes of 4/23/97. 8-0-0
Approved the request. 4-0-0	Approved the request. 8-0-0

**AGENCY REQUEST FOR  
BUILDING COMMISSION ACTION  
May 1997**

**AGENCY:**

Department of Administration

**LOCATION:**

Day Care Building  
27 East Main Street  
Madison, WI 53702

**REQUEST:**

Request authority to 1) exercise a lease option to purchase the building located at 27 East Main Street from Capital Park Associates at an estimated cost of \$2,600,000 Program Revenue Supported Borrowing; 2) sell the underground property rights to the City of Madison; and 3) enter into a lease for parking constructed under the property.

**PROJECT DESCRIPTION:**

This project would exercise an option in a current lease to purchase the building located at 27 East Main Street. This building is currently leased by the state for a state sponsored child care center and for legislative and Supreme Court storage. Terms of the lease include an option to purchase upon 180 days prior written notice to the lessor. Following approval of this request by the Building Commission, the Department of Administration will immediately notify the lessor of its intent to exercise the option to purchase.

Following acquisition, underground property rights would be sold to the City of Madison's Community Development Authority at a cost of at least \$55 per square foot; at least \$750,000. The state will retain ownership of the surface and air rights for possible future construction. The Community Development Authority intends to sponsor construction of underground parking on the site. The City will raze the existing building. The state will agree to lease 170 parking stalls for 20 years and will retain an assignable option to purchase the portion of the parking ramp that lies beneath 27 East Main Street.

Upon transfer of the underground property to the City of Madison, the child care center and state storage would relocate to other facilities to be leased downtown. The City would arrange payment of relocation costs to the state and to the child care provider. The market value per square foot for underground rights in this block is \$55. Therefore, it is assumed that any amounts received from the city in excess of \$55 per square foot will be used by the state to reduce the facility costs of a replacement day care center.

**JUSTIFICATION OF THE REQUEST:**

This project makes available a possible site for construction of a State Law Library, Legislative Staff facility or Judicial space. It also responds to a request from the City of Madison for assistance in furthering plans for economic development in the downtown. Recent enactment of Senate Bill 76 gave the Building Commission authority to purchase property on the Capitol Square without an enumeration.

The State of Wisconsin leases the entire building at 27 East Main Street from Capitol Park Associates. The State sponsored child care center occupies approximately 12,172 square feet on the first floor and mezzanine. Basement storage, totaling 10,407 square feet, is used by the State Supreme Court and the Legislature. In 1997, lease payments will total \$271,605. The present lease expires in June of 2002.

The lease includes an option for state purchase of the 27 East Main Street property. The purchase price is to be determined through negotiation or at a price established in the lease plus the unamortized balance remaining for original build-out. That latter price totals approximately \$2,500,000 on July 1, 1997.

This building occupies a 13,634 square foot site on a corner of City of Madison Block 89. The remainder of the block is undergoing private redevelopment for office and commercial space. This redevelopment will incorporate the buildings currently occupied by the State Senate, Legislative Council and other legislative agencies.

Current plans for Block 89 include a 537 car underground parking facility. If during initial construction parking at the day care site is incorporated into the parking structure, a total of 780 stalls could be provided. If parking under the day care site were to be constructed separately, a total of 650 stalls could be constructed on Block 89. The need for duplicate circulation and additional stair wells in an independent structure reduces the parking efficiency.

Independent construction of underground parking at the day care site may prove to be cost prohibitive. The small site, required traffic circulation patterns and structural requirements would add significantly to the per stall cost.

Any decision to develop a state facility on this site would be considered in a separate Building Commission action. Because of the small foot print of the site, the net assignable area on any floor would be limited. Perhaps 80,000 square feet could be assigned in a 10 story building.

Sharing of elevators, restrooms, dock space and other support requirements with the larger development may improve efficiency somewhat. The state would then share in the cost of construction, operation and maintenance for shared portions of the larger development.

A condominium or other similar relationship might be established with the developer.

**BUDGET:**

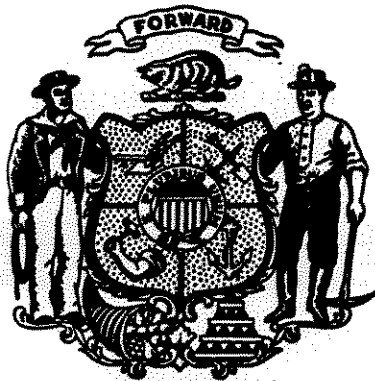
Purchase	\$2,500,000
Closing costs and contingency	<u>100,000</u>
Estimated Total Project Cost	\$2,600,000

Funding for the project would be from Program Revenue Supported Borrowing.

**PREVIOUS BUILDING COMMISSION ACTION:**

April 1997; recommended enumeration in the 1997-99 Capital Budget.

*END*



*END*

# 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

April 4, 2000

Secretary Raymond G. Boland  
Department of Veterans Affairs  
30 W. Mifflin Street  
Madison, Wisconsin

Dear Secretary Boland:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, received March 15, 2000, for increased spending authority for the Subsistence Aid Grant Program.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE  
Senate Chair

Handwritten signature of John G. Gard in black ink.

JOHN G. GARD  
Assembly Chair

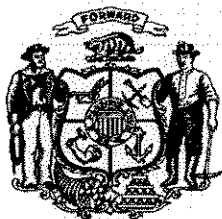
BB:JG:dh

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

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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ASSEMBLY CHAIR  
**JOHN GARD**

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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: March 16, 2000

Attached is a copy of a request from the Department of Veterans Affairs, received March 15, 2000, for increased spending authority for the Subsistence Aid Grant Program. The request is submitted pursuant to s. 45.351 (1), Stats., which provides 14-day passive review and approval of the request by the Joint Committee on Finance.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Monday, April 3, 2000**, if you have any concerns about the request or if you would like the Committee to meet formally to discuss it.

Also, please contact us if you need further information.

Attachment

BB:JG:dh

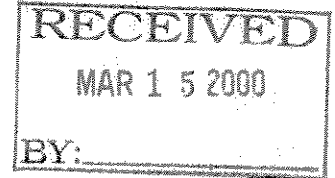


Tommy G. Thompson, Governor  
Raymond G. Boland, Secretary

STATE OF WISCONSIN, DEPARTMENT OF VETERANS AFFAIRS

30 West Mifflin Street, P.O. Box 7843, Madison, WI 53707-7843  
PHONE: (608) 266-1311 1-800-947-8387 (WIS VETS)  
WEB SITE: <http://badger.state.wi.us/agencies/dva>  
E-MAIL: [Headquarters@dva.state.wi.us](mailto:Headquarters@dva.state.wi.us)  
FAX: (608) 267-0403

March 14, 2000



The Honorable Brian J. Burke  
Senate Co-Chair  
Joint Committee on Finance  
Room 316 South, State Capitol  
Madison, WI 53702

The Honorable John Gard  
Assembly Co-Chair  
Joint Committee on Finance  
Room 315 North, State Capitol  
Madison, WI 53702

Dear Senator Burke and Representative Gard:

The Wisconsin Department of Veterans Affairs is requesting increased spending authority in the amount of \$63,800 in appropriation 264 for the Subsistence Aid Grant Program. The Department is requesting the increased spending authority under the Joint Committee on Finance's 14-day passive review approval, as provided by s. 45.351 (1), Stats.

S. 45.351 (1), Stats, authorizes the Department of Veterans Affairs to grant subsistence aid to any veteran or to any dependent of a veteran in an amount that the Department determines is advisable to prevent want or distress. The Subsistence Aid Grant Program provides temporary, emergency financial aid when there is a loss of income due to illness, disability or death. The grants may be used for items such as housing, food, utilities, basic transportation and health insurance premiums. The grant is limited to a maximum of three months of aid within a 12-month period unless the Department determines the need for aid in excess of the maximum time period is caused by the aid recipient's relapse.

The Department's current annual spending authority for this program is \$276,000. The amount of funds that have been spent through March 13 is \$227,800. This results in a balance of \$48,200 of spending authority for the remainder of the fiscal year. The average monthly demand for the program for the fiscal year to date has been \$26,000 per month. However, the demand for the months of March through June of FY99 averaged \$30,000 per month. Based on the recent increase in demand and the historical experience of the last four months of FY99, the Department is requesting an increase in spending authority of \$63,800 for the remainder of the fiscal year. It is estimated this amount of funds should be sufficient to cover all of the demand for the remainder of the fiscal year.

I am attaching a worksheet that shows how the Department projected the amount of funds being requested. Thank you for your consideration of the Department's request. If you have any questions, please contact John Scocos at 266-3081.

Sincerely,

DEPARTMENT OF VETERANS AFFAIRS

Raymond G. Boland  
Secretary

cc: Bob Lang, Legislative Fiscal Bureau  
Richard Chandler, Department of Administration

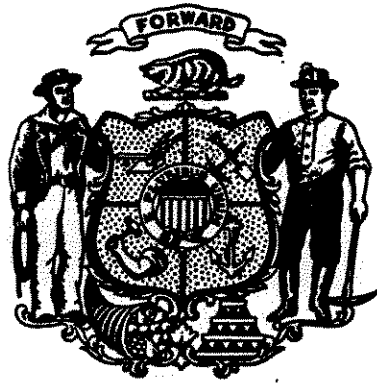
## WORKSHEET FOR S. 16.515 REQUEST FOR SUBSISTENCE AID GRANT INCREASE IN SPENDING AUTHORITY

Current Spending Authority	276,000
Total Expenditures Through March 13, 2000	227,800
<b>Current Balance as of March 14, 2000</b>	<b>48,200</b>
Average Monthly Expenditures To Date	26,000
Average Daily Expenditures To Date	1,182
Anticipated Monthly Expenditures March through June, 2000	30,000
Anticipated Daily Expenditures March through June, 2000*	1,400
Total Projected Need March 14 to June 30, 2000	112,000
Minus Current Balance	48,200
<b>Requested Increase in Spending Authority</b>	<b>63,800</b>

\*The anticipated expenditures for the remainder of the fiscal year are based on FY99 experience.



END



END

# 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**

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Phone: (608) 266-2343

## JOINT COMMITTEE ON FINANCE

March 30, 2000

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

Dear Secretary Meyer:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your request, received on March 10, 2000, pursuant to s. 23.0915(4), Stats., regarding proposed grants to the Dane County Natural Heritage Foundation and Dane County for assistance with the purchase of property at Fish Lake. A grant in the amount of \$800,000 will come from the Stewardship Program and a grant in the amount of \$200,000 will come from the Lake Protection program.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE  
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD  
Assembly Chair

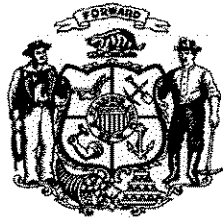
BB:JG:js

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

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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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

Re: 14-Day Passive Review Approval

Date: March 13, 2000

Attached is a copy of a letter from the Department of Natural Resources, received March 10, 2000, concerning the proposed grants to the Dane County Natural Heritage Foundation and Dane County for assistance with the purchase of property at Fish Lake. The 136-acre parcel is located in the Town of Roxbury, Dane County. A grant in the amount of \$800,000 will come from the Stewardship Program and a grant in the amount of \$200,000 will come from the Lake Protection Program.

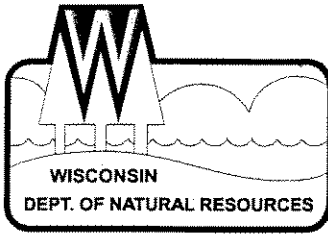
The notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Finance Committee of all stewardship projects of \$250,000 or more in cost.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Wednesday, March 29, 2000**, if you have any concerns about the request or if you would like the Committee to meet formally to discuss it.

Also, please contact us if you need further information.

Attachment

BB:JG:dh



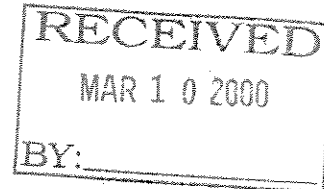
State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

March 7, 2000

Honorable Brian Burke  
Member State Senate  
P.O. Box 7882, State Capitol  
Madison, WI 53707



*Brian*

Dear Senator Burke:

The Department is notifying you, as co-chair of the Joint Committee on Finance, of proposed grants to the Dane County Natural Heritage Foundation, an eligible non-profit conservation organization, and Dane County for assistance with the purchase of property at Fish Lake. The 136-acre parcel is located in the Town of Roxbury, Dane County. The grants will come from the Stewardship Program (\$800,000.00) and the Lake Protection Program (\$200,00.00) for a total state grant amount of \$1,000,000.00. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship projects of \$250,000 or more in cost. The land is being acquired to provide a location in a rapidly developing area of southern Wisconsin for public outdoor recreation. Residents of the area and the state will be able to use the site for hiking, picnicking, fishing, canoeing, swimming, nature study, bird watching, cross-country skiing, and snowshoeing. There are sufficient funds appropriated to complete the purchase.

Attached please find a summary of the project as well as maps and copies of the grant application and vision statement. I certify that this request for consideration meets all the applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

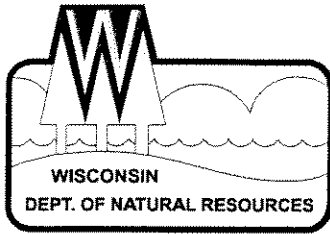
If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If the Committee has no objections, the Department will forward the proposal to the Governor for his consideration. If you need further information, please contact Janet Beach Hanson at 266-0868. She is available to answer any questions you may have in this matter.

Thank you for your consideration.

Sincerely,

*George*  
George Meyer  
Secretary

Cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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March 7, 2000

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Member State Senate  
P.O. Box 7882, State Capitol  
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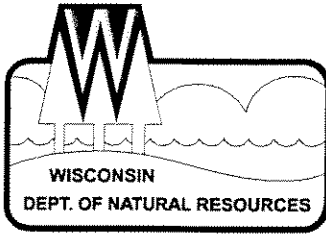
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Sincerely,

George Meyer  
Secretary

Cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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FAX 608-267-3579  
TDD 608-267-6897

March 7, 2000

Honorable John Gard  
Member State Assembly  
P.O. Box 8952, State Capitol  
Madison, WI 53707

Dear Representative Gard:

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Thank you for your consideration.

Sincerely,

George Meyer  
Secretary

Cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau

## Project Summary

### *Proposed Grant for Acquisition of Fish Lake Property, Town of Roxbury, Dane County*

#### 1. *Parcel Description*

Owner: Ken and Karen Kearney

Location: The Fish Lake property is located in northwest Dane County in the Town of Roxbury (Northeast ¼ of Section 3, and the Northwest ¼ of the Southwest ¼ of Section 2, all in Town 9 North, Range 7 East).

Number of acres: 136

Interest: Purchase in fee

Improvements: The property is unimproved with the exception of roads, a well, holding tanks, telephone and electric services. Three dilapidated buildings exist on the property, but they have no value.

Land Description: The property consists of four parcels of land totaling 136 acres with approximately 3000 feet of frontage on Fish Lake. The land includes 40 acres of a wooded hill and 96 acres of rolling topography along the lake.

Zoning: There are four different zoning designations for the property: A-1 Agricultural Exclusive (88 acres); R-4 Residential District (35 acres); RE-1 Recreation District (11.2 acres); and B-1 Business District (1.75 acres).

Past Use: Private resort with camping, cabins and mobile homes.

Present Use: About 35% is in agricultural use; 35% is woodland; 30% is platted for development.

Proposed Use: Park for passive recreational pursuits such as hiking, picnicking, fishing, swimming, canoeing, nature study, bird watching, cross-country skiing, snowshoeing.

#### 2. *Project Partners:*

##### *For the acquisition:*

**Dane County Natural Heritage Foundation  
Dane County  
Department of Natural Resources**

##### *For restoration and development:*

Pending a complete terrestrial and wetland assessment, several groups have expressed interest in contributing to restoration of the project area: **US Fish and Wildlife Service, Madison Audubon Society, Prairie Enthusiasts, and Ducks Unlimited.** The **Fish Lake Lake Association** (an eligible lake district) has received a Lake Protection Grant for studying ways to improve the fishery. The **Town of Roxbury** is interested in maintaining a swimming beach on the northeast shore of the lake.

### 3. *Timing*

Because of the cost, the property is being acquired in three stages. The signed option on stage two expires on April 1, 2000.

### 4. *Finances*

Approved appraised value for grant purposes: \$2 million for 136 acres

*Grant amount (state share based on 50% of appraised value of \$2 million):* \$1 million

**Stewardship grant to Dane County Natural Heritage Foundation:** \$800,000.00  
**Lake Protection grant to Dane County:** \$200,000.00

*Other Funding Sources:* \$2.06 million

**Dane County:** \$1.26 million plus a major gift (\$600,000.00) from a private donor for a total of \$1.860 million

**Dane County Natural Heritage Foundation:** \$200,000.00

Purchase price: \$3,060,000 million for 136 acres

### 5. *Justification*

#### a. **Fish Lake has outstanding natural resource value:**

- Fish Lake is a high quality seepage lake, the most threatened class of lakes in the state.
- Only 2.5% of the 15,000 lakes in Wisconsin lie in the South-Central Region; only 7 (including Fish Lake) are deep enough to provide diverse aquatic habitat.
- Fish Lake is deeper than over 99% of lakes in the state, and larger than over 95% of them.
- Fish Lake is one of Dane County's best cold water fisheries; it supports a diversity of species including some that are rare and/or threatened (Cisco, Banded Killfish, Blanding's Turtle, Bald Eagle, Osprey); the area supports a large variety of waterfowl and migratory birds.
- Fish Lake is relatively undeveloped – a rarity for a Wisconsin lake, especially in southern Wisconsin. Acquisition and restoration of the shoreline, wetlands, and grasslands would improve both fish and wildlife habitat.

#### b. **The Fish Lake area has high recreational resource value:**

- Fishing at the lake is extremely popular, and on weekends large numbers of people fish from a narrow roadside, creating an unsafe situation. Acquisition would allow for development of a safer recreational area to accommodate users.
- Historically, Gaukel's Resort, which was located on the property, was a well-known spot for swimming, boating, and fishing. Acquisition would augment the recreational opportunities provided by an existing small boat access site, which now offers the only public access on the lake. The property would provide a place for swimming, fishing, canoeing, hiking, cross-country skiing, snowshoeing, bird watching, outdoor education, and nature study.
- The property has scenic value with uplands, woods, and wetlands surrounding a 327-acre lake.



- Geographically, there are no tracts of public land in this area that provide access for a variety of family-oriented recreational opportunities adjacent to a lake.
- The potential exists for future acquisitions around the lake with the possibility that eventually as much as three-quarters of the lakeshore could be preserved.
- Only non-motorized watercraft are allowed on Fish Lake. However, on nearby Crystal Lake, motorized craft are permitted. The shoreline of Crystal Lake is also quite developed. The purchase of Fish Lake would provide an alternative quiet recreational experience compared to the more developed commercial atmosphere at Crystal Lake.

**c. The property is at high risk for development.**

- With 3,000 feet of lake frontage and lake views from the uplands, this property is very attractive for development.
- The recent influx of people into Dane County has greatly increased the demand for attractive, rural properties close to Madison; the demand will only increase in the next decade.
- Over 1/3 of this property is already zoned for residential and/or commercial development.
- The construction of a new four-lane Highway 12 from Middleton to Sauk City is scheduled to begin this year. This property is only 2.5 miles from the highway corridor. Development and population pressures (as well as recreational needs) will increase as a result and the property will become increasingly valuable.

**6. Appraisals**

Appraisal #1 – Rejected by South-Central Region Review Appraiser on February 21, 2000.

Appraiser: James Rawson, WCG #388 and Mary K. Sturdevant, WCG #672

Valuation Date: June 11, 1999

Appraised value: \$3,127,900.00

Highest and Best Use: a combination of residential, commercial, and year-round mobile home community

Type of report: self-contained narrative report

Appraisal #2 – Accepted by South-Central Region Review Appraiser on February 21, 2000.

Appraisers: Ralph Tuttle, Staff Appraiser; Garth Scott, WCG#30

Valuation Date: November 3, 1999

Appraised Value: \$1,500,000.00

Highest and Best Use: Residential and commercial

Type of report: Self-contained narrative report

Appraisal #3 – Approved for grant purposes by South-Central Region Review Appraiser on February 21, 2000.

Appraiser: Robert W. Richardson, WCG #15

Valuation Date: February 3, 2000

Appraiser Value: \$2,000,000.00

Highest and Best Use: High end subdivision with large open space and 11 large lots

Type of report: Self-contained narrative report

## A Shared Vision for the Protection and Management of Fish Lake

In the spirit of Wisconsin's Lake Partnership, protecting and managing Fish Lake has been a model for effective planning and cooperation. Partners include the Fish Lake Association, Town of Roxbury, Natural Heritage Foundation, Dane County, Department of Natural Resources, University of Wisconsin - Madison, United States Geological Survey and United States Environmental Protection Agency. This level of cooperation is critical for protecting Fish Lake because it is a seepage lake - the most threatened class of lakes in the state.

Why is Fish Lake so important? Fish Lake borders the Southwest Driftless Area where natural lakes are scarce and lies within an area of the state containing only 2.5% of Wisconsin's 15,057 lakes. Fish Lake offers quiet non-gasoline boating and angling recreation for citizens and tourists of a tri-county area. The watershed lies in both Dane and Columbia Counties and is located less than three miles from Sauk County. Fish Lake is also one of the deepest lakes in the state (top 1%) and ranks in the top 5% based on surface area. **The lake supports Blanding's turtles, bald eagles, ospreys and a rare inland cold water cisco population, a fish species that only lives in high quality deep lakes.** Recognizing these resource values, it is surprising that Fish Lake is relatively undeveloped - a rarity for Wisconsin lakes, and particularly in southern Wisconsin.

Over the last 20+ years, Fish Lake has been the focus of cooperative water quality monitoring programs funded by local, state and federal sources. These studies were conducted to assess threats to the lake and identify opportunities for to protect and improve the water quality of Fish Lake. Summarized in "A Management Plan to Protect and Improve the Fish Lake Ecosystem" (1996) and "Town of Roxbury Land Use Plan" (1993), the primary threats are polluted runoff and development. **The Fish Lake partners have identified several options for protecting and improving the water quality of the lake with purchasing the Kearney property at the top of the list.** The proposed acquisition is consistent with the Dane County Parks & Open Spaces Plan, which recommends purchasing up to 500 acres around the lake.

The Kearney acquisition offers a unique opportunity to preserve a significant part of the uncluttered scenery around the lake and protect the groundwater. **The property overlies the lake's springflow or "life blood" of the lake.** Several springs can be observed along the property and would be protected permanently. The County Parks Department would manage most of the property as a natural area, encompassing 3000 feet of shoreline, restored prairie and prairie potholes, and upland woods. A parcel in the northeast bay would be deeded to the Town of Roxbury to establish a small public beach.

**Purchasing the Kearney property for public use and enjoyment is the most significant step toward protecting and improving the water quality of Fish Lake.** However, several other management options complement this effort and the overall goal of protecting the lake. These efforts should be effective since the watershed area (approximately 2 square miles) is small for the lake size. The combination of small watershed and low development provides unique opportunities for lake protection and controlling the threats identified in the water quality and land use plans.

The Fish Lake partners recommend conservation easements as an option to protect the scenic values and control polluted runoff along other shorelines. Except for limited development along the west and north shores, the remaining shorelines are currently undeveloped. A single landowner controls the entire south shore and it is hoped that he will have an interest in selling a conservation easement, or perhaps fee title, at some point in the future. Easements may also be an option for preserving the scenic upland woods. Healthy farms are encouraged and best

management practices can be cost-shared from a variety of sources. The Fish Lake Watershed ranks "high" in both the Lower Wisconsin Basin Plan and County Water Quality Plan for a Nonpoint Source Priority Watershed designation. Currently, County Land Conservation staff are working with farmers on an informal basis and opportunities for best management practices are currently available.

High water levels are a concern for existing houses along the north, and particularly west shores. With county, state and federal assistance, The Fish Lake Association recently ranked "high" to receive a Lake's Planning Grant to investigate how high water levels can be managed.

The Fish Lake partners are engaged in a number of management activities to improve water quality and protect the lake. Purchase of the Kearney property is the most important step for the goal of protecting the lake and will improve the effectiveness of the other lake management activities. So far, over 800 individuals and families have contributed money to the Natural Heritage Foundation to purchase the site. Most contributors live in the tri-county area, but donations have also been received from around the state and from as far away as California.







**KNOWLES-NELSON STEWARDSHIP PROGRAM  
APPLICATION FOR NONPROFIT CONSERVATION ORGANIZATIONS**

State of Wisconsin Department of Natural Resources

Form 8700-259 1-97

Notes:

1. Use of this form is required by the Department of Natural Resources to apply for a grant for property acquisition pursuant to s. NR 51, Wis. Adm. Code. Personally identifiable information is not intended to be used for any other purpose other than possible consideration for other grant programs.
2. Please send your completed application form with supporting materials listed on the Application Checklist to the Community Services Specialist in your local DNR Regional Office.

Project name	Project location (county) Town of Roxbury (Dane County)
Project type <input checked="" type="checkbox"/> Land acquisition <input type="checkbox"/> Easement acquisition	Number of acres 136
Name and address of organization Dane County Natural Heritage Foundation 303 S. Paterson, Ste.6 Madison WI 53703	Name and title of contact person Danielle Wood Exec. Director  Telephone number (including area code) (608)258-9797

Does this project implement a recommendation contained in an approved Comprehensive Outdoor Recreation Plan, a land use plan, the National Heritage Inventory, or another type of comprehensive plan? If yes, indicate name of the plan.

"A Management Plan to Protect & Improve the Fish Lake Ecosystem,"  
"Dane Cty. Parks & Open Space Plan"

Status of negotiations with landowner (check one):

- Discussions are underway with the landowner.  
 An option has been signed.  
 An offer to purchase has been signed.  
 An easement has been signed.  
 The property has been purchased.

Expiration date:  
 Expected closing date: 4/1/00 and 4/1/01  
 Date: \_\_\_\_\_  
 Date of transfer of title: \_\_\_\_\_

Has your organization changed its mission in its Bylaws or Articles of Incorporation since it was certified as eligible for the Stewardship Program?  Yes  No

Is your organization a 501(c)(3) tax exempt organization?  Yes  No

I certify that the information in this application and supporting materials is true and correct and in conformity with applicable Wisconsin Statutes.

Name Mark Williams	Title Board of Directors member
Signature <i>Mark Williams</i>	Date 11/12/99

## *PRIMARY GOALS OF THE PROJECT*

The primary goals of this project are:

- Protect the existing water quality at a sensitive seepage lake by preventing intensive development.
- Transfer ownership of the property to a public entity.
- Enhance shoreline by improving its structural and vegetative quality for fish and wildlife habitat.
- Restore natural vegetation to surrounding property for buffering.
- Manage the site for native communities, including plant, fish, and wildlife.
- Provide public access for added outdoor recreation in southern Wisconsin.

The site must be preserved because it represents a geologically rare class of lake, as well as having a significant diversity of species. The property will be managed by a public partner for native plant, animal, and aquatic species.

## *DESCRIPTION OF THE SITE*

*Size.* The property consists of four parcels of land totaling approximately 136 acres with 3,000 feet of frontage on Fish Lake. The land includes 40 acres of a wooded hill and 96 acres of rolling topography containing wetlands. The property to be acquired includes a condominium plat of over 100 units of mobile homes on approximately 37 acres. The development would be located directly on the lake, and span approximately 3000 feet of shoreline.

*Natural features.* Fish Lake is a 327-acre seepage lake in northwestern Dane County, with a small watershed of about two square miles in a valley of glacial outwash. It is a rare ecosystem, and the Natural Heritage Inventory identifies it as a good example of a high-quality, deep seepage lake community. Only 2.5% of the more than 15,000 lakes in Wisconsin are located in the 12 counties that comprise the South-Central Region. Only seven of these, including Fish Lake, are deep enough to stratify and provide diverse aquatic habitat. In fact, Fish Lake is deeper than over 99% of the lakes in Wisconsin, and larger than over 95%.

*Natural Communities.* According to a DNR feasibility study for the Fish Lake Watershed Protection Area, this watershed is an ecotone, a union among several ecotypes. Consequently, it is remarkable in that it demonstrates native landscapes for each ecotype, including woodland, wetland, prairie, savanna, aquatic, and lacustrine shoreline.

Due to the convergence of these different habitats, the Fish Lake area supports a complex ecosystem, including phytoplankton and zooplankton, aquatic plants, fish, birds and other wildlife communities. DNR staff identified Sensitive Areas around the Fish Lake shoreline in September 1995.

Fish Lake has relatively stable and diverse phytoplankton and the zooplankton communities. Its aquatic plant community contains a number of high quality species, including the American lotus, watershield, largeleaf pondweed and tufted loosestrife. In

addition, Fish Lake is one of the few lakes in southern Wisconsin that is dimictic, thus supporting a diverse fish population. Given the breadth of habitat in the area, the watershed also attracts a host of songbirds, shorebirds, and ducks.

The area for acquisition includes lacustrine shoreline and wetlands, as well as spring seepage areas adjacent to the shoreline. Restoration work would provide and improve habitat for an outstanding diversity of species, as mentioned above.

This project will provide greater fish and wildlife habitat through the acquisition and naturalization of more than 3000 feet of shoreline on Fish Lake, which is known historically as an excellent fishery. Since the upland acreage will be included in plans to restore native vegetation, this will improve habitat for terrestrial wildlife as well. The restoration will be consistent with the historic landscape.

*Species.* Significant species, including Bald Eagle, Blanding's Turtle, Osprey, Great Blue Heron, Least Bittern, American Lotus, and Prairie False Dandelion, have been sighted in the area. Of these, the Blanding's Turtle and Osprey are on the Wisconsin Threatened Species List, while others on the list are of special concern. (Species list from the report A Management Plan to Protect and Improve the Fish Lake Ecosystem (1996).

Furthermore, with a maximum depth of 62 feet, Fish Lake is one of the few lakes in southern Wisconsin that supports cisco—a locally rare, cold water fish related to salmon. Largemouth bass, bluegill, northern pike, and cisco have been the primary managed species in recent years. The lake also supports banded killifish, a rare species declining in Wisconsin.

Bird species include blue-winged teal, mallard, bufflehead, scaup, ringnecked pheasant, and wood ducks. Migratory birds resting at Fish Lake include: cedar waxwings, American goldfinches, loons, and rose-breasted grosbeaks. Red-winged blackbirds, catbirds, flycatchers, kingbirds, and kingfishers also make the lake's largely undeveloped shoreline their home.

Issues with aquatic vegetation in Fish Lake are discussed more generally in other section, but along the shoreline of the location of the proposed acquisition are healthy stands of Floating-leaf pondweed, Sago pondweed, and White water lilies.

*Topography.* Fish Lake is surrounded by rolling hills on the edge of Wisconsin's Driftless Area. It is comprised of glacial outwash and tills. The wooded ridgetops provide outstanding roosting, as well as scenic value for the area.

*Water resources.* The site in question includes over 3000 feet of shoreline on one of south-central Wisconsin's deepest, coldest, least-developed lakes. In addition, there are seepage areas along the southeast shore.



*Special Features.* The proposed shoreline acquisition and restoration is important for providing habitat for amphibians, waterfowl, and other species that use the shoreline areas. The depressions and seepage areas represent special areas that deserve extra protection.

*Current land use.* In the Fish Lake Watershed as a whole, 64 percent of the land is in agricultural use, including cropland, grassland, farmstead, pasture, and Conservation Reserve Program (CRP). An additional 29 percent is comprised of upland woods. The property to be acquired is a derelict trailer site, half of which had to be cleaned-up in preparation for the new trailer development.

*Past uses and disturbances.* Prior to purchase for the proposed development, the majority of the property was used a seasonal campground, including a small tavern and concession stand. Since then, the land has remained derelict, with the exception of the aforementioned clean up.

*Present threats.* The most immediate threat to the proposed acquisition property is that it is currently platted for a more than 100-unit mobile home development. The development would be located directly on the lake, and span approximately 3000 feet of shoreline. Among other problems caused by high-density development on a sensitive water body, this would cause additional run-off and shoreline erosion on the eastern shore. According to aquatic biologists, the result would be seriously degraded water quality and fish spawning habitat.

#### **PROBLEMS**

Problems include threats to water quality, invasive exotic species, and rising water levels.

Water quality threats include periodic reduced water clarity, low dissolved oxygen levels, and occasional cisco kills. As summarized in A Management Plan to Protect and Improve the Fish Lake Ecosystem (1996) and Town of Roxbury Land Use Plan (1993) polluted runoff from the watershed has been a primary cause of water quality decline. Land management practices have caused high phosphorus, nitrogen, and soil runoff into the lake. Roadway and agricultural ditching have increased the runoff rate in recent years. Increased runoff contributes to both the higher phosphorus loading and higher lake water levels. High water levels have caused shoreline erosion and loss of marshland. Recently, phosphorus runoff has been reduced through the application of better management practices on some of the adjacent agricultural land. Development at the proposed acquisition site, however, would contribute to and accelerate these threats and problems.

The aquatic plant community has changed dramatically in the past 50 years. It has changed from a highly diverse and largely inconspicuous community dominated primarily by various pondweeds to a densely vegetated community dominated by the exotic Eurasian water milfold. Eurasian watermilfoil became a serious nuisance in the late 1970s. The invasion of this aggressive and canopy-forming species has suppressed many native plant species. It has also created poor spawning and feeding habitat for fish.

Milfoil is currently managed to improve fish growth rates and benefit a trophy largemouth bass fishery in the lake. Fish Lake has been the focus of numerous research studies, including the effects of native weevils on Eurasian watermilfoil and techniques of managing milfoil to improve fish population levels.

Additionally, inexplicable high water levels have contributed to large losses of cattails, which formerly occupied areas of the southwest bay and most of the adjoining Mud Lake. The high water levels have been troublesome for homeowners on the western shore of the lake, causing severe flooding. Again, additional dense development on the shoreline will likely only exacerbate these problems.

A dumpsite for incinerated residential waste is located on the site. Information on this is included in the environmental assessment. The DNR investigated the site and issued a closure letter. Remaining debris from the previous trailer site primarily includes concrete slabs and construction remains.

Finally, erosion is not currently a significant issue on the site. The shoreline, however, would benefit from the planned restoration of native vegetation. The edge is relatively stable, but lacks significant remains.

#### *ADJACENT LAND USES*

Land use adjacent to the site is primarily agricultural. The land immediately contiguous to the south is a centennial farm, which includes over one-third of the Fish Lake shoreline. Other adjacent uses include large lot residential (10 or more acres) to the west and a gravel quarry to the east. There is no anticipated change in these uses.

#### *PUBLIC USE AND PUBLIC ACCESS*

Fish Lake currently has minimal public access, provided by the DNR boat launch on the west side of the lake. At the May 17<sup>th</sup> Town of Roxbury Board Meeting, many residents expressed concern over the inadequacy of this single access point to meet public demand. Residents also expressed concern for the safety for children regularly accessing the lake from the roadside.

Since the intent is to transfer the property to a public partner, public use /public access is expected. Some anticipated uses of the property to be acquired include: nature study, hiking, cross -country skiing, bird watching, research and fishing.

#### *LAND MANAGEMENT PRACTICES*

The site would be managed as a natural area for low-intensity public use. Management would be carried out by either the county, the state, or a cooperative venture between the two. General practices for the land management will be consistent with and at a level equivalent to other public outdoor recreation areas within the region,

Following initial restoration of the conservation, area, specific management practices for the wetland areas would include control of stormwater run-off from any parking area development, minimizing human impact through appropriate access (i.e. boardwalks),

native species planting, removal of exotic species, selective use of suitable herbicides, and controlled burning. For the adjacent upland areas, management practices would include controlled burning, seeding, and selective removal of exotic plants.

The Town of Roxbury has indicated an interest in managing an area as public beach.

#### *IMPROVEMENT AND STRUCTURES*

Given that the site is planned to be a passive, quiet recreation area, improvements and structures would be minimal, if any. Hiking trails would be the primary improvement to the restoration area. Given that the area is planned for restoration of native vegetation, boardwalks may be appropriate in particularly sensitive areas. Signage may also be added for educational purposes. A parking area would most likely be located near the access road.

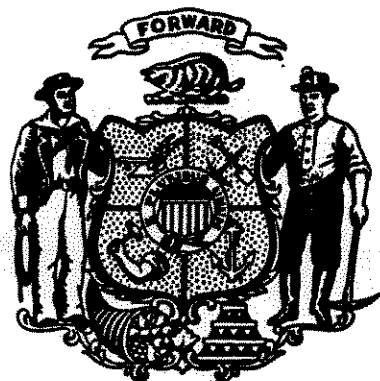
#### *IMPLEMENTATION*

The details of which parties would be responsible for the implementation of restoration plans and maintenance of the area would be determined through a joint planning process among the DNR, Dane County, the Town of Roxbury, Fish Lake Association, and interested non-profit organizations (which would likely include the Dane County National Heritage Foundation, Madison Audubon Society, The Prairie Enthusiasts, Yahara Fishermen's Club, Dane County Conservation League, Ducks Unlimited, Wisconsin Waterfowl Association among others). Issues that would be addressed in such planning process include restoration, use, long-term management, and annual clean up events. A timeline for such activities would be developed at that time. It is estimated that planning would take place from 2000-2001, with major restoration activities in the first three years. Long-term restoration and management would be ongoing.

#### *MONITORING*

Progress in the restoration and management of the site would be monitored by natural resources staff from the public entity responsible for long-term management as determined by the planning process outlined above.

*END*

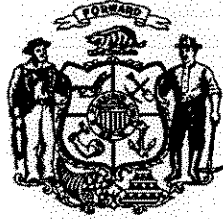


*END*

# 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

March 29, 2000

Secretary George Lightbourn  
Department of Administration  
101 East Wilson Street, 10<sup>th</sup> Floor  
Madison, Wisconsin

Dear Secretary Lightbourn:

We are writing to inform you that the Joint Committee on Finance has reviewed the State Building Commission request, pursuant to the provisions of s. 13.48 (d)(4), Stats., for the sale of the J.H. Rountree Mansion in Platteville for \$231,501.51 per sealed bid.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

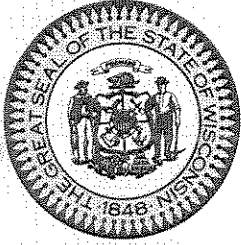
BRIAN BURKE  
Senate Chair

Handwritten signature of John G. Gard in black ink.

JOHN G. GARD  
Assembly Chair

BB:JG:dh

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



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## DAVID BRANDEMUEHL

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State Representative  
49th Assembly District

March 17, 2000

Rep. John Gard, Co-chair  
Joint Committee on Finance  
315 North, State Capitol  
Madison, WI 53702

Sen. Brian Burke, Co-chair  
Joint Committee on Finance  
316 South, State Capitol  
Madison, WI 53702

Dear Rep. <sup>John</sup>Gard and Sen. <sup>Brian</sup>Burke:

As you know, the State of Wisconsin Building Commission has requested approval from the Joint Committee on Finance for the sale of the J.H. Rountree Mansion in Platteville. I respectfully request your approval of this sale.

The estimated market value, based on the average of two independent appraisals, for the Rountree Mansion is \$226,500. Two sealed bids were received that were above this minimum amount, with the higher offer at \$231,501.51. Both of the bidders also signed a Historic Preservation Covenant. Since all bidding requirements have been met, I respectfully request your approval to sell the Rountree Mansion for \$231,501.51 per sealed bid.

Thank you for your consideration.

Sincerely,

David A. Brandemuehl  
State Representative  
49<sup>th</sup> Assembly District

DAB:slk

Cc: Dr. David Markee, UW-Platteville Chancellor

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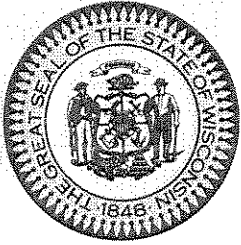
**Committee Memberships:**

Transportation (Chair); Education; Highway Safety; Natural Resources; Urban & Local Affairs; Rustic Roads Board; Transportation Projects Commission

**Office:** P.O. Box 8952 • Madison, Wisconsin 53708-8952 • (608) 266-1170 • Rep.Brandemuehl@legis.state.wi.us

**Home:** 13081 Pine Road • Fennimore, Wisconsin 53809 • (608) 822-3776

**Toll-Free:** (888) 872-0049 • **Fax:** (608) 282-3649



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## DAVID BRANDEMUEHL

State Representative  
49th Assembly District

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February 3, 2000

Senator Brian Burke, Co-chair  
Joint Committee on Finance  
316 South, State Capitol  
Madison, WI 53707

Representative John Gard, Co-chair  
Joint Committee on Finance  
315 North, State Capitol  
Madison, WI 53708

Dear Senator Burke and Representative Gard:


As you may be aware, the Historic Rountree House, formerly owned by the University of Wisconsin, Platteville has been sold to Mary Kelly, a citizen who plans on living in the home.

Chancellor David Markee has requested that the proceeds from the sale be allotted to UW-Platteville to pay off the bonds on the present Chancellor's home. When this home was purchased, one-third was donated, one-third funded from UW-Platteville's Foundation, and one-third was supported from the "Chancellor's Housing Allowance." The Chancellor's housing allocation covers the cost of the bond, but the dollars for the allocation are part of the campus operating fund. If the proceeds from the sale of the Rountree were used to pay off these bonds, the campus would not have this twenty-year annual obligation.

I agree that paying off the bonds on the present Chancellor's home would be in the best interest of the University. Retiring the bonds would allow the University to move forward without this major financial obligation.

It is my understanding that once the Rountree papers are finalized, this decision will be before your committee. I urge you to consider allotting this money to the University to pay off these bonds.

Sincerely,

  
David Brandemuehl  
State Representative  
49<sup>th</sup> Assembly District

DAB: rez

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**Committee Memberships:**

Transportation (Chair); Education; Highway Safety; Natural Resources; Urban & Local Affairs; Rustic Roads Board; Transportation Projects Commission

**Office:** P.O. Box 8952 • Madison, Wisconsin 53708-8952 • (608) 266-1170 • Rep.Brandemuehl@legis.state.wi.us

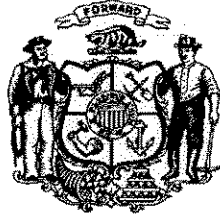
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# THE STATE OF WISCONSIN

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## JOINT COMMITTEE ON FINANCE

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Brian Burke  
Representative John Gard

Re: 14-Day Passive Review Approval

Date: March 13, 2000

Attached is a copy of a letter from the Department of Administration, received on March 9, 2000, which requests Committee approval of the sale of the J. H. Rountree Mansion in Platteville for \$231,501.51 per sealed bid. The request is pursuant to s. 13.48 (d)(4), Stats., which requires 14-day passive review and approval by the Joint Committee on Finance.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Tuesday, March 28, 2000**, if you have any concerns about the request or if you would like the Committee to meet formally to discuss it.

Also, please contact us if you need further information.

Attachment

BB:JG:dh



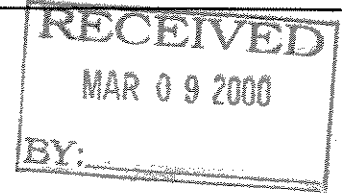
STATE OF WISCONSIN  
DEPARTMENT OF ADMINISTRATION  
101 East Wilson Street, Madison, Wisconsin

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



February 28, 2000

The Honorable Brian Burke, Chair  
Joint Committee on Finance  
316 South Capitol  
Madison, WI. 53702

The Honorable John Gard, Chair  
Joint Committee on Finance  
315 North Capitol  
Madison, WI. 53702

Dear Senator Burke and Representative Gard:

RE: Approval to Sell the J. H. Rountree Mansion at 150 Rountree Avenue, Platteville

At its meeting on March 20, 1997 the State of Wisconsin Building Commission approved the sale of the J. H. Rountree Mansion at the average of two appraisals. The Commission is hereby requesting the approval of the Joint Committee on Finance of the sale under the provisions of s. 13.48 (d)(4).

The J. H. Rountree Mansion was built in 1854 as the home of John Hawkins Rountree, one of the founders of Platteville and a business, military and political leader in Wisconsin. The house was given to the state in 1934, and it became the residence of the President of the Platteville State Teachers College in 1943. Rountree Mansion was officially listed on the National Register of Historic Places in June 1986. It served as the residence of the UW-Platteville Chancellor until late 1997 when, because of the need for extensive repairs and renovation, it was decided to sell Rountree Mansion and purchase another property to meet the needs of the Chancellor.

The University of Wisconsin Board of Regents obtained two independent appraisals. The estimated market value based on the average of the two appraised values of \$225,000 and \$228,000, is \$226,500. The sealed bidding process required all bids to be no less than the average appraised value. Two bids were received in the amounts of \$231,001.00 and \$231,501.51. A Historic Preservation Covenant signed by the bidders was included with each bid as required by Regent Resolution 7430 and Sec. 700.40 Wis. Stats.

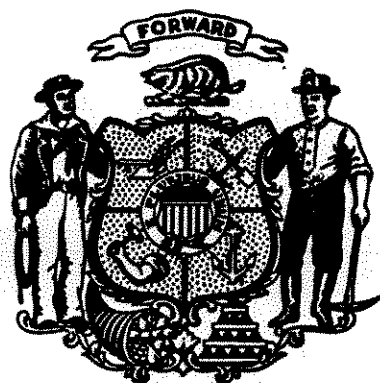
The Commission is therefore requesting the approval of the Joint Committee on Finance of the sale of the property for \$231,501.51 per sealed bid.

Sincerely,

  
George Lightbourn  
Secretary

Cc Robert Lang, Legislative Fiscal Bureau  
Robert N. Brandherm, Building Commission

*END*



*END*