

# STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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



ASSEMBLY CHAIR  
**JOHN GARD**

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

## JOINT COMMITTEE ON FINANCE

February 12, 2002

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

Dear Secretary Bazzell:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your stewardship program requests, dated January 28, 2002, regarding the following two land purchases:

- a proposed 160 acre land purchase in Dane County from Zerwick Survivors Trust for \$367,000; and
- a proposed two acre land purchase in Waukesha County from Gregory Jackson for \$645,000.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE  
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD  
Assembly Chair

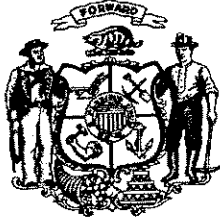
BB:JG:dh

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

# THE STATE OF WISCONSIN

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BRIAN BURKE

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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: January 28, 2002

Re: 14 Day Passive Review/Land Purchases

Attached are copies of two requests from Secretary Darrell Bazzell, received January 28, regarding the following land purchases:

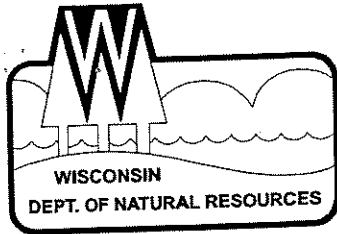
- 1) A proposed 160 acre land purchase in Dane County from Zerwick Survivors Trust for \$367,000.
- 2) A proposed 2 acre land purchase in Waukesha County from Gregory Jackson for \$645,000.

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

Please review this item and notify **Senator Burke** or **Representative Gard** no later than **Wednesday, February 13, 2002**, if you have any questions about this request or would like the Committee to meet formally to consider it. If no objections are heard by that date, the request will be approved.

Also, please contact us if you need further information.

BB:JG:js



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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

JAN 5 1992

IN REPLY REFER TO: WR-526

Honorable Brian Burke  
Member State Senate  
Room 317E  
CAPITOL

Honorable John Gard  
Member State Assembly  
Room 308E  
CAPITOL

Dear Senator Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 160-acre land purchase from Zerwick Survivors Trust for \$367,000. In addition, the Department requests \$5,469 of Stewardship funding for miscellaneous costs associated with the transaction. 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 January meeting. The land is required for scenic river protection and public recreation.

The file number is WR-526 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,

Darrell Bazzell  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration



## CORRESPONDENCE/MEMORANDUM

FILE REF: WR-526

DATE: December 20, 2001  
 TO: Governor McCallum  
 FROM: Darrell Bazzell *DB*  
 SUBJECT: Proposed Land Acquisition, Zerwick Survivors Trust Tract, File # WR-526,  
 Approval Requested by February 28, 2002

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway  
 Dane County

Grantor:

Zerwick Survivors Trust  
 c/o James Zerwick  
 138 North Prospect Avenue  
 Madison, WI 53705

Acres: 160.0Price: \$367,000Appraised Value: \$336,000, \$592,000Interest: Purchase in fee.Improvements: Quonset Building

Location: The tract is located fourteen miles northwest of the City of Madison, in northwestern Dane County.

Land Description: The subject area is mostly level.

Water: There are 1,320 feet of frontage on both banks of Dunlap Creek, which feeds into the Wisconsin River.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	37.2
	Cropland	95.8
	Wetland	14.0
	Grasslands	10.0
	<u>Building Site</u>	<u>3.0</u>
	TOTAL	160.0

Zoning: Exclusive Agriculture, Shoreland/Floodplain

Present Use: Agriculture and Recreation

Proposed Use: Scenic River Protection and Public Recreation

Tenure: Over 5 years

Property Taxes: \$1,391.44

Option Date: October 26, 2001

2. JUSTIFICATION:

The 160-acre Zerwick parcel is recommended for purchase for the Lower Wisconsin State Riverway. The land is located just north of the Village of Mazomanie and is adjacent to the Mazomanie Wildlife Area. The parcel is recommended for acquisition to protect the scenic and natural values of the tract and preserve them for future generations, to provide opportunities for public recreation, and to allow natural resource management of the land. State land abuts 2 miles of the perimeter of the property.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between them, to protect scenic lands along the river and to meet recreational needs.

The Zerwick parcel is predominantly cropland, with some wooded upland and wetland. The 160-acres lies completely within the Lower Wisconsin State Riverway project boundary and is about one mile from the river. The Mazomanie Wildlife Area, a unit of the Lower Wisconsin State Riverway, is adjacent to the parcel on the west, east and north sides. This wildlife area is one of only six Class I dog trial areas in the state. Highway Y, a paved county highway, forms the eastern boundary of the property for the full north-south length of about one mile. There is also a series of interior dirt roads that provide access to various fields. Dunlap Creek bisects the property from east to west. This is a small stream feeding into the Wisconsin River, and about 1,320 feet of stream frontage is included in the parcel. There are also several small sloughs or ponded wet areas on the property that appear to be seasonal. There is an old quonset hut on the property which will be removed or razed. While the majority of the property is within the floodplain, there are two building sites on the parcel. Land for development along the river in this area is extremely desirable for development. The cropland will be rented or sharecropped for the next 5 years.

The Department recommends purchase of the Zerwick property to preserve the scenic qualities and natural condition of the Wisconsin River, to provide opportunities for public recreation, to allow natural resource management, to consolidate state ownership, and to prevent development incompatible with the goals of the project.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction
\$2,208,075	\$311,393

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989  
Acres Purchased to Date: 43,740.14  
Acquisition Goal: 78,825.0 Acres  
Percent Complete: 55.5%  
Cost to Date: \$14,166,182

5. HANKES APPRAISAL:

Appraiser: Julie Hankes (Private Appraiser)  
Valuation Date: June 6, 2001  
Appraised Value: \$336,000  
Highest and Best Use: Agriculture and Public Recreation with potential for improvements

Allocation of Values:

- a. land: 160 acres @ \$2,100 per acre: \$336,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$2,046 to \$2,256 per acre

Appraisal Review: Ron Olson — July 24, 2001

5a. RICHARDSON APPRAISAL:

Appraiser: Robert Richardson (Private Appraiser)

Valuation Date: May 22, 2001

Appraised Value: \$592,000

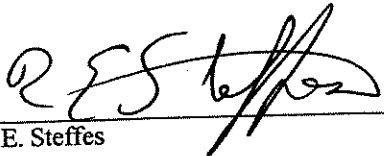
Highest and Best Use: Resell the land for Residential Development

Allocation of Values:

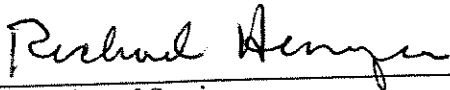
- a. land: 160 acres @ \$3,700 per acre: \$592,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$3,150 to \$4,116 per acre

Comments: Two appraisals were completed for the Zerwick property. The Hanks appraisal was considered to be the best representation of the value of the subject. After negotiations with the landowner, the final price paid for the acquisition was \$367,000.

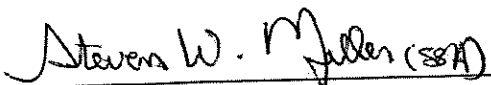
RECOMMENDED:

  
 \_\_\_\_\_  
 Richard E. Steffes

12-20-01  
 Date

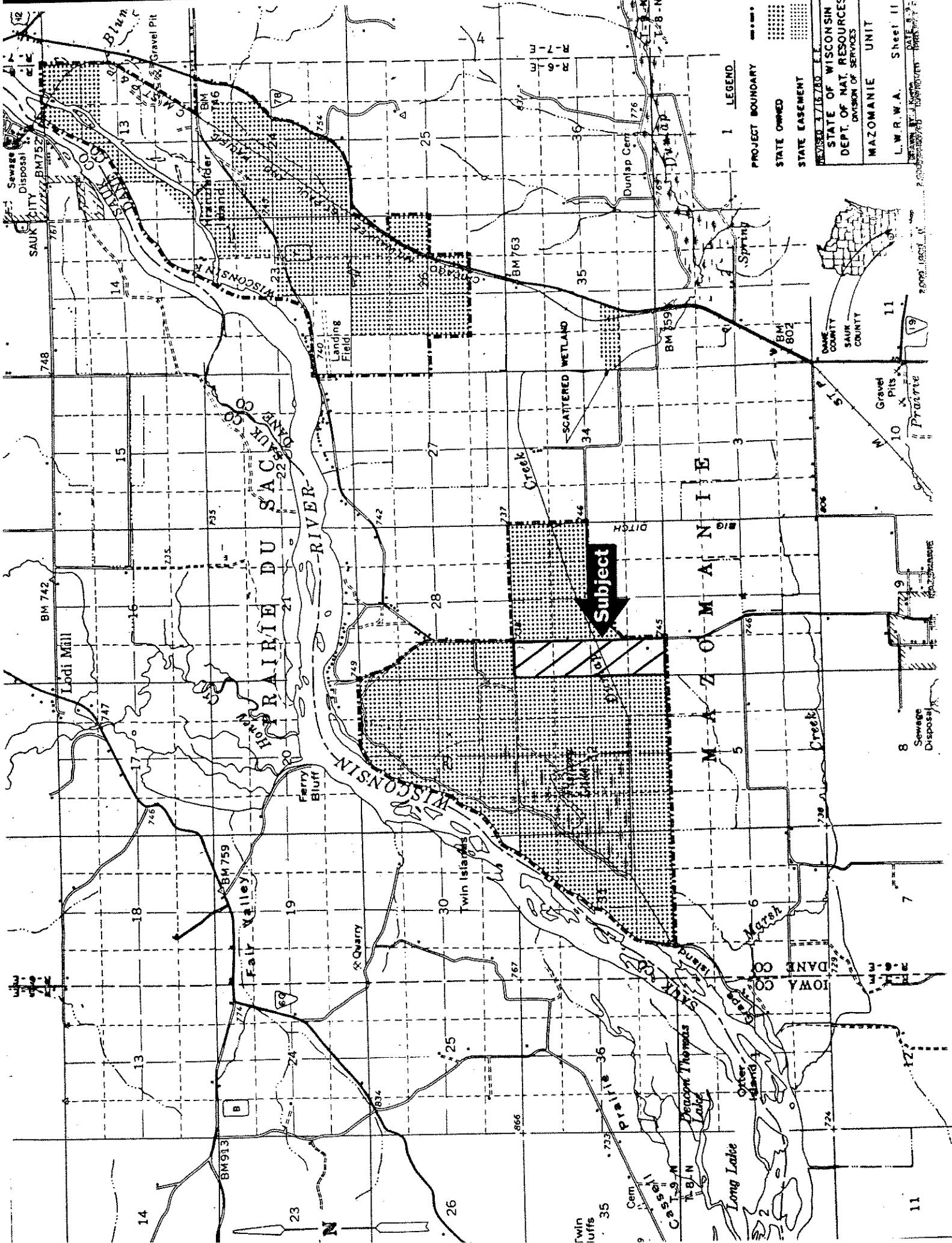
  
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 Bureau of Legal Services

12/21/01  
 Date

  
 \_\_\_\_\_  
 Steven W. Miller

12/21/01  
 Date

RES:tmt



REVISION 1/15/70 E.C.

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

MAZOMANIE UNIT

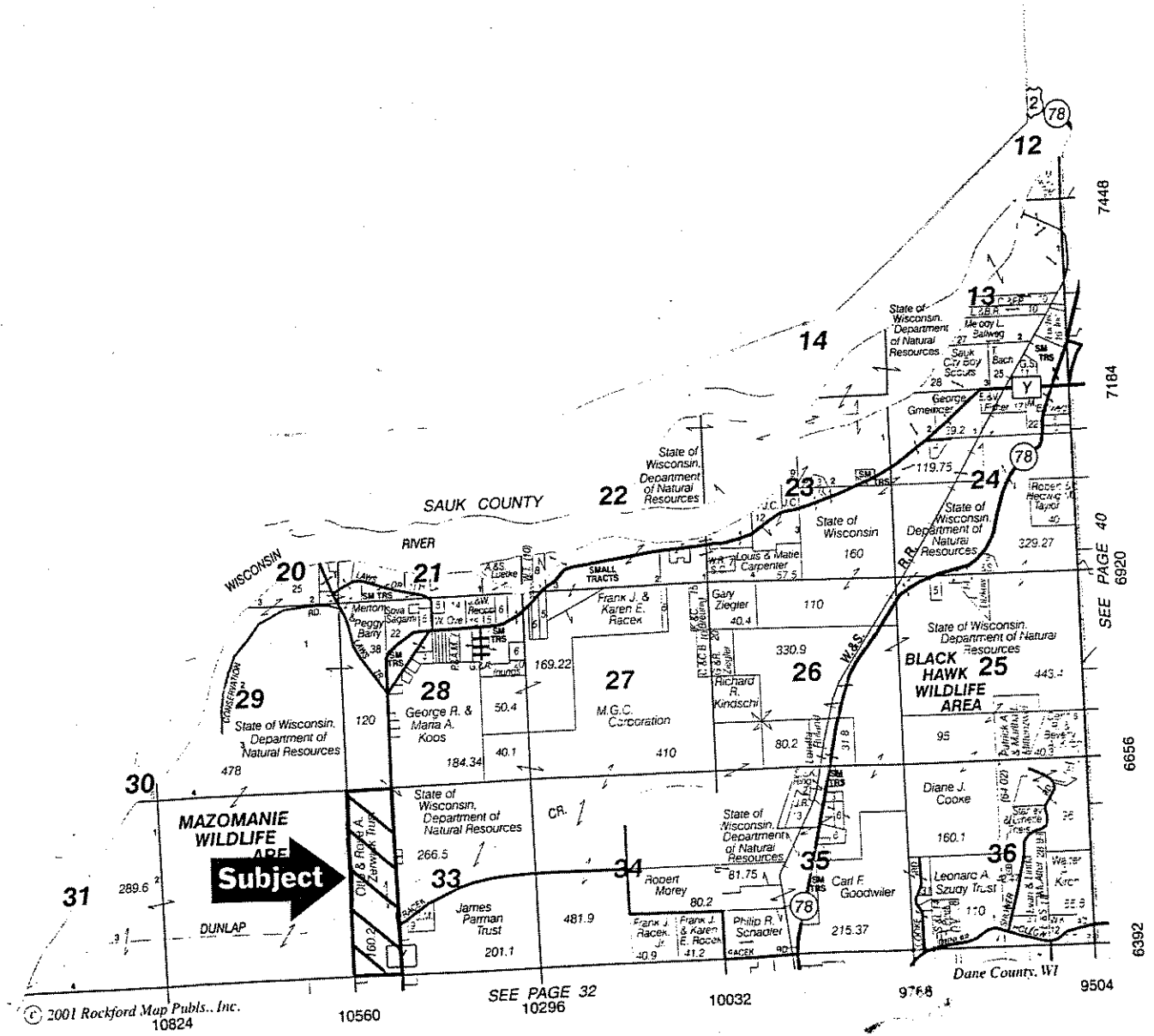
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DATE 8-9-69  
BY [Signature]

PROJECT BOUNDARY

STATE OWNED

STATE EASEMENT

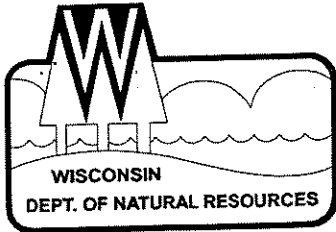
**Subject**



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







State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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

028 8 6 2002

IN REPLY REFER TO: Fi-2712

Honorable Brian Burke  
Member State Senate  
Room 317E  
CAPITOL

Honorable John Gard  
Member State Assembly  
Room 308E  
CAPITOL

Dear Senator Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 2-acre land purchase from Gregory Jackson for \$645,000. In addition, the Department requests \$7,000 of Stewardship funding for miscellaneous costs associated with the transaction. 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 January meeting. The land is required for fisheries management and public recreation.

The file number is Fi-2712 and the land is located in Waukesha County. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

Darrell Bazzell  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

## CORRESPONDENCE/MEMORANDUM

DATE: January 7, 2002  
 TO: Governor McCallum  
 FROM: Darrell Bazzell *DB*  
 SUBJECT: Proposed Land Acquisition, Jackson Tract, File # Fi-2712,  
 Approval Requested by February 28, 2002

FILE REF: Fi-2712

1. PARCEL DESCRIPTION:

Statewide Public Access  
 Waukesha County

Grantor:

Gregory Jackson  
 W331 N 6020 CTH "C"  
 Nashotah, WI 53058

Acres: 2.0Price: \$645,000\*Appraised Value: \$685,000; \$725,000,Interest: Purchase in fee.

Improvements: There is a ranch-style residence and garage on the subject. Both appraisers placed no value on the improvements as they are undersized for the present market in this area and would most likely be removed by potential homebuilders.

Location: The tract is located 10 miles northwest of the City of Waukesha in northwestern Waukesha County.

Land Description: The subject area is higher along CTH "C" to the south and slopes downward towards Moose Lake to the north.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Building Site	2.0

Zoning: ResidentialPresent Use: ResidenceProposed Use: Fisheries Management and Public RecreationTenure: 14 yearsProperty Taxes: \$5,294.00Option Date: August 12, 2001Comments:\* After accounting for gifts toward the transaction, net cost to the Department is \$453,897.83.2. JUSTIFICATION:

The Department proposes to purchase a 2.0-acre parcel from Gregory Jackson in Waukesha County to develop and maintain a lake access site on Moose Lake. The land will be acquired as part of the Statewide Public Access program which provides public access to the state's surface water resources. Sites are acquired for boat and canoe landings and related uses such as parking lots, shore fishing, and access to lakes, rivers, and streams. This parcel contains 200 feet of frontage along the south shore of Moose Lake. Mr. Jackson is offering to sell the property to the Department at a price that is below both appraisals. There have also been several donations made toward the purchase of the parcel.

Moose Lake is a 74-acre lake with no public access, and is located in the Town of Merton in Waukesha County. The Jackson parcel is an ideal site for public access development since it contains an existing privately owned boat ramp and fishing pier. Based on the existing facilities and on site topography, development costs to the Department will be reduced and have been estimated at approximately \$114,000. Parking for 5 vehicle/trailer units is planned for the site including one accessible site and up to 5 additional car-parking spaces for fishing pier use. In addition to providing access to the lake for motor boats, access for non-motorized craft and shore fishing will also be provided at the site. The facility would provide an opportunity for delivery of the Department's urban outdoor skills initiative due to its close proximity to the Milwaukee metropolitan area.

The Southeast Region's Access Team has identified Moose Lake as a priority lake for public access development. The Jackson property is currently the only property on the shoreline capable of providing a public access and shore fishing facility. The Waukesha County Department of Parks and Land Use strongly supports establishment of a public access on Moose Lake which will serve to implement the recommendations of the County Development Plan. Waukesha County has agreed to make a donation of \$150,000 toward the purchase of the Jackson Site. Local anglers have expressed strong support for the development of a public access site on Moose Lake. The Waukesha County Conservation Alliance has pledged a donation of \$7,000 toward the purchase of the site, the Pewaukee Lake Sportsmen's Club has pledged an additional \$1,000 donation (for pier development), the Mapleton Hook & Shell Sportsman's Club has pledged a \$500 donation and the Russell Erwin Manz Estate has donated \$33,602.17 which staff recommends be used for this transaction.

The site has a modest ranch home and garage but neither appraiser allocated any value for these improvements. If the land were purchased by a private buyer, it is likely that the buildings would be removed to make room for a new, larger home. The Department plans to remove the buildings to make way for the public access site.

A public open house was held on October 4, 2001 to discuss the proposed access site. Thirty-nine people/couples signed in. Items identified in public comments at the open house included concerns about increased boat traffic and associated safety issues, site capacity and the high purchase price. Both supporters and some with concerns attended. Some of the benefits of the purchase discussed at the meeting were that the project expands outdoor recreational opportunities for persons with disabilities, senior citizens and other anglers and that Moose Lake is public water and needs public access. The Department continues to be available to work with local citizens to address their concerns and comments.

The Department recommends purchase of the Jackson parcel along with recognition of the bargain sale from Mr. Jackson, a \$150,000 donation from Waukesha County, a \$7,000 donation from the Waukesha County Conservation Alliance, a \$500 gift from the Mapleton Hook & Shell Sportsman's Club, and a \$33,602.17 donation from the Russell Erwin Manz Estate. These gifts reduce the Department's cost of \$453,897.83, of which 21% will be federally funded. In addition, the Department proposes to accept a \$1,000 donation from the Pewaukee Lake Sportsmen's Club to develop a pier on Moose Lake.

3. FINANCING:

State Stewardship bond (79%) and Federal Sport Fish Restoration (21%) funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship Bond:	\$3,100,000	\$182,400
Cost Share:	\$95,319	\$0

4. ACQUISITION STATUS OF STATEWIDE PUBLIC ACCESS:

Established: 1969  
Acres Purchased to Date: 1,090.52  
Acquisition Goal: 838.65 Acres  
Percent Complete: 130.0%

5. APPRAISAL:

Appraiser: Philip Vander Male and Thomas Kilpatrick (Private Appraisers)  
Valuation Date: April 18, 2001  
Appraised Value: \$725,000  
Highest and Best Use: Residential Site with Lake Frontage

Allocation of Values:

- a. lake frontage: 200 feet @ \$3,625 per foot: \$725,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$3,330 to \$3,625 per foot of frontage

Appraisal Review: Ron Olson — June 19, 2001

5A. APPRAISAL:

Appraiser: Richard Larkin (Private Appraiser)  
Valuation Date: April 26, 2001  
Appraised Value: \$685,000  
Highest and Best Use: Residential Site with Lake Frontage

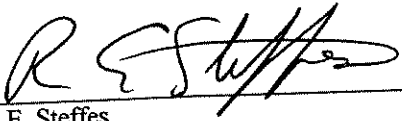
Allocation of Values:

- a. lake frontage: 200 feet @ \$3,425 per foot: \$685,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,540 to \$3,371 per foot of frontage

Appraisal Review: Ron Olson — June 19, 2001

Comments: Two appraisals were completed for this transaction. Philip Vander Male and Thomas Kilpatrick (Private Appraisers) completed the first appraisal on April 18, 2001 with a valuation of \$725,000. Richard Larkin (Private Appraiser) completed the second appraisal on April 26, 2001 with a valuation of \$685,000. The Larkin report was considered the better indicator of value. Neither appraiser assigned any value to the existing home, indicating demolition costs would offset the current value of the buildings. The grantor has agreed to sell the property to the Department at a bargain sale price (below both appraisals) of \$645,000.

RECOMMENDED:



Richard E. Steffes

1-7-02

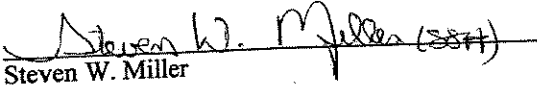
Date



Bureau of Legal Services

1-8-02

Date

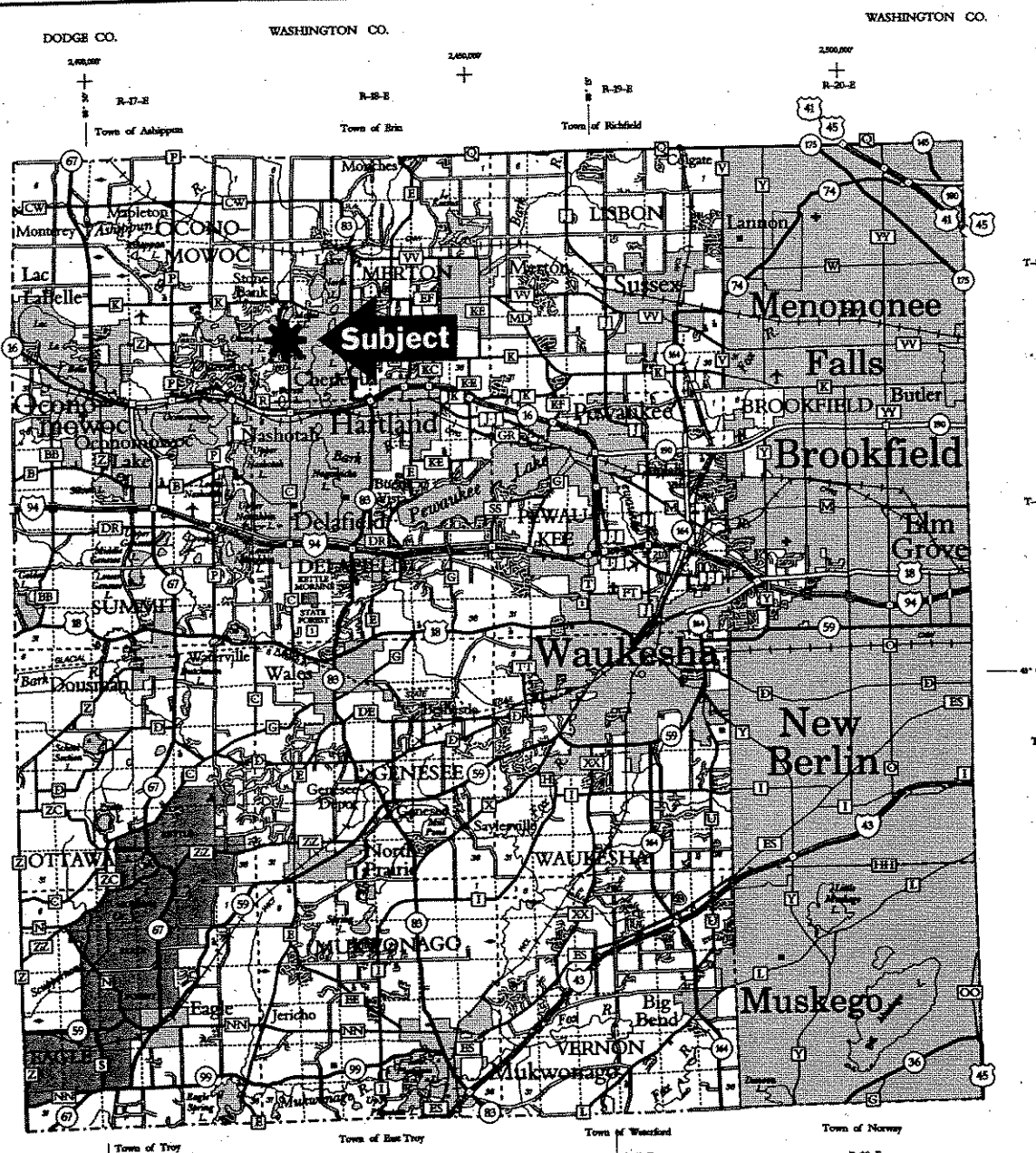


Steven W. Miller

1/8/02

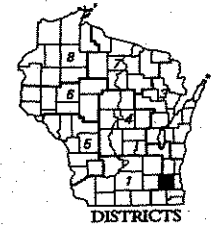
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RES:tmt



**LEGEND**

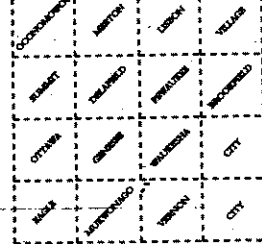
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|------------------------|-------|-------------------------------------|-------|
| Freeway                | ..... | Dam                                 | ..... |
| Midline Divided        | ..... | Hospital                            | ..... |
| U.S. or State Hwy      | ..... | School                              | ..... |
| County Trunk Hwy       | ..... | Airport                             | ..... |
| Town Road              | ..... | County Seat                         | ..... |
| Fireline               | ..... | Unincorporated Village              | ..... |
| Railroad               | ..... | Fish Hatchery                       | ..... |
| State Trail            | ..... | Game Farm                           | ..... |
| Interchange            | ..... | Public House or Fish Crk.           | ..... |
| Highway Separation     | ..... | Public Camp & Picnic Crk.           | ..... |
| Interstate Highway No. | ..... | Ranger Station                      | ..... |
| U.S. Highway No.       | ..... | State Park                          | ..... |
| State Highway No.      | ..... | County Park                         | ..... |
| County Highway Letter  | ..... | Without Public                      | ..... |
| State Boundary         | ..... | With Public                         | ..... |
| County Boundary        | ..... | Without Public                      | ..... |
| City Boundary          | ..... | With Public                         | ..... |
| City State Boundary    | ..... | Without Public                      | ..... |
| Section Site           | ..... | Dist. of St. Charles - Waukesha Co. | ..... |



**SECTION NUMBERING OF A TOWNSHIP**

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

**CIVIL TOWNS**



- For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
- Public hunting and fishing grounds not shown within Kettle Moraine State Forest
- + Grid based on Wisconsin coordinate system, north zone

**MILES OF HIGHWAY as of Jan. 1, 1994**

STATE	284
COUNTY	394
LOCAL ROADS	187
OTHER ROADS	10
<b>TOTAL FOR COUNTY</b>	<b>875</b>

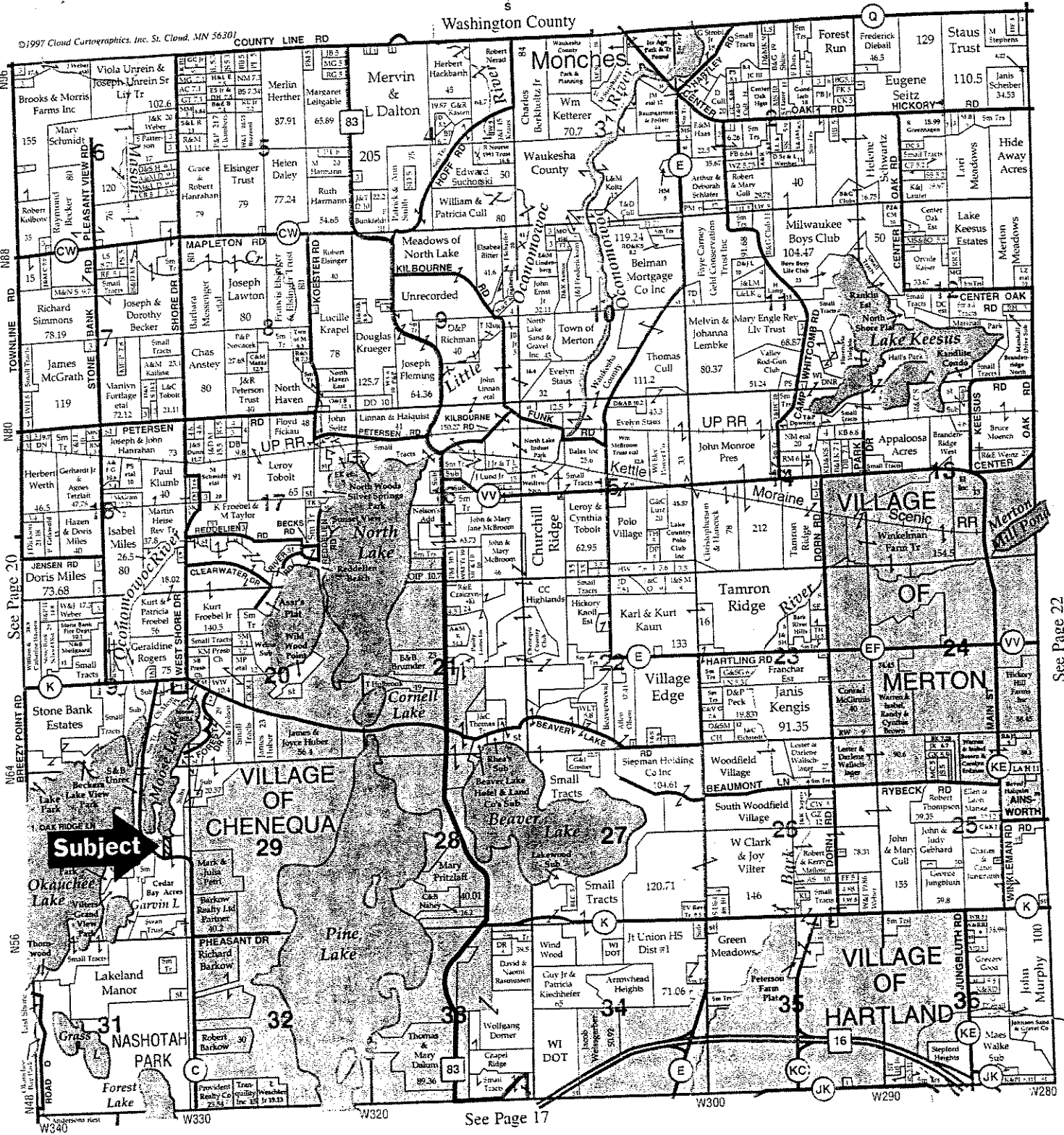
Land Area: 356 sq. mi.  
Population: 200,000  
County Seat: Waukesha

**WAUKESHA CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Madison, Wisconsin  
Scale 1:250,000  
Created for  
JUL 1994  
This maplet from GLEIS Quality  
1993/94 Series



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



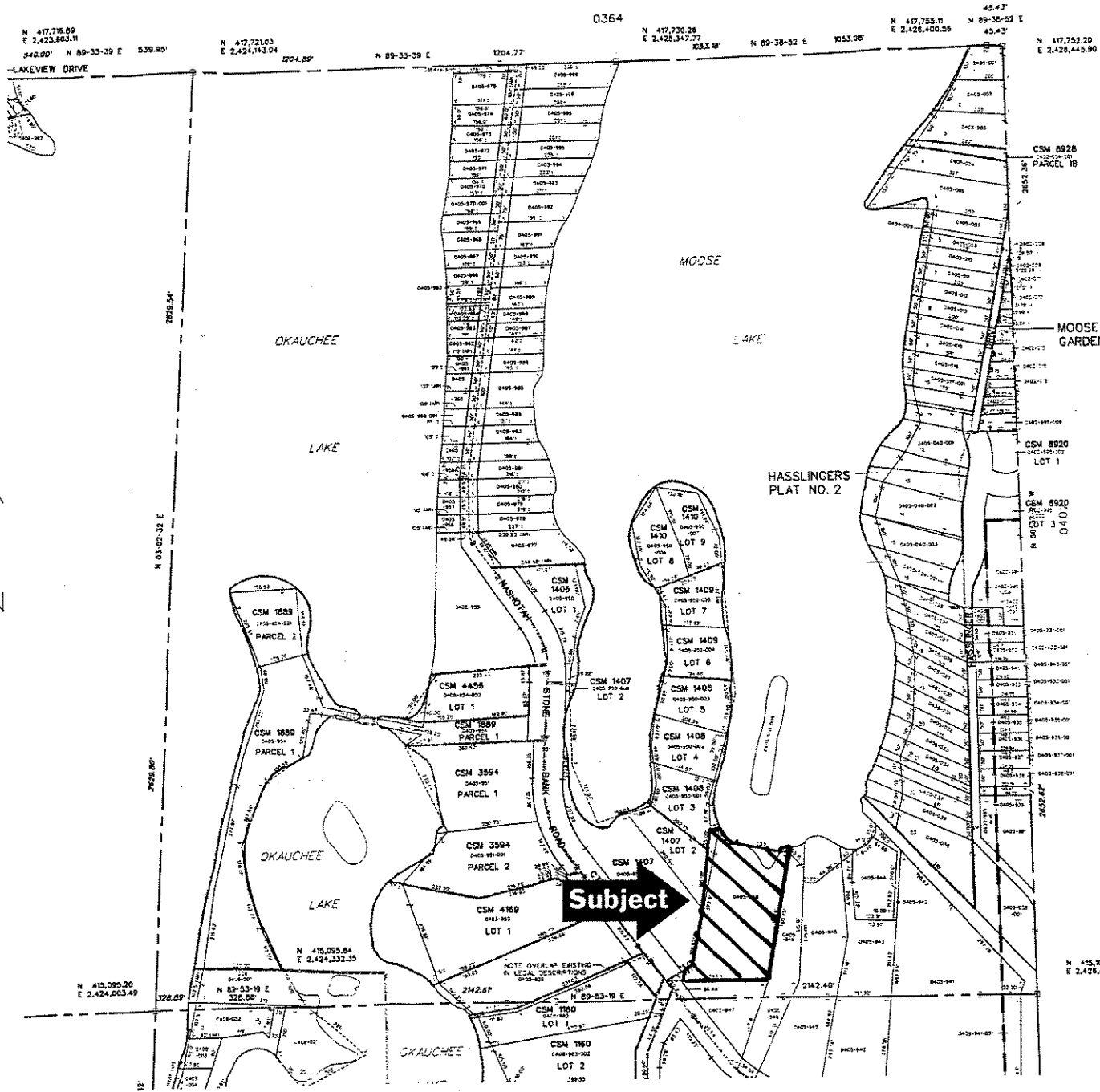
See Page 20

See Page 22

See Page 17

"Reproduced with permission of Cloud Cartographics, Inc."





The International and National Republics, for information purposes only, are not to be used as a legal description of any land. This map represents documents recorded through 10-31-00.



This map represents documents recorded through 10-31-00



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NE-1/4 SE



## Legislative Fiscal Bureau

One East Main, Suite 301 • Madison, WI 53703 • (608) 266-3847 • Fax: (608) 267-6873

December 17, 2002

TO: Members  
Joint Committee on Finance

FROM: Bob Lang, Director

SUBJECT: Natural Resources: Lower Wisconsin State Riverway Stewardship Purchase in Dane County -- Agenda Item XXIII-B

### REQUEST

The Department of Natural Resources (DNR) requests approval to provide \$372,500 from the land acquisition subprogram of the Warren Knowles-Gaylord Nelson Stewardship 2000 program to purchase 160 acres of land from the Zerwick Survivors Trust for the Lower Wisconsin State Riverway in Dane County.

DNR notification of the proposed purchase of the Zerwick parcel was received by the Committee's Co-chairs on January 28, 2002. On February 12, 2002, the Co-chairs notified DNR that a meeting would be scheduled to consider the proposed purchase.

### ANALYSIS

The 160 acres proposed for purchase from Zerwick Survivors Trust is bordered on three sides by the Mazomanie Wildlife Area, one of six Class I dog trial areas in the state. The property consists of mostly cropland with some wooded upland and wetland. The parcel includes 1,320 feet of frontage on Dunlap Creek, a small stream that feeds into the Wisconsin River. While the majority of the property lies within the floodplain of the river, it is likely that limited residential development would be possible. Currently, there is a quonset hut on the property that would be removed if the parcel were acquired by DNR. The cropland is currently leased to a neighboring farmer. The Department has indicated that it intends to continue to lease the cropland for agricultural production for up to five years after acquiring the property. Purchase of the property

would provide protection for the water resources present on the parcel as well as expand recreational opportunities currently available within the adjacent Mazomanie Wildlife Area.

The parcel is zoned agricultural exclusive, which would require 35 acres for each building site and is intended to protect agricultural land from development pressure. The property is assessed at approximately \$67,750, with an equalized value of \$73,500. Approximately \$7,550 of the assessed value is attributed to improvements. The property benefits from use-value assessment. The Zerwick Survivors Trust paid \$1,400 in property taxes on the parcel plus improvements in 2000. If the transaction is approved, the state would be responsible for the payment of aids in lieu of taxes to the Town of Mazomanie in an amount equal to the tax that would be due on the estimated value of the property at the time it was purchased (generally the purchase price), adjusted annually to reflect changes in the equalized valuation of all land, excluding improvements, in the taxation district. The town would then pay each taxing jurisdiction (including the county and school district) a proportionate share of the payment, based on its levy. Aids in lieu of taxes are made from a sum sufficient GPR appropriation. Payments for this property would be approximately \$8,140 (compared to approximately \$1,400 in property taxes that were paid on the 160-acre parcel in 2001, while benefiting from use-value assessment).

Two appraisals were commissioned for the property, both in June, 2001. The two appraisals established valuations of \$336,000 and \$592,000. The most significant difference between the two appraisals was the assumption that appraisers made regarding the maximum number of potential residential home sites that could be developed on the property. The higher of the two appraisals assumed that up to four sites could potentially be developed on the property, based on local zoning restrictions. The lower appraisal assumed that due to the extensive floodplain across the property, only one or two sites would be suitable for development. The Department approved the lower appraisal for purposes of just compensation. Mr. Zerwick, after consulting with other real estate professionals, made the assertion that at least two and potentially three sites were suitable for development, and requested \$398,000 for the 160 acres. Through negotiations with the representative of the trust, a purchase price of \$367,000 was reached. The Department estimated closing costs for appraisals, title insurance and transfer fees to total \$5,500 for a total request of \$372,500 in stewardship funds. However, the cost of one of the appraisals was not included in DNR's estimate, increasing actual closing related costs by \$2,800 to \$8,300 (for a corrected total of \$375,300 in stewardship funds).

The first appraisal established the highest and best use of the property as recreational and agricultural, with limited residential use. The appraiser specifically noted the topography of the property (level and low within the floodplain) and the presence of soil types with severe septic limitations as reasons for assuming limited residential development potential. The appraiser estimated the value of the property using the sales comparison approach. This method considers properties recently sold in comparison to the property being appraised, with adjustments made to the sale prices of the comparison properties to reflect differences that may effect the per acre value (including size, topography, location and access). The range of sales considered varied from \$1,900 per acre to \$2,150 per acre in value. When adjusted for comparable attributes to the subject property, a range of \$2,050 to \$2,250 per acre was established. After considering the high local

demand for recreational land in proximity to Madison as well as the potential for up to two building sites, the appraiser estimated the value of the property at approximately \$2,100 per acre plus \$14,000 for the existing building, for a total value of \$336,000.

The second appraisal also established the highest and best use of the property to be either four 40-acre homesites, or two 80-acre sites, with the possibility of renting cropland to surrounding farmers. This appraiser also used the sales comparison approach to value the property. Sales selected for comparison ranged from \$3,500 to \$4,300 per acre. When adjusted for comparable attributes to the subject property, a range of \$3,150 to \$4,100 per acre was established. After considering the demand for agricultural land and rural homesites in the area, the appraiser estimated the value of the property at approximately \$3,700 per acre, for a total value of \$592,000. No value was assigned to the existing structure on the property.

### ALTERNATIVES

1. Approve the DNR request to expend up to \$372,500 from the land acquisition subprogram of the stewardship program to purchase 160 acres of land from the Zerwick Survivors Trust for the Lower Wisconsin State Riverway in Dane County.

2. Provide up to \$375,300 from the stewardship program for the purchase. This would reflect the corrected appraisal costs incurred by the Department in acquiring the parcel.

3. Deny the request.

Prepared by: Rebecca Hotynski

MO# B/G

GARD	<input checked="" type="radio"/>	N	A
KAUFERT	<input checked="" type="radio"/>	N	A
ALBERS	<input checked="" type="radio"/>	<input checked="" type="radio"/>	A
DUFF	<input checked="" type="radio"/>	<input checked="" type="radio"/>	A
WARD	<input checked="" type="radio"/>	<input checked="" type="radio"/>	A
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COGGS	<input checked="" type="radio"/>	N	A

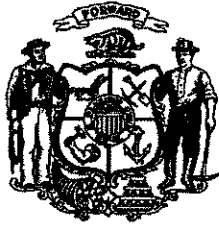
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DECKER	<input checked="" type="radio"/>	N	A
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DARLING	<input checked="" type="radio"/>	N	A
ROSENZWEIG	<input checked="" type="radio"/>	N	A

AYE 13 NO 3 ABS \_\_\_\_\_

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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



ASSEMBLY CHAIR  
**JOHN GARD**

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

## JOINT COMMITTEE ON FINANCE

March 8, 2002

Secretary George Lightbourn  
Department of Administration  
101 East Wilson Street, 10<sup>th</sup> Floor  
Madison, Wisconsin 53703

Dear Secretary Lightbourn:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your request, dated February 18, 2002, pursuant to s. 16.515/16.505, Stats., pertaining to a request from the Milwaukee County District Attorney.

No objections have been raised concerning these requests. Therefore, the requests are approved. Should you have any questions or concerns, please feel free to contact us.

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/ckm

cc: Members, Joint Committee on Finance  
Bob Lang, Legislative Fiscal Bureau  
Vicky La Belle, Department of Administration

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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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

Re: s. 16.515/16.505, Stats. Request

Date: February 18, 2002

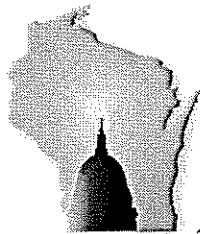
Attached is a copy of a request from the Department of Administration, received February 18, 2002, pursuant to s. 16.515/16.505(2), Stats., pertaining to a request on behalf of the Milwaukee District Attorney's Office.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Thursday, March 7, 2002**, if you have any concerns about the request or if you would like to meet formally to consider it.

Also, please contact us if you need further information.

Attachment

BB:JG:dh



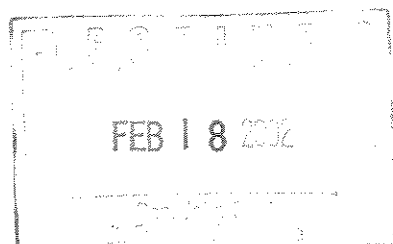
**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**SCOTT McCALLUM**  
GOVERNOR

**GEORGE LIGHTBOURN**  
SECRETARY

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

**Date:** February 18, 2002  
**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)



*George Lightbourn*

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:

<u>AGENCY</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>2001-02 FTE</u>	<u>AMOUNT</u>	<u>2002-03 FTE</u>
DA's 20.475(1)(h)	Gifts and Grants		1.00 *		1.00 *

\* Project position ending 07/01/03.

As provided in s. 16.515, the request(s) will be approved on March 11, 2002, 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:** February 11, 2002

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

**From:** Brett Coomber, Budget Analyst   
State Budget Office

**Subject:** Request under s. 16.505 for 1.0 FTE assistant district attorney position in Milwaukee County

**REQUEST:**

The Department of Administration requests, under s. 16.505, the authorization of 1.0 FTE Program Revenue (PR) prosecutorial position in appropriation s. 20.475(1)(h). This position will be located in the Milwaukee District Attorney's Office and is funded to begin on March 11, 2002 and run through June 27, 2003.

**REVENUE SOURCES FOR APPROPRIATION:**

The revenue source for the appropriation under s. 20.475 (1)(h) *Gifts and Grants* will come from the Milwaukee Alliance, a community organization involved in fighting crime. The Alliance was awarded of \$200,000 from the City of Milwaukee of which \$75,000 is committed to pay for the services of one full-time assistant district attorney (ADA). The \$75,000 available for salary and fringe benefit will be sufficient to fund one experienced ADA for the 15 months.

**ANALYSIS:**

The City of Milwaukee is working with the Milwaukee Alliance, a community organization with fighting crime as one of its primary goals. As a result of that partnership, the city has awarded the Alliance a grant of \$200,000, which includes a sub-grant of \$75,000 for the services of one full-time assistant district attorney (ADA). The grant funds originate from the federal Community Development Block Grant (CDBG) funding for Milwaukee's "Step Up Milwaukee" program aimed at revitalizing the south side of Milwaukee. The ADA's responsibilities will include: working closely with the Alliance, the police, churches, and other community leaders to prioritize community crime fighting needs and to coordinate the work of other prosecutors in the District Attorney's office to control and prevent crime in the targeted area. The targeted area is on the south side of the City of Milwaukee, specifically the area bounded by West Pierce Street, West Oklahoma Avenue, South 16<sup>th</sup> Street and South 27<sup>th</sup> Street.

This will be a project position that will expire at the end of Fiscal Year 2003. Salary and benefits for the positions will be 100-percent federally funded through the grant from the Milwaukee Alliance. Since this is a continuing appropriation, approval of the Joint Committee on Finance is required only for the position authorization.



George Lightbourn, Secretary

November 29, 2000

Page 2

**RECOMMENDATION:**

Approve the request to provide 1.0 FTE project ADA position. This approval does not constitute the commitment of current or future GPR funding for this position.



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

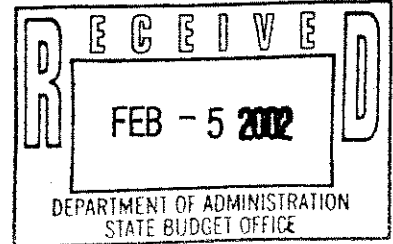
SCOTT McCALLUM  
GOVERNOR

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

BC

DATE: February 5, 2002  
TO: David Schmiedicke, Administrator  
Division of Executive Budget and Finance  
FROM: Charles E. McDowell, Administrator  
Division of Administrative Services



**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 PR position authority for Department 475, District Attorneys.

If you have any questions, please direct them to Stuart Morse, Director, State Prosecutors Office (7-2700) or to Dick Wagner, Budget Analyst (6-0653).

Thank you for your attention to this matter.

Attachment

cc: Stuart Morse  
Dick Wagner

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

**I. REQUEST**

The Department of Administration requests, under s.16.505, the authorization of 1.0 FTE Program Revenue (PR) prosecutorial position in appropriation s.20.475(1)(h). This position will be located in the Milwaukee District Attorney's Office. It is funded to begin on March 11, 2002 and run through June 27, 2003.

**II. BACKGROUND**

The City of Milwaukee is working with the Milwaukee Alliance, a community organization with fighting crime as one of its goals. As a result of that partnership, the City has awarded the Alliance a grant of \$200,000 which includes a sub-grant of \$75,000 for the services of one full-time assistant DA (ADA). The ADA's responsibilities will include: working closely with the Alliance, the police, churches, and other community leaders to prioritize community crime fighting needs and to coordinate the work of other prosecutors in the DA office to control and prevent crime in the targeted area. The targeted area is on the south side of the city of Milwaukee, specifically the area bounded by West Pierce Street, West Oklahoma Avenue, South 16<sup>th</sup> Street and South 27<sup>th</sup> Street.

**III. POLICY ANALYSIS**

This grant is in compliance with the state's general policy of prosecuting crime and having state prosecutors work cooperatively with police and community organizations.

**IV. FISCAL ANALYSIS**

The \$75,000 available for salary and fringe benefit will be sufficient to fund one experienced ADA for the 15 months.

**V. REVENUE SOURCE FOR APPROPRIATION**

The source of grant funds is the federal Community Development Block Grant funding to the City of Milwaukee for its "Step Up Milwaukee" program aimed at revitalizing the south side of the City of Milwaukee.

## 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 DA 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 new positions requested on the Milwaukee DA office. The table uses the most current court data available (1998-20000) and the positions authorized as of February 4, 2002. 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.

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

While similar problems likely exist in other counties, the funding is only available to the Milwaukee DA office for the purpose described.

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

The funding is only available to the Milwaukee DA office for the purpose described.

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.*

These grant funds may not be used to address other types of caseloads.

**Table 1: DA Office Caseload Analysis, February 4, 2002**

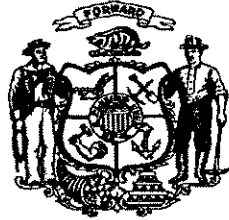
DA Office	FTE needed pre- s.16.505 action	FTE needed post- s.16.505 action
Adams	0.38	0.38
Ashland	0.50	0.50
Barron	0.53	0.53
Bayfield	0.28	0.28
Brown	2.09	2.09
Buffalo	-0.24	-0.24
Burnett	0.61	0.61
Calumet	0.23	0.23
Chippewa	-0.04	-0.04
Clark	0.36	0.36
Columbia	0.40	0.40
Crawford	0.04	0.04
Dane	3.69	3.69
Dodge	0.88	0.88
Door	0.28	0.28
Douglas	1.22	1.22
Dunn	-0.15	-0.15
Eau Claire	3.08	3.08
Florence	0.01	0.01
Fond du Lac	2.32	2.32
Forest	0.37	0.37
Grant	0.70	0.70
Green	0.47	0.47
Green Lake	0.05	0.05
Iowa	-0.05	-0.05
Iron	-0.12	-0.12
Jackson	-0.35	-0.35
Jefferson	0.75	0.75
Juneau	0.09	0.09
Kenosha	5.60	5.60
Kewaunee	-0.29	-0.29
La Crosse	2.40	2.40
Lafayette	-0.26	-0.26
Langlade	1.03	1.03
Lincoln	0.78	0.78
Manitowoc	0.60	0.60
Marathon	-0.09	-0.09
Marinette	0.19	0.19
Marquette	0.27	0.27
<b>Milwaukee</b>	<b>-12.52</b>	<b>-13.52</b>
Monroe	0.94	0.94
Oconto	0.38	0.38

February 5, 2002 Community Development Block Grant s.16.505 request  
Page 4

DA Office	FTE needed pre- s.16.505 action	FTE needed post- s.16.505 action
Oneida	0.60	0.60
Outagamie	2.71	2.71
Ozaukee	0.99	0.99
Pepin	-0.19	-0.19
Pierce	-1.25	-1.25
Polk	0.49	0.49
Portage	0.59	0.59
Price	0.14	0.14
Racine	3.82	3.82
Richland	-0.44	-0.44
Rock	1.91	1.91
Rusk	-0.09	-0.09
Saint Croix	-1.24	-1.24
Sauk	0.98	0.98
Sawyer	0.54	0.54
Shaw/Men	1.14	1.14
Sheboygan	4.23	4.23
Taylor	0.35	0.35
Trempealeau	0.60	0.60
Vernon	-0.94	-0.94
Vilas	-0.48	-0.48
Walworth	0.68	0.68
Washburn	0.29	0.29
Washington	1.29	1.29
Waukesha	-1.75	-1.75
Waupaca	0.27	0.27
Waushara	0.18	0.18
Winnebago	1.87	1.87
Wood	2.43	2.43

# THE STATE OF WISCONSIN

SENATE CHAIR  
BRIAN BURKE



ASSEMBLY CHAIR  
JOHN GARD

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

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

## JOINT COMMITTEE ON FINANCE

March 15, 2002

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

Dear Secretary Bazzell:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, received on February 26, 2002, concerning the proposed grant of \$455,000 to the Ozaukee Washington Land Trust for assistance with the acquisition of 77 acres of land in Ozaukee County.

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

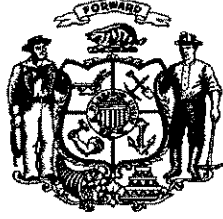
BB:JG:dh

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

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

317-E Capitol  
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ASSEMBLY CHAIR  
**JOHN GARD**

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P.O. Box 8952  
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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: February 26, 2002

Attached is a copy of a letter from the Department of Natural Resources, received February 26, 2002, which notifies the Committee of a proposed grant for \$455,000 to the Ozaukee Washington Land Trust for assistance with the acquisition of 77 acres of land in Ozaukee County. The request requires 14-day passive review and approval by the Joint Committee on Finance.

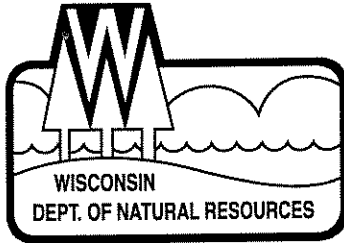
Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Thursday, March 14, 2002**, if you have any concerns about the request or if you would like the Committee to meet formally to discuss it.

Also, please contact us if you need further information.

Attachment

BB:JG:dh

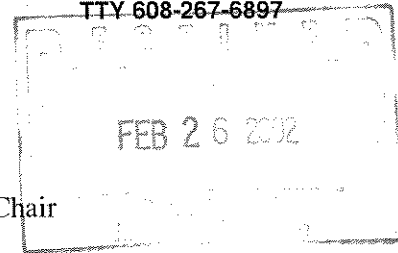




State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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



February 19, 2002

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

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

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

The Department is notifying you, as co-chairs of the Joint Committee on Finance, of a proposed grant to the Ozaukee Washington Land Trust for assistance with the acquisition of 77 acres of land in Ozaukee County along the shores of Lake Michigan. The grant for \$455,000 would come from the Stewardship Bluff Protection Program. There are sufficient funds appropriated to complete the purchase.

Attached please find a summary of the project as well as maps and a copy of the application for the project. The Offer to Purchase for the property requires that the closing occur by April 1, 2002.

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 grant, 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 Janet Beach Hanson at 266-0868 who is available to answer any questions you may have regarding this matter.

Thank you for your consideration.

Sincerely,

*Darrell*  
Darrell Bazzell  
Secretary

cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau

**Ozaukee Washington Land Trust - Lion's Den Gorge Natural Area (Dahr Property)  
Acquisition Project**

**OVERVIEW:**

The Ozaukee Washington Land Trust is requesting matching grant assistance from the Stewardship - Bluff Protection Program for the acquisition of 77 acres of land along Lake Michigan in the Town of Grafton in Ozaukee County. The property includes the Lion's Den Gorge, a 23-acre locally significant natural area (*A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, SEWRPC Report #42, 1997). The property provides additional contiguous and diverse wildlife habitat to an adjacent 44-acre preserve that is owned and managed by the U.S. Fish and Wildlife Service. The property also includes many flowing springs and a stream that discharges into Lake Michigan. The special ravines and Lake Michigan bluff lands of this property provide for unique recreational opportunities and panoramic views of and public access to Lake Michigan.

Following the purchase by the land trust, ownership of the property will be transferred to Ozaukee County and the land and gorge will be managed as part of the Ozaukee County park system. Ozaukee County will preserve the Lion's Den Gorge Natural Area and develop nature and cross-country ski trails and picnic areas. This acquisition project will help implement recommendations and conservation goals identified in the *Ozaukee County Land and Resource Management Plan (1999)*, *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin (SEWRPC, Report #42)*, *A Park and Open Space Plan for Ozaukee County (SEWRPC, Report #133 currently being updated)* and *A Regional Park and Open Space Plan for Southeastern Wisconsin - 2000 (SEWRPC, Report # 27)*. The preservation of this property will protect important natural resources and provide unique bluff land enjoyment and needed public access to Lake Michigan.

<b>GRANT REQUEST:</b>	Certified Fair Market Value:	\$ 900,000.
Associated Acquisition Costs:	Appraisals and Engineering Report, Survey, Environmental Audit, Title Insurance	\$ 10,000.
<u>Proposed Grant Fund Source:</u>	Bluff Protection Program	\$ 455,000.
	Total Cost Share Amount	\$ 455,000.

Note: Based on the priorities listed in NR 51.33 and project evaluation factors stated in NR 51.34, the project is recommended for Bluff Protection Program funding.

**PARCEL DESCRIPTION:**

**Owner:** The property is owned by Dr. Ghulam Dhar.

**Location:** The property is located in the NW1/4 and SW1/4 of Section 10 and the NW1/4 Section 15, and the NE1/4 of Section 16, Township 10 North, Range 22 East, in the Town of Grafton, Ozaukee County on the bluff land shore of Lake Michigan.

**Number of Acres:** 77

**Purchase Price:** \$1, 280, 000

**Land Description:** The 77-acre property has approximately 3,600 feet of Lake Michigan frontage and the bluff land portion of the property provides spectacular panoramic views of the lake. The property contains a variety of habitats and plant communities and provides additional contiguous and diverse wildlife habitat to an adjacent 44-acre preserve that is owned and managed by the U.S. Fish and Wildlife Service. The southwest portion of the site is lowland forest containing green ash, silver maple and red-osier dogwood. The forest offers nesting and feeding habitat for waterfowl, including wood ducks, green-winged teal, blue-winged teal and mallards. The southeast portion of the property and extending to the western edge of the site is a mix of open land, shrub-carr and immature forest. The open land is vegetated with a mix of timothy, blue, brome and reed canary grasses, creeping cedar, goldenrod, and other forbs. The shrub-carr is dominated by red-osier dogwood, honeysuckle and gray dogwood. The forest is made-up of silver maple, American elm and green ash. In general the property drains to Lake Michigan. The majority of the site contains soil types which are poorly drained and the predominant soil types are Kewanee silt loam and Kewanee silty clay loam. Approximately 4 acres of the property are wetlands.

The Lion's Den Gorge Natural Area is located on the northern part of the property. The 23-acre natural area includes two steep, forested ravines dominated by large mature trees. The ravines also have good herb layer which serves as a filter for run-off into the lake and helps prevent bluff erosion. One ravine is approximately 800 feet in length and 50 feet in depth. The second ravine is approximately 200 feet in length and 30 feet in depth. Both are forested with white cedar and paper birch. Adjacent to the ravines is a forest of paper birch, silver maple, red oak and American elm. A stream, which drains the US Fish and Wildlife Service land, flows through the large ravine and enters into Lake Michigan.

**Zoning:** The subject property is zoned R-1 residential, 5-acre minimum lot size.

**Present Use:** Currently open space.

**Proposed Use:** Ozaukee County will provide passive outdoor recreational uses including hiking, cross-country skiing, picnicking and nature observation, including panoramic views of Lake Michigan from the property's bluffs. This land acquisition also ensures preservation of an environmentally sensitive area, the Lion's Den Gorge Natural Area, that will be managed for native bio-diversity and outdoor recreation enjoyment consistent with Ozaukee County Parks practice of environmental stewardship at all of its public parks sites.

**Project Partners:** The acquisition of this property involves a community-wide partnership effort. The Town of Grafton is contributing \$100,000, the Ozaukee Washington Land Trust is contributing \$25,000 and the Riveredge Bird Club has contributed \$1,000 towards the acquisition of the property. Ozaukee County is contributing \$300,000 and will raise the balance of funds that are needed to acquire the property. Ozaukee County has also applied for Wisconsin Coastal Management Program funding to assist with the purchase of the property.

**Timing:** The Ozaukee Washington Land Trust needs to close on the property by April 1, 2002 in order to meet the option deadline.

**Finances:** The purchase will be a cash transaction utilizing the Stewardship - Bluff Protection Program funding, if approved, as well as the other financial contributions listed above.

**Project Evaluation and Justification:** Criteria used to determine grant eligibility is set forth in the enabling legislation for the Stewardship Program, s. 23.0917(4g), Wis. Stats., and promulgated in Chapter NR 51.33 and NR 51.34, Adm. Code. Criteria in NR 51.33 and NR 51.34 list priority considerations and evaluation criteria that this project meets as follows:

By preserving the Lion's Den Gorge Natural Area the project preserves unique natural features, including high quality biotic communities and significant geological formations.

The project provides the public with a panoramic view of Lake Michigan from the property's bluffs that are themselves an important scenic component of the landscape when viewed from afar.

The project provides for passive, low-impact public recreation, including hiking and nature study. The project provides unique bluff land enjoyment and needed public access to Lake Michigan.

The property is highly threatened by potential development.

Ozaukee County will manage the property in a manner that will help preserve the bluffs.

The project provides 77 acres of additional contiguous and diverse wildlife habitat to an adjacent 44-acre preserve that is owned and managed by the U.S. Fish and Wildlife Service.

The project provides unique recreational opportunities and public access to Lake Michigan that is otherwise severely limited in Ozaukee County.

**Appraisals:**

Appraisal #1 - Certified by Department Review Appraiser on January 10, 2002.  
Appraiser: Richard Zurowski (Private Appraiser)  
Valuation Date: October 9, 2001  
Appraised Value: \$900,000. Vacant Land Value  
Highest and Best Use: Residential Development  
Type of Report: Market data approach used, 12 comparable sales cited

Appraisal #2 – Accepted by Department Review Appraiser on January 10, 2002  
Appraiser: Dennis Weinhold (Private Appraiser)  
Valuation Date: October 30, 2002  
Appraised Value: \$1,255,000. Vacant Land Value  
Highest and Best Use: Residential Development  
Type of Report: Market data approach used, 7 comparable sales cited

## **PROJECT MAP ATTACHMENTS**

General Location Map  
Grafton Township  
Aerial Photo (copy)  
Gorge Boundary Map  
Conceptual Site Development Plan

T-10-N

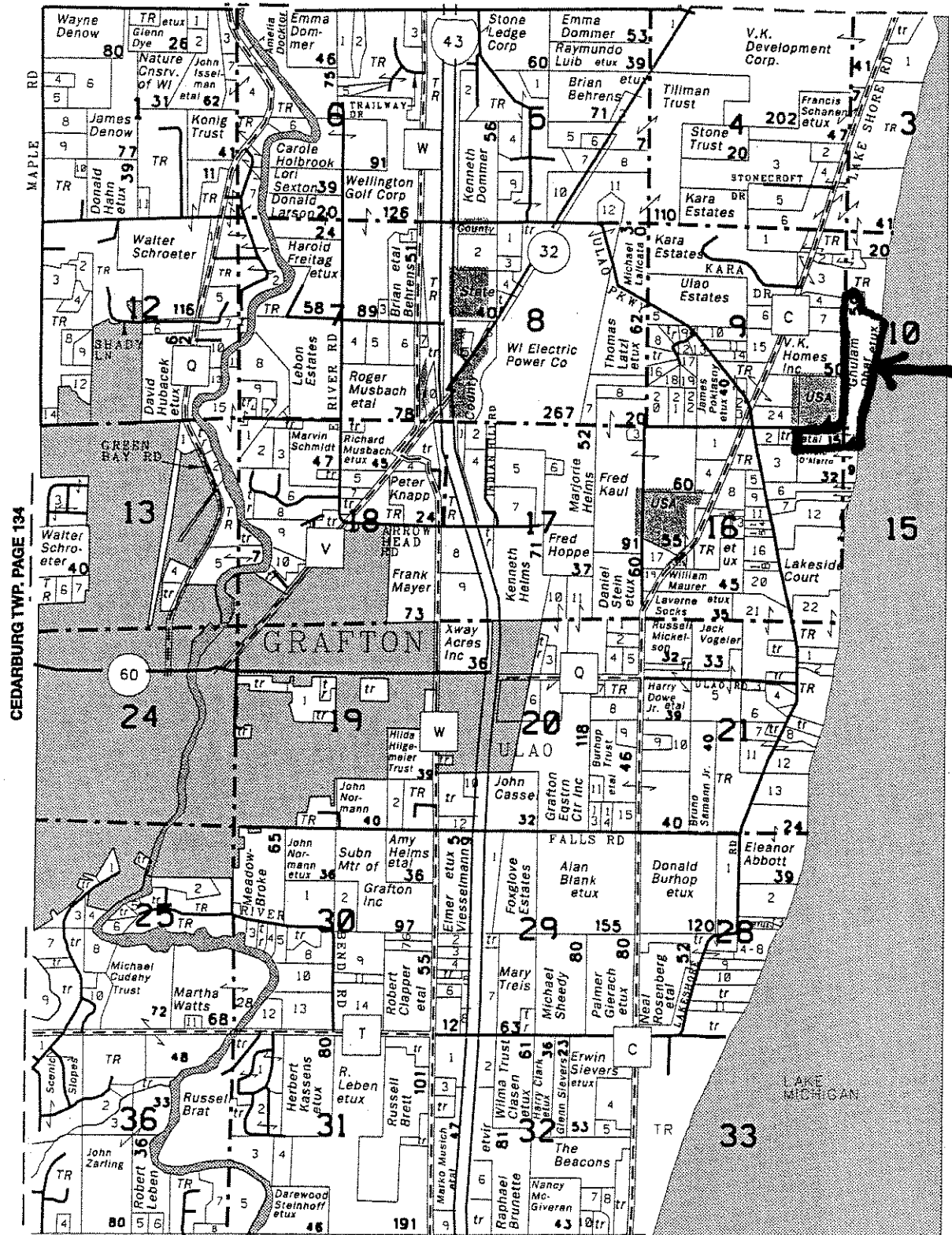
# GRAFTON PLAT

R-2

(Landowners)

SAUKVILLE TWP. PAGE 144

PORT WASHINGTON TWP. PAGE 142



CEDARBURG TWP. PAGE 134

R 21 E R 22 E

CITY OF MEQUON PAGE 136

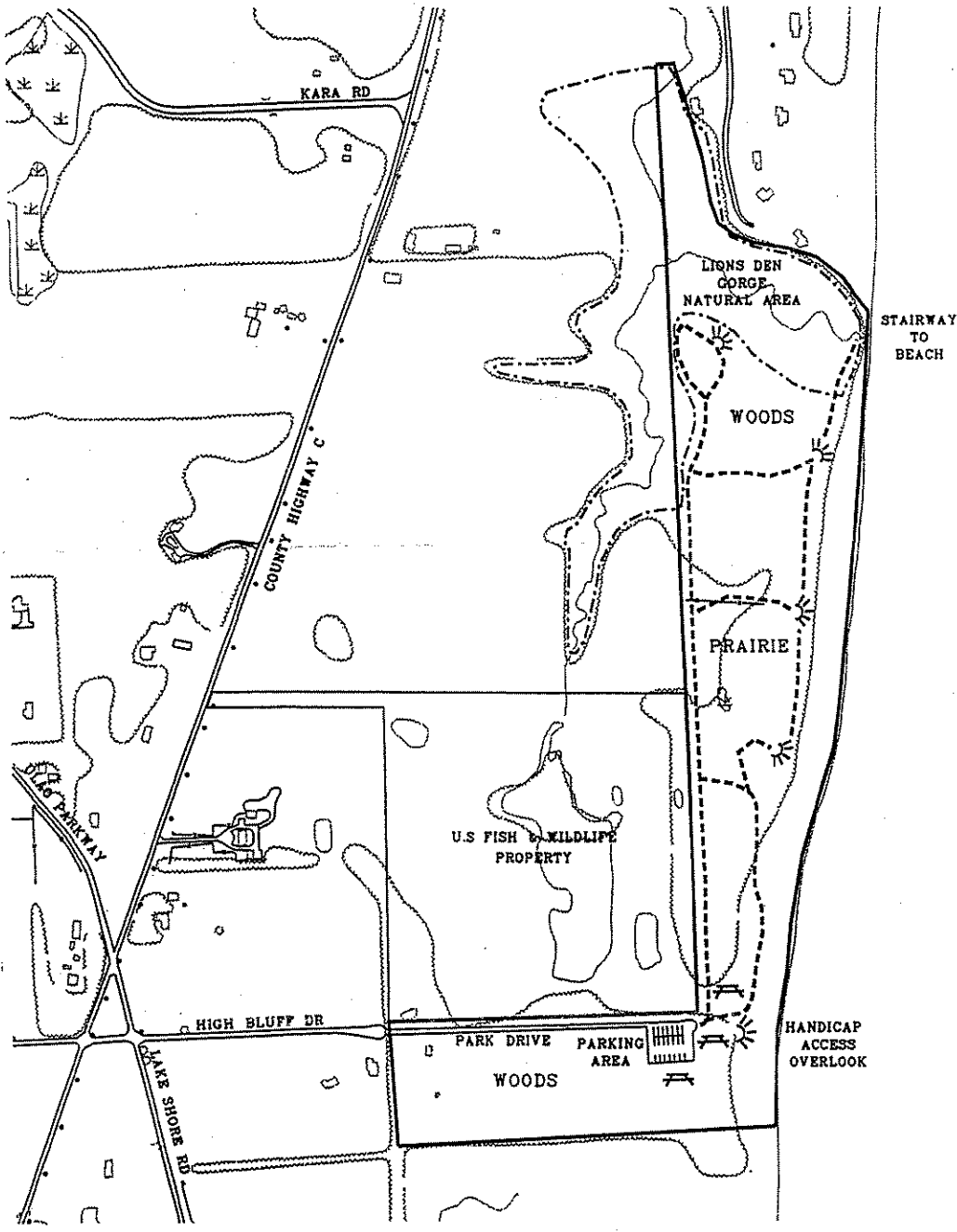




U.S. FISH &  
WILDLIFE  
SERVICE  
PROPERTY

0 660 1320 1980 ft





PROPOSED PARK PLAN OF  
**LIONS DEN COUNTY PARK**  
 OZAUKEE COUNTY PARK SYSTEM

**LEGEND**

- PARK BOUNDARY
- - - WALKING TRAILS
- · - · - NATURAL AREA
- ☰ PICNIC AREA
- ☼ SCENIC OVERLOOK

N  
 ↑  
 1" = 500'

PREPARED FOR  
 OZAUKEE COUNTY PARKS DEPARTMENT  
 BY  
 OZAUKEE COUNTY LAND INFORMATION OFFICE  
 MAY 2000



STEWARDSHIP 2000 - GRANT APPLICATION  
GREAT LAKES BLUFF LANDS PROTECTION PROGRAM

LION'S DEN GORGE & BLUFF ~ DHAR PROPERTY

Submitted to:  
Dan Kaemmerer  
Wisconsin Department of Natural Resources  
Post Office Box 12436  
Milwaukee, WI 53212-0436

Submitted by:  
The Ozaukee Washington Land Trust, Inc.  
Post Office Box 917  
West Bend, WI 53095-0917

April 26, 2000

# KNOWLES-NELSON STEWARDSHIP PROGRAM APPLICATION FOR NON-PROFIT CONSERVATION ORGANIZATIONS

State of Wisconsin Department of Natural Resources

Form 8700-259 1-97

**Notes:**

1. Use of the form is required by the Department of Natural Resources to apply for a grant for property acquisition pursuant to s. NR 51, Wisconsin Administrative 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.

<b>Project Name</b> Lion's Den Gorge & Bluff - Dahr Property	<b>Project Location (county)</b> Sections 10, 15 and 16 Town of Grafton (T10N-R21-22E) Ozaukee County
<b>Project type</b> <input checked="" type="checkbox"/> Land acquisition <input type="checkbox"/> Easement acquisition	<b>Number of acres</b> 79 acres
<b>Name and address of organization</b> The Ozaukee Washington Land Trust, Inc. Post Office Box 917 West Bend, WI 53095-0917	<b>Name and title of contact person</b> Steven R. Seyfert Executive Director
	<b>Telephone number (including area code)</b> 262-338-1794

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 the name of the plan.

The property is identified as part of a primary environmental corridor by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in: *A Regional Land Use Plan for Southeastern Wisconsin-2010* (Planning Report 40). SEWRPC also identifies the site as part of the Lion's Den Gorge Natural Area, an NA-3 natural area, in: *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin* (Planning Report 42). Ozaukee County adopted the natural areas plan in June 1998.

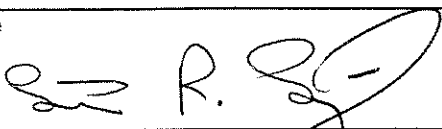
Status of negotiations with landowner (check one):

- |   |                                  |
|---|----------------------------------|
| <input checked="" type="checkbox"/> Discussions are underway with the landowner | Expiration date: _____           |
| <input type="checkbox"/> An option has been signed.                             | Expected closing date: _____     |
| <input type="checkbox"/> An offer to purchase has been signed.                  | Date: _____                      |
| <input type="checkbox"/> An easement has been signed.                           | Date of Transfer of title: _____ |
| <input type="checkbox"/> The property has been purchased.                       |                                  |

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.

<b>Name</b> Steven R. Seyfert	<b>Title</b> Executive Director
<b>Signature</b> 	<b>Date</b> 4/26/2000

# Budget Worksheet

1. Estimate of Acquisition Costs as defined in NR 51.002(1):		
Appraised value of the property	<i>certified:</i>	<del>\$900,000</del> \$1,200,000
Miscellaneous associated costs		
Appraisal(s)		\$0.00
Title insurance		\$1,500
Survey		\$1,000
Environmental Inspection/Audit		\$3,500
Recording Fees		\$100.00
Relocation		\$0.00
Estimate of total acquisition costs		\$1,206,100
2. What is your actual purchase price for the property?		<del>\$1,200,000</del> \$1,280,000
3. Funding sources (list sources of sponsor match)		
Sponsoring NCO	<i>OZ WASH LAND TRUST</i>	<del>\$50,000</del> \$25,000
Other organizations or third parties	<i>TOWN OF GRAFTON</i>	<del>\$250,000</del> \$700,000
Local or federal government	<i>OZ. COUNTY</i>	\$300,000
Property contribution	<i>RIVEREDGE BIRD CLUB WISC. COASTAL MNGMNT. PROC</i>	<del>\$1,000</del> \$405,000
Total		<del>\$600,000</del> \$831,000
4. Amount of cash reward requested		<del>\$600,000</del> \$455,000
5. Estimate of annual maintenance expenses		\$0.00
6. Estimate of development or habitat restoration costs, if applicable		\$0.00

*DEX*

## 2. PROJECT NARRATIVE and PROPOSED MANAGEMENT PLAN

### a. Primary Goals of the Project

The goals of this project are to:

- ◆ Preserve a 79-acre open space site along Lake Michigan, including part of the Lion's Den Gorge Natural Area;
- ◆ Protect and stabilize a scenic bluff, offering views of Lake Michigan and the lake shoreline; and
- ◆ Provide public access to the Lake Michigan bluff and shoreline for hiking, nature study and other low-impact recreational opportunities.

### b. Description of the Site

The project site is located in the Town of Grafton, Ozaukee County, about 2.5 miles northeast of the Village of Grafton. The 79-acre property contains a variety of habitats and plant communities. The southwest portion of the site is made up of a lowland forest containing: green ash, sliver maple and red-osier dogwood. This area drains to the north and into the adjacent property owned by the US Fish & Wildlife Service. The forest offers nesting and feeding habitat for waterfowl, including wood ducks, green-winged teal, blue-winged teal and mallards.

The southeast part of the property and extending along the western edge of the site is a mix of open land, shrub-carr and immature forest. The open land is vegetated with a mix of timothy, blue, brome and reed canary grasses, creeping cedar, goldenrod and other forbs. The shrub-carr is dominated by red-osier dogwood, honeysuckle and gray dogwood. The forest is made up of sliver maple, American elm and green ash.

The Lion's Den Gorge Natural Area is located on the northern part of the property. The natural area includes two steep, forested ravines. One ravine is more than 800 feet in length and about 50 feet deep. The second is about 200 feet long and 30 feet deep. Both are forested with white cedar and paper birch. A stream, which drains the Fish & Wildlife Service land, flows through the large ravine and empties into Lake Michigan. Adjacent to the ravine is a forest of paper birch, sliver maple, red oak and American elm.

The bluff is largely bare and eroding along the entire length of the property. Erosion is also occurring on slopes within the gorge. In both locations, trees and other vegetation and topsoil are falling and adding to the poor conditions. Stabilization of the bluff and other areas is needed, but may not be feasible in terms of cost and engineering. A current estimate of bluff loss is about two-feet per year.

Development pressures in the vicinity are great. A developer (VK Homes) is proposing to annex about 500 acres of land near the site to the city of Port Washington for residential and commercial development. Additionally, the owner (Dr. Dahr) has considered developing the property for residential purposes. Presently, the land is zoned for 5-acre minimum lots. Development of the parcel would not only prohibit access to the bluff and Lake Michigan, but also endanger the Lion's Den natural area through site runoff and the potential introduction of exotic species. Additionally, encroachment of development on the Fish & Wildlife Service property would fragment habitat and disrupt wildlife.

### c. Problems

There are a number of management issues, which must be addressed to achieve the project goals. The site contains honeysuckle and buckthorn, both invasive exotic shrubs. To maintain and enhance the diversity of the plant communities on the property, these and other invasive species

must be eradicated and controlled. The second management issue involves public access. Although the property is privately-owned, it is used by residents of the area on a regular basis. Particularly, this is a concern in the gorge and on the bluff, where public access and use are damaging habitat and contributing to erosion.

Whitetail deer on the site are a problem as well. The existing deer population is damaging vegetation and may be adding to erosion in the gorge. As mentioned above, erosion of the bluff is a major obstacle to management.

#### **d. Adjacent Land Uses**

There is a residential subdivision to the north of the site. To the west are wetlands and agricultural land. Residential development is planned for the farmland, and the US Fish and Wildlife Service owns and manages the wetland for waterfowl production. To the south are agricultural land and residential development, and east is Lake Michigan.

#### **e. Land Management Practices**

To achieve the goals of the project, the following management practices will be implemented:

- ◆ Control exotic, invasive shrubs through cutting and herbicide application,
- ◆ Stabilize eroding areas using vegetation and mechanical techniques,
- ◆ Construct hiking trails,
- ◆ Construct a small parking area, and
- ◆ Build a stairway or access facility to the shoreline.

#### **f. Improvement and Structures**

The only structure on the property is a wooden staircase, constructed by a nearby resident. The resident pays the owner an annual fee for placement and use of the staircase.

#### **g. Implementation**

The property should be purchased by January 1, 2001. After purchase, the OWLT will transfer the site to Ozaukee County for management purposes. However, the OWLT will retain a conservation easement to ensure permanent preservation of the property.

#### **h. Monitoring**

Ozaukee County will be responsible for monitoring the site. However, the OWLT will retain a conservation easement, which will provide additional oversight of the property.

**i. Maps**

See attached pages.

**3. PROJECT MAPS SHOWING LOCATION AND BOUNDARIES OF THE PROJECT**

- a. Ozaukee County map
- b. Town of Grafton plat map
- c. USGS Topographic map
- d. Aerial photo
- e. Preliminary Site Development Map (not attached)

**4. COMMUNITY SUPPORT, PARTNERSHIPS AND LINKAGES**

- a. The project is endorsed by the Wisconsin Department of Natural Resources, Town of Grafton, US Fish & Wildlife Service, Ulao Creek Partnership, Ozaukee County Land Conservation Department, Ozaukee County Parks Commission, Riveredge Bird Club, City of Cedarburg, Southeastern Wisconsin Regional Planning Commission, and ULM-Field Station
- b. The following individuals, organizations and agencies have been and will be involved with the project:
  - ◆ Dr. Larry Leitner, Southeastern Wisconsin Regional Planning Commission (SEWRPC). Dr. Leitner has conducted vegetation surveys on the site and provided aerial photos and other technical information. He will continue to offer expertise and materials in these areas.
  - ◆ Andy Holschbach, Ozaukee County Land Conservation Department (LCD). Mr. Holschbach is coordinating the county's effort to participate in preservation of the site. The county will provide financial assistance and assist with habitat improvements and erosion control.
  - ◆ Board of Supervisors, Town of Grafton. The board of supervisors of the Town of Grafton, have committed \$100,000 in financial assistance to the project.
  - ◆ Dr. James Reinartz, UWM-Field Station. Dr. Reinartz will offer technical assistance in terms of site restoration and habitat improvements
  - ◆ Bill Knight, Ozaukee County Parks Commission. Mr. Knight is working with Andy Holschbach to coordinate Ozaukee County's participation.
  - ◆ Riveredge Bird Club. The club has committed \$1,000 towards acquisition of the property.

The Land Trust intends to transfer the property to Ozaukee County for management as a conservancy and passive use recreational facility.

- c. Yes. This project will complement the work of the DNR, Ulao Creek Partnership and the Ozaukee County Land Conservation Department, all of whom are active in land preservation and water quality improvements in the surrounding area.

## 5. PROPERTY DATA

- a. Owners: Dr. & Mrs. Ghulam Dhar, Chicago IL
- b. Legal Description:  
SW 1/4 of the N 1/2 and the 1/2 of Section 10, the NW 1/4 of the NW 1/4 of the NW/14 of Section 15, and the N 1/2 of the NE 1/4 of the NE 1/4 of Section 16 in the Town of Grafton, Ozaukee County.
- c. No relocation will take place.
- d. No known encumbrances.
- e. See project narrative.