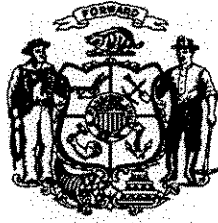


# THE STATE OF WISCONSIN

b

SENATE CHAIR  
BRIAN BURKE

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



ASSEMBLY CHAIR  
JOHN GARD

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

## JOINT COMMITTEE ON FINANCE

February 17, 2000

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

Dear Secretary Meyer:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your request, dated January 31, 2000, pursuant to s. 23.0915(4), Stats., regarding a proposed purchase of the Korth Farm property on Rock Lake in the Town of Lake Mills for \$457,100. Grants from the Stewardship Urban Greenspace Program (\$257,100) and the Lake Protection Program (\$200,000) will be used to make the purchase.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE  
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD  
Assembly Chair

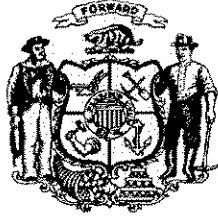
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cc: Members, Joint Committee on Finance  
Bob Lang, Legislative Fiscal Bureau  
Vicki LaBelle, Department of Administration

# 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: January 31, 2000

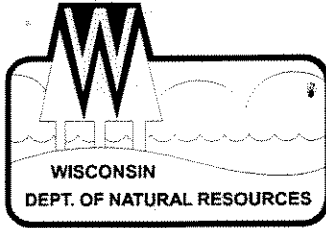
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed purchase of the Korth Farm property on Rock Lake in the Town of Lake Mills for \$457,100. Grants from the Stewardship Urban Greenspace Program (\$257,100) and the Lake Protection Program (\$200,000) will be used to make the purchase. This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

Please review this item and notify **Senator Burke** or **Representative Gard** no later than **Wednesday, February 16, 2000**, if you have any questions about this request or would like the Committee to meet formally to consider it. If no objections are heard by that date, the request will be approved.

Also, please contact us if you need further information.

BB:JG:js

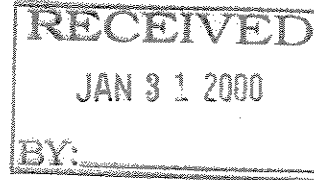


State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

January 26, 2000



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

*Brian*

Dear Senator Burke:

The Department is notifying you, as co-chair of the Joint Committee on Finance, of proposed grants to Jefferson County for assistance with the purchase of the Korth Farm property on Rock Lake in the Town of Lake Mills. The grants will come from the Stewardship Urban Greenspace Program (\$257,100.00) and the Lake Protection Program (\$200,00.00) for a total state grant amount of \$457,100.00. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship projects of \$250,000 or more in cost. The land is being acquired to provide a location for public passive outdoor recreation area that will eventually feature trails for hiking, biking, and walking; canoe access; prairie and savanna restoration, and facilities for picnicking, education, and interpretation. 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 Leslie Gauberti at 267-0497. She is available to answer any questions you may have in this matter.

Thank you for your consideration.

Sincerely,

*George*  
George Meyer  
Secretary

Cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau

***Project Summary – Proposed Urban Greenspace Grant to Jefferson County for Acquisition of Korth Farm***

1. Parcel Description

Owner: Mr. David A. Korth

Location: T7N, R13E, Sect. 15, Town of Lake Mills, Jefferson County

Number of acres: 89

Appraised Value: Approved appraised value is \$914,200.00. Two appraisals were obtained with close values -- \$912,500.00 and \$914,200.00

Interest: Fee acquisition

Zoning: A-1 Ag by Town of Lake Mills and Jefferson County

Present Use: Of the 89 acres, 5 acres contain improvements (house, well and septic system, garage, wood frame barn, metal pole barn, shed, corn crib, concrete silo), 10 acres is woodland, and 74 acres is being farmed and/or used as pasture. Approximately 17 acres is planted in corn, 29 acres in soybeans, and 28 acres in alfalfa.

Proposed Use: Passive recreation area featuring trails for hiking, biking, and walking; canoe access; prairie and savanna restoration; and facilities for picnicking, education, and interpretation. The property will have access to the Glacial Drumlin Trail (about 800 ft. south) and will provide services to trail users.

2. Project Partners: The following entities support this acquisition: WDNR, Jefferson County, City of Lake Mills, Town of Lake Mills, Rock Lake Improvement Association (a lake district)

3. Timing: Jefferson County has a signed option on the property through January 31, 2000.

4. Finances: Total project cost is \$914,200.00 for land acquisition. The funding package includes two state grants totaling 50% of the total cost. Jefferson County will provide the remaining 50% match. The county has received over \$20,000.00 in donations from private citizens or this project.

a. State share: \$457,100.00

Stewardship Urban Greenspace: \$257,100.00  
Lake Protection Grant: \$200,000.00

b. Jefferson County: \$457,100.00

5. Evaluation according to criteria set forth in the enabling legislation of the Urban Greenspace Program s. 23.09 (19), Stats. and promulgated in Chap. NR 50.22

a) Planning considerations

1. "Projects supported by an approved master plan"

YES. The project is supported by three county planning documents: "Jefferson County Parks, Recreation and Open Space Plan" (completed 1997, pages I, ii, iii, 78,79,81), "1998 Jefferson County Land Use Plan," and the "Jefferson County Park Site Feasibility Study" (1998)

2. "Projects supported by an approved management plan."

YES. The application submitted by Jefferson County contains a draft "Long-Term Management Plan." The final draft will be reviewed and approved by DNR staff.

3. "Projects which specifically implement a priority of the State Comprehensive Outdoor Recreation Plan (SCORP).

YES. The project will provide a setting for activities that are rated as highly important at statewide and regional levels according to SCORP - hiking, biking, walking, fishing, boating, and picnicking.

4. "Projects which preserve land which is listed on the Natural Heritage Inventory."

YES. According to the NHI, the Least Darter and the Blandings Turtle (threatened species) are known to occur on the site. The acquisition will also acquire designated wetland. The Korth property is near the Lake Mills Wetlands, which is also listed on the inventory.

5. "Projects which implement elements of water quality plans or initiatives."

YES. In 1996 the Rock Lake Watershed was selected as a Priority Lake Project under Wisconsin's Nonpoint Source Water Pollution Abatement Program. The primary goal of the program is to protect the lake and other water resources in the watershed by reducing runoff (which degrades water quality). Acquisition of this property by the county will eliminate barnyard runoff and the potential for serious erosion and sedimentation from residential development that might otherwise have occurred. A lake-planning grant was awarded to the Rock Lake Improvement Association to study water quality issues.

The wetland and lake area in front of the property is classified as a "sensitive area" by DNR (Wis. Admin. Code Chap. 107.05 (3) (i) 1). This area contains high value aquatic species and crucial spawning and feeding grounds for the fishery and migratory waterfowl. Recreational access to the water will be limited to non-motorized use. The "Rock Lake Planning Grant Study Report" recommended that the Korth property be protected through acquisition in order to control erosion and sedimentation.

b) *Project Considerations*

1. "Land which serves the greatest population centers."

YES. The property is located midway between Madison and Milwaukee close to I-94 in the Lake Mills area, which is experiencing rapid growth and development. Several cities in Jefferson County have populations of 50,000 or more.

2. "Land which serves areas of rapidly increasing populations."

YES. The population growth rate in Jefferson County exceeds 4.75 % per year.

3. "Land which is accessible, where accessibility is appropriate."

YES. The property is flat to gently rolling and all future planned improvements (trails, parking, picnicking, etc.) will be designed for maximum accessibility.

4. "Land where interpretive facilities are appropriate."

YES. The management plan for the site calls for an educational display to be incorporated into the shelter area. This will include exhibits on Native American culture; early settlement and farming practices; native plant communities; and lake ecology information.

5. "Land which provides linear corridors."

YES. The site provides both north-south and east-west corridors for trails. A north-south access trail will connect the property to the Glacial Drumlin Trail, which runs east-west between Milwaukee and Madison.

6. "Land which connects to existing corridors."

YES. The property is close to the Glacial Drumlin Trail (about 800-ft. north) and will be connected to it via a connector trail.

7. "Land with water frontage."

YES. The property has 1300 feet of shoreline along Rock Lake. This is the last remaining undeveloped land on the lakeshore.

8. "Land which contains or created wetlands."

YES. The property contains designated wetlands.

9. "Land which provides passive versus active recreation."

YES. Jefferson County intends to use this property for passive recreational purposes: trails for biking and hiking; canoe access; picnicking, education and interpretation. The property will access the Glacial Drumlin Trail. The upland acreage will be used for prairie and savannah restoration.

10. "Land which protects sensitive wildlife habitat."

YES. The acquisition protects habitat used by migratory waterfowl and crucial spawning beds for game fish.

11. "Land which protects an area threatened by development."

YES. The property is close to Lake Mills, which is developing rapidly. The location is favorable for development because it is midway between Milwaukee and Madison close to I-94.

12. "Land which preserves or creates an open natural space."

YES. The 89-acre parcel is almost completely open with gently rolling terrain and excellent views of Rock Lake from the high point. Only about 10 acres is wooded and this is at the northwestern edge of the property. All existing structures will be removed or razed.

13. "Land which can be shown to be of regional or statewide significance."

YES. The property is of statewide and regional significance for the following reasons:

- 1) This is the last remaining open, undeveloped land on Rock Lake; the surrounding area is developing rapidly due to its location midway between Milwaukee and Madison, close to I-94
- 2) The project secures in public ownership 1300 feet of shoreline for water access and protection of the wetland and frontage area that is classified as "sensitive" by DNR.
- 3) The purchase will provide facilities for users of the Glacial Drumlin Trail

- 4) The project is strongly supported by the elected officials and residents of Jefferson County. The county is deficient in park and open space by 550 acres (based on standards established by the National Recreation and Park Association, Southeast Wisconsin Regional Planning Commission, and the Department of Natural Resources). Jefferson County should be providing about 875 acres of park space; however, they currently have only 330 acres dedicated to this use.

*c) Administrative Considerations*

1. "Projects which are ready to be implemented."

YES. The county has an option with the landowner to close the transaction and take title to the property before January 31, 2000.

2. "Projects which continue eligible acquisition projects previously started."

NO. No prior acquisitions have occurred at this property.

3. "Projects which implement the approved master plans of 2 or more units of government or regional planning agencies."

YES. The project implements the approved master plans of the following units of government:

- 1) City of Lake Mills
- 2) Town of Lake Mills
- 3) Rock Lake Improvement Association (a Lake District)
- 4) Jefferson County
- 5) Intercounty Coordinating Committee (an entity which fulfills the function of regional planning for Columbia, Dodge, Green Lake, Sauk, and Jefferson counties)

In conclusion, the Jefferson County Korth Farm Acquisition Project was the second highest-ranking Urban Greenspace Project for the 1999-2000 funding cycle with a score of 26 (the top ranked project scored at 27 points). This project met 24 of the 29 criteria established for Urban Greenspace projects.

6. Appraisals

Appraisal # 1 - Approved and certified for grant purposes by the South-Central Region Review Appraiser on December 23, 1998.

Appraiser: Patrick Wagner, CRA, #646

Valuation Date: August 7, 1998

Appraised Value: \$914,200.00

Highest and Best Use: Hobby farm on 5 acres, low-medium residential development on 14.92 acres and 69 acres agricultural.

Type of report: self-contained narrative report

Appraisal # 2 - Approved by South-Central Region Review Appraiser on December 23, 1998.

Appraiser: Jay Buchite, CGA, #272

Valuation Date: August 10, 1998

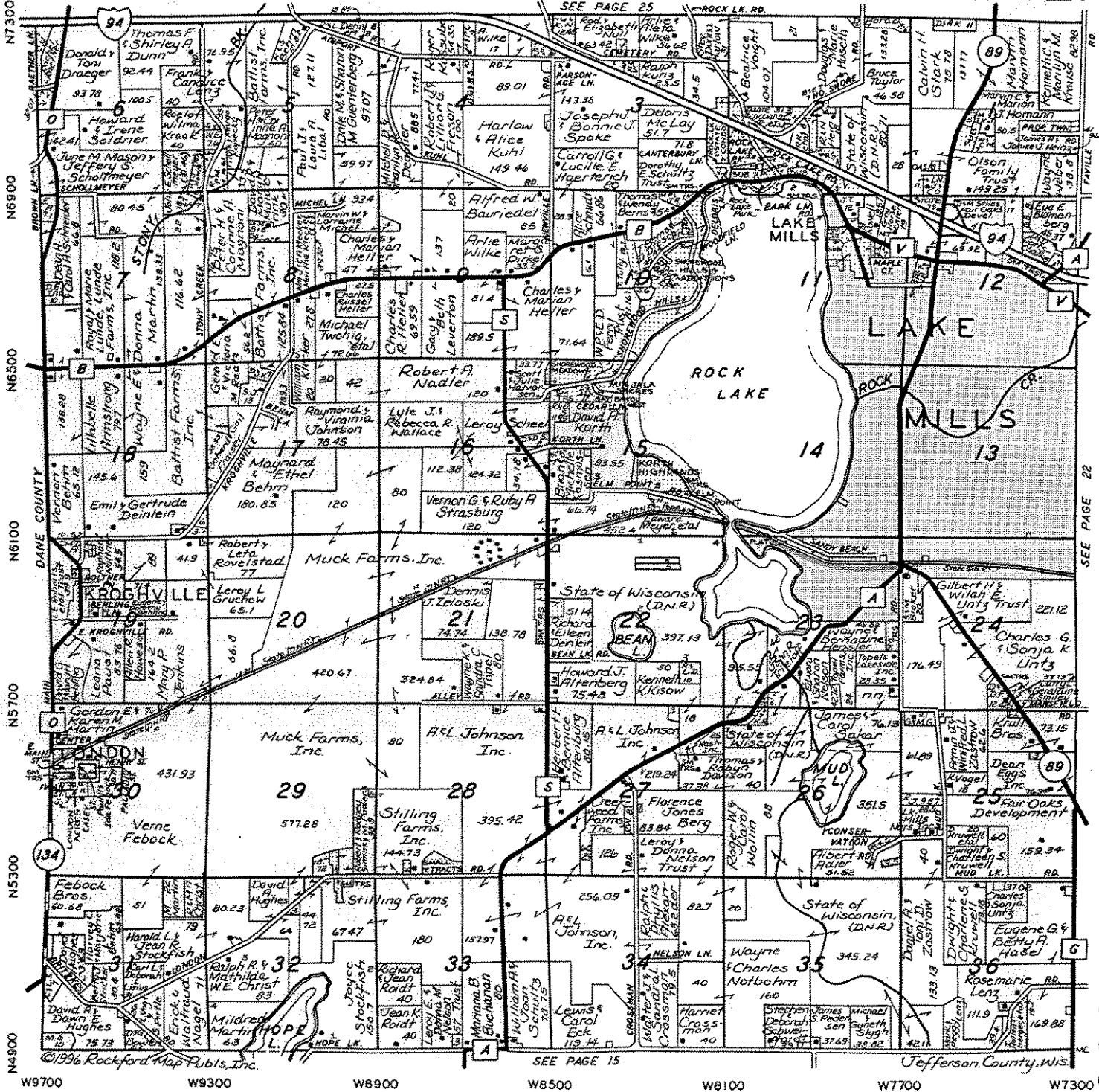
Appraised Value: \$912,500.00

Highest and Best Use: Hobby farm on 5 acres, low-medium residential development on remainder.

Type of report: self-contained narrative report

# LAKE MILLS

# T 7N.-R.13E.



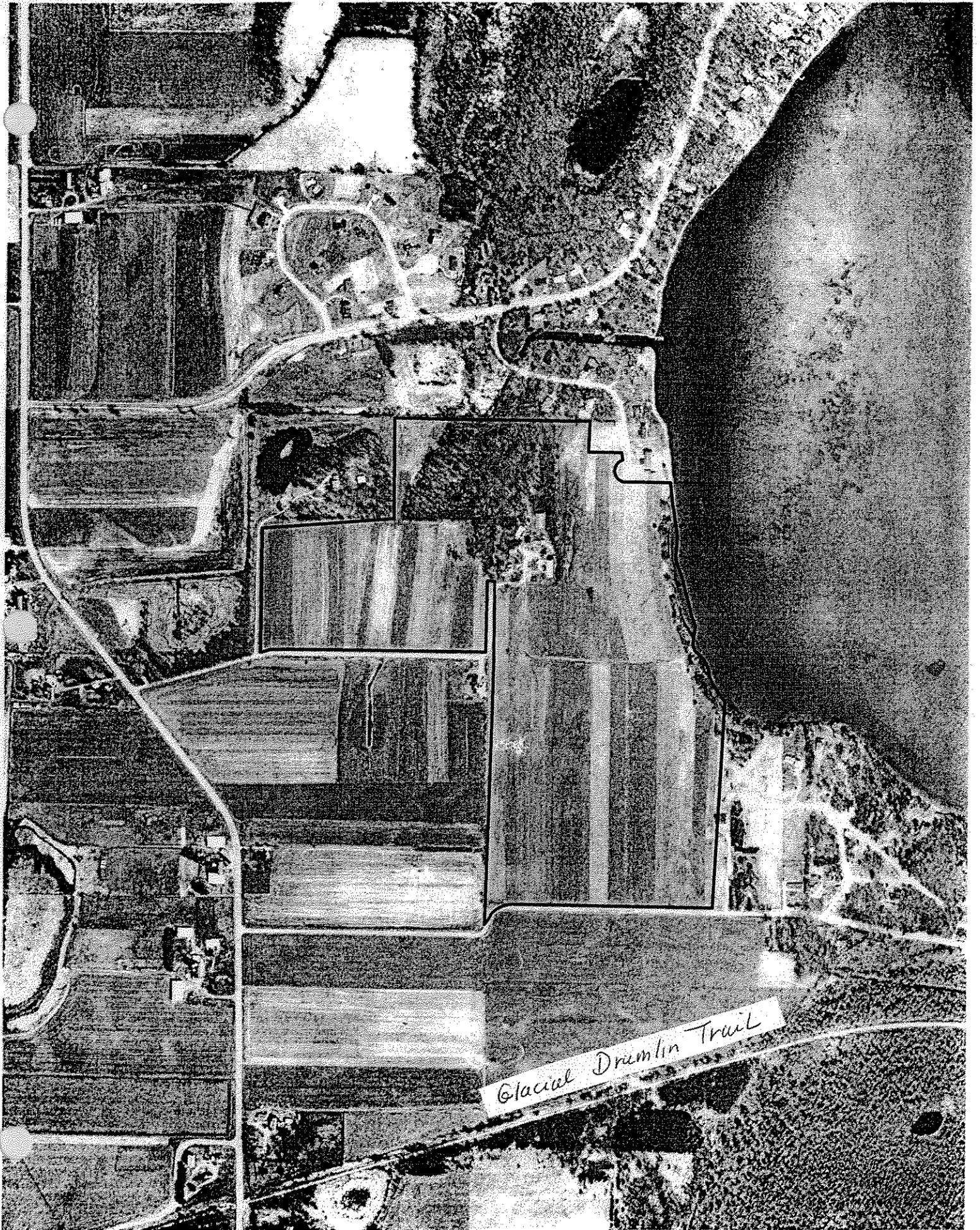
**DAVE DRESCHER**  
 Broker  
 Home: (414) 648-3106



Office: 140 East Lake Street  
 Lake Mills, Wisconsin 53551  
 (414) 648-5213

**WE CAN SERVE YOU WITH ALL YOUR REAL ESTATE NEEDS**





**JEFFERSON COUNTY  
KORTH PARK PROJECT**

**STATE OF WISCONSIN  
DEPARTMENT OF NATURAL RESOURCES  
WISCONSIN STEWARDSHIP GRANT APPLICATION**

**JEFFERSON COUNTY PARKS DEPARTMENT  
MAY, 1999**

**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. 12-98

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 <p align="center">JEFFERSON COUNTY</p>	
2. Street or Route <p align="center">320 S MAIN STREET</p>	3. Telephone Number (include area code) <p align="center">920-674-7260</p>
4. Municipality, State, Zip Code <p align="center">JEFFERSON WI 53549</p>	5. FAX Number (include area code) <p align="center">920-674-7200</p>
6. Project Title <p align="center">JEFFERSON COUNTY KORTH PARK PROJECT</p>	7. County <p align="center">JEFFERSON</p>

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 <del>\$ 1,200,000.00</del> <b>\$ 514,200.00</b>	Cost Sharing Requested (50% of total project costs) <del>\$ 600,000.00</del> <b>\$ 257,100.00</b>
---	--

Indicate Source of Local Matching Funds. Include any other state or federal grant or loan programs, or donations involved in this program. We are applying for both Lake Management Protection and County Fish & Wildlife Grant money. **\$10,000.00 in individual contributions - the remainder to come from Jefferson County**

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

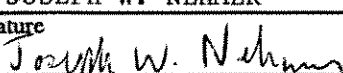
1. Is this project supported by an approved comprehensive outdoor recreation plan?  Yes  No  
If yes, indicate the title of the plan and page numbers:  

Jefferson County Parks, Recreation and Open Space Plan (Pages: i, ii, iii, 78, 79, 81)
2. Is your project specifically identified in your local plan by location and facility?  Yes  No  
If yes, indicate page or section number: 78, 79, 81
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:  

Attachment to follow
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 planned for January, 2000
6. Was the land to be acquired dedicated to the municipality through a parkland dedication ordinance?  Yes  No
7. Will this facility be used extensively by people outside your governmental jurisdiction?  Yes  No  
If yes, describe in attached narrative.
8. What is the official 1990 census of your unit of government? 

1998 estimate  
67,783 / 73,340  
1990 Population

Name of Person Completing This Application <p align="center">JOSEPH W. NEHMER</p>	Title <p align="center">JEFFERSON CO PARKS DIRECTOR</p>
Signature 	Date Signed <p align="center">APRIL 30, 19999</p>

**Please submit one copy of all project documentation.**

## PROJECT DESCRIPTION

Jefferson County proposes to purchase 91.5 acres on the shores of Rock Lake for county park and open space purposes. This parcel includes 1,300 feet of shoreline. The land is currently being used for farming. Rolling terrain, with magnificent views of the lake, and a 10 acre wood lot add to the desirability of this property. Acquisition of this property is supported by both the Jefferson County Park, Recreation, and Open Space Plan and the Jefferson County Park Site Feasibility Study. Surrounding land use includes both agricultural and residential.

The area of the lake in front of this property is designated by the Wisconsin Department of Natural Resources (DNR) as a sensitive area. This sensitive area designation was the result of a cooperative effort between the Rock Lake Improvement Association, Town of Lake Mills, and the Wisconsin DNR. Jefferson County would work cooperatively with the Wisconsin DNR and others to protect and improve the water quality of Rock Lake. The farm currently has barn yard run-off toward the lake. We would immediately correct this problem as well as making sure that the entire area along the lake is designed and maintained to enhance lake quality. We would limit access to the water. Any watercraft access would be restricted to non-motorized use and would only be done in consultation with Wisconsin DNR. The park itself would be designed for passive recreation utilizing large areas for native prairie and oak savannah restoration.

The Town of Lake Mills, City of Lake Mills, Rock Lake Improvement Association, and the Wisconsin DNR are all working to preserve the quality of Rock Lake. Jefferson County would work to protect and enhance the environment on this parcel of land.

Acquisition of this property by the County of Jefferson has the support of the Town of Lake Mills, City of Lake Mills, Rock Lake Improvement Association, and the Jefferson County Land Trust. We have received petitions supporting our acquisition signed by over 1,000 people. Numerous letters of support are on file in our office. Approximately \$10,000.00 in donations and pledges from private individuals have been raised to date.

We have secured two appraisals on this property which have been reviewed and approved by the Wisconsin DNR review appraiser. Negotiations between the owner and Jefferson County have been on going for the last 18 months. We expect to complete negotiations in May of this year and could be in a position to close on the land as soon as January, 2000.

There is strong interest throughout southern Wisconsin and northeastern Illinois in seeing this property become a public park. Many people from outside Jefferson County have told us that they would like to be able to use this land.

**RESOLUTION NO. 99-22**

WHEREAS, Jefferson County is interested in acquiring or developing lands for public outdoor recreation purposes as described in the application; and

WHEREAS, financial aid is required to carry out the project;

THEREFORE, BE IT RESOLVED, that Jefferson County may budget a sum Sufficient to complete the project, and


HEREBY AUTHORIZES Joseph W. Nehmer, Director, Jefferson County Parks Department to act on behalf of Jefferson County to submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available; sign documents; and take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that Jefferson County will comply with state or federal rules for the programs; may use county staff time to perform the work; will maintain the completed project in an attractive, inviting and safe manner; will keep the facilities open to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service approval in writing before any change is made in the use of the project site.

STATE OF WISCONSIN    )  
  )  
COUNTY OF JEFFERSON    )

I, Barbara A. Frank, County Clerk of Jefferson County, Jefferson, Wisconsin, do hereby certify that the attached is a true and correct copy of Resolution No. 99-22, adopted at the May 11, 1999 session of the County Board of Supervisors at the County Courthouse in the City of Jefferson.

WITNESS MY HAND AND SEAL this 13<sup>th</sup> day of May 1999.

  
Barbara A. Frank  
Jefferson County Clerk  
Jefferson, Wisconsin



## LONG TERM MANAGEMENT PLAN

Jefferson County proposes to purchase the 91.5 acre David Korth Farm on the shores of Rock Lake. This property contains approximately 1,300 feet of shoreline. Major management objectives include:

- Protection and enhancement of the water quality of Rock Lake.
- Preservation of valuable open space in an area that is rapidly developing.
- Restoration of native prairie and oak savannah communities.
- Provision of natural resource, historical and cultural education opportunities.
- Provision of high quality, low impact, passive recreation.

Enclosed with the application packet is a preliminary concept map. This map should visually answer many of the questions put forth in the grant guidelines and application packet. I would also like to draw attention to several important points:

- A master plan of the site would be developed and approved before work is undertaken. The planning process would include extensive public input. Components of the plan would likely be phased in over a three year period.
- Jefferson County will develop, manage, and maintain the site.
- The site will be open to all.
- Jefferson County will not finalize plans for the lake front area without prior concurrence from the Wisconsin Department of Natural Resources. Our plan will in no way compromise the natural environment. Our ownership will enhance both the land and water resources in the area.
- A significant portion of the park will be reestablished and maintained in native prairie and oak savannah.
- Preliminary plans provide for construction of a shelter, restrooms and a well.
- Educational display will be incorporated into the shelter area. This will include Native American culture, early farming pictures, native plant communities, lake information, etc.
- All existing structures will be razed or removed from the property.
- We would immediately eliminate the barn yard run-off problem.

**JEFFERSON COUNTY  
KORTH PARK PROJECT**

**STATE OF WISCONSIN  
DEPARTMENT OF NATURAL RESOURCES  
LAKES PROTECTION GRANT PROGRAM**

**JEFFERSON COUNTY PARKS DEPARTMENT  
MAY, 1999**



Activity Involved In Application (check  one)

- Land Acquisition  
 Wetland Restoration

- Lake Improvement  
 Ordinance Development

- Note: 1. The use of this form is required by the Department for any application filed in accordance with s. NR 191.06, Wis. Adm. Code. The Department will not consider your application unless you complete and submit this application form.
2. In addition to this form, the Department will not consider your application unless the following items are furnished: (a) resolution authorizing participation in the program (sample on reverse side of form); (b) an Application Checklist on Form 8700-241 with the attachments indicated on the checklist; (c) where appropriate, an estimate of costs on Form 8700-242.
3. Personally identifiable information on this form is not intended to be used for any other purpose.

A. Project Title	JEFFERSON COUNTY KORTH PARK PROJECT
------------------	-------------------------------------

B. Management Unit (Sponsor) Applying for Grant
---

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> County | <input type="checkbox"/> Township                   | <input type="checkbox"/> Lake District                                 |
| <input type="checkbox"/> City              | <input type="checkbox"/> Qualified Lake Association | <input type="checkbox"/> Other Governmental Unit                       |
| <input type="checkbox"/> Village           | <input type="checkbox"/> Sanitary District          | <input type="checkbox"/> Qualified Nonprofit Conservation Organization |

C. Lake Name	ROCK LAKE	County	JEFFERSON
D. Name of Applicant's Representative Authorized by Resolution	JOSEPH W. NEHMER	Title	JEFFERSON COUNTY PARKS DIRECTOR
Street or Route	COURTHOUSE ROOM 204/320 S MAIN STREET	Daytime Telephone Number (include area code)	920-674-7260
City, State, Zip Code	JEFFERSON WI 53549	Evening Telephone Number (include area code)	920-563-9649

E. Project Scope (Important: The information provided assists in the evaluation of the project).

Please attach a narrative description of the project scope to this application form. This narrative should include a description of how the results of the project will protect lake water quality or its natural ecosystem. Describe how the proposed project complements other lake management efforts. Describe what local resources have been or will be committed to the project. Identify any other groups that will be involved, their roles and their levels of financial support. Indicate the general time frame for project implementation. Attach cost estimates, site plans, specifications, appraisals, permits or any other information that describes the project. Review the Application Checklist on Form 8700-241 for additional information on the project scope by type of project.

F. Total Project Cost	\$1,200,000.00	Cost Sharing Requested	\$200,000.00
Indicate Source of Local Matching Funds (Indicate any other state or federal grant or loan programs involved in the project.) We are applying for both State Stewardship and County Fish & Wildlife Grant money. \$10,000.00 in individual contributions - the remainder to come from Jefferson County.			

G. Other Management Units Around the Lake	Letter of Support
1. City of Lake Mills	<input checked="" type="checkbox"/>
2. Town of Lake Mills	<input checked="" type="checkbox"/>
3. Rock Lake Improvement Association	<input checked="" type="checkbox"/>
4.	<input type="checkbox"/>
5.	<input type="checkbox"/>
6.	<input type="checkbox"/>



## PROJECT DESCRIPTION

Jefferson County proposes to purchase 91.5 acres on the shores of Rock Lake for county park and open space purposes. This parcel includes 1,300 feet of shoreline. The land is currently being used for farming. Rolling terrain, with magnificent views of the lake, and a 10 acre wood lot add to the desirability of this property. Acquisition of this property is supported by both the Jefferson County Park, Recreation, and Open Space Plan and the Jefferson County Park Site Feasibility Study. Surrounding land use includes both agricultural and residential.

The area of the lake in front of this property is designated by the Wisconsin Department of Natural Resources (DNR) as a sensitive area. This sensitive area designation was the result of a cooperative effort between the Rock Lake Improvement Association, Town of Lake Mills, and the Wisconsin DNR. Jefferson County would work cooperatively with the Wisconsin DNR and others to protect and improve the water quality of Rock Lake. The farm currently has barn yard run-off toward the lake. We would immediately correct this problem as well as making sure that the entire area along the lake is designed and maintained to enhance lake quality. We would limit access to the water. Any watercraft access would be restricted to non-motorized use and would only be done in consultation with Wisconsin DNR. The park itself would be designed for passive recreation utilizing large areas for native prairie and oak savannah restoration.

The Town of Lake Mills, City of Lake Mills, Rock Lake Improvement Association, and the Wisconsin DNR are all working to preserve the quality of Rock Lake. Jefferson County would work to protect and enhance the environment on this parcel of land.

Acquisition of this property by the County of Jefferson has the support of the Town of Lake Mills, City of Lake Mills, Rock Lake Improvement Association, and the Jefferson County Land Trust. We have received petitions supporting our acquisition signed by over 1,000 people. Numerous letters of support are on file in our office. Approximately \$10,000.00 in donations and pledges from private individuals have been raised to date.

We have secured two appraisals on this property which have been reviewed and approved by the Wisconsin DNR review appraiser. Negotiations between the owner and Jefferson County have been on going for the last 18 months. We expect to complete negotiations in May of this year and could be in a position to close on the land as soon as January, 2000.

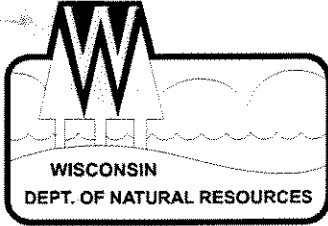
## LONG TERM MANAGEMENT PLAN

Jefferson County proposes to purchase the 91.5 acre David Korth Farm on the shores of Rock Lake. This property contains approximately 1,300 feet of shoreline. Major management objectives include:

- Protection and enhancement of the water quality of Rock Lake.
- Preservation of valuable open space in an area that is rapidly developing.
- Restoration of native prairie and oak savannah communities.
- Provision of natural resource, historical and cultural education opportunities.
- Provision of high quality, low impact, passive recreation.

Enclosed with the application packet is a preliminary concept map. This map should visually answer many of the questions put forth in the grant guidelines and application packet. I would also like to draw attention to several important points:

- A master plan of the site would be developed and approved before work is undertaken. The planning process would include extensive public input. Components of the plan would likely be phased in over a three year period.
- Jefferson County will develop, manage, and maintain the site.
- The site will be open to all.
- Jefferson County will not finalize plans for the lake front area without prior concurrence from the Wisconsin Department of Natural Resources. Our plan will in no way compromise the natural environment. Our ownership will enhance both the land and water resources in the area.
- A significant portion of the park will be reestablished and maintained in native prairie and oak savannah.
- Preliminary plans provide for construction of a shelter, restrooms and a well.
- Educational display will be incorporated into the shelter area. This will include Native American culture, early farming pictures, native plant communities, lake information, etc.
- All existing structures will be razed or removed from the property.
- We would immediately eliminate the barn yard run-off problem.



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

January 26, 2000

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

*John*  
Dear Representative Gard:

The Department is notifying you, as co-chair of the Joint Committee on Finance, of proposed grants to Jefferson County for assistance with the purchase of the Korth Farm property on Rock Lake in the Town of Lake Mills. The grants will come from the Stewardship Urban Greenspace Program (\$257,100.00) and the Lake Protection Program (\$200,00.00) for a total state grant amount of \$457,100.00. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship projects of \$250,000 or more in cost. The land is being acquired to provide a location for public passive outdoor recreation area that will eventually feature trails for hiking, biking, and walking; canoe access; prairie and savanna restoration, and facilities for picnicking, education, and interpretation. 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 Leslie Gauberti at 267-0497. She is available to answer any questions you may have in this matter.

Thank you for your consideration.

Sincerely,

*George*  
George Meyer  
Secretary

Cc: Members, Joint Committee on Finance  
Legislative Fiscal Bureau

# 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

June 16, 1999

Secretary George Meyer  
Department of Natural Resources  
101 S. Webster  
Madison, Wisconsin

Dear Secretary Meyer:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, dated May 20, 1999, concerning the proposed 52.35-acre land purchase from John Wagner and Scott Wagner in Iron County for \$260,000.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE  
Senate Chair

Handwritten signature of John G. Gard in black ink.

JOHN G. GARD  
Assembly Chair

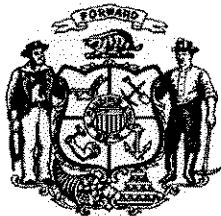
BB:JG:dh

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

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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



ASSEMBLY CHAIR  
**JOHN GARD**

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

## JOINT COMMITTEE ON FINANCE

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Brian Burke  
Representative John Gard

Re: 14-Day Passive Review Approval

Date: June 1, 1999

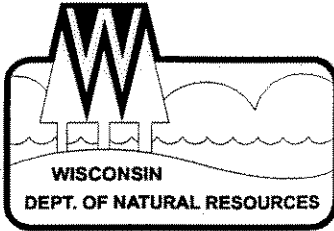
Attached is a copy of a letter from the Department of Natural Resources, dated May 28, 1999, concerning the proposed 52.35-acre land purchase from John Wagner and Scott Wagner in Iron County for \$260,000. It requires 14-day passive review and approval by the Joint Committee on Finance, pursuant to s. 23.0915(4), Stats.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Wednesday, June 16, 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



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

MAY 28 1999

IN REPLY REFER TO: NA-685

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 52.35-acre land purchase from John Wagner and Scott Wagner for \$260,000. 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 May meeting. The land is required for Public Recreation and Preservation for the Statewide Natural Areas (Wild Lakes). There are sufficient funds appropriated to complete the purchase.

The file number is NA-685 and the land is located in Iron 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: April 26, 1999

FILE REF: NA-685

TO: Governor Thompson

FROM: George E. Meyer

*George*

SUBJECT: Proposed Land Acquisition, Wagner Tract, File # NA-685, Option Expires July 8, 1999

1. PARCEL DESCRIPTION:Statewide Natural Areas  
Iron CountyGrantor:John Wagner and Scott Wagner  
C/O John Wagner  
20418 North Dober Court  
Deer Park, IL 60010Acres: 52.35Price: \$260,000Appraised Value: \$260,000Interest: Purchase in fee.Improvements: Seasonal residence, 3 cabins, dining hall, storage shed, and toilet/shower buildingLocation: The tract is located 6 miles north of Mercer, in north-central Iron County.Land Description: The subject area is rolling to level, consisting of a series of short upland ridges dissected by depressions.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Lowland	4.00
	Wooded Upland	31.00
	Brushlands	15.35
	Building Site	<u>2.00</u>
	TOTAL	52.35

Zoning: Residential Recreational, Shoreland-FloodplainPresent Use: Camp for ChildrenProposed Use: Natural Area Protection and Public RecreationTenure: 11 yearsProperty Taxes: \$3,646.50Option Date: April 9, 1999

2. JUSTIFICATION:

The 52.35-acre Wagner property is proposed for purchase for the Statewide Natural Areas Program. Ownership will protect the natural values of the site for future generations, allow natural area management, prevent incompatible development within the project boundary, and provide opportunities for public recreation and natural area research and education.

The 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 plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural Areas are used for study by elementary to college age school groups and researchers, as well as the general public. Other recreational activities such as hiking, cross country skiing, fishing, and hunting are also popular.

The Wagner subject is an irregularly shaped parcel located on the south half of Lake Evelyn. State land borders on the north, County lands border on the east and west, and private land borders on the south. The subject has about 4,320 feet of frontage on the shore of Lake Evelyn. Approximately 2,860 feet of the frontage is buildable, and the remainder is low wetland and unbuildable.

Lake Evelyn is a 55.2-acre soft-water seepage lake with a maximum depth of 9 feet. It is a stained water lake with moderate clarity, and has a good quality fishery composed mainly of large-mouthed bass and panfish. There is walk-in public access on the east shore, and at this time, the lake does not experience significant fishing pressure. The only development on the lake consists of several small cabins located on the subject property.

The topography of the Wagner parcel is level to rolling, and the existing building sites have excellent locations on the lake and are very desirable. Vegetation is a mixture of large white and red pine, and pole size aspen on the upland areas. The wetland areas are composed of open leatherleaf floating bog and wooded floating bog with black spruce. The aesthetic and commercial values of the parcel are good.

The subject parcel contains several older improvements in two locations on the lake, including a seasonal cabin with a small storage building, and three small guest cabins with a shower/toilet building and mess hall. Each of these structures is significantly deteriorated, and attempting to repair them would be cost prohibitive. It is recommended that the Department attempt to sell the small cabins to be moved off site, and raze the remaining structures. It is possible, due to the poor construction and deterioration, that none of the buildings can be sold, so reclamation costs may include demolition and disposal costs for the seven buildings.

The owners have received offers from developers and others wishing to purchase the entire property to build large homes with lake frontage. These offers were not to their liking, so they contacted the State directly to negotiate the sale of the parcel. The state has negotiated ownership of all the shoreline, and has carved out 10+ acres for the Wagners to retain. The Wagners would like to build a retirement home on the parcel they retain and they've agreed to maintain a set back from the lake of 150-200 feet to maintain natural shoreline aesthetics, and prevent any construction site erosion problems.

The Department recommends purchase of this property to protect the natural values of the site, to allow for natural area management, to provide opportunities for public education and recreation, and to protect the site from development incompatible with the goals of the natural area program.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,153,786	\$873,524

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972  
Acres Purchased to Date: 19,910.63  
Acquisition Goal: 26,000.0 Acres  
Percent Complete: 76.6%  
Cost to Date: \$8,208,427

5. APPRAISAL:

Appraiser: Wayne L. Gibson (Private Appraiser)  
Valuation Date: February 2, 1999  
Appraised Value: \$260,000  
Highest and Best Use: Private Recreation or Subdivision

Allocation of Values:


a.	land: 4,320 feet frontage @ \$48.00/ft.:	\$207,500
b.	improvements:	\$50,000
c.	personal property	<u>\$2,500</u>
	TOTAL:	\$260,000

- d. market data approach used, four comparable sales cited
- e. adjusted value range: \$41 to \$78 per foot of frontage


Appraisal Review: Phillip Lepinski - March 26, 1999

Comments: The Department secured two appraisals. The review appraiser determined that Mr. Gibson's appraisal provided more complete information regarding the comparable sales and the associated adjustments. Therefore, the value of \$260,000, as appraised by Mr. Gibson, was used. The second report was done by M.P. Augustyn, a private appraiser, who estimated value at \$245,000.


RECOMMENDED:

  
Richard E. Steffes

4-26-99  
Date

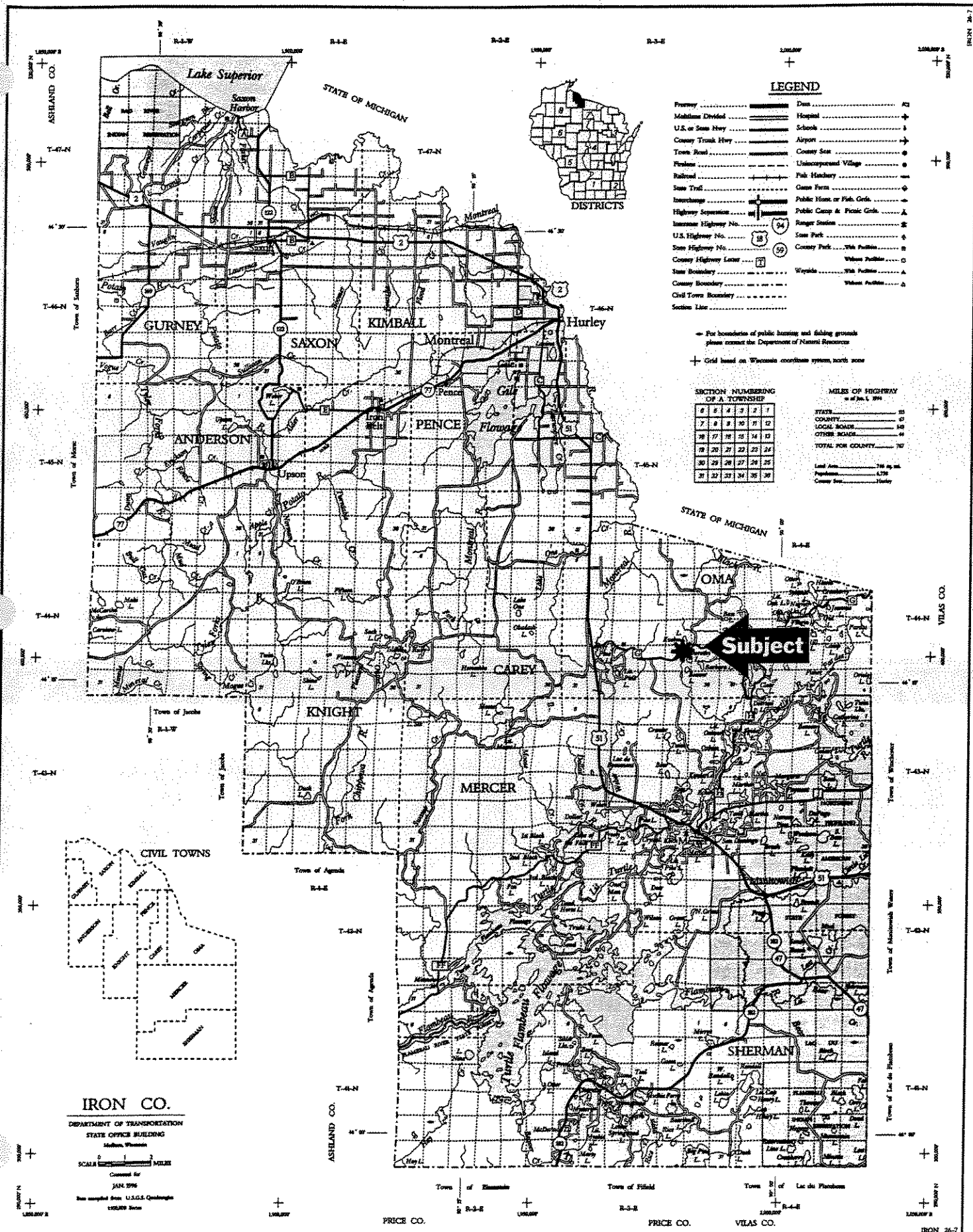
  
Bureau of Legal Services

4/26/99  
Date

  
Steven W. Miller

4/27/99  
Date

RES:tmt



**LEGEND**

- Prerwy ..... - - - - -
- Maintenance Divided ..... - - - - -
- U.S. or State Hwy ..... - - - - -
- County Trunk Hwy ..... - - - - -
- Town Road ..... - - - - -
- Private ..... - - - - -
- Railroad ..... - - - - -
- State Trail ..... - - - - -
- Interchange ..... - - - - -
- Highway Separation ..... - - - - -
- Interstate Highway No. ..... - - - - -
- U.S. Highway No. ..... - - - - -
- State Highway No. ..... - - - - -
- County Highway Letter ..... - - - - -
- State Boundary ..... - - - - -
- County Boundary ..... - - - - -
- Civil Town Boundary ..... - - - - -
- Section Line ..... - - - - -
- Dam ..... - - - - -
- Hospital ..... - - - - -
- Schools ..... - - - - -
- Airport ..... - - - - -
- County Seat ..... - - - - -
- Unincorporated Village ..... - - - - -
- Fish Hatchery ..... - - - - -
- Game Farm ..... - - - - -
- Public House or Fish Crk. ..... - - - - -
- Public Camp or Picnic Crk. ..... - - - - -
- Ranger Station ..... - - - - -
- State Park ..... - - - - -
- County Park - With Public ..... - - - - -
- Wilderness Public ..... - - - - -
- Wilderness Public ..... - - - - -

→ For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources  
 + Grid based on Wisconsin coordinate system, north zone

**SECTION NUMBERING OF A TOWNSHIP**

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

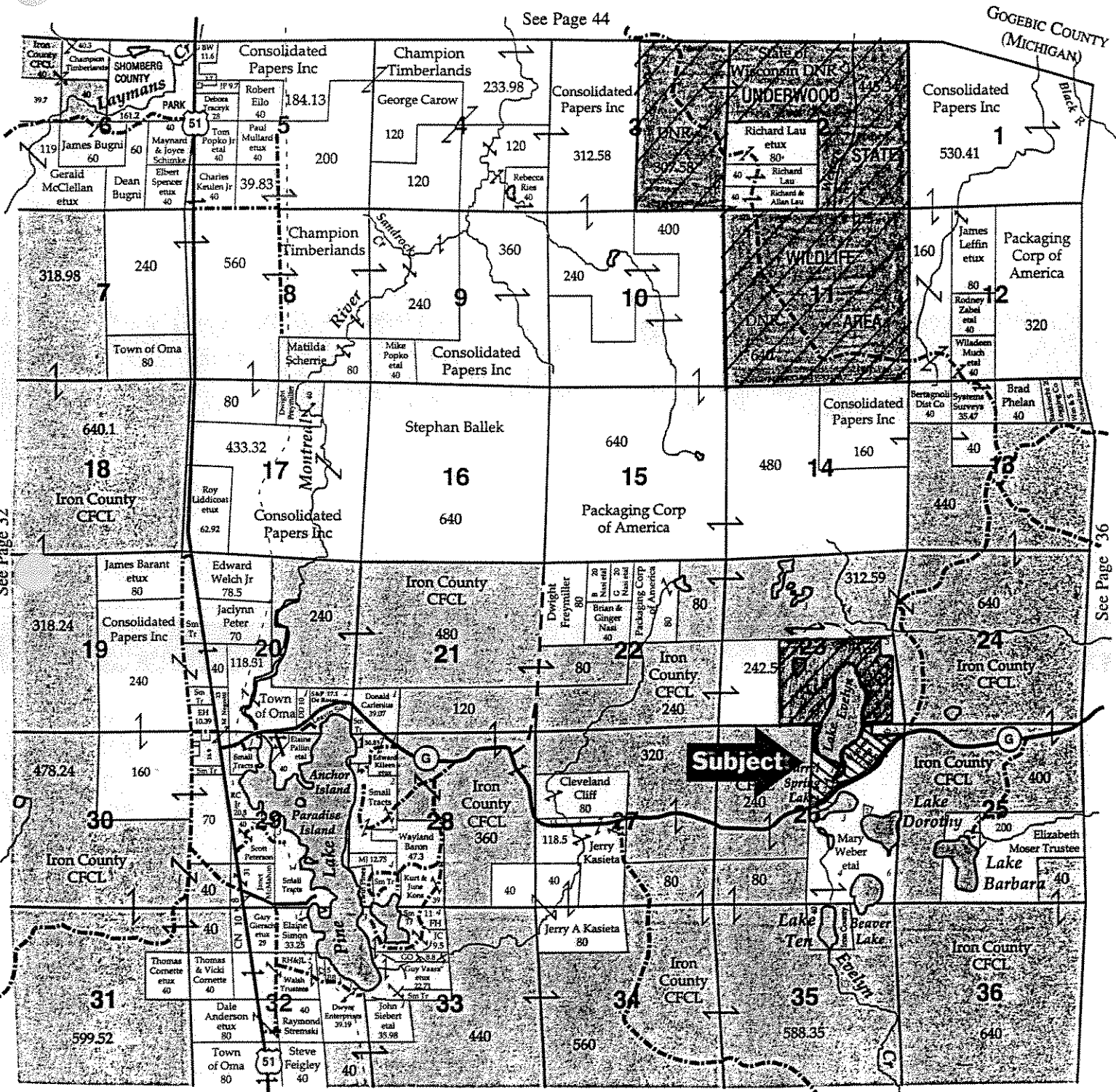
**MILES OF HIGHWAY as of Dec. 1, 1966**


STATE	53
COUNTY	47
LOCAL ROADS	48
OTHER ROADS	49
TOTAL FOR COUNTY	197


Land Area ..... 746 sq. mi.  
 Population ..... 4,778  
 County Seat ..... Hurley

**IRON CO.**

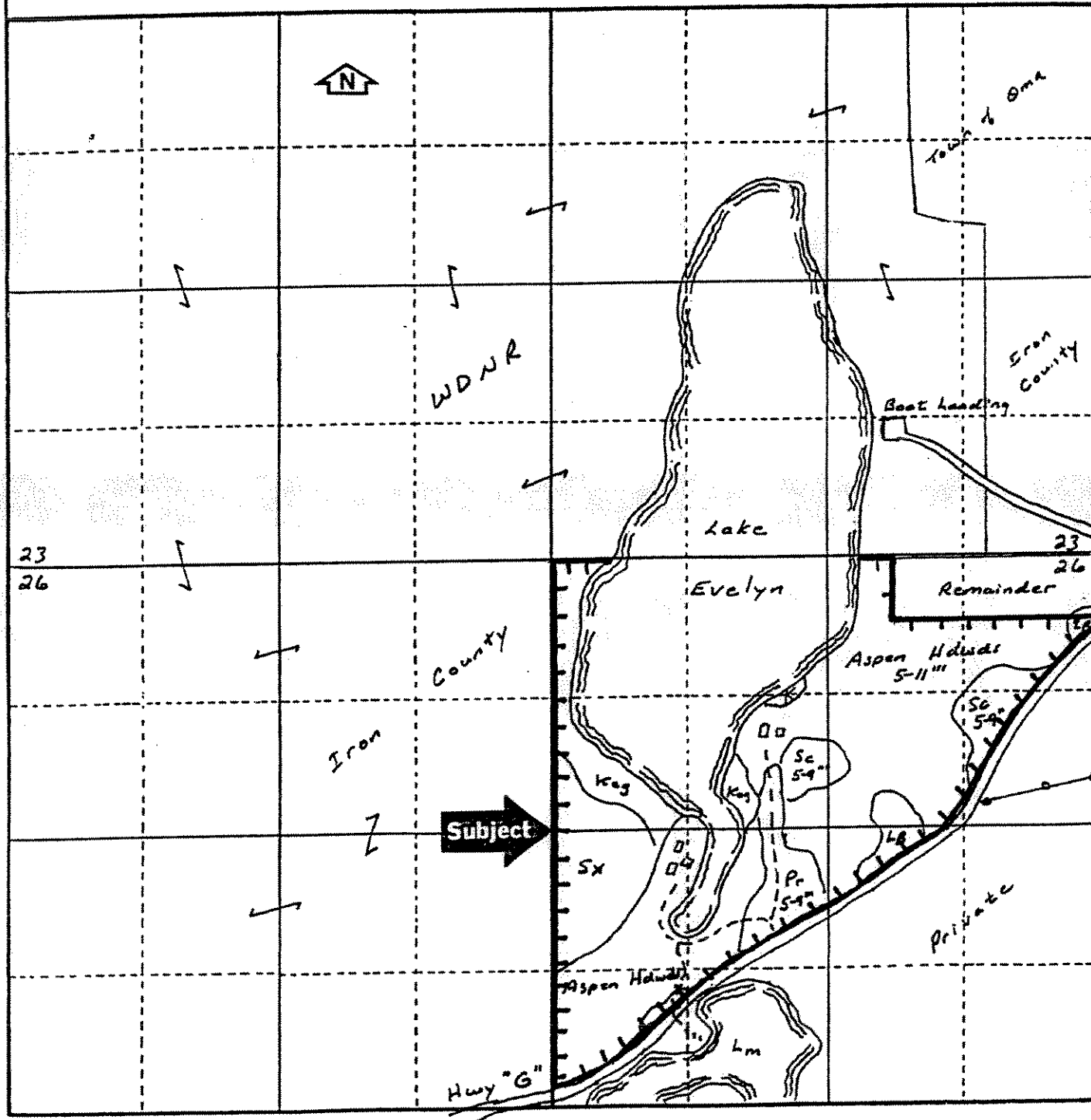
DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 Madison, Wisconsin  
 SCALE ..... MILES  
 Correct for  
 JAN 1976  
 Not compiled from U.S.G.S. Contouring  
 1:25,000 Series



 = State Land

 = Subject Parcel

PROJECT <b>WILD LAKES INITIATIVE</b>		MAPPED BY <b>W. GIBSON</b>	
COUNTY <b>IRON</b>		LANDOWNER <b>JOHN &amp; SCOTT WAGNER</b>	
TOWN <b>OMA</b>		ADDRESS	
SECTION <b>26</b>	TOWNSHIP <b>44 N</b>	RANGE <b>3 E</b>	SCALE <b>8" = 1 MILE</b>
			ACREAGE acres <b>52.35</b>



# STATE OF WISCONSIN

SENATE CHAIR  
BRIAN BURKE

316 South, State Capitol  
P.O. Box 7882  
Madison, WI 53707-7882  
Phone: 266-8535



ASSEMBLY CHAIR  
JOHN GARD

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

## JOINT COMMITTEE ON FINANCE

November 17, 1999

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

Dear Secretary Meyer:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, dated October 28, concerning a proposed 3,221 acre land purchase from Wisconsin River Power Company for \$2,390,000.

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 cursive.

BRIAN BURKE  
Senate Chair

Handwritten signature of John Gard in cursive.

JOHN GARD  
Assembly Chair

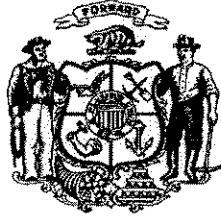
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# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

316-S Capitol  
P.O. Box 7882  
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ASSEMBLY CHAIR  
**JOHN GARD**

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

## JOINT COMMITTEE ON FINANCE

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Brian Burke  
Representative John Gard

Re: 14-Day Passive Review Approval

Date: October 29, 1999

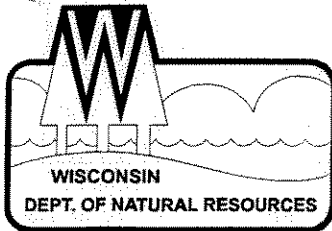
Attached is a copy of a letter from the Department of Natural Resources, received on October 29, 1999, which notifies the Committee of a proposed 3,221 acre land purchase from Wisconsin River Power Company for \$2,390,000. The notice is pursuant to s. 23.0915(4), Stats., which requires 14-day passive review and approval by the Joint Committee on Finance of all Stewardship projects over \$250,000.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Wednesday, November 17, 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



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

OCT 28 1999

IN REPLY REFER TO: W-1340

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 3,221 acre land purchase from Wisconsin River Power Company for \$2,390,000. 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 October meeting. The land is required to maintain the natural resources and to provide recreational activities.

The file number is W-1340 and the land is located in Juneau County. Attached please find a memo and maps describing this transaction. Due to the significant size of the transaction, the Department prepared a feasibility study regarding the impact on the existing projects. The study is attached.

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

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

Thank you for this consideration.

Sincerely,

*George*  
George E. Meyer  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

DATE: September 17, 1999

FILE REF: W-1340

TO: Governor Thompson

FROM: George E. Meyer

*George*

SUBJECT: Proposed Land Acquisition, Wisconsin River Power Company Tract, File # W-1340, Approval Requested by November 15, 1999

1. PARCEL DESCRIPTION:

Buckhorn State Wildlife Area  
 Buckhorn State Park  
 Juneau County

Grantor:

Wisconsin River Power Company  
 c/o Richard Hilliker  
 PO Box 8050  
 Wisconsin Rapids, WI 54495-8050

Acres: 3,221

Price: \$2,390,000

Appraised Value: \$2,430,000 and \$2,351,000

Interest: Purchase in fee.

Improvements: Three boat landings, picnic grounds, two dug ponds and some rock riprap on shorelines

Location: The north boundary of the tract is located three miles southeast of Necedah, in east-central Juneau County.

Land Description: The subject parcel is level to moderately rolling upland and level, low areas along the Yellow River floodplain, oriented generally northwest to southeast.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	840.0
	Wetland	1,086.0
	Water (Submerged Land)	1,295.0
	TOTAL	3,221.0

Zoning: Township of Necedah: All-Purpose. Township of Germantown: Agricultural, Residential, and Open. All: Shoreland/Floodplain; Wetland

Present Use: Part of power generation property; Public Recreation (under FERC regulations) and Forestry

Proposed Use: Public Recreation, Scenic Protection, and Wildlife Management

Tenure: Purchased in pieces between 1926 and 1950

Property Taxes: \$32,273.13

Agreement Date: May 26, 1999

2. JUSTIFICATION:

The Department proposes to purchase 3,221 acres of land in Juneau County from Wisconsin River Power Company to improve wildlife habitat management, meet public recreational needs, and to consolidate ownership in Buckhorn State Wildlife Area and Buckhorn State Park.

Buckhorn State Park was established in 1971 to provide water- and land-based public recreation, to protect and manage the biological resources, and to protect the scenic beauty of Buckhorn Peninsula in the Castle Rock Flowage. The types of recreation that the park provides includes camping, swimming, picnicking, boating, fishing, hiking, and nature appreciation. Buckhorn State Wildlife Area was created in 1977 as a result of comments received during the master planning process for the state park. An amendment to the master plan consisted of designating 1,800 acres from the Buckhorn State Park as a wildlife area. Uses of the Buckhorn State Wildlife Area include hiking, skiing, deer and waterfowl hunting, and camping.

The subject consists of 3,221 acres--850 acres of wooded upland, 1,295 acres of water or submerged land, and 1,086 acres of wetlands. Of the total, 1,926 acres of land are encumbered by the FERC license for the hydroelectric project which limits the use of the land. In addition, about 400 acres are encumbered by a State of Wisconsin scenic easement. The easement allows single family residential development but has some limitations on development to help buffer the nearby park. The Department proposes to designate these 400 acres plus about 240 acres within the state park boundary as state park land. The remaining 2,581 acres would be designated wildlife area.

The submerged land consists of the mouth of the Yellow River where it flows into the Wisconsin River. The maximum water depth in this area is about 20 feet. The water levels are fairly constant. The fisheries consist of panfish, northern pike, and walleye. The county bridge and causeway area are very popular bank-fishing spots.

The property is improved with parking lots, boat ramps and launch, shoreline stabilization, beach, picnic area, portable toilets, and a wildlife pond.

The subject contains rare biological communities and habitat for rare species including osprey, bald eagle, red-shoulder hawk, eastern massasauga rattlesnake, Karner blue butterfly, little white tiger beetle, cross-leaved milkwort, wooly milkweed, dry prairie, and oak barrens. More common wildlife species found in the area include red fox, coyote, red squirrel, fox squirrel, gray squirrel, skunk, raccoon, woodchuck, ground squirrel, chipmunk, cottontail rabbit, deer, and porcupine. Upland birds include ruffed grouse, bluejay, pileated woodpecker, barred owl, woodcock, and various songbirds. Wetlands support muskrat, beaver, otter, mink, and various reptiles and amphibians. Water-associated bird species include mallard, teal, wood duck, red-winged blackbird, kingfishers, and sandpipers. The fishery includes northern pike, walleye, largemouth and small-mouth bass, white bass, black crappie, yellow perch, bluegill, yellow bullhead, and brown bullhead.

The Department proposes to manage the property to protect the scenic and biological resources and to offer a variety of recreational uses including hunting, fishing, trapping, camping, scenic enjoyment, canoeing, and cross-country skiing.

The Department recommends acquisition of this property to consolidate state ownership, to allow management for natural resource values, to more than double current project land in state ownership, and to provide opportunities for public recreation.

3. FINANCING:

State Stewardship bond funds are anticipated. A provision is in the proposed Stewardship Reauthorization legislation to allow use of any funding category for an exceptional transaction such as this. The Department plans to use funds from the Lower Wisconsin State Riverway allocation.

Funds allotted to program:	Balance after proposed transaction:
\$3,200,000	\$810,000

4. ACQUISITION STATUS OF BUCKHORN STATE WILDLIFE AREA:

Established: 1977  
Acres Purchased to Date: 1,796.50  
Acquisition Goal: 1,800.0 Acres  
Percent Complete: 99.8%  
Cost to Date: \$452,777

ACQUISITION STATUS OF BUCKHORN STATE PARK:

Established: 1971  
Acres Purchased to Date: 2,511.75  
Acquisition Goal: 2,577 Acres  
Percent Complete: 97.5%  
Cost to Date: \$293,466

5. APPRAISAL:

Appraiser: Rodney Bush (Private Appraiser)  
Valuation Date: June 3, 1999  
Appraised Value: \$2,430,000  
Highest and Best Use: Of the encumbered land: Recreation and Forestry. Of the unencumbered land: Residential/Recreational

Allocation of Values:

- a. land: 3,221 acres @ \$707.85/acre: \$2,280,000  
improvements: 150,000  
total: \$2,430,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,348,365 to \$2,687,668 total value

Appraisal Review: Phillip Lepinski - June 7, 1999

Comments: A second appraisal was completed by Norman Mesun, private appraiser, who valued the land at \$2,351,000. The review appraiser approved the Bush appraisal because it provided a more reliable assessment of the contribution of water frontage to the developable portions of the subject; it assigned no value to the submerged lands; the adjustments in the market data approach were better supported with market information; and the appraiser assigned a lower value to the subject's improvements.

RECOMMENDED:

Richard E. Steffes  
Richard E. Steffes

9-21-99  
Date

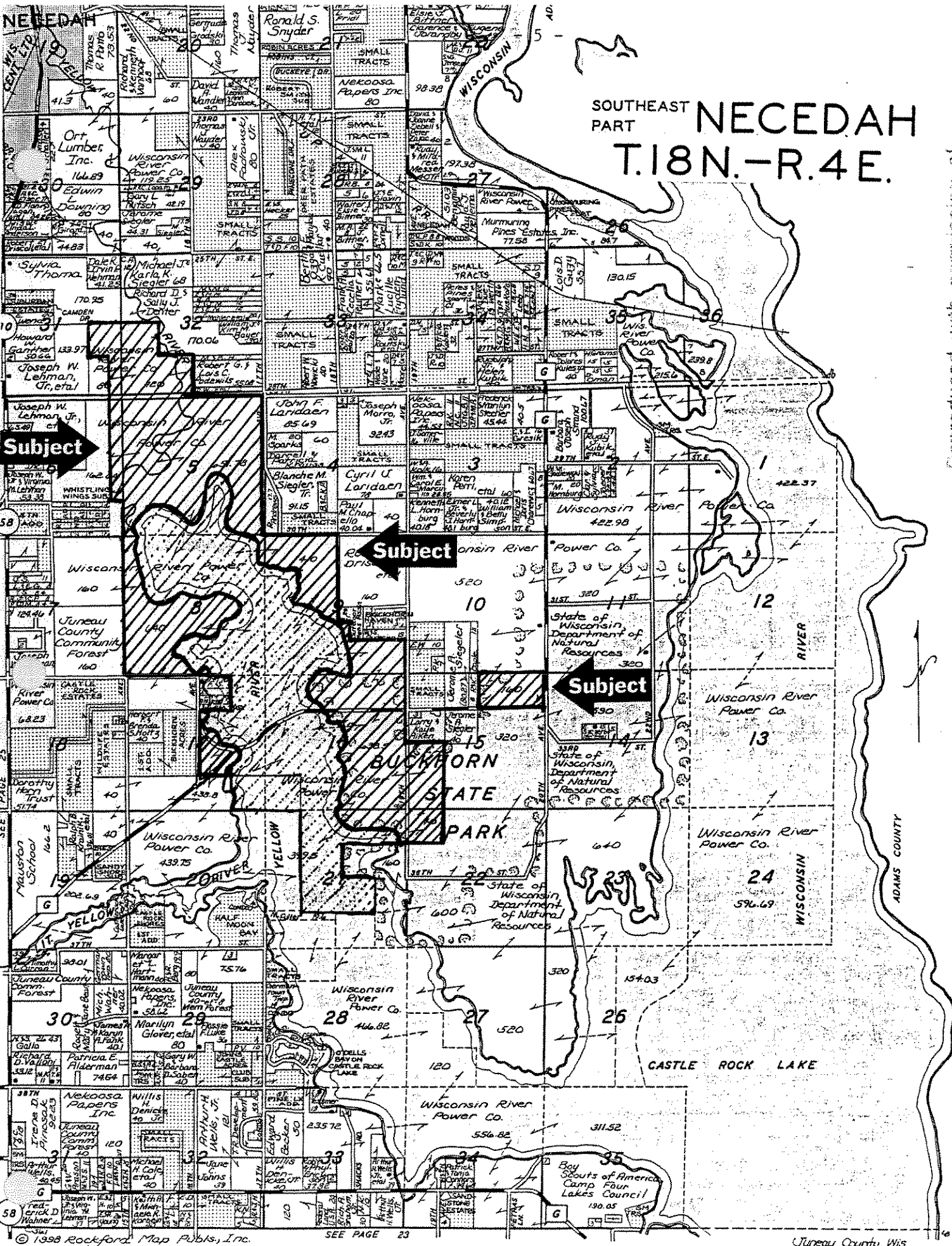
Richard Henry  
Bureau of Legal Services

9/26/99  
Date

Steven W. Miller (S24)  
Steven W. Miller

9/27/99  
Date

RES:jp



SOUTHEAST PART  
NECEDDAH  
T.18N.-R.4E.

**Subject**

**Subject**

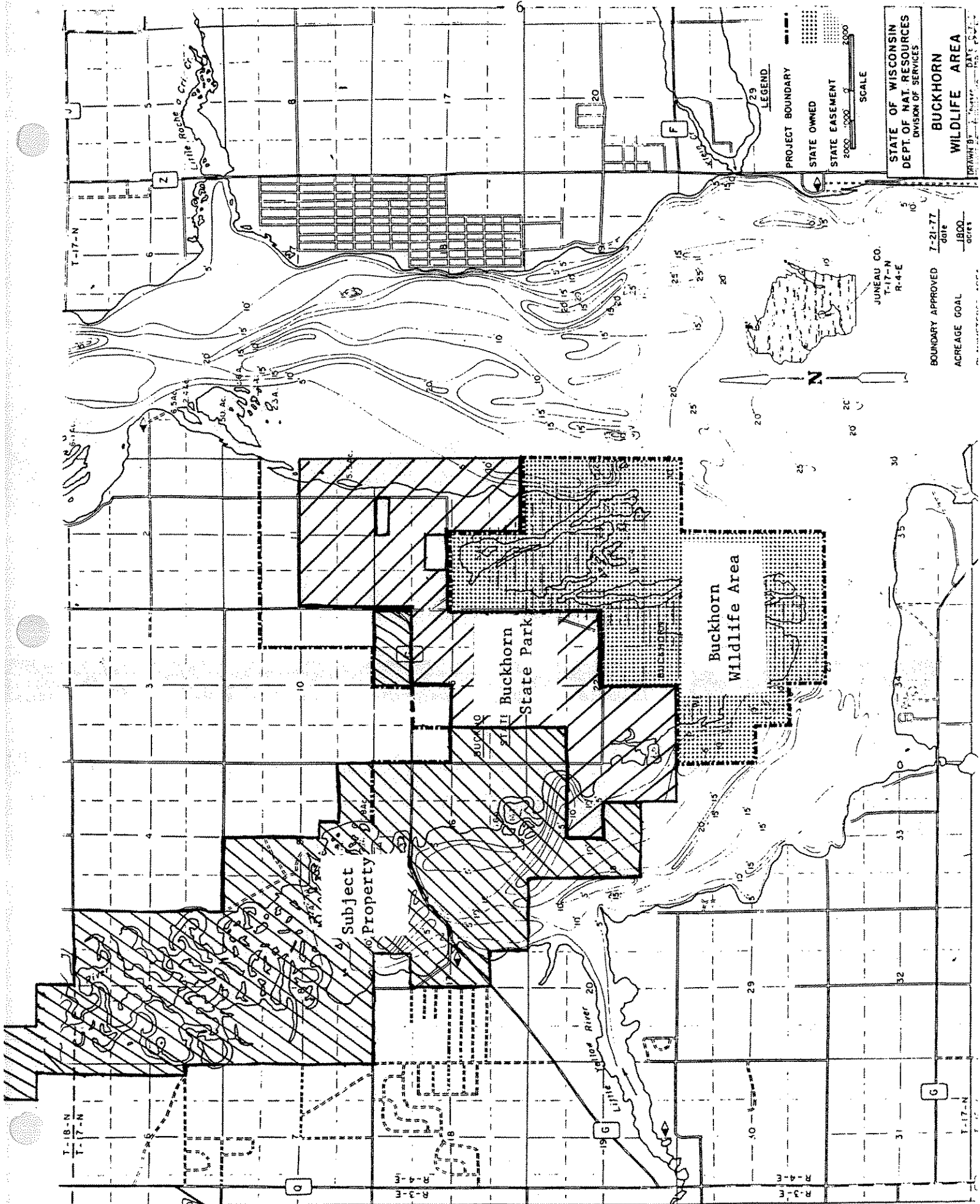
**Subject**

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NORTH PART  
GERMANTOWN

5

T.17N.-R.4E.



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

BOUNDARY APPROVED 7-21-77  
 ACREAGE GOAL 1800 acres

LEGEND  
 PROJECT BOUNDARY  
 STATE OWNED  
 STATE EASEMENT  
 SCALE  
 0 1000 2000 FEET

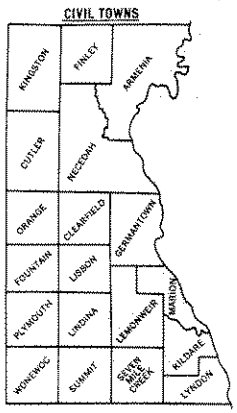
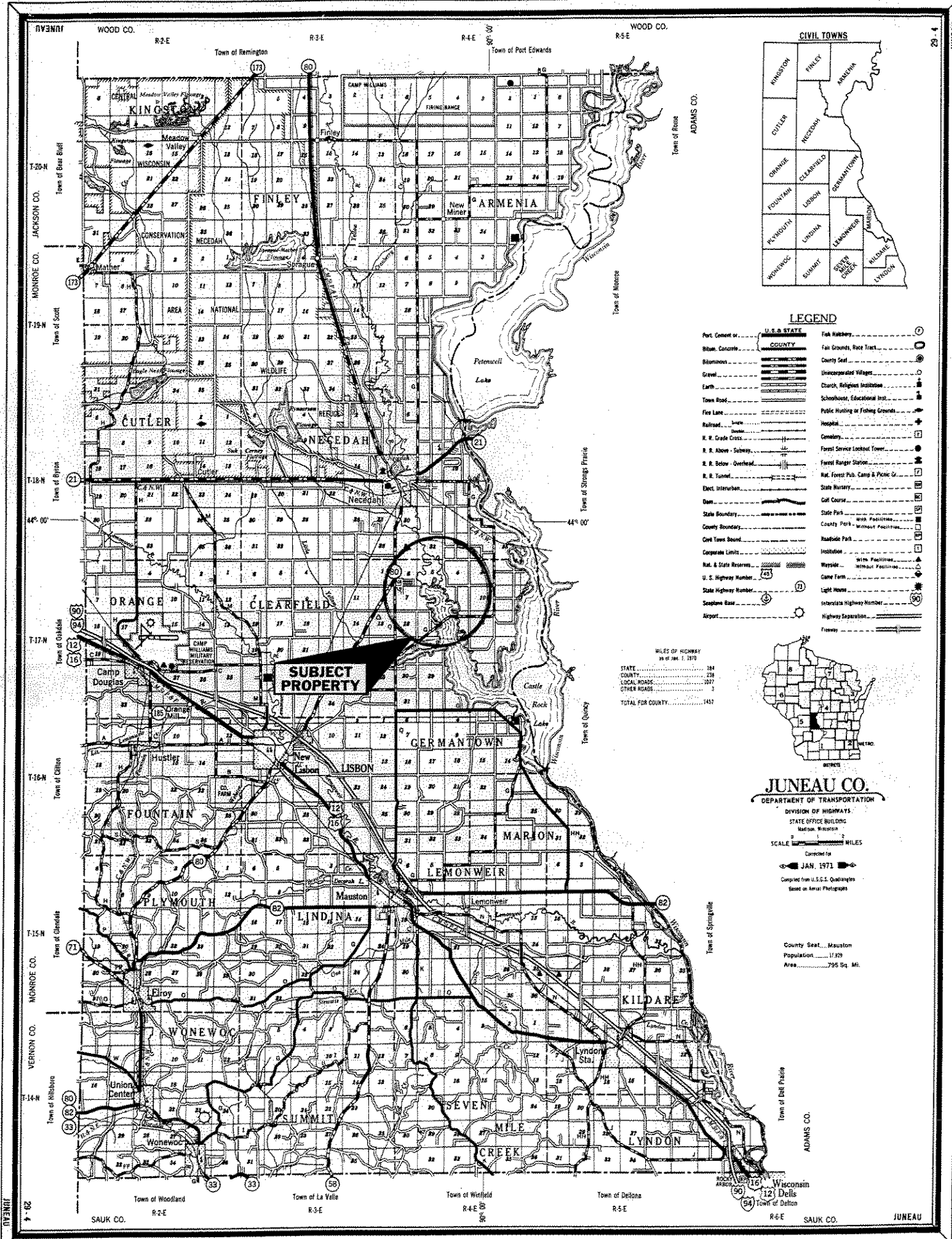
JUNEAU CO.  
 T-17-N  
 R-4-E

Buckhorn  
 Wildlife Area

State Park

Subject Property



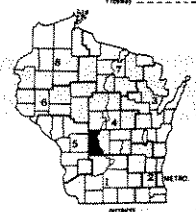


**LEGEND**

Port, Cement or Bitumen, Concrete	U.S. & STATE COUNTY	Fish Hatchery
Gravel	County Seat	Fair Grounds, Race Track
Earth	Unincorporated Villages	Church, Religious Institution
Town Road	Schoolhouse, Educational Inst.	Schoolhouse, Educational Inst.
Five Lane	Public Hunting or Fishing Grounds	Public Hunting or Fishing Grounds
Railroad	Hospital	Hospital
R. R. Grade Cross	Cemetery	Cemetery
R. R. Above - Subway	Forest Service Lookout Tower	Forest Service Lookout Tower
R. R. Below - Overhead	Forest Ranger Station	Forest Ranger Station
R. R. Tunnel	Nat. Forest Park, Camp & Picnic Gr.	Nat. Forest Park, Camp & Picnic Gr.
Elect. Interurban	State History	State History
Dam	Golf Course	Golf Course
State Boundary	State Park	State Park
County Boundary	County Park with Position	County Park with Position
Corporate Limits	County Park without Position	County Park without Position
Nat. & State Reserves	Highway Separation	Highway Separation
U. S. Highway Number	Interstate Highway Number	Interstate Highway Number
State Highway Number	Interstate Highway Number	Interstate Highway Number
Seasonal Base	Interstate Highway Number	Interstate Highway Number
Airport	Interstate Highway Number	Interstate Highway Number

WILES OF HIGHWAY  
as of Jan. 1, 1970

STATE	184
COUNTY	238
LOCAL ROADS	1077
OTHER ROADS	3
TOTAL FOR COUNTY	1462



**JUNEAU CO.**  
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
STATE OFFICE BUILDING  
Madison, Wisconsin

SCALE 1" = 2 MILES

Checked for  
JAN. 1971

Computed from U.S.G.S. Quadrangles  
Based on Aerial Photographs

County Seat... Mauston  
Population... 17,879  
Area... 795 Sq. Mi.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
FEASIBILITY STUDY and ENVIRONMENTAL ASSESSMENT  
October, 1999

**BUCKHORN STATE PARK  
and  
WILDLIFE AREA EXPANSION**

**Proposed Acquisition of  
Wisconsin River Power Company Land at Yellow River Bottoms**

**CORE TEAM MEMBERS:**

<b>Arvid Haugen</b>	- Central Wisconsin Team Leader
<b>Michael Ries</b>	- Landscape Architect - Feasibility Study Leader
<b>Joe Stecker-Kochanski</b>	- Buckhorn Park and Wildlife Area Manager
<b>Rob Strand</b>	- Environmental Analysis/Review Specialist
<b>Dave Weitz</b>	- Public Affairs Manager

**EXPANDED TEAM:**

<b>Kate Barrett</b>	- GEO Services
<b>Robert Hess</b>	- Wood Sub-Team Leader (Forestry)
<b>Rebecca Isenring</b>	- Adams Sub-Team Leader (Natural Areas)
<b>Scot Ironside</b>	- Fisheries Biologist
<b>Tom Jodarski</b>	- Warden
<b>Jim Keir</b>	- Wildlife Biologist
<b>Bill Krochmalski</b>	- Real Estate Specialist
<b>Lenore Schroeder</b>	- LaCrosse-Bad Axe Rec. Trails Sub-Team Leader
<b>Matt Weber</b>	- Warden
<b>Pete Wolter</b>	- Real Estate Specialist

## EXECUTIVE SUMMARY

This document is the feasibility study and environmental assessment for the proposed acquisition of 3,221 acres of land from the Wisconsin River Power Company (WRPCo). The subject parcel contains land located within the Buckhorn State Park boundary and adjacent land that could be used for the expansion of the Buckhorn State Wildlife Area. Specifically, 640 acres of the proposed acquisition parcel is proposed to be designated as state park and the remaining 2,581 acres will be designated for expansion of the wildlife area.

The property is composed of upland forest, lowland forest, wetland, and water. It is located on the Yellow River and Castle Rock Flowage within the towns of Germantown and Necedah, Juneau County, Wisconsin (Figure 1). The Wisconsin River Power Company has owned the property since the 1950's.

The parcel encompasses approximately 4 ½ miles of the east bank and 4 miles of the west bank of the Yellow River and Castle Rock Flowage. Its 8-½ miles of shoreline coupled with undeveloped forested areas offer scenic beauty and recreational use for the public in addition to forest, wildlife, and fish management opportunities.

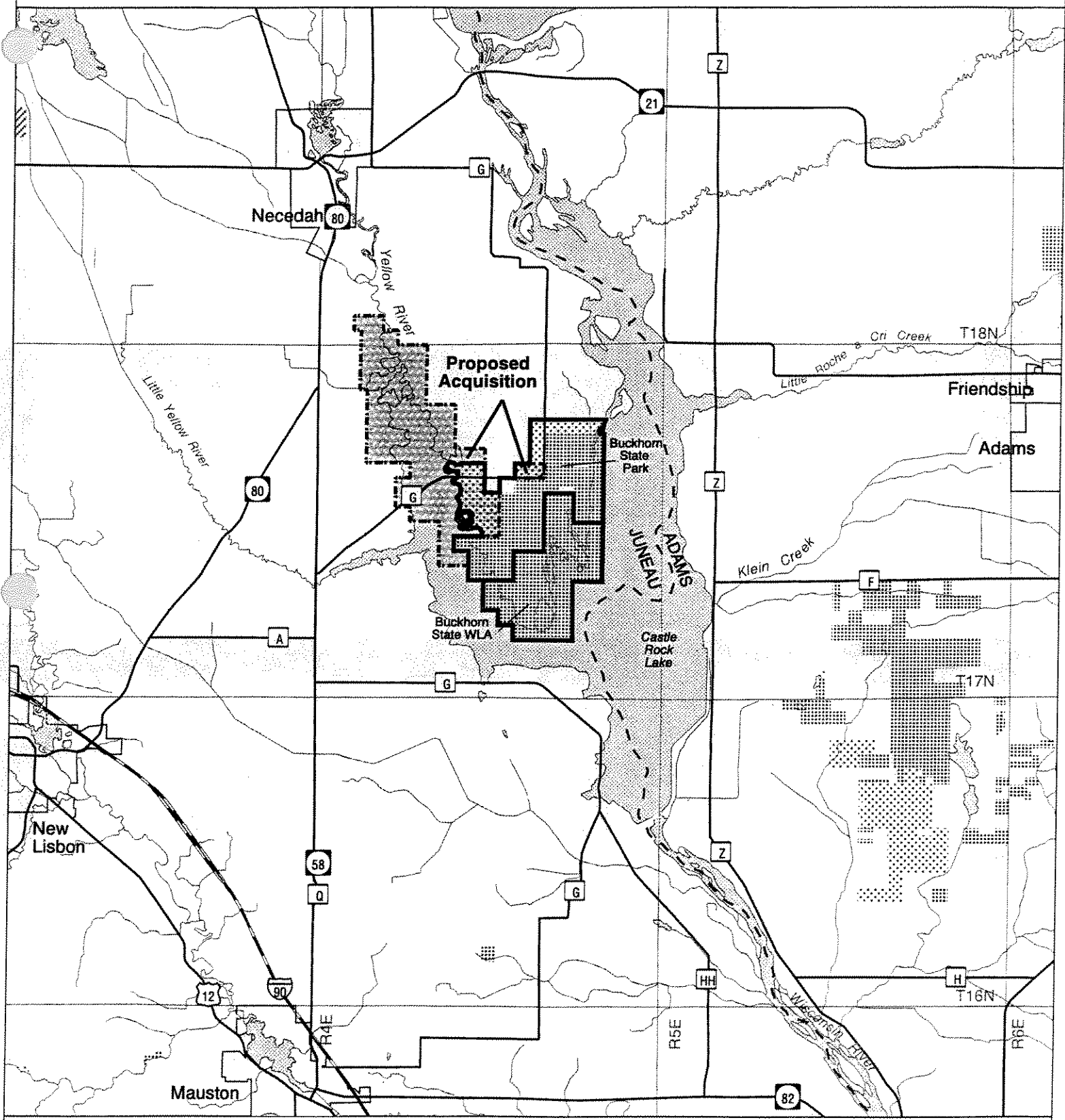
Because of strong public and legislative interests in protecting the land from development and preserving this valuable habitat for wildlife, the Department of Natural Resources has prepared this study consistent with the Wisconsin Environmental Policy Act (WEPA), (S.1.11, Stats.) and Chapter NR 150, Wisconsin Administrative Code.








The environmental assessment and public involvement activities required by WEPA are incorporated into this study. A public open house meeting was held on August 9, 1999 in Necedah to discuss the proposal. Fourteen people attended the meeting and generally expressed support for Department acquisition of the subject property. Similarly, comments received during the WEPA public review period, ending August 20, 1999, were in favor of the Department acquiring the property. The citizen involvement effort also incorporated news releases, letters and/or personal contacts with adjacent landowners, local legislative and elected officials, and various user and interest groups to keep them informed of the proposal and obtain their support.

Concerns raised related to the continuation of private leases for beach and boat access/docks on lands presently owned by WPRCo. as well as present and future recreational use and development on these lands. Hunting restrictions on the 640 acres of land to be designated state park were viewed as insignificant by members of the Juneau County Conservation Congress and other hunters who expressed their feelings at the public meeting or by written comment. The public and study team feels that the hunting issue should be addressed when the park and wildlife area is scheduled for master planning.


FIGURE 1

# Buckhorn State Park and Wildlife Area Expansion




 Proposed Acquisition	 Board Approved Boundaries
 DNR Managed Lands	 County Boundaries.
 Ownership	
 Easement	
 Lease	

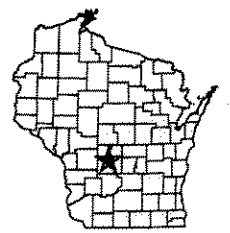
N



0.5 0 0.5 1 Miles



1:140000



GE 10

# BUCKHORN STATE PARK AND WILDLIFE AREA EXPANSION

## INTRODUCTION/NEED STATEMENT

The Wisconsin Department of Natural Resources (DNR) proposes to purchase 3,221 acres of land from Wisconsin River Power Company (WRPCo) to obtain land within Buckhorn State Park and expand the Buckhorn State Wildlife Area. The Department is authorized to acquire the subject lands under sections 23.09, 23.11, 23.14, and 27.01 of Wisconsin State Statute. Such lands would be administered consistent with Natural Resources Board policy and Chapter 45 of Wisconsin Administrative Code.

A Five -Year Land Acquisition Plan approved by the Natural Resources Board in May 1996, identifies all new acquisition projects expected to be evaluated with a feasibility study through the year 2000. Although the proposed expansion of Buckhorn State Park and Wildlife Area was not included in the five-year plan, strong public and legislative interest have resulted in this project being recommended for purchase by the DNR at this time. The Department's West Central Region and Land Management Section are charged with conducting the feasibility study and related activities.

Public ownership of this property would be consistent with the Conceptual Master Plan for Buckhorn State Park, approved by the Natural Resources Board (NRB) in 1975. In 1977, the Natural Resources Board approved an amendment to the master plan that called for the creation of a 1,800 acre Buckhorn Wildlife Area. This was accomplished by redesignating a portion of Buckhorn State Park to wildlife area. This action resulted in two property boundaries, a 1,800-acre wildlife area and a 2,577 acre park (including 400 acres of scenic easements). The proposed acquisition of WRPCo land would add 2,581 acres to the wildlife area and result in a new wildlife area acreage goal of 4,381 acres.

In 1992, the Department undertook a feasibility study to evaluate expansion of Buckhorn State Park. The study indicated that the park should be expanded on the west along the Yellow River with the acquisition of approximately 640 acres just north of the park boat ramp area and extending northward to CTH G. The same 640 acres are included in the Wisconsin River Power Company acquisition proposal. That study included contacting affected landowners, and various user and interest groups to obtain their input as well as working with local legislative and elected officials to attain their support. An open house meeting was held Sunday, June 7, 1992, to obtain public input for that proposal. Generally, public comments were neutral to very positive with only one negative comment received from an adjacent landowner.

This proposal is also consistent with implementation sections of local, regional, and state long-range outdoor recreation plans. The Juneau County Parks and

Outdoor Recreation Plan 1996-2001 identified a general need for the following five facilities: bicycle trails, scenic roads, public boat launch sites, wildlife observation and habitat areas, and picnic areas/shelters. The report went on to state that the following four facilities needed expansion or improvement: developed campgrounds, bicycle trails, public boat launch sites and picnic areas/shelters. It also indicated that additional groomed cross-country ski trails, bicycle trails, and nature interpretive trails should be developed.

The Statewide Comprehensive Outdoor Recreation Plan (SCORP) has several high priority policy recommendations. Two of these are "acquiring lands threatened by development that meet environmental protection and recreational needs" and "implementation of a comprehensive state rivers program to protect the resources and related recreational activities." The current Buckhorn expansion proposal is well suited to address both of these priorities.

Assessment of Wisconsin's outdoor recreation participation in the 1990's indicates that walking, fishing, swimming, bicycling, wildlife viewing, and camping are highly popular activities. Pleasure driving, picnicking, canoeing, and snowmobiling were also found to be enjoyed by a great number of Wisconsin residents. Activities compatible with the state park and wildlife area include hiking, walking, boating, fishing, hunting, nature study, historic and archeological site visits, cross country skiing, and picnicking.

Surveys show that Wisconsin citizens place a high value on natural resource management and outdoor recreation, rating it over nine on a scale of 1-10. Eighty-nine percent believe conservation for future generations is very important. Seventy-two percent believe conservation for public recreation is very important. Seventy-two percent also believe that everyone benefits from conservation programs, not just hunters and anglers. Over 1,650,000 of Wisconsin's 5.2 million residents actively participate in wildlife watching activities. Bird watching is one of the fastest growing activities in the United States. It increased 155%, according to a national survey on recreation in the environment conducted over the decade preceding in 1994-95. A much higher number of Wisconsinites participate in outdoor recreation activities than the national average.

## **PROPOSED PROPERTY NAME/ACQUISITION AUTHORITY**

The land is proposed for designation as both Buckhorn State Park and Buckhorn State Wildlife Area according to Chapters 27.01 and 23.09 State Statutes. The property contains excellent habitat for fish and wildlife, and its forest cover would be conducive to both recreation and wildlife management activities. The designations establish priorities for recreation and wildlife management strategies including considerations for endangered, threatened, and game species, silviculture, and compatible public recreation. Recreational activities would include: camping, swimming, picnicking, hiking, wildlife

observation, bird watching, boating, fishing, hunting, trapping, berry picking, cross country skiing, and other compatible activities.

## HISTORY

The establishment of a state park and wildlife area on the Buckhorn Peninsula, initially came under study and consideration by local citizens, civic organizations, and various government agencies when the flowage was created by the Wisconsin River Power Company (WRPCo.) in 1950. The Wisconsin River Power Company is a holding company for three member companies: Consolidated Papers Inc. Wisconsin Rapids; the Wisconsin Public Service Corporation, Green Bay; and the Wisconsin Power and Light Company, now Alliant Energy Corporation, Madison.

After several years of cooperative study and planning, WRPCo. announced a plan for land use and recreational development of the Castle Rock Flowage. The plan called for release for sale to the State of Wisconsin approximately 2,200 acres of unflowed land for the state park and about 1,600 acres nearby for private recreational development. That plan, developed in 1968, was the product of a task force committee with representatives from the WRPCo., affected counties, Department of Natural Resources, and area citizens. Taking into consideration the 1961 Wisconsin Outdoor Recreation Act, the Power Company's Land Use Plan, and the plan's approval by the Adams and Juneau County Boards, the proposal was accepted by the State. On August 16, 1968, the Natural Resources Board voted unanimously to authorize the Department to enter into negotiations with the WRPCo. to determine the amount of land and its price. At the same meeting the Board accepted, in principle, the WRPCo's Recreation Plan, which is required by the Federal Energy Power Commission (FERC) for the release of the project lands before they can be sold. On September 12, 1974, the Department acquired title to 3,400 acres of land for the purchase price of \$450,000.

Studies, conducted by the Mississippi Valley Archeological Center over the past several years, found that there are a number of historic and prehistoric sites within the subject parcel. Only one site in the western quadrant of the subject parcel was considered eligible for the National Register. The site was determined to be a woodland campsite with the phase undetermined. Many of the sites are normally inundated and exposed only during drawdowns. Protecting the sites may involve some management, as private collectors routinely visit these sites during drawdowns to collect artifacts. Additional analyses of interior land sites can be undertaken in the future. Where required, these future surveys will be planned and undertaken according to standards acceptable to the Wisconsin State Historical Society and after consultation between agencies.



## DESCRIPTION (Figure 2)

### Location

The proposed acquisition is located within east central Juneau County in the central part of Wisconsin. Mauston, the county seat, is located 24 miles to the south. Minneapolis is located 193 miles to the west, Madison 105 miles to the southeast, and Milwaukee 171 miles to the southeast. Access is provided by CTH G, which bisects the property, STH 21 located five miles to the north, and Interstate 90-94 located five miles to the southwest, provide primary access to the site.

The Petenwell Flowage (23,040 acres) adjoins the eastern part of Juneau County as does the Castle Rock Flowage (13,995 acres) which lies directly south of the Petenwell Flowage. The subject property is partly flowed by the Castle Rock Flowage. Both flowages are created by dams used to produce hydroelectric power.

Buckhorn State Park and Buckhorn Wildlife Area are located immediately south and east of the subject property on the 3,400-acre peninsula surrounded by the Castle Rock Flowage of the Wisconsin River. Of this total acreage, 2,577 acres make up the state park.

### Social - Economic

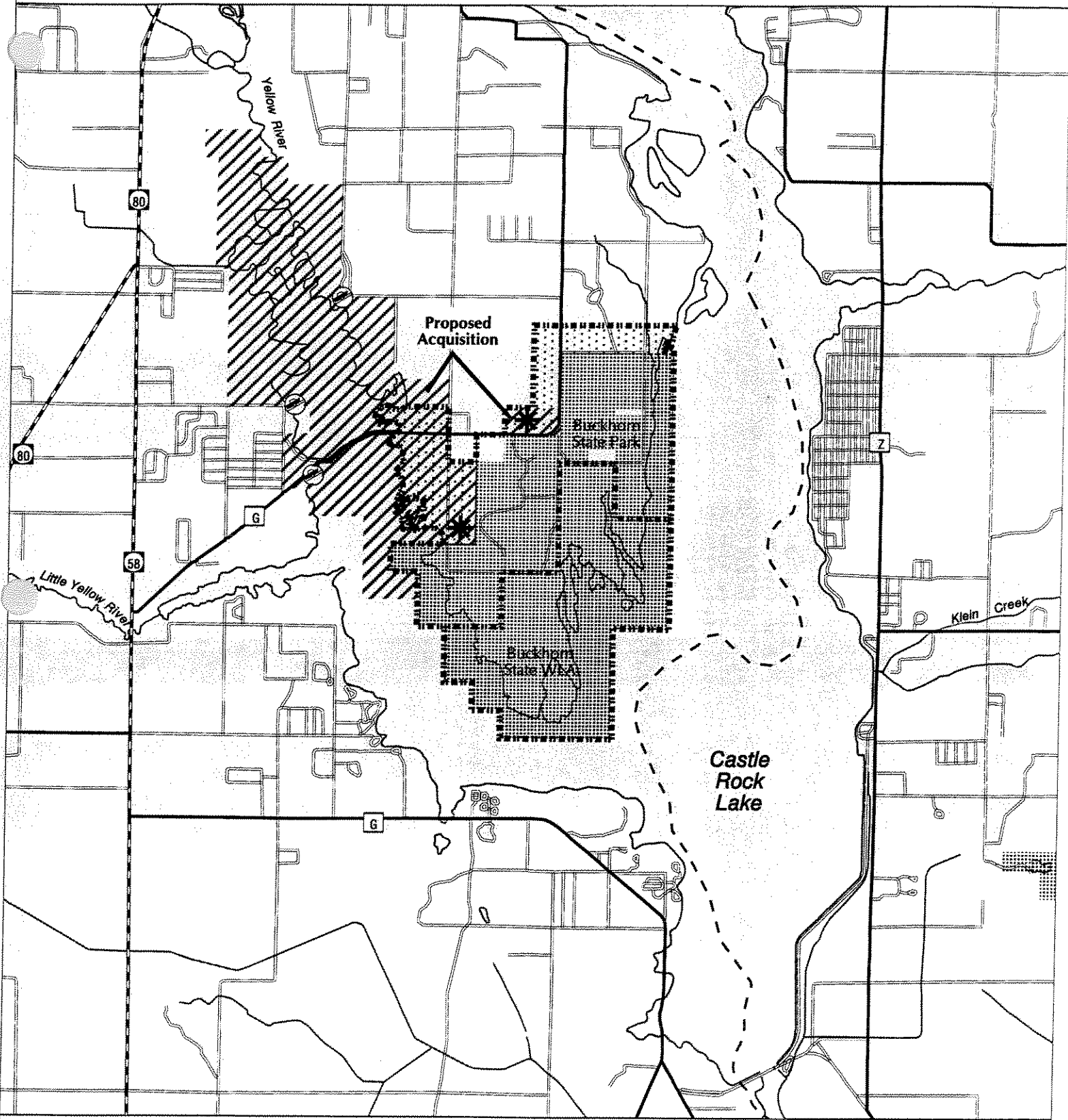
Juneau County has a total population of 22,677 (1995). Manufacturing, government sector, retail trade, and service industry dominate the area economy. The 1992 census indicated that there were 675 farms with 195,287 acres. There was also 91,000 acres of recreational land. The primary private land use in the area is residential/recreational. Much of the woodland in the area is managed for sustained yield timber production.

A considerable amount of land in the area is owned by Juneau County and is managed as county forest and recreational land. The State of Wisconsin DNR and US Fish and Wildlife Service also own and manage large blocks of land in the area for wildlife, recreation, and sustained yield timber production.



FIGURE 2

# Buckhorn State Park and Wildlife Area Expansion



 Proposed Acquisition

 DNR Managed Lands

 Ownership

 Easement

 Board Approved Boundaries

 County Boundaries

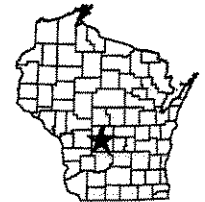
 Boat Landing

 Pond

15

2 0 2 4 Miles

1:75000



## Cover Type - Land Use

The subject property consists of 3,221 acres. The property is open to the public and is being managed for recreation and sustained yield timber production. The acreage is broken down as follows: 840 acres upland woodland, 1,295 acres of water or submerged land, and 1,086 acres of wetland. Of this, 1,926 acres of project land are regulated by terms and conditions of the FERC license for the hydroelectric project (FERC Licensed Project #1984). In addition, about 400 acres of land is encumbered by a State of Wisconsin scenic easement. It is proposed that the 400 acres presently under scenic easement and an additional 240 acres within the state park boundary be permanently designated state park property. The remaining 2,581 acres of the proposed acquisition would be designated as wildlife area. A map showing the wildlife area and state park boundary lands can be found in Figure 2.

There are 1,295 acres of submerged land as part of the Castle Rock Flowage. This flowed land consists of the mouth of the Yellow River where it joins the Wisconsin River. The Yellow River basin drains part of Juneau County, as well as a large portion of Wood County to the north. The maximum water depth in this area is approximately 20 feet. The water levels are fairly constant. The fisheries consists of panfish, northern pike, and walleye. The CTH G bridge and causeway area are very popular bank fishing spots.

The subject property has several improvements. This includes shoreline stabilization, three boat launches and two wildlife ponds. A picnic area and portable toilets are located at the boat launch on CTH G. This boat launch is also a popular swimming and sunbathing area, although it is not a designated swimming beach.

The upland soils are generally part of the Friendship-Plainfield Association. These soils are deep, level, to gently sloping, moderately to excessively drained. The lowland soils are Alganssee-Glendorra Association. These loamy floodplain soils are deep, level to gently sloping and are poorly drained.

The primary access is provided by CTH G, which bisects the subject property in an east-west direction. Blacktop and gravel town roads are located on the perimeter and interior of the subject property, providing good access. There are also a number of driveable sand roads that provide good interior access to the large blocks of land. A substantial amount of illegal refuse dumping occurs along these unimproved interior roads.

Electrical and telephone services are located at numerous points throughout the property. Water and sewer service requires private systems.

The subject property has approximately 400 acres of land encumbered with the State of Wisconsin-DNR scenic easement. There are two different types of easements, as follows: