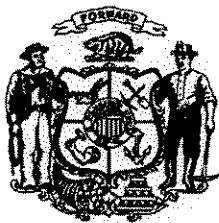


THE STATE OF WISCONSIN

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

February 5, 1999

Secretary George Meyer
Department of Natural Resources
101 South Webster Street, 5th Floor
Madison, Wisconsin 53703

Dear Secretary Meyer:

On January 4, 1999, you were notified that an objection had been raised to a request, dated December 10, 1998, pursuant to s. 23.0915(4), Stats., concerning a proposed 65 acre state land purchase from Melvin and June Schrader in the amount of \$315, 000.

That objection has now been withdrawn. Therefore, 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
Vicky LaBelle, Department of Administration

STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

316 South, State Capitol
P.O. Box 7882
Madison, WI 53702
Phone: 266-8535



ASSEMBLY CHAIR
JOHN GARD

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

JOINT COMMITTEE ON FINANCE

January 4, 1999

Secretary George Meyer
Department of Natural Resources
101 S. Webster Street, 5th Floor
Madison, WI 53703

Dear Secretary Meyer:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, dated December 10, 1998, pursuant to s. 23.0915(4), Stats. The request concerns a proposed 65-acre state land purchase from Melvin and June Schrader in the amount of \$315,000.

An objection to this request has been raised and therefore, the request is not approved at this time.

The objection is made in order that additional information regarding the request can be obtained. Once that information is obtained and reviewed, we will notify you of the disposition of the request.

Sincerely,

Handwritten signature of Brian Burke in cursive.

BRIAN BURKE
Senate Chair

Handwritten signature of John Gard in cursive.

JOHN GARD
Assembly Chair

BB/JG/dh

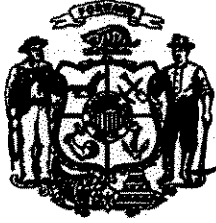
cc: Members, Joint Committee on Finance
Vicky LaBelle, Department of Administration

Handwritten notes:
Dick Steffes
DNR
Schrader - \$315,000
withdrew objection
1 week ago
6-0201

THE STATE OF WISCONSIN

SENATE CHAIR
GARY DRZEWIECKI

19-S Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-5670



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 Gary Drzewiecki
Representative John Gard
Co-Chairs, Joint Committee on Finance

Date: December 10, 1998

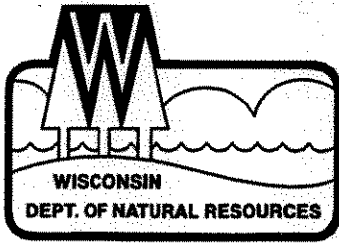
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from DNR Secretary George Meyer regarding a proposed 65-acre state land purchase from Melvin and June Schrader in the amount of \$315,000. 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 the material and notify **Senator Drzewiecki** or **Representative Gard** no later than **noon on Monday, January 4, 1999**, if you have any concerns about the request or if you would like to meet formally to discuss it. If no objections are heard by that date, the request will be approved.

Attachment

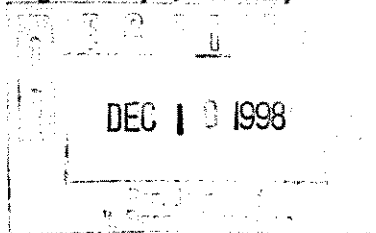
GD:JG:dh



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-2621
FAX 608-267-3579
TDD 608-267-6897



December 10, 1998

IN REPLY REFER TO: SF-127

Honorable Gary Drzewiecki
Member State Senate
Room 19S
C A P I T O L

Honorable John Gard
Member State Assembly
Room 315N
C A P I T O L

Dear Senator Drzewiecki and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 65.0-acre land purchase from Melvin and June Schrader for \$315,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the December meeting. The land is required for Public Recreation and Forestry Management and Protection in the Kettle Moraine State Forest - Southern Unit. There are sufficient funds appropriated to complete the purchase.

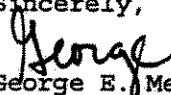
The file number is SF-127 and the land is located in Walworth County. Attached please find a memo and maps describing this transaction. The Department has notified local elected officials and state representatives regarding this transaction and I have not received any objections.

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

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

Thank you for this consideration.

Sincerely,


George E. Meyer
Secretary

cc: Legislative Fiscal Bureau



Quality Natural Resources Management
Through Excellent Customer Service



CORRESPONDENCE/MEMORANDUM

DATE: November 3, 1998

FILE REF: SF-127

TO: Governor Thompson

FROM: George E. Meyer *George*

SUBJECT: Proposed Land Acquisition, Schrader Tract, File # SF-127, Option Expires January 29, 1999

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest - Southern Unit
Walworth County

Grantor:

Melvin and June Schrader
N8736 Duffin Road
Whitewater, WI 53190

Acres: 65.0

Price: \$315,000

Appraised Values: \$315,000 and \$313,300

Interest: Purchase in fee.

Improvements: None

Location: The tract is located in the Kettle Moraine region of Walworth County, just southeast of the City of Whitewater.

Land Description: The subject area is gently rolling to steep, with several large and deep kettles on the property.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Woodland	29.0
	Cropland	36.0
	TOTAL	65.0

Zoning: Upland Resource Conservation, allowing for residential development on 5 acre lots.

Present Use: Agriculture

Proposed Use: Public Recreation, Forestry Management, and Resource Protection

Tenure: Many years

Property Taxes: \$702.24

Option Date: October 11, 1998

2. JUSTIFICATION:

The 65.0-acre Schrader property is proposed for purchase for Public Recreation, Forestry Management, and Resource Protection in the Kettle Moraine State Forest - Southern Unit. Ownership will allow for natural resource management and consolidate state ownership. A 5-acre parcel is just west of the 60 acres, for a total of 65 acres to be purchased.

The Kettle Moraine State Forest - Southern Unit was established in 1936 to provide recreational opportunities in the southeastern portion of the State and to protect the natural and scenic values of the Kettle Moraine landscape. The property is used by the public for hunting, fishing, trapping, cross-country skiing, camping, hiking, and other outdoor recreation. In addition, the geologic and natural values of the area are used for research and education.

The project, an all season property, is located in southeastern Wisconsin in Waukesha, Jefferson, and Walworth Counties. The forest is located about 35 miles west of Milwaukee, within 100 miles of five million people. Total attendance in 1996 was 1,179,000 making it one of Wisconsin's busiest state park/forests. KMSF-SU is heavily hunted; the forest consistently ranks as one of the top five DNR license outlets (first for field stations) in the state.

The 65.0-acre Schrader parcel is completely surrounded by DNR land, except the 40-acre homestead that the Schrader's are retaining. The property has 36 acres of cropland and 29 acres of woodland. The latter has several deep "kettles", ravines and prominent glacial ridges, good examples of Kettle Moraine topography. The woodland is prime deer, turkey and small game habitat, which will increase hunting opportunities for forest visitors. Included in the wooded area of the parcel are several large open growth oaks, indicative of a former oak savanna. With intensive management, including fire, the site could be restored to an oak savanna. The cropland will be planted to prairie.

A portion of the Muir mountain bike trail is immediately next to the southeast corner of the Schrader parcel, and the bike trail may be re-routed across the optioned property to reduce trail erosion and improve access to the trail for maintenance. The Forest's bridle trail crosses Duffin Road immediately to the north of the northernmost part of the Schrader property. The LaGrange Highway Commissioner has repeatedly requested that the trail be re-routed due to safety and erosion concerns. The north 20 acres of the optioned property has less severe topography and will allow the bridle trail to be re-routed.

Purchase of the Schrader parcel is recommended to provide for public recreation, to prevent incompatible use, and to consolidate state ownership.

3. FINANCING:

State Stewardship bond funds from the FY99 allotment are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,400,000	\$5,906

Comments: The purchase price will be paid in five installments. Estimated interest cost is \$30,600.

4. ACQUISITION STATUS OF THE KETTLE MORAINES STATE FOREST - SOUTHERN UNIT:

Established: 1936
Acres Purchased to Date: 20,132.58
Acquisition Goal: 29,085.00 Acres
Percent Complete: 69.2%
Cost to Date: \$9,660,443

5. APPRAISAL:

Appraiser: Vandermale & Kilpatrick (Private Appraisers)
Valuation Date: August 17, 1998
Appraised Value: \$315,000
Highest and Best Use: Rural-residential

Allocation of Values:

a. land: 5.0 acres @ \$10,000 per acre:	\$ 50,000
b. market data approach used, three comparable sales cited	
c. adjusted value range: \$8,000 to \$10,000 per acre	
a. land: 60.0 acres @ \$4,415 per acre:	<u>\$265,000</u>
b. market data approach used, three comparable sales cited	
c. adjusted value range: \$4,002 to \$4,918 per acre	
TOTAL VALUE:	\$315,000

Appraisal Review: Ronald Olson - September 17, 1998

Comments: One other appraisal was prepared: Julie Hankes estimated value at \$313,300 for the 65.0 acre parcel. The Vandermale & Kilpatrick report was considered a better estimate of value. Both appraisers recognized the strong market for residential sites in the area and the liberal zoning which allows 5 acre sites.

RECOMMENDED:

Richard Steffes
Richard Steffes

11-4-98
Date

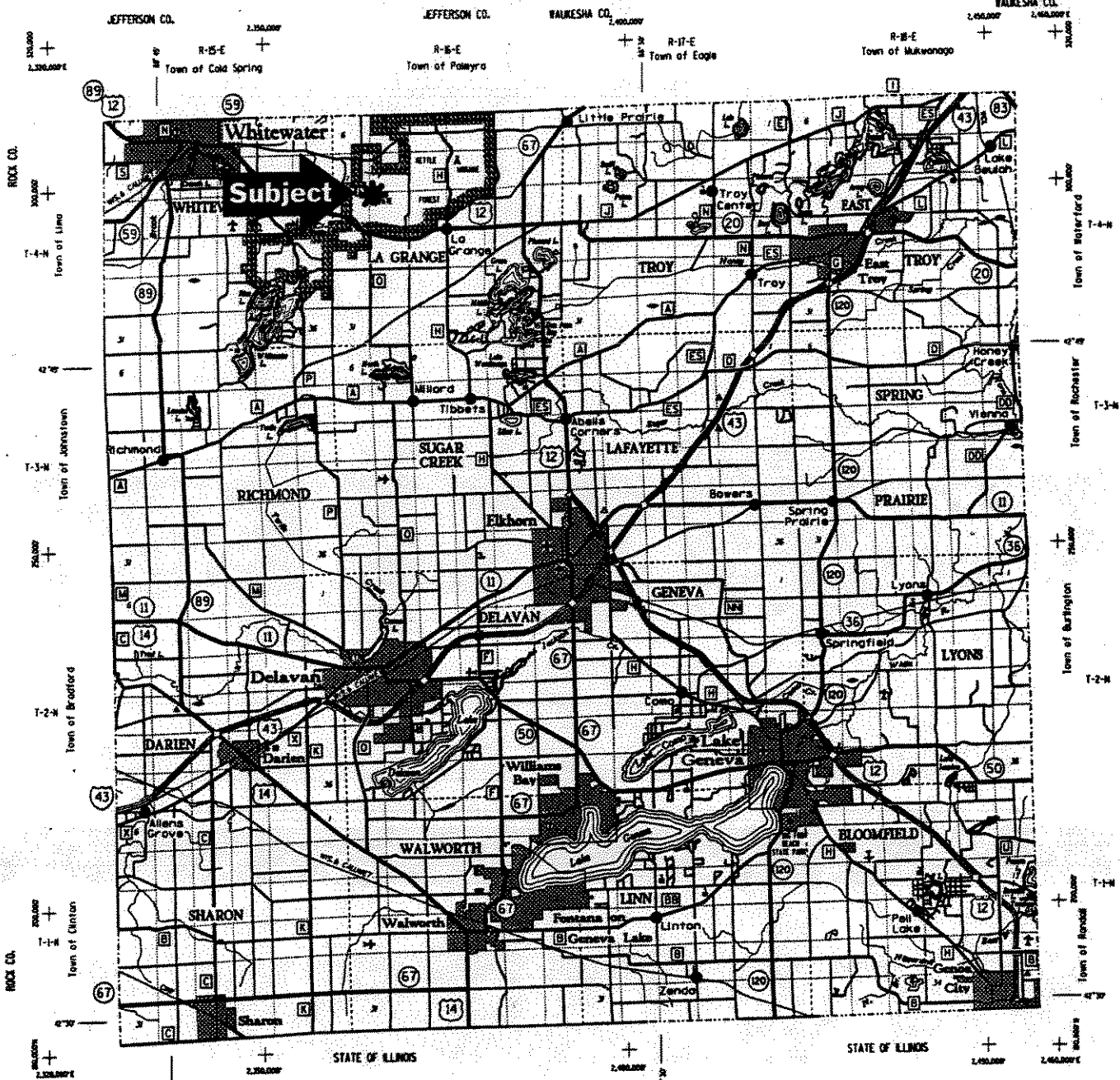
Bureau of Legal Services
Bureau of Legal Services

11/6/98
Date

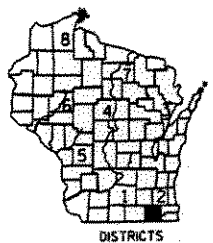
Steven W. Miller
Steven W. Miller

11/10/98
Date

RES:tmt



- ### LEGEND
- Freeway Freeway
 - U.S. or State Hwy U.S. or State Hwy
 - County Trunk Hwy County Trunk Hwy
 - Town Road Town Road
 - Firelane Firelane
 - Multilane Divided Multilane Divided
 - Interchange Interchange
 - Highway Separation Highway Separation
 - Interstate Highway No. Interstate Highway No.
 - U.S. Highway No. U.S. Highway No.
 - State Highway No. State Highway No.
 - County Highway Letter County Highway Letter
 - Railroad Railroad
 - State Boundary State Boundary
 - County Boundary County Boundary
 - Civil Town Boundary Civil Town Boundary
 - Section Line Section Line
 - Corporate Limits Corporate Limits
 - Nat. & State Forest Boundary Nat. & State Forest Boundary
 - Dam Dam
 - Hospital Hospital
 - Schools Schools
 - Airport Airport
 - County Seat County Seat
 - Unincorporated Village Unincorporated Village
 - Fish Hatchery Fish Hatchery
 - Come Fara Come Fara
 - Public Hunt. or Fish Grds. Public Hunt. or Fish Grds.
 - Public Camp & Picnic Grds. Public Camp & Picnic Grds.
 - Ranger Station Ranger Station
 - State Park State Park
 - County Park County Park
 - Wayside Wayside
 - School for Deaf School for Deaf
 - Yarns Reformatory Yarns Reformatory
 - University of Wisconsin - Winstona. University of Wisconsin - Winstona.
- For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources



TOWNSHIP NUMBERING

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

CIVIL TOWNS

WATERLOO	LA GRANGE	TROY	EAST TROY
WALWORTH	WALWORTH	LAFAYETTE	LYONS
SHARON	WALWORTH	GENEVA	LYONS
SHARON	WALWORTH	LYONS	WALWORTH

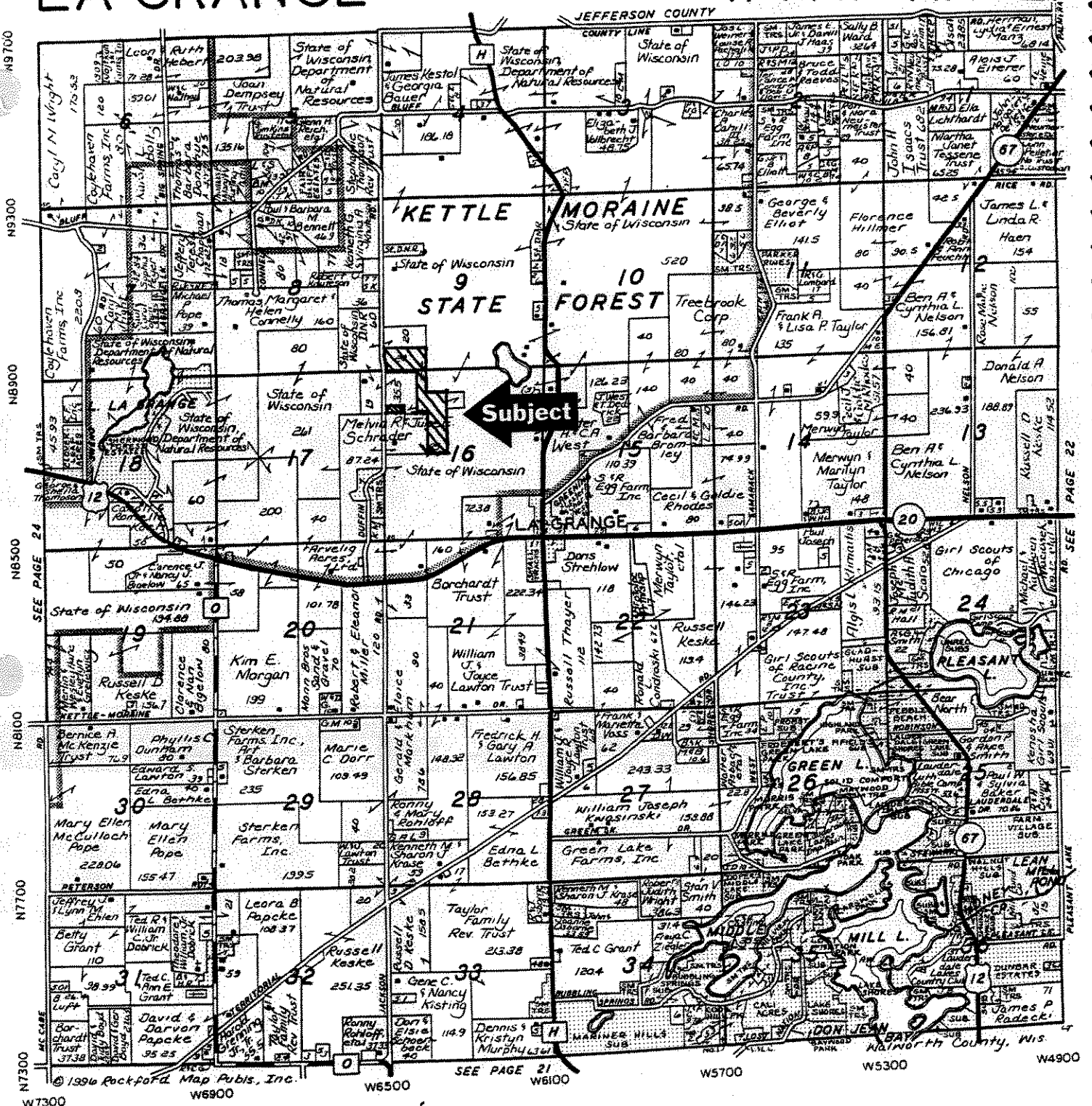
MILES OF HIGHWAY as of July 1, 1996

STATE	235
COUNTY	288
LOCAL ROADS	1056
OTHER ROADS	7
TOTAL FOR COUNTY	1646

Land Area 988 Sq. Mi.
Population 73,987
County Seat Chesham

WALWORTH CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE 0 1 2 MILES
Contracted For
JAN, 1992
Base compiled from U.S.G.S. Quadrangle
100,000 Series

+ Grid based on Meadeam coordinate system south zone.



Reproduced with permission of
Rockford Map Publishers, Inc.

LEGEND

BOUNDARY APPROVED

Aug. 94
date

PROJECT BOUNDARY

ACREAGE GOAL

29,085
acres



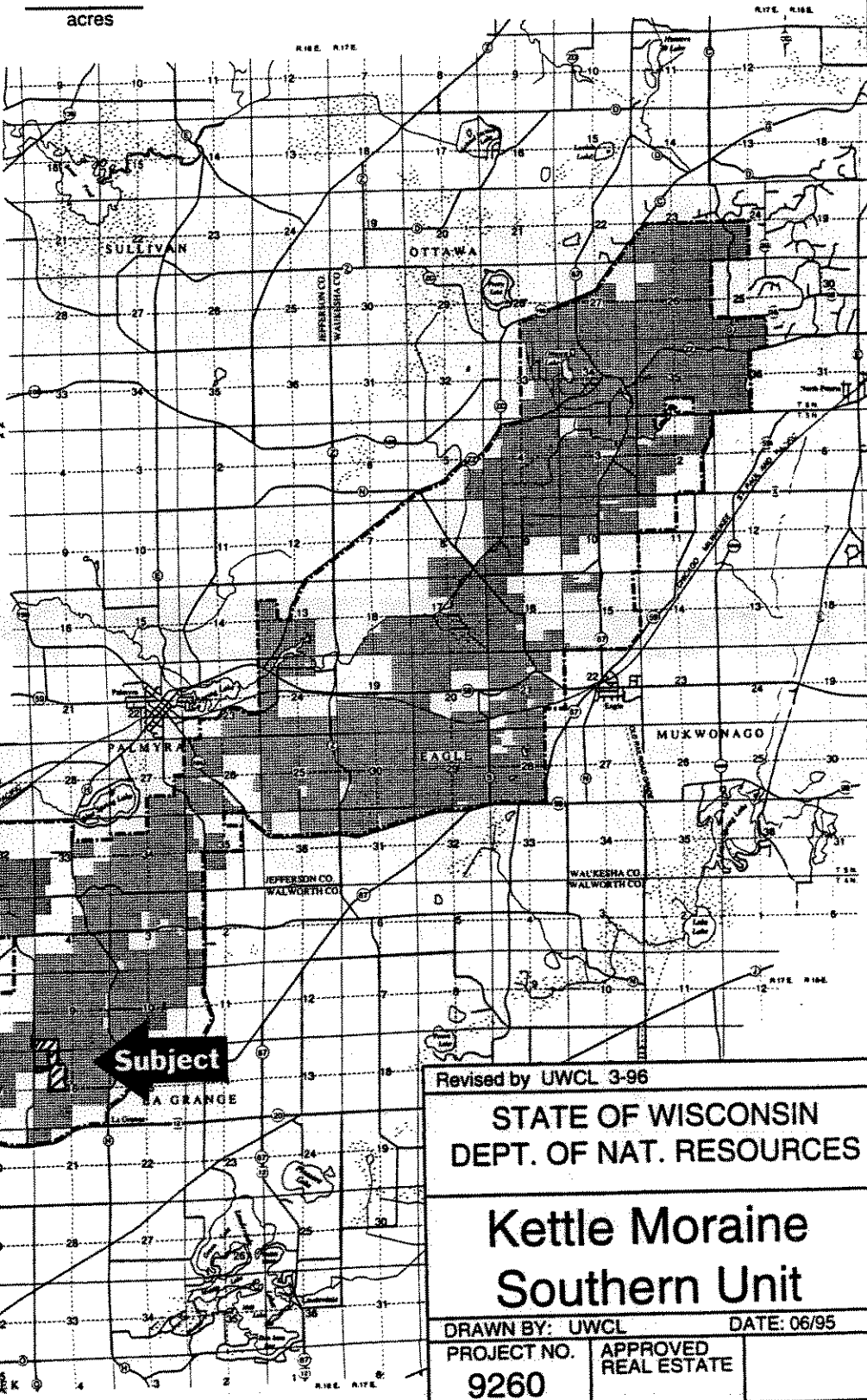
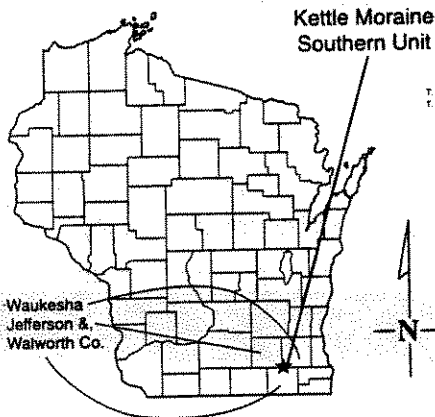
STATE OWNED

STATE EASEMENT

PLANIMETERED AREA
WITHIN BOUNDARY

acres

SCALE
1 : 63,360



Revised by UWCL 3-96
STATE OF WISCONSIN
DEPT. OF NAT. RESOURCES

**Kettle Moraine
Southern Unit**

DRAWN BY: UWCL DATE: 06/95
PROJECT NO. APPROVED
9260 REAL ESTATE

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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Madison, WI 53708-8952
Phone: (608) 266-2343

JOINT COMMITTEE ON FINANCE

March 26, 1999

Mr. George Meyer, Secretary
Department of Natural Resources
101 S. Webster Street
Madison, WI 53703

Dear Secretary Meyer:

We have reviewed your request, dated February 25, 1999, regarding a proposed grant in the amount of \$342,500 to the City of Janesville for the acquisition of a parcel of land along the Rock River.

An objection has been raised and the request will be taken up for consideration at a meeting in the future. Therefore, the request is 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:js

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



Legislative Fiscal Bureau

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

March 19, 1999

TO: Members
Joint Committee on Finance

FROM: Bob Lang, Director

SUBJECT: Proposed DNR Grant to City of Janesville for Rock River Acquisition

On March 8, 1999, the Committee received a request from the Department of Natural Resources for approval to provide a grant to the City of Janesville from the Warren Knowles-Gaylord Nelson stewardship program under s. 23.0915(4) of the statutes. The proposed \$342,500 grant, from the urban rivers component of stewardship, would be used to purchase nearly 17.4 acres of land, including improvements on the land, that borders on the Rock River. If there are no objections to the request, the purchase will be approved on March 26. If an objection is raised, a meeting of the Committee would be scheduled to consider the DNR request.

The purpose of this memo is to provide Committee members with information on the appraisal used in determining the value of the proposed grant that was not included in the materials provided to the Committee by DNR.

Urban Rivers Program

The urban rivers grant program is funded at a level of \$1.9 million annually. The program provides grants to towns, cities, villages, counties, tribal governments and nonprofit conservation organizations (NCOs) for land acquisition on, or adjacent to, rivers that flow through urban areas.

The Department considers all of the following criteria in awarding grants: (a) the diversity of outdoor recreational opportunities provided to all segments of the population; (b) the extent of preservation or restoration of an urban riverfront; (c) the project's aesthetic value; (d) the project's potential for increased tourism; (e) the extent of planning, coordination and local support which exists for the project; (f) the potential economic benefits to the community; (g) the extent to which the project preserves an area of historical or cultural value; (h) the improvement of public access to the riverfront; and (i) the project's relation to brownfields redevelopment.

No municipality may receive more than 20 percent of the funds available for urban river grants (\$380,000) in any fiscal year. A municipality must provide at least a 50 percent match from private, local or federal funding, in-kind contributions or non-DNR state funding. Title to land acquired through the urban rivers grant program is vested in the local governmental unit or NCO. Land acquired with urban rivers grant funding may not be converted to uses inconsistent with stewardship without DNR approval.

Proposed Janesville Grant

The proposed grant would be used to purchase nearly 17.4 acres of land along the Rock River from the Panoramic Corporation. Of the total acreage, approximately 10.4 acres is located in a floodplain area and has been designated as wetlands by DNR. The remaining seven acres of land are considered developable, and it is this part of the property on which a manufacturing plant, warehouse, loading area, parking lots and landscaped areas are located.

The land is currently zoned M-2 General Industrial, which is designed to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential development. The assessed value of the property in 1997, including improvements, was \$250,900. The property is currently used for manufacturing cardboard and plastic packing material. The proposed use for the property is for open space to expand the Rock River Recreational Corridor, with hiking, biking and roller blading trails and fishing, canoeing and picnicking facilities. Portions of the manufacturing plant, the oldest, continuously-used industrial structure in the city, would be razed, with the historic core building potentially restored as a museum or other public facility, with restroom and concession facilities and canoe and bike rental shops.

The appraisal approved by the Department for determining the grant amount estimated the value of the Panoramic property at \$635,000. The breakdown of valuation of the various components of the property are shown in the following table.

DNR-Approved Appraisal for Panoramic Property

<u>Component</u>	<u>Value</u>
Building and site improvements	\$540,000
7.0 acres of developable land	85,000
10.4 acres of wetlands	<u>10,000</u>
Total	\$635,000

In addition, Panoramic would relocate its operations to a new facility in an industrial park in Janesville. A business relocation payment of \$50,000 is also included for determining the amount of the grant. Thus, the total project cost would be \$685,000, with DNR proposing to provide a grant for 50% of that amount, or \$342,500.

The fact that a stewardship grant is being proposed for a purchase of property where 85% of the appraised value is related to factors other than the land itself may raise concerns. On the

other hand, the purchases of improvements on parcels of land is not uncommon in stewardship land acquisition. In addition, the urban rivers component emphasizes historical and cultural preservation, tourism and economic development in addition to natural resources-related land acquisition. For example, a previous grant under the urban rivers program was for a total of \$560,000 over two consecutive fiscal years (prior to enactment of the Joint Finance passive review provision) to the City of Beloit for the acquisition of 8.53 acres, which provided the City with the opportunity to remove blighted buildings along the Rock River.

If there are no objections to the request, the purchase will be approved on March 26. If an objection is raised, a meeting of the Committee would be scheduled to consider the DNR request.

Prepared by: Russ Kava

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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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 9, 1999

Attached is a copy of a request from DNR Secretary George Meyer regarding a proposed grant in the amount of \$342,500.00 to the City of Janesville for the acquisition of a parcel of land along the Rock River. The request is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000. The request, which was received March 8, 1999, is subject to 14-day passive review by the Committee.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Thursday, March 25, 1999**, 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



Judith B. Robson

Wisconsin State Senator

March 8, 1999

Honorable Brian Burke
Co-Chair Joint Committee on Finance
316 South, State Capitol
INTER-D

Dear ~~Senator~~ ^{Brian} Burke:

I request your support for a Stewardship grant award to the City of Janesville of \$342,500 that has been approved by the Department of Natural Resources (DNR) and is now pending in the Joint Committee on Finance. The city plans to buy 17 acres of land adjacent to the Rock River as part of their riverfront strategy to preserve and protect the river and its shoreline.

This acquisition conforms to the recommendations outlined in the DNR Water Quality Management Plan for the lower Rock River and the priorities identified in the Janesville Park and Open Space Plan. The city currently owns 10.6 miles of river frontage from a total 15 miles available. The city would expand public access to the riverfront and offer outdoor recreational opportunities such as fishing, wildlife observation, canoeing, hiking, and biking.

Your concurrence with the DNR recommendation would be appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Judith".

Judith B. Robson
State Senator
15th District

JBR:kas

WAYNE W. WOOD

State Representative

44th Assembly District

COMMITTEE ASSIGNMENTS

Member:

Rules

State Affairs

Ranking Minority Member:

Criminal Justice & Corrections

Ways & Means



**Wisconsin Legislature
Assembly**

Home:
2429 Rockport Road
Janesville, WI 53545
(608) 752-5485

Office:
104 North, State Capitol
P.O. Box 8953
Madison, WI 53708
(608) 266-7503

February 16, 1999

Senator Brian Burke, Co-Chair
Joint Committee on Finance
Room 316 South
State Capitol
Madison, WI 53702

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

Dear Senator Burke and Representative Gard,


Last year the City of Janesville applied for and received a Stewardship Grant of \$342,500 through the Department of Natural Resources. This 50% matching grant will be used to purchase 17 acres of property on the Rock River now owned by the Panoramic Corporation. The DNR rated this proposal as the primary acquisition project in the state. The grant is being augmented by a \$100,000 donation from the Janesville Foundation.

The City plans to use this property for public open space, trail development, shoreline protection, and wildlife habitat. A historic building is on the site, and portions will be restored for use by the public. The Panoramic Corporation plans to build a new 100,000 square foot, \$2.2 million building on Janesville's east side, if the city receives the grant to purchase the current Panoramic property.

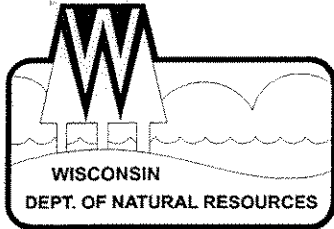
All DNR grants above \$250,000 must be approved by the Joint Committee on Finance. I understand that DNR Secretary Meyer will be forwarding Janesville's grant for review by the Finance Committee within the next few days. I would like to express my strong support for this grant proposal, and I urge the committee to approve it without delay. It is critical that this grant not be reduced as that would in all probability mean the end of the project!

I believe the state should support Janesville's efforts to preserve and protect the Rock River shoreline. This is an excellent example of a good partnership between the public and private sectors. This project will enhance public recreation opportunities, provide green space, and serve as a catalyst for economic redevelopment. It will also assist the Panoramic Corporation in its efforts to build a modern facility, improve operating efficiency, create good-paying jobs, and contribute to the local tax base. It is a win-win situation all around.

Sincerely,


WAYNE W. WOOD
State Representative
44th Assembly District

cc: Members, Joint Committee on Finance
Steven Sheiffer, Janesville City Manager



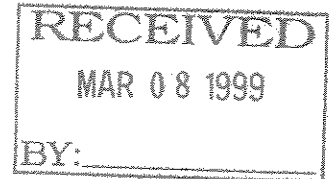
State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

February 25, 1999

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



Dear Senator Burke: *Brian*

The Department is notifying you, as co-chair of the Joint Committee on Finance, of a proposed grant to the City of Janesville for \$342,500.00. The proposed grant is for the acquisition of a parcel of land along the Rock River in the City of Janesville. 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 extend the Rock River Corridor, a recreational and open space corridor along the Rock River in the City of Janesville. 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 project plan.

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.

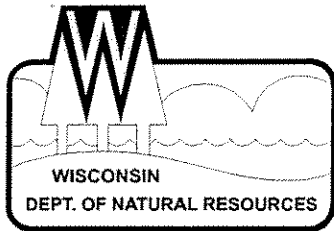
If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If the Committee has no objections, the Department will forward the proposal to the Governor for his consideration. If you need further information, please contact Duane Hofstetter at 266-5891. Mr. Hofstetter is available to answer any questions you may have in this matter.

Thank you for your consideration.

Sincerely,

George Meyer
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

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

February 25, 1999

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

Dear Representative Gard:

The Department is notifying you, as co-chair of the Joint Committee on Finance, of a proposed grant to the City of Janesville for \$342,500.00. The proposed grant is for the acquisition of a parcel of land along the Rock River in the City of Janesville. 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 extend the Rock River Corridor, a recreational and open space corridor along the Rock River in the City of Janesville. 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 project plan.

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 Duane Hofstetter at 266-5891. Mr. Hofstetter is available to answer any questions you may have in this matter.

Thank you for your consideration.

Sincerely,

George Meyer
Secretary

Cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau

Project Summary – Proposed Urban Rivers Grant to City of Janesville for Property Acquisition (Panoramic-Rock River Corridor)

February 23, 1999

1. Parcel Description

Owner: Panoramic Corporation

Location: 1405 South Riverside Drive, Janesville WI (south central sector of City of Janesville, Rock County)

Number of Acres: 17.395

Appraised Value: Value of land and improvements determined by appraisal to be \$635,000.00.

Interest: Fee acquisition

Land Description: The property is situated along the Rock River and comprises 17.395 acres, of which about 10.395 acres are located within a floodplain area and have been designated as wetlands by the DNR. Excluding the wetland area along the river, the property contains about 7 acres of developable land. The building and other site improvements - parking, loading area, and landscaped areas are situated on the developable portion of the site.

Zoning: M-2, General Industrial District

Present Use: Industrial (manufacturing cardboard and plastic packaging material)

Proposed Use: The project will create new open, recreational space that will expand the Rock River Recreational Corridor. Public outdoor recreational opportunities will include trails for hiking, biking, and roller blading, and facilities for bank fishing, canoeing, and picnicking. The historic core building will be restored for use as public restrooms, concession, canoe and bike rental, and a city museum.

2. Project Partners: Partners for this project include the Rock River Coalition, the Rock Trail Coalition, and the Janesville Foundation. These organizations have pledged donations of money, time, and materials to assist with the project.
3. Timing: Negotiations are on-going and the city expects that acquisition and relocation will occur within the grant period.
4. Finances: The value of the land and improvements, certified for grant purposes by the department review appraiser, is \$635,000.00. The cost for relocation is \$50,000.00. The total project amount is \$685,000.00; the cost share at 50% is \$342,500.00. The recommended \$342,500.00 grant amount is below the program cap of \$380,000.00, as provided in NR 50.22(4)(c).
5. Evaluation according to criteria set forth in the enabling legislation of the Urban Rivers Grant Program s. 30.277(2) and promulgated in Chapter NR 50.22.
 - (a) "The project satisfies a relevant statewide or department district priority need identified in the statewide comprehensive outdoor recreation plan analysis."

YES. The project is supported by the Statewide Comprehensive Outdoor Recreation Plan, 1991-98 (SCORP) in high priority activities including hiking, walking, running, fishing, non-

specific outdoor enjoyment. It supports the SCORP in medium priority needs such as biking and picnicking.

- (b) "The project preserves land listed on the Natural Heritage Inventory or restores or preserves an area with significant historical or cultural value."

YES. The core of the building on the property is a historic structure built in 1891. It is the oldest continuously used manufacturing facility in the city. Once the city holds title to the property, they will apply to have the building designated for the National Register of Historic Places.

- (c) "The project supports other federal, state or local natural resource management or pollution control lands or projects."

YES. The project is supported by Rock County ("Rock County Park and Outdoor Recreation Plan, 1997-2002"), the "Janesville Riverfront Strategy Plan (August 1998)," and plans of the Rock River Coalition and the Rock Trail Coalition.

- (d) "The project implements elements of approved water quality plans."

YES. The project implements elements of the "Lower Rock River Basin Water Quality Management Plan" (DNR Publication PUBL-WT-280-98-REV, October 1998).

- (e) "The project continues land acquisitions in an urban rivers project that was previously approved by the department."

YES. The property is a vital link for the completion of the 15-mile "Janesville River Parkway System." The corridor system is a key element of the "City of Janesville Parks and Open Space Plan, 1998-2002," approved by the DNR in 1998. Earlier versions of this plan were also approved by the DNR. To date, the city has received four Stewardship grants to help with acquisition and development in the river corridor. The corridor was originally envisioned by famed landscape architect John Nolan, who developed a master plan for the city in 1920. Currently the city owns close to 11 miles or 71% of the corridor; the Panoramic acquisition will increase the acreage to 73%. The corridor will eventually connect the cities of Beloit, Janesville, Fort Atkinson, and Jefferson.

- (f) "The project is within a designated scenic urban waterway under s. 30.275, Stats."

YES. Under S.30.275, the "Rock River from Janesville to the Illinois border" is designated a scenic urban waterway.

- (g) "The project restores, enhances or preserves natural resource values and environmental quality within a river corridor."

YES. The project will result in the reclamation of about 10 acres now occupied by a manufacturing building. The remaining land will be converted from light industrial/commercial to recreational/open space use. Protection of natural resources at the site will include protection of shoreline and wetlands; preservation of wildlife and fish spawning habitat; and return of hardsurface lands (parking areas) to greenspace.

- (h) "The project provides and enhances diverse outdoor natural resource related recreation opportunities for all segments of the population. Appropriate outdoor recreation opportunities include, but are not limited to fishing, wildlife observation, enjoyment of scenic beauty, canoeing, hiking, and biking."

YES. The project will provide opportunities for both active and passive recreation for all age groups. Because of topography and site design, the requirements for accessibility will be met throughout the location.

- (i) "The project improves public access to the riverfront for all segments of the population."

YES. The plan for the property includes several sites for bank fishing, as well as canoe launch sites. The access sites will all be ADA-accessible.

- (j) "The project has substantial community support, including financial support."

YES. The Janesville Foundation has pledged a donation of \$100,000.00 to the project, and the Rock River Coalition and the Rock Trail Coalition have pledged donations of labor, materials, and money.

- (k) "The project involves a joint effort by 2 or more local units of government."

YES. The Department of Natural Resources has developed the "Lower Rock River Basin Water Quality Management Plan" (DNR Publication PUBL-WT-280-98-REV, October 1998), which will be used by the city, county, and the DNR in working to improve the water quality in the river. Rock County supports the Rock River Corridor through its comprehensive county planning efforts. The "Rock County Park and Outdoor Recreation Plan, 1997-2002" recommends acquisition of land and development of sites for water-based activities to include fishing and canoeing, and land-based activities such as hiking, biking and picnicking.

- (l) "The project has significant potential for increasing tourism."

YES. The project provides for acquisition of a vital link in a trail that eventually will connect the cities of Beloit, Janesville, Fort Atkinson, and Jefferson. The historic core building will eventually be restored for use as a museum of local memorabilia (to include items from the Parker Pen Company).

- (m) "The project has significant potential benefits to the overall economy of the local unit of government."

YES. The project will expand the recreational river trail, which is already a valuable economic asset to the community. Moreover, the replacement building, to be constructed in the new industrial park by the Panoramic Corp., will have a value of \$2.2 million and will generate \$52,000.00 in new property taxes. This new facility will allow the Panoramic Corp. to expand their product line and to employ more workers in an upgraded, more efficient facility.

(n) "The project has significant aesthetic value."

YES. The project will result in removal of an aging manufacturing building, restoration of a historic core building, and transformation of the entire site into an attractive open space for public outdoor recreation. Hardsurface areas will be reduced to create more greenspace.

In conclusion, the City of Janesville Panoramic Project meets all of the 14 criteria used to evaluate Urban Rivers Projects. It was the highest-ranking Urban Rivers Project submitted for the 1998-99 Stewardship grant cycle.

6. Appraisals

Appraisal #1 – This appraisal was certified for grant purposes by the South-Central Region Review Appraiser on 5/26/98

Appraiser: Steve Vitale, CGA #506

Valuation Date: January 15, 1998

Appraised Value: \$635,000.00 for land and buildings

Highest and Best Use: Recreational for floodplain lands and light manufacturing and warehouse for non-floodplain lands

Type of Report: Self-contained narrative report

Appraisal # 2 – This appraisal was accepted by the South-Central Region Review Appraiser on 5/27/98

Appraiser: Linn Duesterbeck, CGA #4

Valuation Date: February 12, 1998

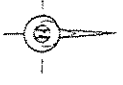
Appraised Value: \$725,000.00 for land and buildings

Highest and Best Use: Light manufacturing and warehouse

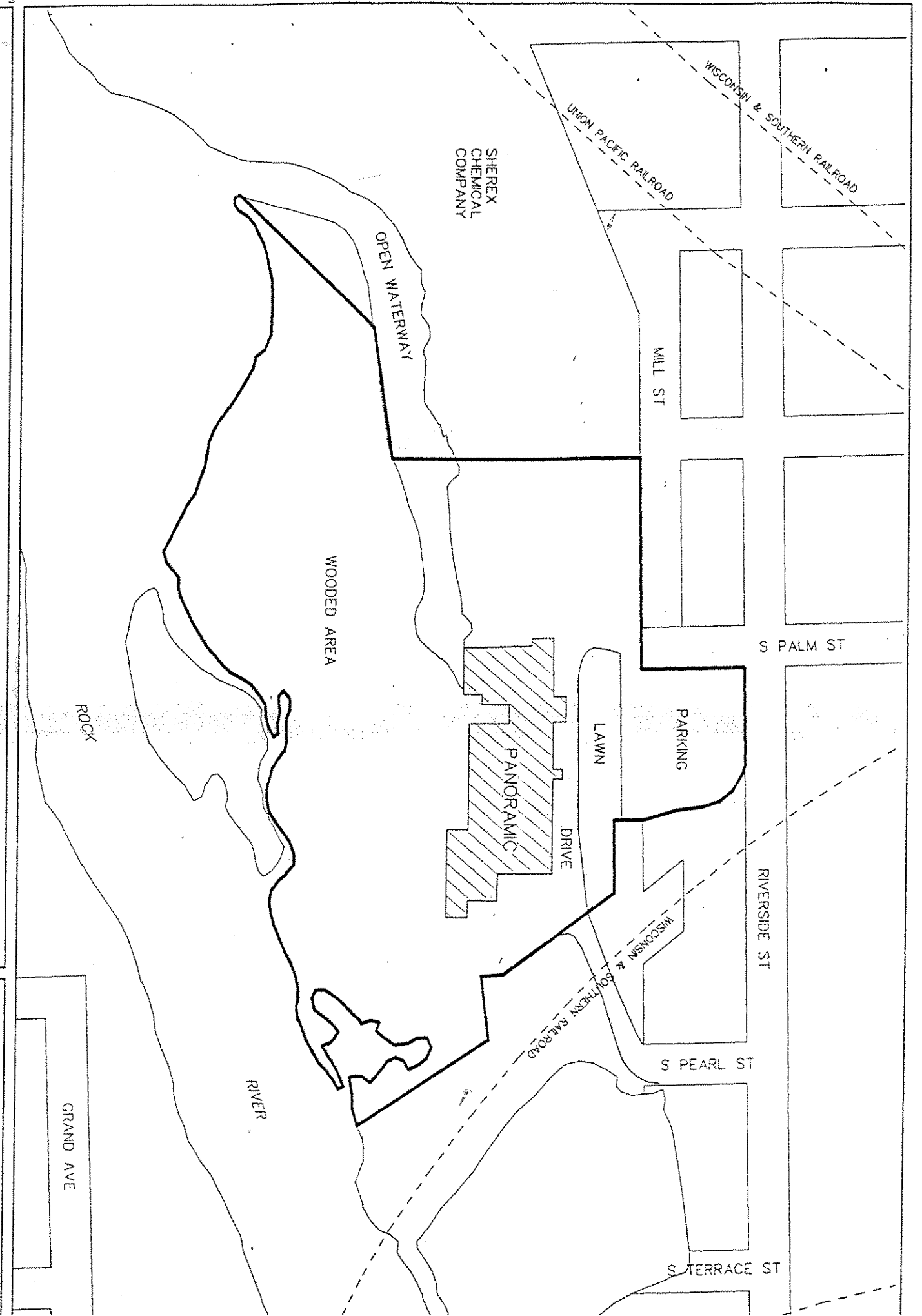
Type of Report: Self-contained narrative report

THE PANORAMIC PROPERTY

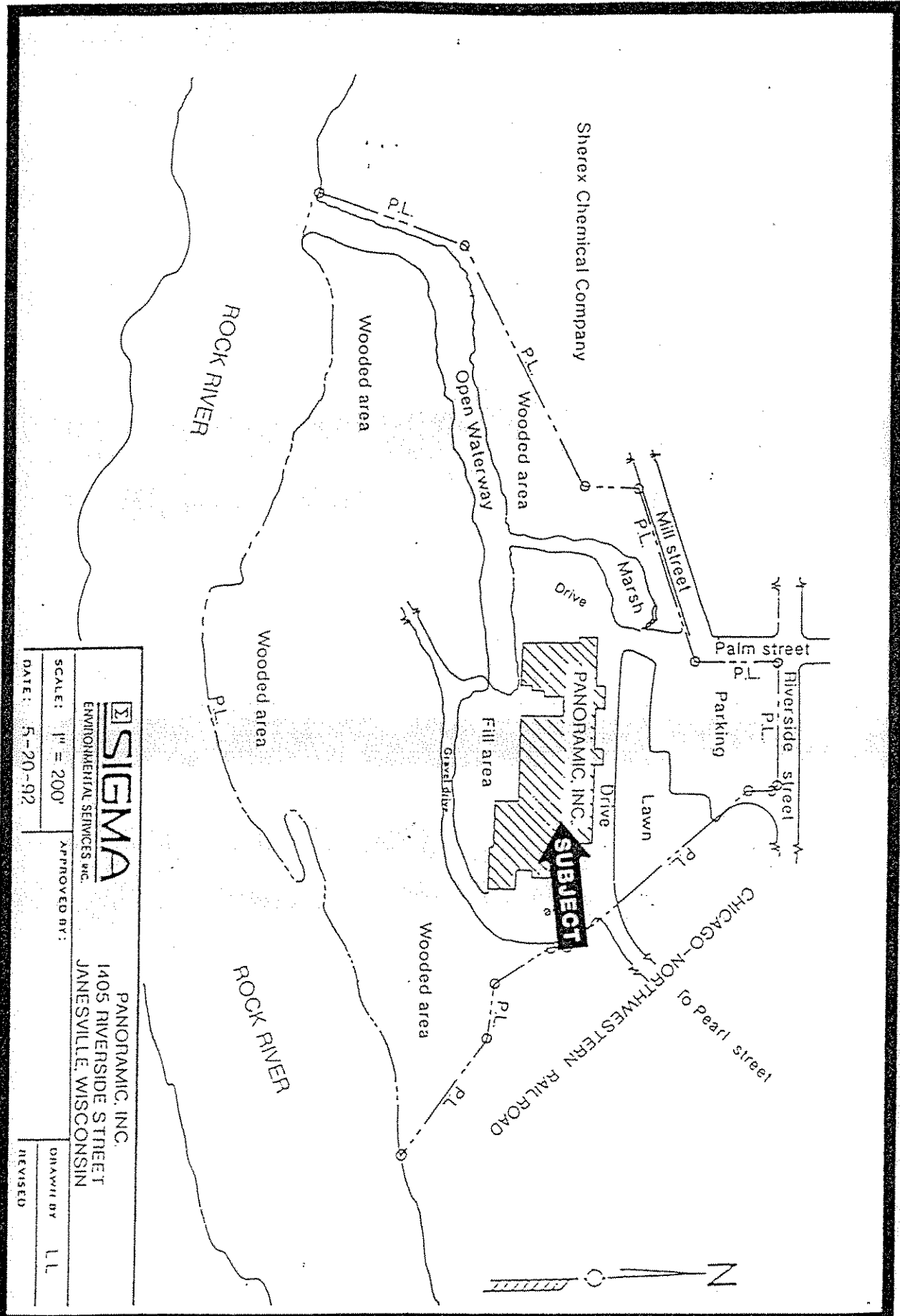
Date: 11/98
Scale: 1"=200'



CITY OF JANESVILLE
PLANNING DEPARTMENT



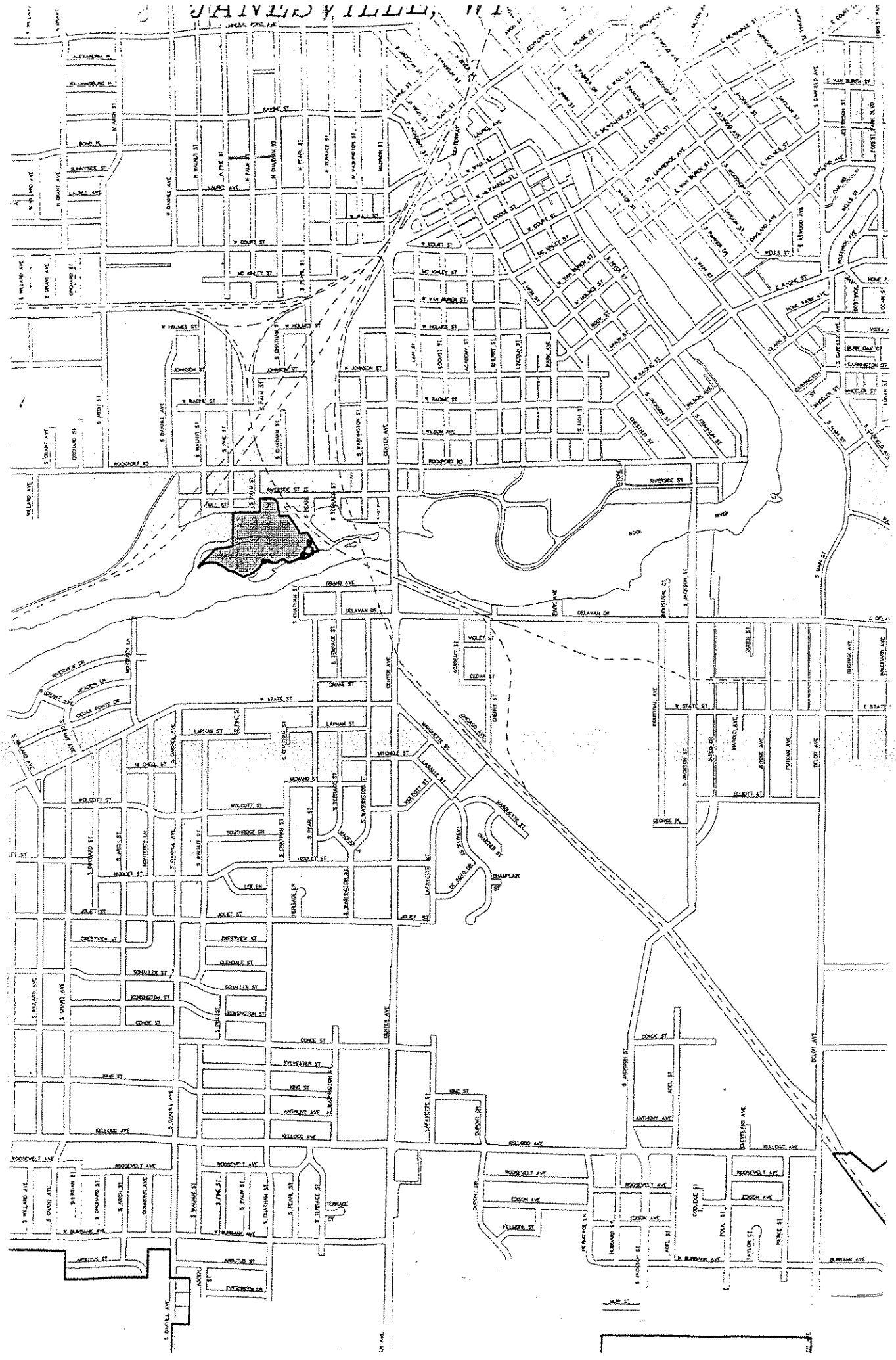
SITE PLAN



SIEMA
ENVIRONMENTAL SERVICES INC.
PANORAMINC, INC.
1405 RIVERSIDE STREET
JANESVILLE, WISCONSIN

SCALE: 1" = 200'
DATE: 5-20-92
APPROVED BY:
DRAWN BY: LL
REVISID

SAVINGSVILLE, W.V.



OF LOCAL PARKS, THE LAND AND WATER CONSERVATION FUND PROGRAM, THE URBAN GREEN SPACE PROGRAM, THE URBAN RIVERS GRANT PROGRAM, THE STREAMBANK PROTECTION AND THE NATIONAL RECREATIONAL TRAILS ACT PROGRAM
Form 8700-191 Rev. 10-96

NOTE: Use of this form is required by the Department for any application filed pursuant to ss. NR 50.05, 50.06, 50.16 and 50.65, Wis. Adm. Code. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information will only be used in conjunction with the programs listed above.

1. Project Sponsor's Name City of Janesville	
2. Street or Route 17 N. Franklin Street	3. Telephone Number (include area code) (608) 755-3030
4. Municipality, State, Zip Code Janesville, WI 53545	5. FAX Number (include area code) (608) 755-3198
6. Project Title Panoramic Acquisition	7. County ROCK
8. Project Description. (IMPORTANT: Provide as much of this information as possible. See enclosed narrative sample.)	

(Attach cost estimates, site plans, construction plans, specifications, appraisals or any other information that describes the project.) Attach a narrative to this application form. Describe what local resources have been or will be committed to this project. Describe the physical features of the site, such as topography, drainage, surrounding land uses and the presence of environmental intrusions (overhead powerlines, landfills, etc.). If the project involves the renovation of an existing facility, describe the existing facility and the proposed renovation in detail. Describe how the project will serve the community or its intended users and how the users will gain access to the project site. Describe the availability of financial resources and personnel needed to operate and maintain this project once it is completed. Describe how the project may benefit tourism. NOTE: Urban Green Space Projects only. Attach a management plan describing how the property will be managed. See Urban Green Space Program information for instructions.

Total Project Cost \$ 725,000. \$ 685,000.00	Cost Sharing Requested (50% of total project costs) \$ 362,500. \$ 342,500.00
--	---

Indicate Source of Local Matching Funds. Include any other state or federal grant or loan programs, or donations involved in this program.
City Note Issue, Donations, Grants In-Kind.

The project sponsor or authorized representative must answer the following questions. Additional information pertaining to any question can be submitted on attached sheets.

1. Is this project supported by an approved comprehensive outdoor recreation plan? Yes No
If yes, indicate the title of the plan and page numbers:

Janesville Park and Open Space Plan

2. Is your project specifically identified in your local plan by location and facility? Yes No
If yes, indicate page or section number: pgs. 72, 74, 75.

3. Does the project implement a recommendation contained in a regional plan of another unit of government? Yes No
If yes, indicate title of the plan and page numbers:

Rock County Park and Open Space Plan

4. Do you have an approved parkland dedication ordinance? Yes No
If yes, attach a copy of the resolution of adoption of the ordinance.

5. Indicate how land was or will be acquired (Fee simple Acquisition, Donation, Condemnation, etc.) and date of acquisition. (If acquired by condemnation on or after August 1, 1995, project is not eligible for funding.)

Fee Simple Acquisition

6. Will this facility be used extensively by people outside your governmental jurisdiction? Yes No
If yes, describe in attached narrative.

7. What is the official ~~1990~~ census of your unit of government?
1996

same
~~1990~~ Population
1996

Name of Person Completing This Application Michael J. Williams	Title Director of Leisure Services
Signature <i>Michael J. Williams</i>	Date Signed 30 APR. 98

Please submit one copy of all project documentation.
45



CITY OF JANESVILLE

Wisconsin's Park Place

30 April 1998

Stefanie Brouwer
Community Services Specialist
South Central Region
WI Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711

Dear Stefanie:

The City of Janesville is respectfully requesting financial assistance from State and Federal sources **to acquire a 17.4 acre parcel of land along the Rock River in Janesville.** Enclosed you will find all application materials for the **Panoramic Property Acquisition.**

INTRODUCTION

Panoramic Corporation was previously a subsidiary of the Parker Pen Company. They are now an independent corporation. The Corporation manufactures a variety of cardboard and plastic packaging material for a variety of different products. The Panoramic property is in the City limits and is located in the south central sector of Janesville. The City of Janesville has had ongoing discussions with Panoramic Inc., about the possible purchase of their 17.4 acre property located at 1405 Riverside Drive, and the relocation of their existing business to a new 100,000 square foot manufacturing plant to be located in TIF 14. The only way the City of Janesville can acquire this property and facilitate the economic redevelopment goals of Panoramic Inc., is to be awarded a State or Federal grant.

BACKGROUND

Over the past few years when the City Administration has conducted industrial visits with Panoramic Inc., the Corporation has expressed interest in selling their existing building which is not well designed for modern manufacturing operations, and relocating to a new building in a TIF district on Janesville's east side. The multi-storage building is very inefficient and limits Panoramic's ability to expand their production line. Given the City's economic development priority on business retention and expansion, the Administration has been seeking a way to facilitate Panoramic's project. Panoramic owns 17.4 acres of land along the Rock River just west of the Monterey Dam. Approximately 10 acres of the

1

LEISURE SERVICES DIVISION
PARK AND RECREATION DEPARTMENTS
17 N. FRANKLIN ST. • JANESVILLE, WI 53545 • (608) 755-3030 • FAX (608) 755-3198



land is located in the flood plain and is not suitable for development. The remaining 7.4 acres of land is improved with a turn of the century, three story manufacturing building containing 103,000 square feet of floor space. The former mill race was abandoned and filled in the 1970's. The tail race (Rock Bay) provides excellent wildlife habitat. The DNR Conservation Warden has stated this is an excellent walleye spawning area. When Panoramic purchased the property in 1986, an environmental assessment was completed. To Panoramic's knowledge, no environmental issues exist on the property. (see Exhibit T)

OBJECTIVES

1. To provide for public access utilization of river front park land that is currently undeveloped and not accessible.
2. To facilitate business retention and expansion thereby increasing the City tax base and providing new job opportunities.
3. To protect the Rock River shoreline and its natural resources.
4. To enhance access to very productive and popular waters for fishing, boating and other recreational opportunities.
5. To acquire additional open space along the Rock River and enhance the City's riverfront aesthetics.
6. To preserve land in the Rock River flood plain.

SCOPE OF PROJECT

The Administration is currently working with Panoramic on an option to purchase. The City intends to execute an option to purchase within 30 days which will be forwarded to you as Exhibit E. As part of the option agreement, Panoramic would commit to and be required to lease back 25,000 square feet of the existing building at an annual rate of \$43,750 for a minimum term of five years (\$218,752 total). In addition, an adjacent property owner has expressed interest in leasing a portion of the Panoramic building for two to three years, but has not, as of yet, made any commitments. The Administration's strategy for meeting the local match requirement is to generate lease revenues, seek matching funds from local foundations, and if necessary to use the general fund. At the end of the building leases, the Administration will explore a full range of reuse options that are consistent with the riverfront location including but not limited to an industrial museum, antique mall or micro-brewery. Panoramic's building is the oldest, continuously manufacturing structure in the City. Those portions of the building not needed for the change of use would be demolished (See Exhibit J). The original building structure that was built in the 1890's would ideally be preserved and placed on the register of historic places. The existing parking areas would serve the needs of any new use, as well as providing another access point to the City's bike trail system. The existing paved accessible bike trail would be re-routed to make it more visitor friendly to the building. A new accessible loop trail would be built to facilitate public access to the Rock River. If an adaptive reuse is not economically feasibility, the building would be demolished and the land would be retained and preserved as part of the City's River Front Park system. A future grant would be sought to cover 50% of the demolition cost.

DEVELOPMENT AGREEMENT

Panoramic is not willing to sell their existing property unless they can afford to build a new 100,000 square foot manufacturing facility in the City's industrial park and relocate all of the existing production equipment. Panoramic has identified a 12 acre site on Capital Circle that will accommodate their planned facility. Panoramic estimates that their new facility will have a value of \$2.2 million and would generate approximately \$52,000 annually in new property taxes. A preliminary break even analysis shows that the City could sell Panoramic a fully improved 12 acre site for \$1, reimburse Panoramic for \$50,000 of site development cost, and provide a \$210,000 zero percent interest (0%) loan with a ten year term to cover equipment moving cost. The industrial land and site development cost would be \$315,200; the TIF loan is \$210,000; and interest adding \$213,000 for a total cost of \$738,200. With Panoramic guaranteeing a building value of \$2.2 million, an annual property tax payment of \$52,000, and repaying the \$210,000 loan, the project revenues would cover all TIF costs within 10 years in accordance with the City Council's industrial development policy. The Administration is also suggested to Panoramic that they consider industrial development revenue bonds to provide low interest financing for their building construction. Panoramic is currently meeting with a local lender to ensure that there is adequate funding for this project. Industrial development revenue bonds must receive an allocation under the Wisconsin Volume Cap from the Wisconsin Department of Commerce. Until project details are finalized we can not determine if Panoramic would elect to seek industrial development revenue bonds for this project. The City Administration is currently preparing a Relocation Plan for Panoramic. Our Relocation Specialist has met with Panoramic owners to inform them of their relocation rights. This grant does include a \$50,000 Business Relocation Payment which is the maximum allowable. This grant does not include funding for equipment moving costs. We anticipate the Relocation plan will be approved by the Department of Commerce in 30 days, at which time we will forward a copy to you.

APPRAISAL

This property was appraised by two appraisers. Moegenberg Research Inc., conducted an appraisal in January 1998 and determined a fair market value of \$635,000 for the land and improvements. In March 1998, Modern Appraisal Services Inc., appraised the property at \$675,000 including land and improvements. The appraisals have been previously forwarded to Greg Delwich at the Department of Natural Resources for his review. The City hired Modern Abstract to prepare a letter report on this parcel (see Exhibit K). This report states that there are no judgements, liens, encumbrances, or unpaid taxes on record.

JUSTIFICATION

The Rock River in Janesville is a scenic urban waterway as designated by State Statute 30.275. The acquisition of this property will improve the aesthetics and scenic quality of the river as well as enhancing economic redevelopment within the community. The ~~Janesville Park and Open Space Plan (1998-2002)~~ identifies acquisition of riverfront property as a high priority. Since the 1920 John Nolan Plan the City has had a long standing policy of aggressively acquiring riverfront property when it becomes available. The City currently owns 10.6 miles of river frontage of a total 15 miles available. This equates to 71% of the Rock River shoreline being in public ownership.

The Janesville City Manager recently prepared a River Front Strategy paper (see Exhibit L) which establishes a new direction and priority for acquisition and development of river front properties. A River Front Strategy Committee has been organized. At this time, the Committee is hiring a consultant to begin their planning process, which is being funded by the Janesville Foundation (see Exhibit U).

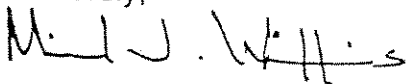
The Department of Natural Resources draft report entitled "~~Lower Rock River Basin Water Quality Management Plan (February 1998)~~" makes a specific recommendation that communities on the Rock River should conduct river acquisition projects (see Exhibit M). Such acquisitions preserve shorelines and reduce erosion capabilities. The acquisition of this property will implement the recommendations of this DNR plan.

SUMMARY

In addition to acquiring river front properties, economic development has been one of the City's top five priorities. Business retention and expansion has been one of the key objectives of the City's economic development strategy. By assisting Panoramic Incorporated to relocate to a new industrial site the City will facilitate their continued growth in Janesville and strengthen the diversity of the local economy. Acquiring Panoramic's property will also implement a portion of the original John Nolan Plan for Janesville which envisioned the City owning frontage along the entire Rock River basin for public recreational uses.

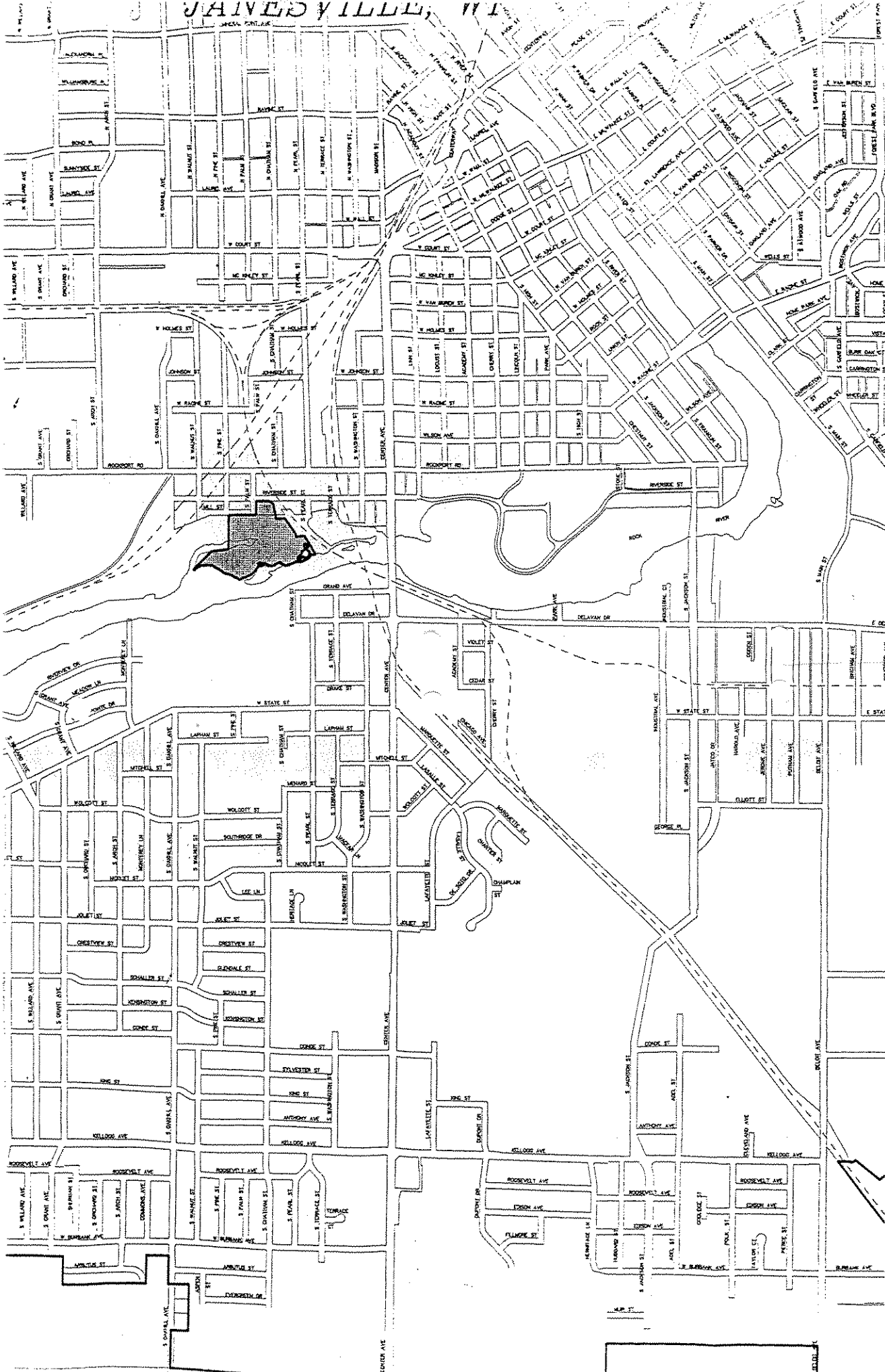
In closing, the Janesville City Council approved File Resolution #98-2297 on April 27, 1998 which authorizes the City Administration to apply for this grant (see Exhibit D). We respectfully request a favorable review of this grant submittal. If you have any questions or need any further information regarding this material, please do not hesitate to contact my office.

Sincerely,



Michael Williams
Leisure Services Director

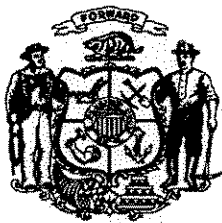
JANESVILLE, WI



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

September 17, 1999

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 August 31, 1999, request pursuant to s. 23.0915(4), Stats., regarding a proposed 102.5 acre land purchase from John Lang for \$420,000.

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

Sincerely,

A handwritten signature in black ink that reads "Brian Burke".

BRIAN BURKE
Senate Chair

A handwritten signature in black ink that reads "John G. Gard".

JOHN GARD
Assembly Chair

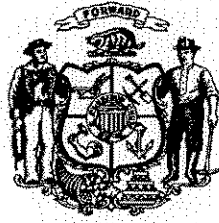
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cc: Members, Joint Committee on Finance
Bob Lang, Legislative Fiscal Bureau
Vicki LaBelle, Department of Administration

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

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



ASSEMBLY CHAIR
JOHN GARD

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

JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

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

Date: August 31, 1999

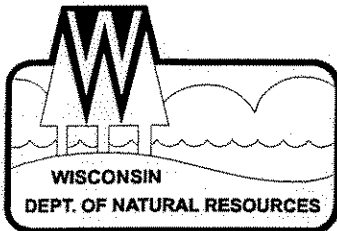
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed 102.5 acre land purchase from John Lang for \$420,000. 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 **Thursday, September 16, 1999**, 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.

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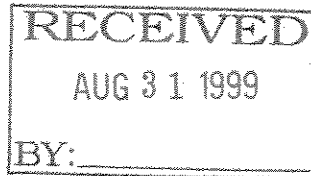


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

AUG 3 1 1999



IN REPLY REFER TO: W-1332

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

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

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 102.5-acre land purchase from John Lang for \$420,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the August meeting. The land is required for Public Recreation and Wildlife Management for the Big Muskego Lake Wildlife Area. There are sufficient funds appropriated to complete the purchase.

The file number is W-1332 and the land is located in Waukesha County. Attached please find a memo and maps describing this transaction. The Department has notified local elected officials and state representatives regarding this transaction and I have not received any objections.

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

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

Thank you for this consideration.

Sincerely,

George
George E. Meyer
Secretary

cc: Legislative Fiscal Bureau

CORRESPONDENCE/MEMORANDUM

DATE: July 15, 1999
 TO: Governor Thompson
 FROM: George E. Meyer *George*
 SUBJECT: Proposed Land Acquisition, Lang Tract, File # W-1332,
 Approval is Requested by October 1, 1999

FILE REF: W-1332

1. PARCEL DESCRIPTION:

Big Muskego Lake Wildlife Area
 Waukesha County

Grantor:

John Lang
 W185 S9550 Parker Road
 Muskego, WI 53150

Acres: 102.5
Price: \$420,000
Appraised Value: \$420,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located on the west side of Big Muskego Lake in the City of Muskego in southeastern Waukesha County.

Land Description: The subject parcel is level to gently rolling.

<u>Coverttype Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	40.0
	Wetland	22.5
	Cropland	<u>40.0</u>
	TOTAL	102.5

Zoning: Exclusive Agriculture; Shoreland/Floodplain
Present Use: Agriculture
Proposed Use: Public Recreation and Wildlife Management
Tenure: 15 years; in the family for many years
Property Taxes: \$2,275 (estimated)
Option Date: January 20, 1999



2. JUSTIFICATION:

The Department proposes to purchase the 102.5-acre John Lang parcel in Waukesha County for public recreation and wildlife management purposes for the proposed project, Big Muskego Lake Wildlife Area. This is the first purchase in the project and will protect natural habitat from development.

Big Muskego Lake Wildlife Area was approved at the April Natural Resources Board meeting (and recently by the Governor) as a Department project to protect, enhance, and manage the aquatic and terrestrial resources of Big Muskego Lake and surrounding lands, as well as to provide public hunting, fishing, and compatible recreational and educational opportunities. During the 1990s, the Department, in partnership with the Big Muskego Lake and Bass Bay Protection and Rehabilitation District and the City of Muskego, developed and implemented a highly successful lake rehabilitation project for Big Muskego Lake. The lake is a glacial remnant, 2,073 acres in size and one to five feet in depth. Following rehabilitation, water clarity has increased and nutrient levels have decreased. Since 1998, the Department has stocked more than five million fish and amphibians. This project will protect habitat for wildlife and fish species including the following rare species and species of special concern: Forster's terns, black terns, wood turtle, ospreys, great egrets, Cooper's hawks, migrating bald eagles, great blue herons, black-crowned night herons, northern harriers, bobolinks, western meadowlarks, pugnose minnow, banded killifish, lake chubsucker, and least darter. Specific compatible uses will be determined during the master planning process.

The Lang property is a large parcel that provides a variety of habitat types including uplands, woods, and a marsh that extends into Big Muskego Lake. The parcel has a rise in the middle of the property which overlooks the marsh. The property has about 1,730 feet of frontage along Big Muskego Lake, and there is a ditched boat channel through the marsh, about 330 feet long, that provides boat access through the marsh to the lake.

Acquisition of this parcel would help serve a large recreational need in the heavily populated southeast part of the state. Consequently, this area has a heavy demand for recreational lands. The wildlife area borders the City of Muskego and is within a short driving distance from Waukesha, Kenosha, Racine, and Milwaukee. Acquiring this land would provide important wildlife and fishery habitat in a rapidly developing urban-suburban complex. Open land in this area is being developed rapidly with the subsequent loss of wildlife habitat. Acquisition and restoration of the upland will reduce sediment loading and help maintain lake water quality.

The Department recommends purchase of this property to allow wildlife and fishery management, to provide for public recreation, to protect natural habitats from development, and protect water quality.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,082,000

4. ACQUISITION STATUS OF BIG MUSKEGO LAKE WILDLIFE AREA:

Established: 1999
Acres Purchased to Date: 0
Acquisition Goal: 3,348 Acres
Percent Complete: 0%
Cost to Date: \$0

5. APPRAISAL:

Appraiser: Julie Hanks (Private Appraiser)
Valuation Date: November 9, 1998
Appraised Value: \$420,000
Highest and Best Use: Residential

Allocation of Values:

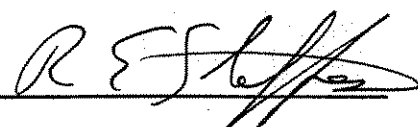
- a. 90-acre site @ \$3,000 per acre:

	\$270,000
3 residential sites @ \$55,000 per site:	\$165,000
Subtotal:	\$435,000
Driveway costs for 90-acre site:	\$-15,000
Total Value:	\$420,000
- b. market data approach, 4 comparable sales for larger parcels, 3 comparable sales for smaller residential parcels
- c. adjusted value range: \$2,674 to \$3,037 per acre for larger parcel; \$53,964 to \$56,175 site value for smaller residential parcels

Appraisal Review: Ronald Olson - December 22, 1998

Comments: The Department ordered a second appraisal of this property. The appraiser, Thomas Kilpatrick (private appraiser) valued the property at \$425,000 as of November 2, 1998.

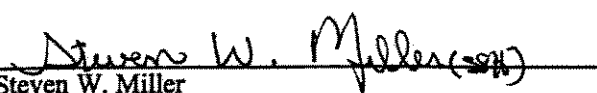
RECOMMENDED:


Richard E. Steffes

8-9-99
Date


Bureau of Legal Services

8/9/99
Date

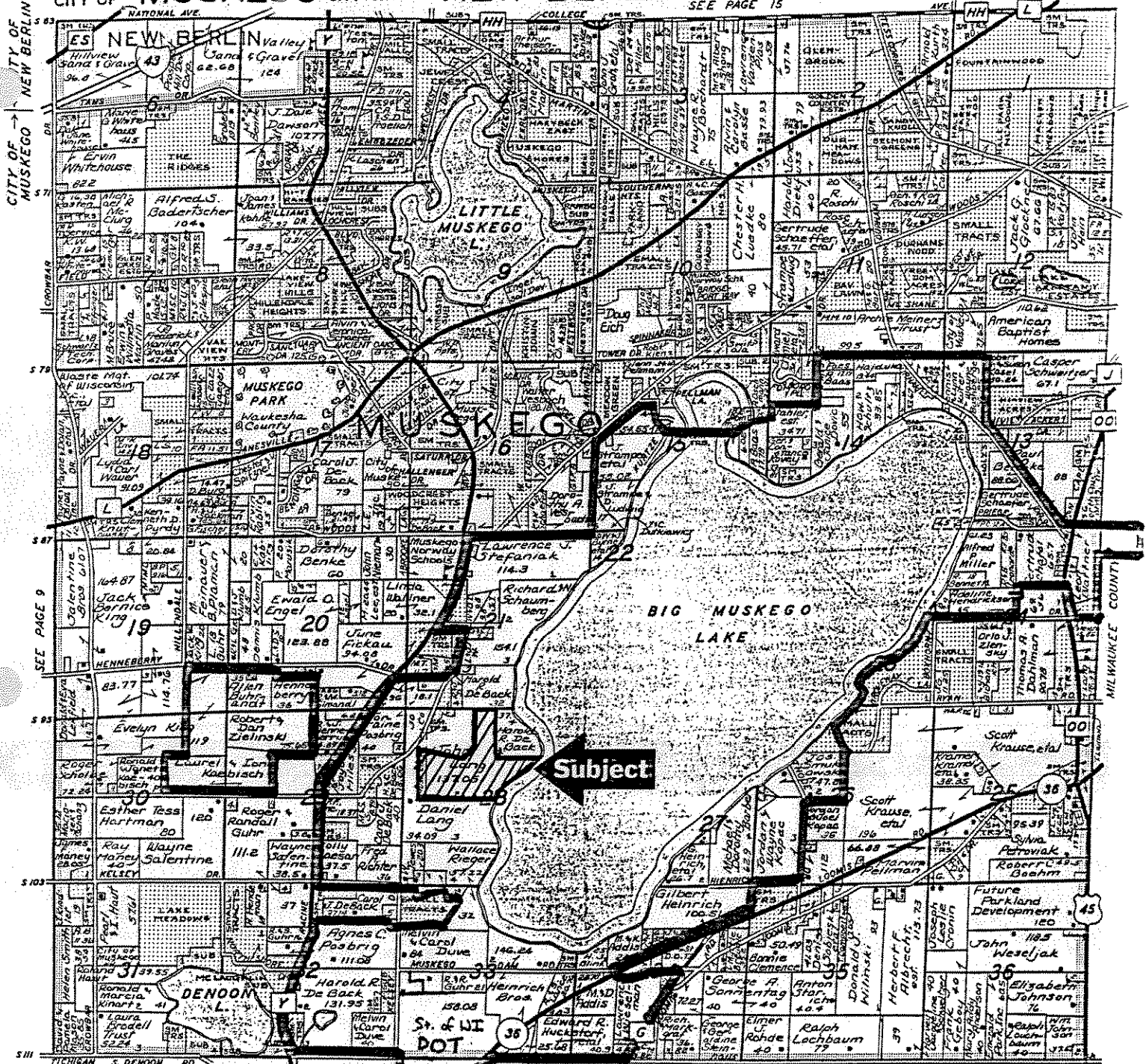

Steven W. Miller

8/9/99
Date

T.5 N.-R.20 E.

EAST PART CITY OF MUSKEGO SOUTH PART CITY OF NEW BERLIN

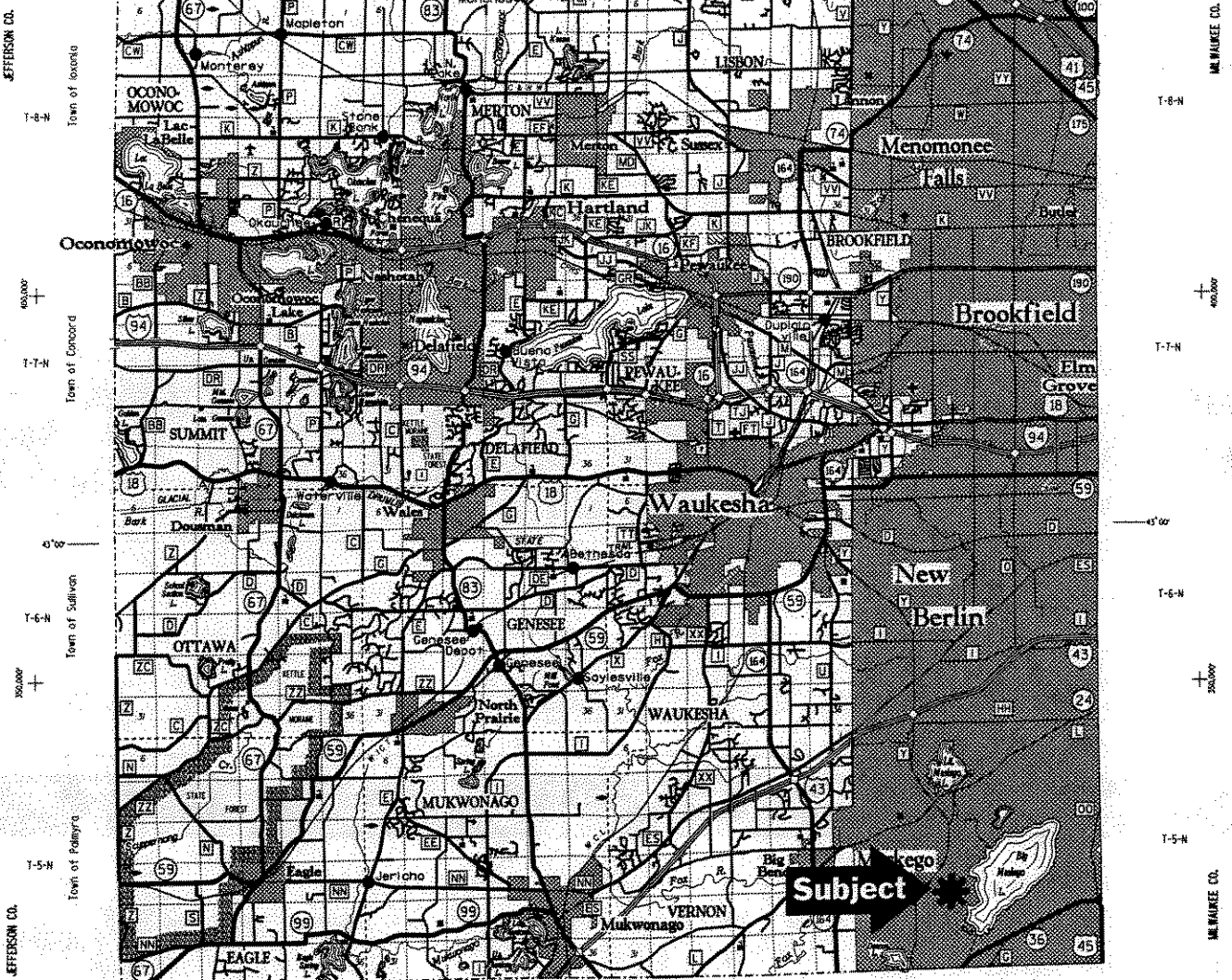
SEE PAGE 15



Reproduced with permission of Rockford Map Publishers, Inc.

DODGE CO. DODGE CO. WASHINGTON CO. WASHINGTON CO.

2,380,000 2,400,000 2,450,000 2,500,000 2,530,000

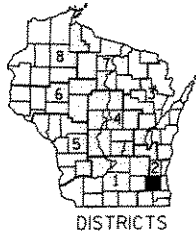


JEFFERSON CO. TOWN OF MONROE TOWN OF CONCORD TOWN OF SULLIVAN TOWN OF PALMYRA TOWN OF TROY TOWN OF EAST TROY TOWN OF WATERFORD TOWN OF NORWAY WORTH CO. WALWORTH CO. WALWORTH CO. RACINE CO.

2,380,000 2,400,000 2,450,000 2,500,000 2,530,000

LEGEND

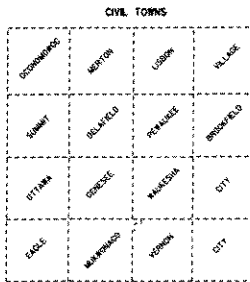
- Freeway
- U.S. or State Hwy.
- County Trunk Hwy.
- Town Road
- Firelane
- Multilane Divided
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- Railroad
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Corporate Limits
- Natl. & State Forest Bndry.
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt. or Fish Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park
- Wayside
- Ethan Allen School
- Univ. of Wis. Center - Waukesha Co.



DISTRICTS

TOWNSHIP NUMBERING

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



MILES OF HIGHWAY as of Jan. 1, 1992

STATE	230
COUNTY	344
LOCAL ROADS	857
OTHER ROADS	8
TOTAL FOR COUNTY	2440

Land Area..... 536 sq. mi.
Population..... 230,000
County Seat..... Waukesha

WAUKESHA CO.

DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING

Waukesha, Wisconsin

SCALE 0 1 2 MILES

Compiled for

JAN 1994

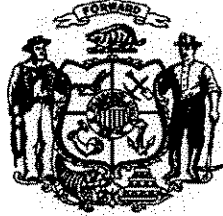
Map compiled from U.S.G.S. Quadmaps 150,000 Series

* Public hunt & fish grds not shown inside Kettle Moraine State Forest.
For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

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

September 2, 1999

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

Dear Secretary Meyer:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, dated August 27, 1999, concerning a proposed 32,000 acre land purchase from Packaging Corporation of America for \$25,000,000.

The Committee will schedule a meeting to further consider this request. Therefore, the request is not approved at this time.

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of John G. Gard in black ink.

JOHN GARD
Assembly Chair

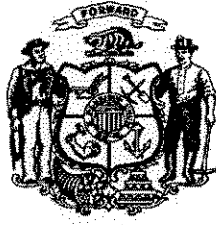
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cc: Members, Joint Committee on Finance
Bob Lang, Legislative Fiscal Bureau

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

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



ASSEMBLY CHAIR
JOHN GARD

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

JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

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

Date: August 26, 1999

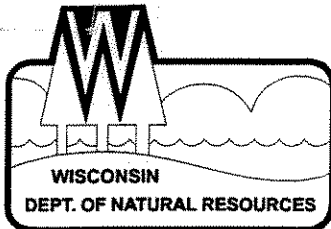
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed 32,000 acre land purchase from Packaging Corporation of America for \$25,000,000. 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, September 15, 1999**, 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.

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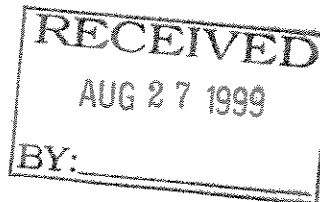


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

AUG 27 1999



IN REPLY REFER TO: WR-500

Honorable Brian Burke
Member State Senate
Room 316S
CAPITOL

Honorable John Gard
Member State Assembly
Room 315N
CAPITOL

Brian John
Dear Senator Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 32,000-acre land purchase from Packaging Corporation of America for \$25,000,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the August meeting. The land is required for Public Recreation and Conservation Management for 14 important conservation programs in 4 counties in Northern Wisconsin. The purchase will be completed in 2 installments.

Due to the substantial size and complexity of the transaction, the following elements are a part of this notification and request:

- That the Joint Committee on Finance approve the overall concept of the purchase but specifically approve the purchase of 15,890 acres in fee title and 110 acres by easement for \$12,500,000. This is referred to as Phase 1 and consists of land needed for natural areas, the Ice Age Trail and other conservation purposes. Closing is anticipated by September 20, 1999.
- That the Department anticipates returning to JCF with a second request after passage of the state budget for approval to obligate funds in advance of their availability from the reauthorized Stewardship Program. The purpose of the second request will be to obligate funds for the purchase of the additional 16,000 acres in fee title and 814 acres by easement for an additional \$12,500,000. This is referred to as Phase 2 and consists of land needed primarily for the Turtle-Flambeau and Willow Flowages.
- The Department understands that language allowing the Department to obligate funds in advance of their availability is currently in both the Assembly and Senate versions of the 1999-2001 biennial budget bill and that the Department expects that the language will remain.
- That in compliance with the above mentioned language DNR expects to resell some of the land to counties and tribes.

- That the Department expects to "borrow ahead" from the new Stewardship Program, after passage in the state budget, the amount of \$25,000,000 for this transaction. These funds are to be used to reimburse the current Stewardship program for expenditures for Phase I and further, to fund the closing of the above described Phase II. This strategy will allow for currently pending transactions to be completed for conservation purposes in other parts of the state.

The file number is WR-500 and the land is located in Vilas, Iron, Oneida and Lincoln Counties. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

George
George E. Meyer
Secretary

*Thank you for your support
of this wonderful purchase.*

cc: Legislative Fiscal Bureau
Department of Administration

Motion for the Packaging Corporation of America Transaction

That the Board:

1. establish two new projects – Menard Island Resource Area in Lincoln County and Woodboro Lakes Wildlife Area in Oneida County with acreage goals of 2,571 and 2,511 acres respectively,
2. approve the purchase of 16,000 acres in fee title and 924 acres by easement for \$12,500,000 (Phase I),
3. approve the purchase of an additional 16,000 acres in fee for an additional \$12,500,000 (Phase II) subject to passage of the state budget. Department will return this portion of the motion to the Board after passage of the budget for final confirmation,
4. directs the Department to “borrow ahead” from the new Stewardship Program, after passage in the state budget, the amount of \$25,000,000 for this transaction. These funds are to be used to reimburse the current Stewardship program for expenditures for Phase I and further, to fund the closing of the above described Phase II,
5. directs the Department to enter into discussions regarding resale or exchanges of up to 7,000 acres of land to county governments and/or tribal governments.

(APPROVED BY NATURAL RESOURCES BOARD ON AUGUST 25, 1999
BY A VOTE OF 6 TO 0)

SUBJECT:

FOR: AUGUST BOARD MEETING

TO BE PRESENTED BY: Richard E. Steffes

SUMMARY: The Department has obtained an agreement to purchase 31,890 acres of land in fee and easement rights on 924 acres in the northern Wisconsin counties of Iron, Oneida, Vilas, and Lincoln from Packaging Corporation of America for \$25,000,000. The parcels block well with state ownership and contributes to the following existing projects: Turtle Flambeau Scenic Waters Area, Willow Flowage Scenic Waters Area, Northern Highland-American Legion State Forest, Moose Lake State Natural Area, Statewide Public Access program, State Natural Areas program, Ice Age Trail, Bearskin-Hiawatha State Trail, Statewide Wildlife Habitat, and Scattered Forest Lands. In addition, some of the land will be used to establish two new projects: Menard Island Resource Area and Woodboro Lakes Wildlife Area. The item is being submitted because the purchase price is more than \$150,000 and because two new projects are being established.

The transaction is the largest land purchase for conservation purposes in the state's history. Thirty-two thousand (32,000) acres (31,890 acres in fee and 110 acres in trail easements) will remain open for public use. The purchase protects 42 miles of river and stream frontage and all or part of 20 small lakes. Also, 814 acres in scenic easements will protect a 3.5-mile stretch of the Wisconsin River.

Due to its substantial size, the transaction will be closed in two installments. The Department proposes to purchase 16,000 acres in fee plus the scenic easement at a cost of \$12,500,000 on September 20, 1999, using FY2000 Stewardship funds. After passage of the budget, the Department will acquire the remaining 16,000 acres for an additional \$12,500,000. That second closing is expected to be about November 15, 1999. The new Stewardship bill currently includes a provision to borrow ahead, and FY2000 funds will be refunded and replaced after budget passage. The Department will return to the Board after budget passage to approve and affirm the second closing.

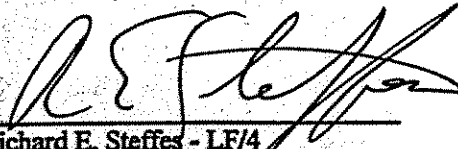
RECOMMENDATION: That the Board establish two new projects, Menard Island Resource Area and Woodboro Lakes Wildlife Area. Secondly, that the Board approve the purchase of 31,890 acres of land in fee and easement rights on 924 acres for \$25,000,000.

LIST OF ATTACHED MATERIALS:

- No Fiscal Estimate Required
- No Environmental Assessment or Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attached


APPROVED:


Acting Real Estate Director, Richard E. Steffes - LF/4

8-23-99
Date


Administrator, Steven W. Miller - AD/5

8-23-99
Date


Secretary, George E. Meyer - AD/5

8/23/99
Date

- cc: W. Smith - Spooner
- R. Steffes - LF/4
- J. Scullion - AD/5
- T. Hauge - WM/4

- H.S. Druckenmiller - ER/4
- S. Black - PR/1
- R. Roden - LF/4
- G. Francisco - FR/4

DATE: August 23, 1999

FILE REF: WR-500

TO: Governor Thompson

FROM: George E. Meyer

*George*SUBJECT: Proposed Land Acquisition, Packaging Corporation of America
File WR-500, Approval Requested by September 17, 19991. PARCEL DESCRIPTION:

(See attached appendices A, B, and C for details.)

Project	County	Acres
Turtle Flambeau Scenic Waters Area	Iron	7,930
Willow Flowage Scenic Waters Area	Oneida	7,585
Northern Highland – American Legion State Forest	Vilas, Iron, Oneida	320
Statewide Public Access – Rice River Flowage	Lincoln	317
Moose Lake State Natural Area	Iron	440
Statewide Natural Area – Caroline Lake	Iron	518
Statewide Natural Area – Squirrel River	Oneida	880
Statewide Natural Area – Bass Lake Preserve SNA	Iron	125
Statewide Natural Area – Springstead Creek Area	Iron	200
Ice Age Trail and Bearskin-Hiawatha State Trail	Lincoln and Oneida	2,110 ¹
Menard Island Resource Area	Lincoln, Oneida	2,571 ²
Woodboro Lakes Wildlife Area	Oneida	2,511
Statewide Wildlife Habitat – Roe Lake	Oneida	500
Scattered Forest Lands – Timberland	Iron, Vilas, Lincoln, Oneida	6,807
	Total:	32,814 ^{1,2}

¹ State Trails include 110 acres in easement and 2,000 acres in fee.² Includes 814 acres of Scenic Easement in the Menard Island Resource Area.Grantor:

Packaging Corporation of America
C/o Mr. James Adams
Woodlands Manager
6750 Highway 57
P.O. Box 33
Counce, Tennessee 38326

Total Acres: 31,890 in fee and easement rights on 924 acresTotal Price: \$25,000,000Appraised Value: \$26,000,000 (Gardon); \$25,500,000 (Steigerwaldt)Interest: Purchase in fee and easement.Improvements: None

Location: The land is located in the northern Wisconsin counties of Iron, Oneida, Vilas, and Lincoln.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	25,268
	Wooded Lowland	5,906
	Marsh	1,310
	Open Upland	<u>330</u>
	Total	32,814

Zoning: Forestry; Shoreland/Floodplain

Present Use: Industrial Forestry

Proposed Use: Public Recreation, Natural Resources Protection and Management, Scenic Protection

Tenure: Packaging Corporation of America was formed in April 1999, from a transaction involving Tenneco and Madison Dearborn Investors. Corporate officials and land managers for the owners were largely unchanged from the last several years.

Property Taxes: Enrolled in Industrial Forest Law. Annual payment is about \$240,000.

Agreement Date: August 20, 1999

2. JUSTIFICATION:

The Department proposes to purchase 31,890 acres of land in fee and easement rights on 924 acres of land in the counties of Iron, Oneida, Vilas, and Lincoln from Packaging Corporation of America. Acquisition will provide opportunities for public recreation; consolidate state ownership in major projects; protect natural resources including 42 miles of river and stream frontage and all or part of 20 small lakes and 6.3 miles of lake frontage; and connect existing public lands.

This acquisition will add land to the following existing projects: Turtle-Flambeau Scenic Waters Area, Willow Flowage Scenic Waters Area, Northern Highland-American Legion State Forest, Moose Lake State Natural Area, Statewide Natural Areas in four locations, Ice Age Trail, Bearskin-Hiawatha Trail, Statewide Public Access program, Statewide Wildlife Habitat, and Scattered Forest Lands. In addition, the state would establish two new projects: Menard Island Resource Area and Woodboro Lakes Wildlife Area. The acquisition will protect 42 miles of river and stream frontage; all or part of 20 small lakes and 6.3 miles of lake frontage; and scenic easement on 7.8 miles of Wisconsin River frontage. About 20 percent of the land is wetland, and this and the river and stream frontage will provide natural corridors for animal and plant movement. Acquisitions within the flowages, state forests, state natural areas, and trails will connect existing state-owned land and provide much-needed blocking for better management and administration. The acquisition of this industrial forest, which is enrolled in Industrial Forest Program and is open for recreation, will ensure that the land is managed as sustainable forest and remains open to the public. In addition, acquisition will protect the land from development that is incompatible with management of large blocks of land and with public recreation, especially hunting and trail use. Details of each project follow.

The Turtle-Flambeau Flowage Area in Iron County was established in 1990 with the purchase of 23,572 acres from the Chippewa-Flambeau Improvement Company to protect a large flowage created in 1926 when a dam was constructed on the Flambeau River. The flowage includes 150 islands, 114 miles of mainland shoreline, more than 11,000 flowed acres, and more than 12,000 acres of forest and wetlands. The flowage has excellent fishery, primarily northern pike, muskellunge, and walleye. It is also used for hunting, hiking, trapping, canoeing, nature appreciation, and primitive camping. The current purchase within the Turtle-Flambeau Flowage consists of 7,930 acres, more than one-third the remaining acreage to be purchased within the boundary. It includes 0.3 mile of frontage on the flowage itself and 0.75 mile of frontage on an

*Turtle-
Flambeau
Scenic Waters
Area*

unnamed creek. The Department currently owns most of the shoreline along a large island in the flowage called Big Island; this purchase will complete the purchase of this island. The purchase also includes land that drains into the Flambeau River upstream from the flowage and land along the eastern boundary of the project.

*Willow
Flowage Scenic
Waters Age*

The purchase near the Willow Flowage consists of 7,585 acres. The project was established to protect the undeveloped character of the Willow Flowage and to preserve the scenic beauty, natural resources, and heritage for future generations. The Willow Flowage has been nominated for status as an Outstanding Resource Water by the Natural Resources Board. The Department is in the midst of master planning this project with the public. This additional land will allow the planners and the public to better plan for management and recreation on the flowage. This acquisition will protect about 5.7 mile frontage on the Tomahawk River and its tributary, 1.4 miles on Cluky Creek, 1.84 miles on Rice River, 0.1 on Skunk Lake and 2.2 miles on an unnamed creek.

*Statewide
Public Access*

The purchase for Statewide Public Access program consists of 317 acres and 0.2 mile of frontage on the Rice River Flowage. The Statewide Public Access program 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, bank fishing, and access to lakes, rivers, and streams. The Department intends to provide boating access to the flowage from this parcel.

*Northern
Highland-
American
Legion State
Forest*

The purchase within the Northern Highland-American Legion State Forest consists of 320 lands. The Northern Highland-American Legion State Forest is located in north central Wisconsin. Established in the 1920s, the goal of the project is to manage the headwaters of the Wisconsin River and the surrounding forest lands for a variety of uses, particularly forestry and public recreation. The forest property is used by the public for hunting, fishing, trapping, cross-country skiing, hiking, and other outdoor recreation. The Department has campgrounds, boat landings, and trails for hiking, skiing, and snowmobiles within the boundaries of the forest. In addition, private recreational facilities such as resorts and motels are also found throughout the forest. The proposed acquisitions within the forest are key inholdings embedded within state-owned lands.

*Moose Lake State
Natural Area*

The purchase at Moose Lake State Natural Area consists of 440 acres and will connect this natural area to Moose Lake Hemlocks, a 40-acre natural area with an old-growth hemlock and yellow birch remnant forest. Moose Lake State Natural Area protects a 270-acre shallow, soft water, drainage lake; a diverse aquatic community; northern sedge meadow; northern mesic to wet forests. Large examples of this type of lake are rare in Wisconsin. This purchase will protect Little Moose Lake to the south of Moose Lake and 1.75 miles of one-bank frontage along Moose Creek, the drainage creek for both lakes. This acquisition will almost complete the project; there will remain just two private inholdings.

*Statewide
Natural Areas*

The Statewide Natural Areas program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plant and animal species. This purchase will protect land in four natural areas. Squirrel River State Natural Area protects a stand of large red pines within a mosaic of northern forest types along the river. Along with the upland forest there is a large wetland complex of sedge meadow, wet forest, and alder thicket. Bald eagles nest in the pines. This purchase will buffer this community, protect an additional mile of stream thread, and provide much-needed access to the northwest. Caroline Lake is a complex of undeveloped lakes, northern sedge meadow, northern wet forest, and the headwaters of the Bad River. The proposed purchase here contains mostly northern upland forest, one-half mile of frontage on Caroline Lake, and about 1 mile of stream thread on an unnamed creek. The Department will manage the land in coordination with The Nature Conservancy, which owns land adjacent to the purchase. Springstead Creek Area is a lowland bog with rare plants. The site is adjacent to Wisconsin Land Commission Land. The land for Bass Lake Preserve is upland forest and will buffer an existing, dedicated State Natural Area to the east, owned by The Nature Conservancy. The project protects a 15-acre soft water lake situated in typical northern forest landscape of mesic forest, swamp conifers, and bogs.

*Ice Age Trail
and Bearskin-
Hiawatha State
Trail*

Land will be acquired for two trails, the Ice Age Trail and the Bearskin-Hiawatha State Trail. The Ice Age Trail is designated a National Scenic Trail as well as a State Scenic Trail. When complete, the Trail will traverse more than 1,000 miles through Wisconsin following a route designed to encompass outstanding geologic, scenic, cultural, and recreational resources. The trail will connect the nine units of the Ice Age Reserve including Devil's Lake and Chippewa Moraine state parks, the Kettle Moraine State Forest, and the Cross Plains Unit of the Ice Age Reserve. This purchase consists of 2,000 acres in fee and a 200-foot-wide easement through adjacent lands in a morainal zone of the northern forest in Lincoln County. This purchase will close an existing gap between two parts of the trail and for which there was no easy alternative. It will add 6.5 miles to the Ice Age Trail through a morainal landscape of hemlock-hardwood forest and large wetlands. The property to be purchased in fee is adjacent to the Newwood Wildlife Area. The Bearskin-Hiawatha State Trail is a 30-mile-long corridor between Minocqua and Tomahawk that was established to provide trail-based recreation such as hiking, bicycling, and snowmobiling in the northern forest land. This purchase of an easement on 20 acres of land provides three miles for trail-based recreation within the approved trail corridor. The three miles provides a link for the trail around an area of poor title.

*Statewide
Wildlife
Habitat*

The Statewide Wildlife Habitat program was established in 1991 to protect and restore wildlife habitat. Land acquired under this program will protect or provide for restoration of rare plant and animal communities, protect important habitat threatened with development, protect or restore important habitat that links other tracts of habitat, and protects or restores tracts that meet the wildlife-related priorities of other Department programs. This acquisition of 500 acres in Oneida County will protect 0.77 mile of frontage on Roe Lake, 0.46 mile of frontage on Stag Lake, and 0.3 mile of frontage on an unnamed stream. The property is two-thirds upland forest and about one-third lowland forest.

*Scattered
Forest Lands*

Almost 7,000 acres of land will be purchased under the Scattered Forest Lands program, which includes parcels of forested land with wildlife values. The lands to be acquired are within county forest boundaries and Indian Reservations. The acquisition includes 5.5 miles of frontage on streams and rivers and 1.0 mile of lake frontage. The Department will work cooperatively with these groups to ensure that the land is managed as a sustainable forest, that it remains open for recreation, including hunting and fishing, and that no development takes place.

*Menard Island
Resource Area*

The state will also establish two new projects: Menard Island Resource Area and Woodboro Lakes Wildlife Area. The department already owns Menard Island in the Wisconsin River. This acquisition will protect 5.6 miles of Wisconsin River frontage and 1,757 acres of land in fee. This land will continue to be managed as a working forest. In addition, the Department will purchase easement rights along an additional 7.8 miles of the Wisconsin River and 814 acres of land, which will protect the scenic values from the river. The acreage goal will be 2,571. The Department will seek local input in planning for the area.

*Woodboro
Lakes Wildlife
Area*

The Woodboro Lakes Wildlife Area is proposed to encompass the 2,511 acres and seven small lakes. The acquisition will protect 1.52 miles of frontage on Little Rice River and 2 miles of frontage on seven small lakes, five of which are completely within the wildlife area. The land is primarily upland forest with wet forest and marsh around and between the lakes. The land will remain open to recreation, including hunting, and will be managed for upland game birds, waterfowl production, and other wildlife species. The acreage goal will be 2,511. As with the Menard Island Resource Area, the Department will work with local citizens regarding future plans for the Woodboro Lakes Wildlife Area.

The Department recommends purchase of these lands to provide opportunities for many recreational pursuits, to secure large blocks of land for conservation and management of natural communities and species that need large contiguous landscapes, to connect existing public lands, to block in important tracts within public projects, to protect natural resources and scenic areas, and to allow the land to remain undeveloped.

3. FINANCING:

Phase One

State Stewardship bond funds (FY 2000) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$15,000,000	\$2,500,000

For interim funding of the Phase One purchase, the following fund breakout of current Stewardship categories will be used:

General Acquisition:	\$6,000,000
Natural Areas:	1,740,000
Ice Age Trail:	1,660,000
Habitat Restoration Areas:	2,600,000
Streambank Protection:	<u>500,000</u>
Total:	\$12,500,000

Phase Two

New Stewardship program bond funds are anticipated:*

* Assumes the entire \$25,000,000 cost will be paid by borrowing ahead and reimbursing FY2000 Stewardship.

4. ACQUISITION STATUS :

Project	Established	Acreage goal	Acres to Date	% Complete	Cost to date
Turtle Flambeau Scenic Waters	1990	45,076.71	24,079.91	53.4	\$9,327,330
Willow Flowage Scenic Waters	1997	8,720	8,801.75	100.9	\$9,800,000
Northern Highland State Forest	1925	168,976	168,423.87	99.7	\$12,551,276
Statewide Public Access	1969	838.65	759.99	90.6	\$4,447,709
Moose Lake State Natural Area	1991	1,160	531.68	45.8	\$ 248,437
Statewide Natural Areas	1972	26,000	19,948.63	76.7	\$8,256,927.10
Ice Age Trail	1988	233.03	1,207.01	518	\$ 504,000
Bearskin-Hiawatha State Trail	1973	424	497.86	117.4	\$ 484,291
Statewide Wildlife Habitat	1991	6,000	1,563.87	26.1	\$ 859,388
Scattered Forest Lands	1956	5,352.61	5,338.08	99.7	\$ 225,129

5. APPRAISAL:

Appraiser: Terry Gardon (Staff Appraiser)
Valuation Date: August 3, 1999
Appraised Value: \$25,700,000
Highest and Best Use: Recreation and Forestry

Allocation of Values:

a. land: 31,890 acres @ \$800/ac:	\$25,512,000
b. trail easement: 110 acres @ \$720/ac:	79,200
c. scenic easement: 814 acres @ \$80/ac:	<u>65,120</u>
d. total:	\$25,656,320
	\$25,700,000 (Rounded)

Appraisal Review: Phillip Lepinski – August 3, 1999

Comments: The Department ordered a second appraisal of this property. The appraiser, Steigerwaldt Land Services Company, estimated the value of the property at \$25,500,000 as of August 14, 1999. That report is currently being finalized and reviewed due to the unusual, pressing time frames involved.

RECOMMENDED:


Richard E. Steffes

8-23-99
Date


Bureau of Legal Services

8/23/99
Date


Steven W. Miller

8/23/99
Date

RES:jp

PCA – Project Table: Attachment “A”

Project	County	Acres
Turtle Flambeau Scenic Waters Area	Iron	7,930
Willow Flowage Scenic Waters Area	Oneida	7,585
Northern Highland – American Legion State Forest	Vilas, Iron, Oneida	320
Statewide Public Access – Rice River Flowage	Lincoln	317
Moose Lake State Natural Area	Iron	440
Statewide Natural Area – Caroline Lake	Iron	518
Statewide Natural Area – Squirrel River	Oneida	880
Statewide Natural Area – Bass Lake Preserve SNA	Iron	125
Statewide Natural Area – Springstead Creek Area	Iron	200
Ice Age Trail and Bearskin-Hiawatha State Trail	Lincoln and Oneida	2,110 ¹
Menard Island Resource Area	Lincoln, Oneida	2,571 ²
Woodboro Lakes Wildlife Area	Oneida	2,511
Statewide Wildlife Habitat – Roe Lake	Oneida	500
Scattered Forest Lands – Timberland	Iron, Vilas, Lincoln, Oneida	6,807
	Total:	32,814^{1,2}

¹ State Trails include 110 acres in easement and 2,000 acres in fee.

² Includes 814 acres of Scenic Easement in the Menard Island Resource Area.

PCA – County Acreage Table: Attachment “B”

County	Acres
Iron	11,703
Vilas	1,481
Lincoln	5,126 ^{1,2}
Oneida	14,504 ^{1,2}
Total:	32,814 ^{1,2}

¹ State Trails include 110 acres in easement and 2,000 acres in fee.

² Includes 814 acres of Scenic Easement in the Menard Island Resource Area.

PCA – Water Frontage Table: Attachment “C”

Project	Water body	Frontage
Turtle Flambeau Scenic Waters Area	Turtle Flowage	0.30 miles
	Unnamed Creek	0.75 miles
Willow Flowage	Cluky Creek	1.40 miles
	Rice River	1.84 miles
	Skunk Lake	0.10 miles
	Tomahawk River and Tributary	5.70 miles
	Unnamed Creek	2.20 miles
Statewide Public Access – Rice River Flowage	Rice River Flowage	0.20 miles
Moose Lake State Natural Area	Moose Creek	1.75 miles
	Little Moose Lake	1.00 miles
Statewide Natural Area – Caroline Lake	Caroline Lake	0.50 miles
	Unnamed Creek	1.00 miles
Statewide Natural Area – Squirrel River	Squirrel River	3.00 miles
Ice Age Trail	North Fork Copper River	1.69 miles
Menard Island Resource Area	Wisconsin River	5.58 miles
	Wisconsin River – Scenic Easement	7.80 miles
	Spring Creek	0.92 miles
	Jennie Creek	1.00 miles
Woodboro Lakes Wildlife Area	Little Rice River	1.52 miles
	7 Small Lakes	2.00 miles
Statewide Wildlife Habitat – Roe Lake	Roe Lake	0.77 miles
	Stag Lake	0.46 miles
	Unnamed Stream	0.30 miles
Scattered Forest Lands – Timberland	Tribal – Bad River: Graveyard Creek and Bell Creek	1.00 miles
	Tribal – Lac du Flambeau: 3 small lakes	0.50 miles
	Tribal – Lac du Flambeau: Tomahawk River	1.50 miles
	Tribal – Lac du Flambeau: Spring Creek	0.40 miles
	Lincoln Co. Forest: Spirit River	0.30 miles
	Oneida Co. Forest: Brandt Creek	0.25 miles
	Oneida Co. Forest: 2 small lakes	0.50 miles
	Oneida Co. Forest: Squaw Creek	1.50 miles
Iron Co. Forest: Unnamed Creek	0.50 miles	

Total Lake Frontage:	6.33 miles
Total River Frontage:	28.93* miles
Total Stream Frontage:	12.97 miles

*Includes 7.8 miles of Scenic Easement in the Menard Island Resource Area

State Purchase of Land from Packaging Corporation of America

Location: 32,000 acres (about 50 square miles) for 14 important conservation programs in the northern Wisconsin counties of Iron, Oneida, Vilas, and Lincoln. Scenic easement on an additional 814 acres on the Wisconsin River.

The Purchase:

- The State of Wisconsin's Knowles-Nelson Stewardship Fund and the new Stewardship Program are providing funding to purchase the property from Packaging Corporation of America.
- Purchase price is \$25,000,000.
- Largest state conservation land purchase in history

The Projects:

- 7,930 acres for the Turtle-Flambeau Scenic Waters Area
- 320 acres for the Northern Highland-American Legion State Forest
- 7,585 acres for the Willow Flowage Scenic Waters Area
- 440 acres for the Moose Lake State Natural Area
- 1,723 acres for Statewide Natural Areas in four locations
- 2,110 acres for Ice Age Trail and Bearskin-Hiawatha Trail
- 1,757 acres to create the Menard Island Resource Area; protects about 5.6 miles of Wisconsin River frontage; protects an additional 814 acres through scenic easements on an additional 7.8 miles of Wisconsin River
- 2,511 acres to create the Woodboro Lakes Wildlife Area; protects seven small lakes for waterfowl production
- 317 acres for Statewide Public Access (Rice Rice Flowage)
- 500 acres for Statewide Wildlife Habitat (Roe Lake)
- 6,807 acres for Scattered Forest Lands; assists counties by blocking in existing county forests

Natural Features:

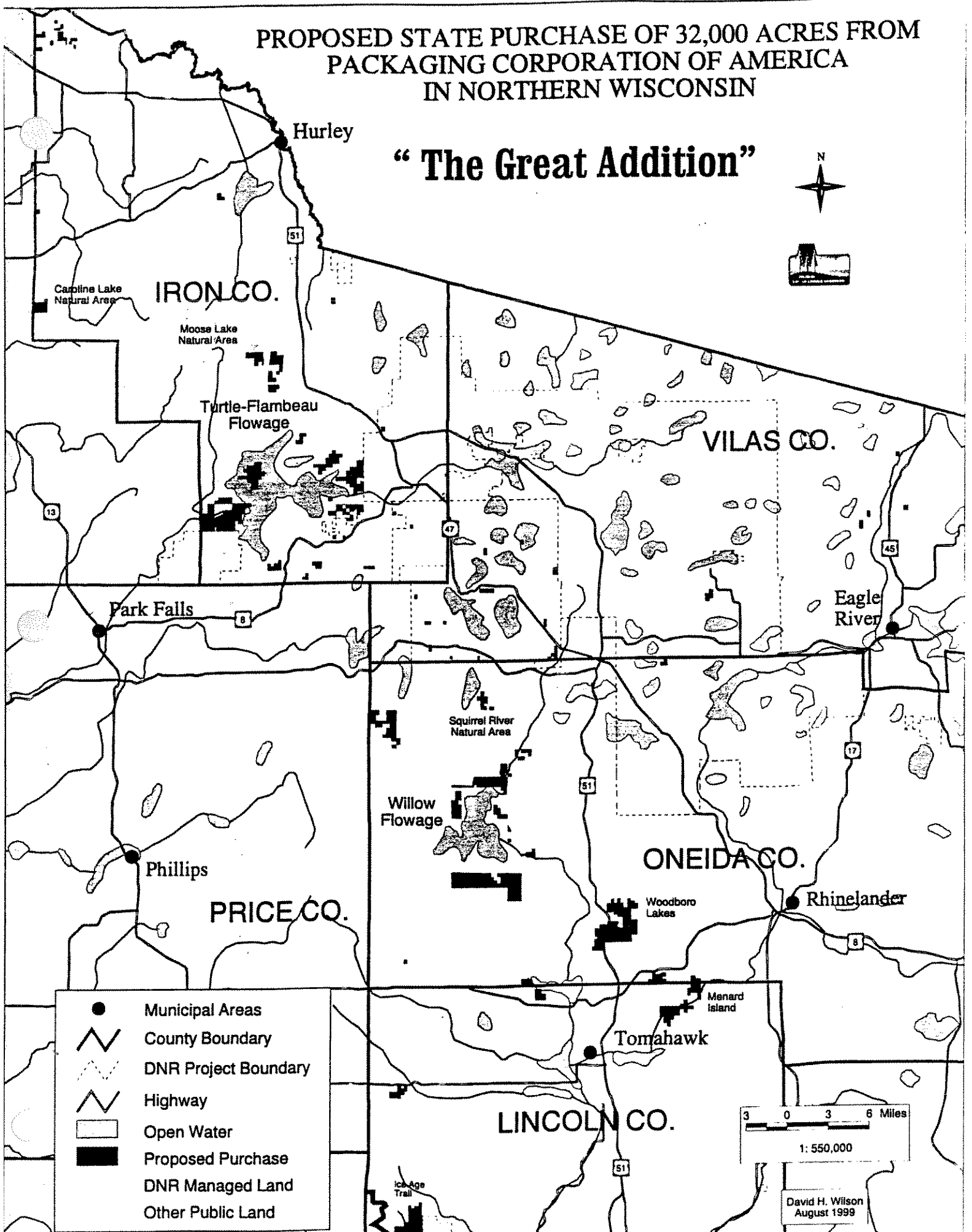
- 32,000 acres of land in northern Wisconsin
- Cover types are upland forest (77%), lowland forest (18%), open marsh (4%), and open uplands (1%)
- Will protect 42 miles of river and stream frontage
- Will protect wetlands as part of the northern forest landscape
- Will protect biological diversity by buffering existing natural communities, protecting old-growth hemlock forest, and maintaining natural corridors along streams and rivers
- Will protect all or part of 20 small lakes and 6.3 miles of lake frontage
- Provides for scenic easements on 7.8 miles of Wisconsin River frontage
- Will bring under state protection two rare natural communities in Iron County: Caroline Lake – a complex of undeveloped natural area quality lakes, northern sedge meadow and wet forest and headwaters of the Bad River, also home of rare yellow bellied flycatcher olive-sided flycatcher birds; Springstead Creek Area – a lowland bog with rare vascular plants

Public Benefits:

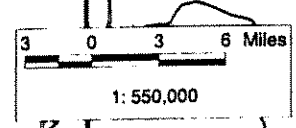
- State purchase will allow land to remain a working, sustainable forest
- Land will remain open to the public for a variety of recreational opportunities including hunting, fishing, cross-country skiing, hiking, and more
- Secures large blocks of land for conservation and management of natural communities and species that need larger habitat areas
- Purchase will connect existing public lands and block in many important tracts within public projects, most notably the Willow and Turtle-Flambeau flowages
- Acquires the largest parcel remaining in private ownership needed for the Ice Age Trail, adding 6.5 miles and a parking lot to the trail
- Blocks in 3 miles of the Bearskin-Hiawatha Trail and key parcels in the Northern Highland-American Legion State Forest

PROPOSED STATE PURCHASE OF 32,000 ACRES FROM
 PACKAGING CORPORATION OF AMERICA
 IN NORTHERN WISCONSIN

“The Great Addition”



- Municipal Areas
- County Boundary
- - - DNR Project Boundary
- Highway
- Open Water
- Proposed Purchase
- ▨ DNR Managed Land
- ▤ Other Public Land



David H. Wilson
 August 1999