

# STATE OF WISCONSIN

P+9

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

May 15, 2001

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

Dear Secretary Bazzell:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your requests, dated April 26, 2001, regarding the following four proposed land purchases:

- 95 acres in fee and 49.28 acres in easement in Pepin County from the Dioceses of La Crosse for \$350,000
- 184.76 acres in Crawford County from Lowell Ahrens, et. al., for \$400,000.
- 169 acres in Iowa County from Michael and Sandra Cassidy for \$335,000 *previously approved*
- 345.4 acres in Buffalo County from Wicka Farms for \$260,100.

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

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE  
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD  
Assembly Chair

BB:JG:dh

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

*approved at 9/5/01 13.10 meeting*

MO# AH2 ABCDEF

Sept 5, 2001

GARD	Y	N	A
KAUFERT	Y	N	A
ALBERS	Y	N	A
DUFF	Y	N	A
WARD	Y	N	A
HUEBSCH	Y	N	A
HUBER	Y	N	A
<del>COSS</del> LASSA	Y	N	A

13.10 Meeting

Agenda Items

VIII - XIII

BURKE	Y	N	A
DECKER	Y	N	A
MOORE	Y	N	A
SHIBLSKI <i>Robson</i>	Y	N	A
PLACHE	Y	N	A
WIRCH	Y	N	A
DARLING	Y	N	A
ROSENZWEIG	Y	N	A

AYE 16 NO 0 ABS     

all items approved 16-0

## ALTERNATIVES

### A. Lower Chippewa River State Natural Area

1. Approve the DNR request to expend up to \$350,000 from the land subprogram of the Warren Knowles-Gaylord Nelson Stewardship 2000 program to purchase 95 acres of land in fee and 49.28 acres of land in easement from the Diocese of La Croix for the Lower Chippewa River State Natural Area in Pepin County.

2. In addition to Alternative 1, provide up to \$7,200 for closing costs associated with the purchase of 95 acres in fee and 49.28 acres in easement from the Diocese of La Croix.

3. Deny the request.

### B. Statewide Natural Area -- Crawford County

1. Approve the DNR request to expend up to \$400,000 from the land subprogram of the Warren Knowles-Gaylord Nelson Stewardship 2000 program to purchase 184.76 acres from Lowell Ahrens, et al., for the Statewide Natural Area in Crawford County.

2. In addition to Alternative 1, provide up to \$3,600 for closing costs associated with the purchase of 184.76 acres from Lowell Ahrens, et al.

3. Deny the request.

### C. Trempealeau River Meadows State Natural Area

1. Approve the DNR request to expend up to \$260,100 from the land acquisition subprogram of the Warren Knowles-Gaylord Nelson Stewardship 2000 program to purchase 345.4 acres from Wicka Farms for the Trempealeau River Meadows State Natural Area in Pepin County.

2. In addition to Alternative 1, provide up to \$4,770 for closing costs associated with the purchase of 345.4 acres from Wicka Farms, Inc.

3. Deny the request.

# THE STATE OF WISCONSIN

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BRIAN BURKE

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Phone: (608) 266-8535



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JOHN GARD

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

## JOINT COMMITTEE ON FINANCE

### MEMORANDUM

To: Members  
Joint Committee on Finance

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

Date: April 27, 2001

Re: 14 Day Passive Review/Land Purchases

Attached are copies of four requests from Department of Natural Resources Secretary Darrell Bazzell, received on April 26, 2001, regarding the following four land purchases:

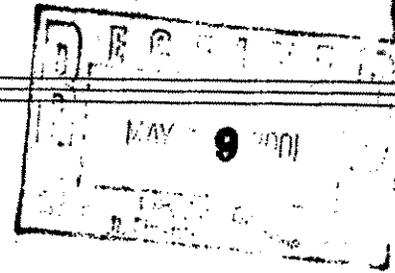
- 1) A proposed purchase of 95 acres in fee and 49.28 acres in easement in Pepin County from the Diocese of La Crosse for \$350,000.
- 2) A proposed 184.76 acre land purchase in Crawford County from Lowell Ahrens, et al., for \$400,000.
- 3) A proposed 169 acre land purchase in Iowa County from Michael and Sandra Cassidy for \$335,000. *objection withdrawn / approved*
- 4) A proposed 345.4 acre land purchase in Buffalo County from Wicka Farms for \$260,100.

Please review these items and notify **Senator Burke** or **Representative Gard** no later than **Monday, May 14, 2001**, if you have any questions about these requests or would like the Committee to meet formally to consider them. If no objections are heard by that date, the requests will be approved.

Also, please contact us if you need further information.

BB:JG:dh

State Representative  
**Bonnie L. Ladwig**  
63rd Assembly District



Assistant Majority Leader

May 9, 2001

TO: Members of the Joint Committee on Finance

✓ Rep. John Gard, Co-Chair	Sen. Brian Burke, Co-Chair
Rep. Dean Kaufert, Vice-Chair	Sen. Russell Decker
Rep. Sheryl Albers	Sen. Gwen Moore
Rep. Marc Duff	Sen. Kevin Shibilski
Rep. David Ward	Sen. Kim Plache
Rep. Mike Huebsch	Sen. Robert Wirsch
Rep. Greg Huber	Sen. Alberta Darling
Rep. Spencer Coggs	Sen. Robert Welch

FROM: Representative Bonnie Ladwig

RE: Stewardship Grant for Root River corridor

I would ask for your support of a proposed \$750,000 grant to the City of Racine for assistance with the development of a multipurpose pathway along the Root River Parkway Corridor. This grant will come from the Stewardship Acquisition and Development of Local Parks Program. Since the project cost is over \$250,000, the Joint Finance Committee needs to approve the grant.

The pathway project will greatly assist with the preservation of the Root River corridor by improving the shoreline area. It will also aid the expansion of recreational trails and provide linkage to other local and county trail systems.

The Racine-area is a growing community with increasing transportation and recreational needs. It is important that this grant money be approved in order for southeastern Wisconsin to meet these demands. The Department of Natural Resources Board has already approved this grant and I hope that you will also.

If you have any questions, please feel free to contact me.

Sincerely,

*Bonnie*  
Bonnie Ladwig  
State Representative  
63<sup>rd</sup> Assembly District

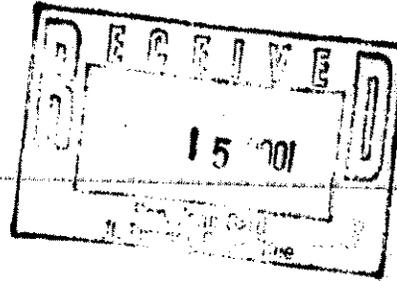
BLL;jlh



STATE REPRESENTATIVE  
**Rick Skindrud**

**Committee Assignments:**  
Chair, State Affairs Committee

**Member:**  
Agriculture Committee  
Insurance Committee  
Small Business Committee  
Tourism Committee  
Governor's Council on Tourism



May 10, 2001

Representative John Gard  
Co-chair, Joint Committee on Finance  
State Capitol, Room 315 North  
Madison, WI 53703

Senator Brian Burke  
Co-chair, Joint Committee on Finance  
State Capitol, Room 316 South  
Madison, WI 53703

Dear Representative Gard and Senator Burke:

I am writing to strongly recommend that a proposed grant of \$370,000 from the Stewardship Urban Greenspace Program be approved for the Pope Farm in the Town of Middleton. The proposed park will be an important environmental resource for future generations.

This proposed park is environmentally significant because it is the junction of three area watersheds—Black Earth Creek, Badger Mill Creek and Pheasant Branch Creek. It is imperative that we protect our watersheds because they are the foundation of our ground water supply.

In addition, this project would provide a needed urban green space buffer in a rapidly urbanizing area.

As always do not hesitate to contact my office at 266-3520 should you have any questions about this grant request.

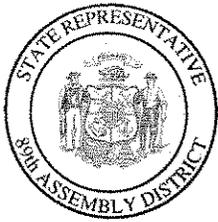
Representative,

Rick Skindrud  
79<sup>th</sup> Assembly District

cc: Town of Middleton Board

**Serving the Seventy-Ninth. New ideas for a new future...**

Office: P.O. Box 8953, State Capitol • Madison, WI 53708-8953  
(608) 266-3520 • Fax: (608) 266-7038 • Rep.Skindrud@legis.state.wi.us  
District: 1261 LaFollette Road • Mt. Horeb, WI 53572 • (608) 832-4843



# John Gard

Assembly Chairman, Joint Committee on Finance

August 23, 2001

Mr. Lowell Ahrens  
61506 Ward Road  
Prairie du Chien, WI 53821

Dear Mr. Ahrens:

Enclosed is a copy of the agenda for the September 5<sup>th</sup> meeting of the Joint Finance Committee under s. 13.10.

The purchase of your property in Crawford County is agenda item IX.

The 16 members of the committee will discuss the purchase and vote on its approval at the meeting.

If you have any more questions, feel free to contact our office.

Sincerely,

Diane Harmelink  
Assembly Committee Clerk  
Joint Finance Committee

Enclosure: September 5<sup>th</sup> Meeting Agenda

# STATE OF WISCONSIN

SENATE CHAIR  
BRIAN BURKE

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## JOINT COMMITTEE ON FINANCE

May 15, 2001

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

Dear Secretary Bazzell:

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Sincerely,

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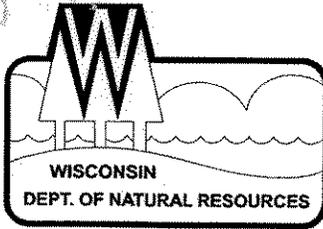
BRIAN BURKE  
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD  
Assembly Chair

BB:JG:dh

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



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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

APR 26 2001

IN REPLY REFER TO: NA-759, NA-759E & D-162E

Honorable Brian Burke  
Member State Senate  
Room 316S  
CAPITOL

→ Honorable John Gard  
Member State Assembly  
Room 315N  
CAPITOL

*John*  
Dear Senator Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed purchase of 95 acres in fee and 49.28 acres in easement from Diocese of La Crosse for \$350,000. 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 April meeting. The land is required for natural area protection and public recreation.

The file number is NA-759, NA-759E and D-162E and the land is located in Pepin County. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

Darrell Bazzell  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

**CORRESPONDENCE/MEMORANDUM**

State of Wisconsin

DATE: March 30, 2001  
 TO: Governor McCallum  
 FROM: Darrell Bazzell *DB*  
 SUBJECT: Proposed Land Acquisition, Diocese of La Crosse Tract, File # NA-759, NA-759E, & D-162E, Option Expires August 31, 2001

FILE REF: NA-759, NA-759E, & D-162E

1. PARCEL DESCRIPTION:

Lower Chippewa River State Natural Area  
 Pepin County

Grantor:

Diocese of La Crosse  
 c/o Jim Birnbaum  
 300 North Second St., P.O. Box 1297  
 La Crosse, WI 54602-1297

Acres: 95.0 in fee; 49.28 in easement

Price: \$350,000 \*

Appraised Value: \$468,500 \*

Interest: Purchase in fee.

Improvements: A one-story wood frame residence and shed are located within the Development Rights Easement.

Location: The tract is located two miles southwest of the City of Durand, in central Pepin County.

Land Description: The subject area is level to steeply rolling.

\*Comments: The grantors are selling this parcel to the Department as a partial donation. The purchase price is \$118,500 below the appraised value of \$468,500.

Covertypes Breakdown:

	<u>Type</u>		<u>Acreage</u>
	Fee Purchase	Dedication Easement	Development Easement
Wooded Lowland	46.0		
Wooded Upland	40.0	13.0	20.28
Cropland	9.0	13.0	
Grasslands			2.00
Building Site			1.00
<b>TOTAL</b>	<b>95.0</b>	<b>26.0</b>	<b>23.28</b>

Zoning: Floodplain and Shoreland

Present Use: Religious Retreat

Proposed Use: Natural Area Protection and Public Recreation

Tenure: Less than one year. The grantors purchased this parcel as part of a 187-acre tract within the last year at a value of \$693,900. Per acre cost was \$3,711. There is no substantive increase as state cost per acre is \$2,426.

Property Taxes: \$1,029.74 (estimated)

Option Date: January 30, 2001



2. JUSTIFICATION:

The Diocese of La Crosse has agreed to sell to the Department 95 acres of land in fee and 49.28 acres in easement to protect part of the Lower Chippewa River State Natural Area. State ownership will protect the natural and scientific values of the tract for future generations, provide opportunities for research and education, and allow for continued use of the tract for public recreation. Acquisition of this property will protect over one-quarter mile of frontage on the western bank of the Chippewa River. This will be the first purchase for this Natural Area.

The Lower Chippewa River State Natural Area was established in 2000 to protect 15,000 acres of natural areas and rare species habitat. The project focuses on remnant prairie, oak savanna, woodlands, wetlands and geologic features, and contains the largest intact floodplain forest in the upper Midwest. The Natural Heritage Inventory indicates the occurrence or probable presence of 34 rare plants and 91 rare animals in or near the project area. These species depend on the unique nature of their respective ecosystems to survive, coinciding with the goal of the project to protect biological diversity and providing research benchmarks for these rare resources. The purpose of the Natural Area program is to protect the best remaining examples of Wisconsin's native plant and animal communities, their component species, and habitat for rare plant and animal species. Natural areas protect the natural diversity of the landscape for future generations. Natural areas are used for study by school groups of all ages and researchers as well as by the general public. Other recreational activities such as hiking, cross-country skiing, fishing, and hunting are also popular.

The Diocese of La Crosse tract is 144.28 acres in size and is entirely located in the approved boundaries of the Lower Chippewa River State Natural Area. The coverts include a significant sand prairie, as well as a floodplain savanna and white oak woodland. The tract also contains one of the largest concentrations of brittle prickly pear cactus (state-threatened) in the state. The subject parcel consists of 95 acres of land that will be acquired in fee, 26 acres of land as a Natural Area Easement, and 23.28 acres of land that will have a Development Rights Easement placed on it. The easements will provide buffer to the 95-acre fee area.

The fee area and Natural Area Easement will be actively managed to enhance and restore prairie, oak savanna and bottomland hardwoods. The transaction includes an access for these activities. The Development Rights Easement will prevent further development of the easement area with the exception of two day-use shelters, a small religious shrine, a replica of the original chapel, and permanent tent pads. The grantors intend to use the area as a religious retreat location. This will not negatively impact recreation in the fee area.

The Diocese of LaCrosse tract blocks in with the adjacent Tiffany Wildlife Area to the south, and will provide excellent hunting and other recreational opportunities with over one-quarter mile of frontage on the western bank of the Chippewa River.

The subject property also contains Round Hill, a historical and religiously significant site in Wisconsin's past. Round Hill was a landmark in early years of settlement when the river was an important transportation corridor. This site was the location of a boom to divert logs coming down river, a sawmill and lumber camp. A village was platted on a portion of the site during the logging days. It is believed that Father Louis Hennepin stopped at this site while exploring the Lower Chippewa River.

The Diocese of LaCrosse purchased the entire 187-acre tract from a real estate development firm to preserve the site for its historical significance and as a site for a religious facility. The purchase price was \$693,000. The Diocese has agreed to sell this parcel with a partial donation of \$118,500 towards the appraised value of \$486,500, dropping the purchase price to \$350,000. The Diocese is retaining about 50 acres that has the least value from an ecological, recreational and aesthetic standpoint but will fulfill their needs.

The market value of this tract is driven by the fact that it is a unique river front site containing numerous possible building sites affording a view of the Lower Chippewa River corridor all the way to the Mississippi. Land values have been escalating rapidly in the area. The purchase price is well below the appraised value. The ecological, historical and recreational assets contained make this a logical purchase and good value for the state.

Acquisition of this tract is recommended to protect the natural plant and animal communities and to provide opportunities for research and education. Acquisition will prevent incompatible development, allow for natural area management, protect the natural features of the site, and provide opportunities for research, education, and public recreation.

3. FINANCING:

State Stewardship bond funds are anticipated from the FY 2002 allocation:

	Funds allotted to program:	Balance after proposed transaction
Stewardship Bond:	\$3,000,000	\$1,797,400

4. ACQUISITION STATUS OF THE LOWER CHIPPEWA RIVER STATE NATURAL AREA:

Established: 2000  
Acres Purchased to Date: 0.00 \*\*  
Acquisition Goal: 15,000.0 Acres  
Percent Complete: 0.0% \*\*  
Cost to Date: \$ 0

Comments: This will be the first acquisition for the project.

5. APPRAISAL:

Appraiser: Rodney Bush (Private Appraiser)  
Valuation Date: October 21, 1999; Updated: July 21, 2000  
Appraised Value: \$468,500  
Highest and Best Use: Residential / Recreational and Timber Production

Allocation of Values:

a.	land:	
	BEFORE:	
	total parcel: 187.3 acres @ \$3,470 per acre (rounded):	\$650,000
	time update:	\$693,900
	AFTER:	
	Remainder area (Grantor is keeping):	\$114,933
	Natural Area Dedication Easement:	\$16,351
	Limited Development Easement:	\$94,100
	Fee purchase area:	N/A
	TOTAL:	<u>\$225,384</u>
	BEFORE:	\$693,900
	AFTER:	<u>\$225,400 (rounded)</u>
	TOTAL:	\$468,500

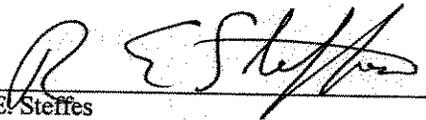
- b. market data approach used with adjusted value ranges
- c. four comparable sales cited for before value: \$3,414 to \$3,577 per acre
- d. three comparable sales cited for after value: \$580 to \$710 per acre

Appraisal Review: Ron Olson — August 9, 2000

Comments: Two appraisals were completed for this transaction. The first appraisal was completed by Julie Jeffrey-Schwartz (Private Appraiser), on September 1, 1999 with a valuation of \$445,000. The second appraisal was completed by Rodney Bush (Private Appraiser), on October 21, 1999 and updated on July 21, 2000 with a valuation of \$468,000. The grantors are selling this parcel to the Department with a partial donation of \$118,500. The final purchase price is \$350,000.

The tax parcel maps listed the Development Rights Easement as 16.3 acres, which is the amount that the appraiser used. However, with the ebb and flow of the Chippewa River, the Department Real Estate Staff felt that this was not an accurate amount presently and remeasured to 23.28 acres. This will not affect the final values for this transaction.

RECOMMENDED:

  
Richard E. Steffes

3-29-01  
Date

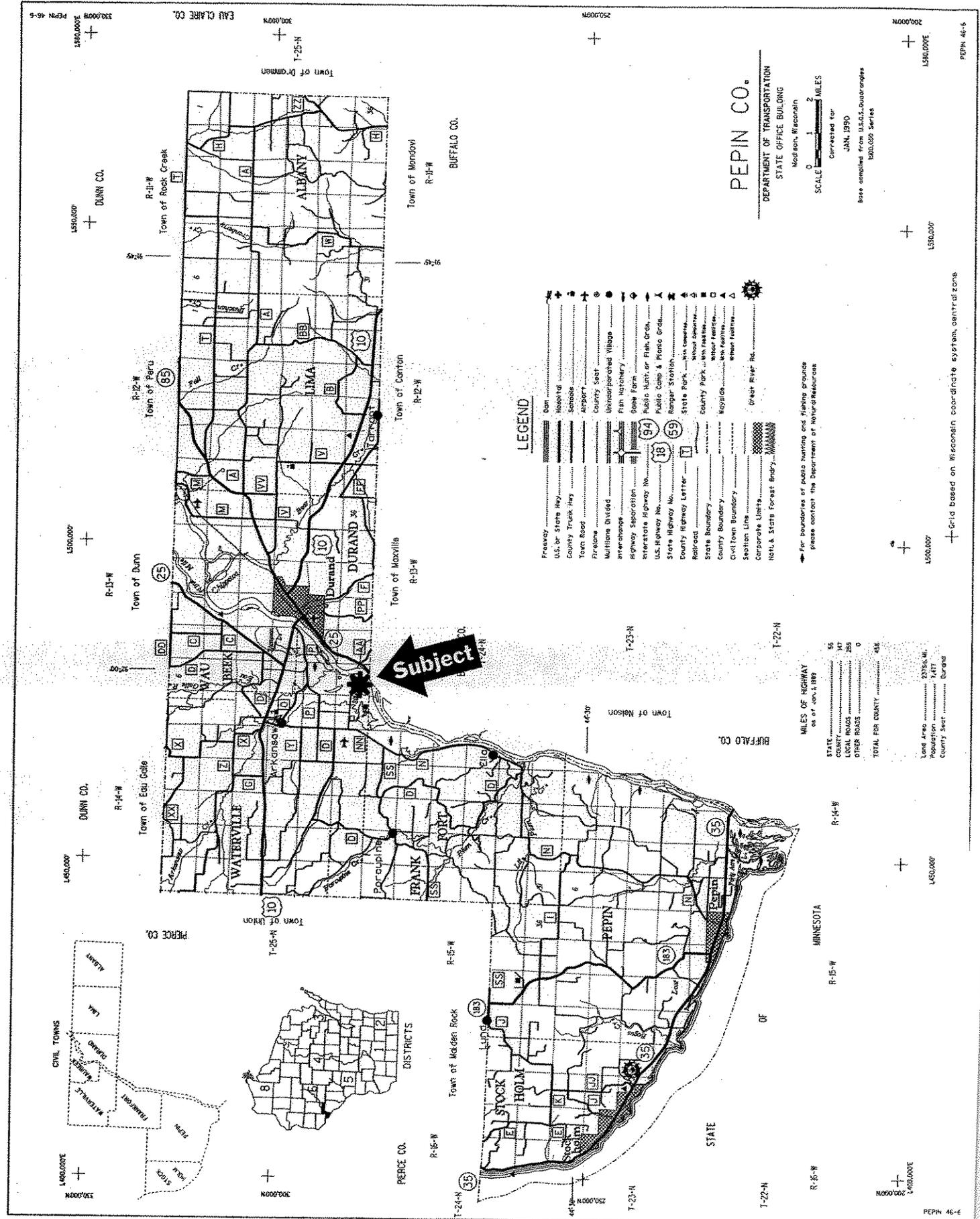
  
Bureau of Legal Services

3/30/01  
Date

  
Steven W. Miller

4/3/01  
Date

RES:jp



**LEGEND**

- Freeway
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- County Highway Letter
- Railroad
- State Boundary
- County Boundary
- Section Line
- Corporate Limits
- Nat'l & State Forest Bndry
- Boon
- Woodsed
- Spruce
- Airport
- County Seat
- Unincorporated Village
- Plain Waterbury
- Bank Farm
- Public Rm. or Flm. Crch.
- Public Camp & Picnic Grnds.
- Ranger Station
- State Park
- State Park - with Facilities
- County Park - with Facilities
- County Park - without Facilities
- Recreation
- Wharf
- Great River Rd.

For boundaries of public hunting and fishing areas please contact the Department of Natural Resources

**PEPIN CO.**  
 DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 Madison, Wisconsin

SCALE 0 1 2 MILES  
 Corrected for  
 JAN. 1990  
 Base compiled from U.S.G.S. Outcrops  
 1:50,000 Series

**MILES OF HIGHWAY**  
as of Jan. 1, 1989

STATE	56
COUNTY	247
U.S. HIGHWAYS	25
OTHER ROADS	0
<b>TOTAL FOR COUNTY</b>	<b>438</b>

Land Area 237sq. mi.  
 Population 7,477  
 County Seat Durand

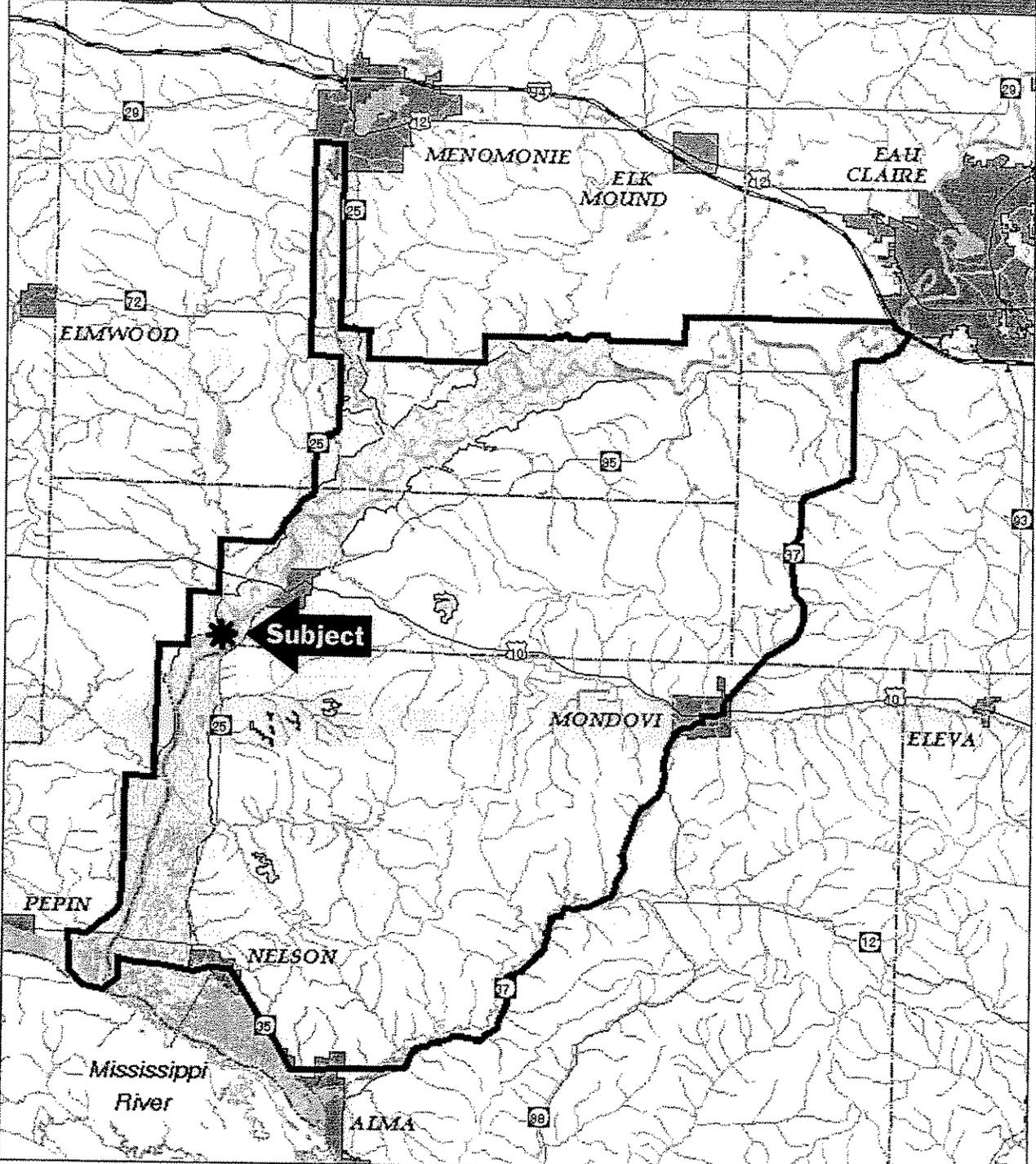
+ Grid based on Wisconsin coordinate system, central zone

200,000  
 150,000  
 100,000  
 50,000  
 0  
 50,000  
 100,000  
 150,000  
 200,000

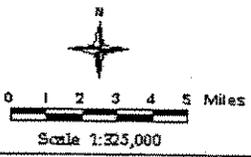
PEPIN 46-6

# Lower Chippewa River State Natural Area

*Preferred Boundary and Focus Areas (Figure 2)*

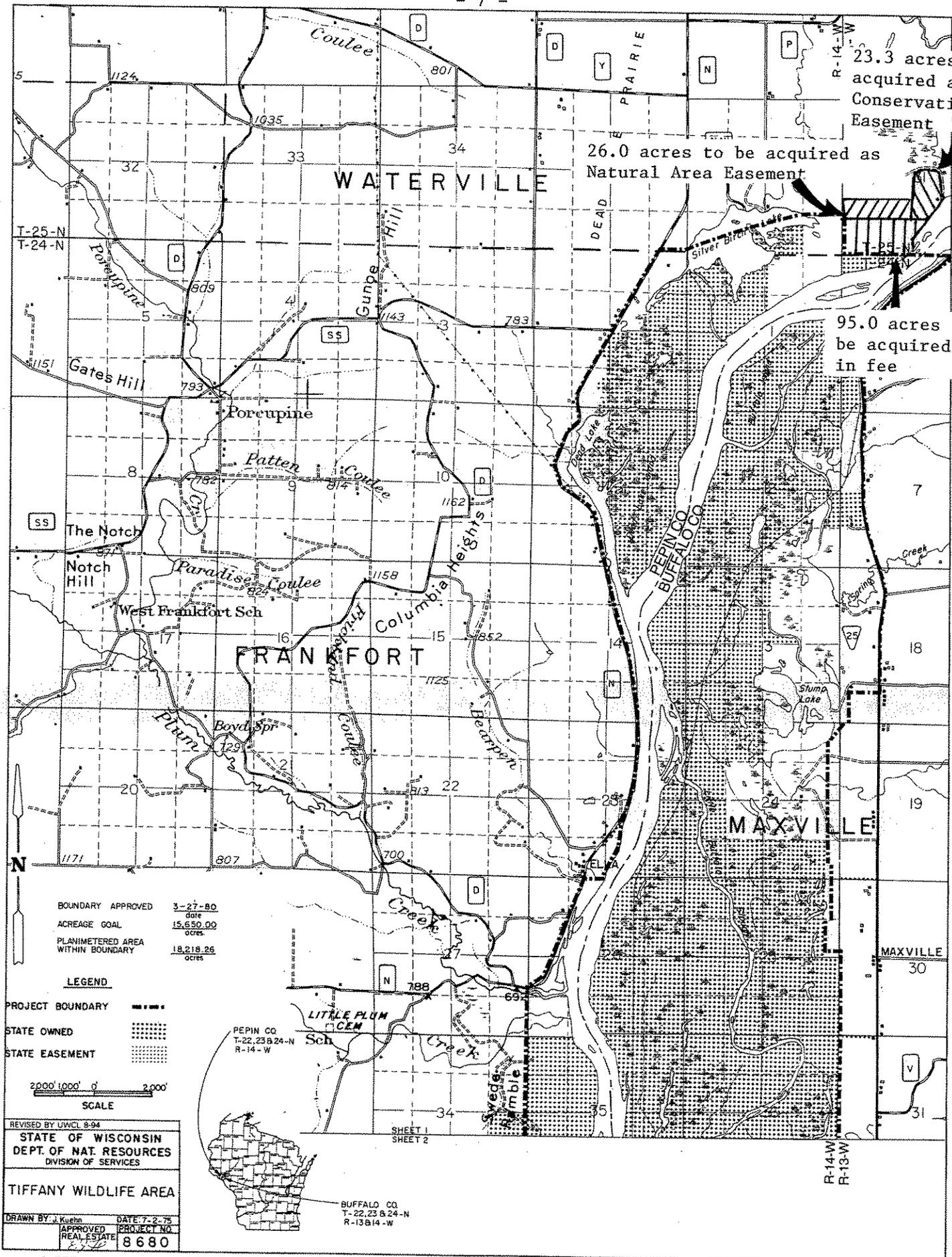


November 03, 1999



- Preferred Boundary
- Focus Areas
- County Boundaries
- Cities & Villages
- Openwater
- Streams
- Interstate Highway
- U.S. Highway
- State Highway





23.3 acres to be acquired as a Conservation Easement

26.0 acres to be acquired as Natural Area Easement

95.0 acres to be acquired in fee

BOUNDARY APPROVED 3-27-80  
 date  
 ACREAGE GOAL 15,630.00  
 acres  
 PLANIMETERED AREA 18,218.26  
 WITHIN BOUNDARY  
 acres

LEGEND

- PROJECT BOUNDARY - - - - -
- STATE OWNED [Grid Pattern]
- STATE EASEMENT [Dotted Pattern]

2000' 1000' 0' 2000'  
 SCALE

REVISED BY UWCL 8-94

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

TIFFANY WILDLIFE AREA

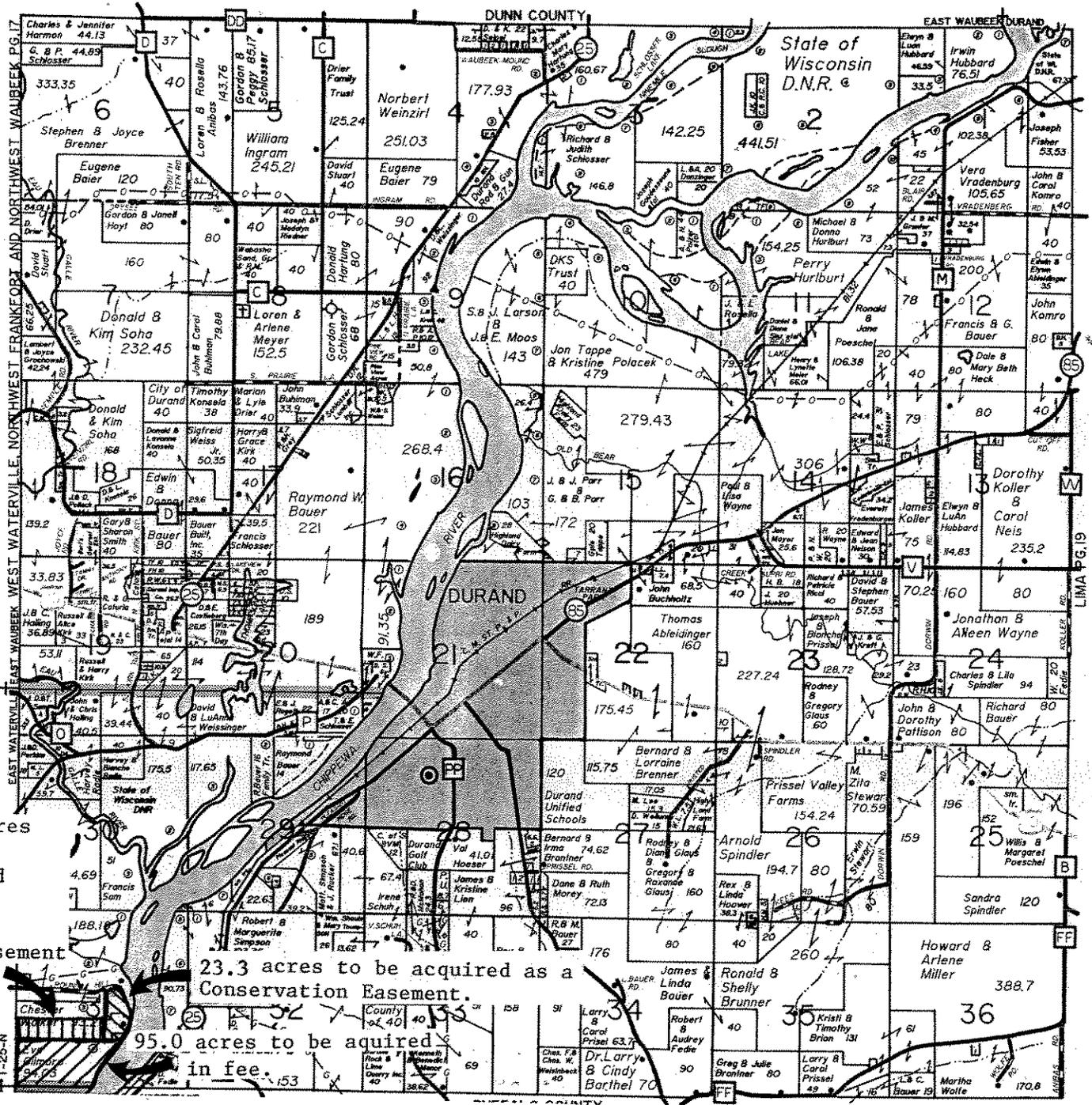
DRAWN BY J. Kuehn DATE 7-2-75  
 APPROVED PROJECT NO.  
 REAL ESTATE 8680



BUFFALO CO.  
 T-22, 23 & 24-N  
 R-13 & 14-W

SHEET 1  
 SHEET 2

**EAST PART WATERVILLE DURAND 8 - T.24-25N. - R.13W.**  
**EAST PART WAUBEK NORTHEAST PART FRANKFORT**



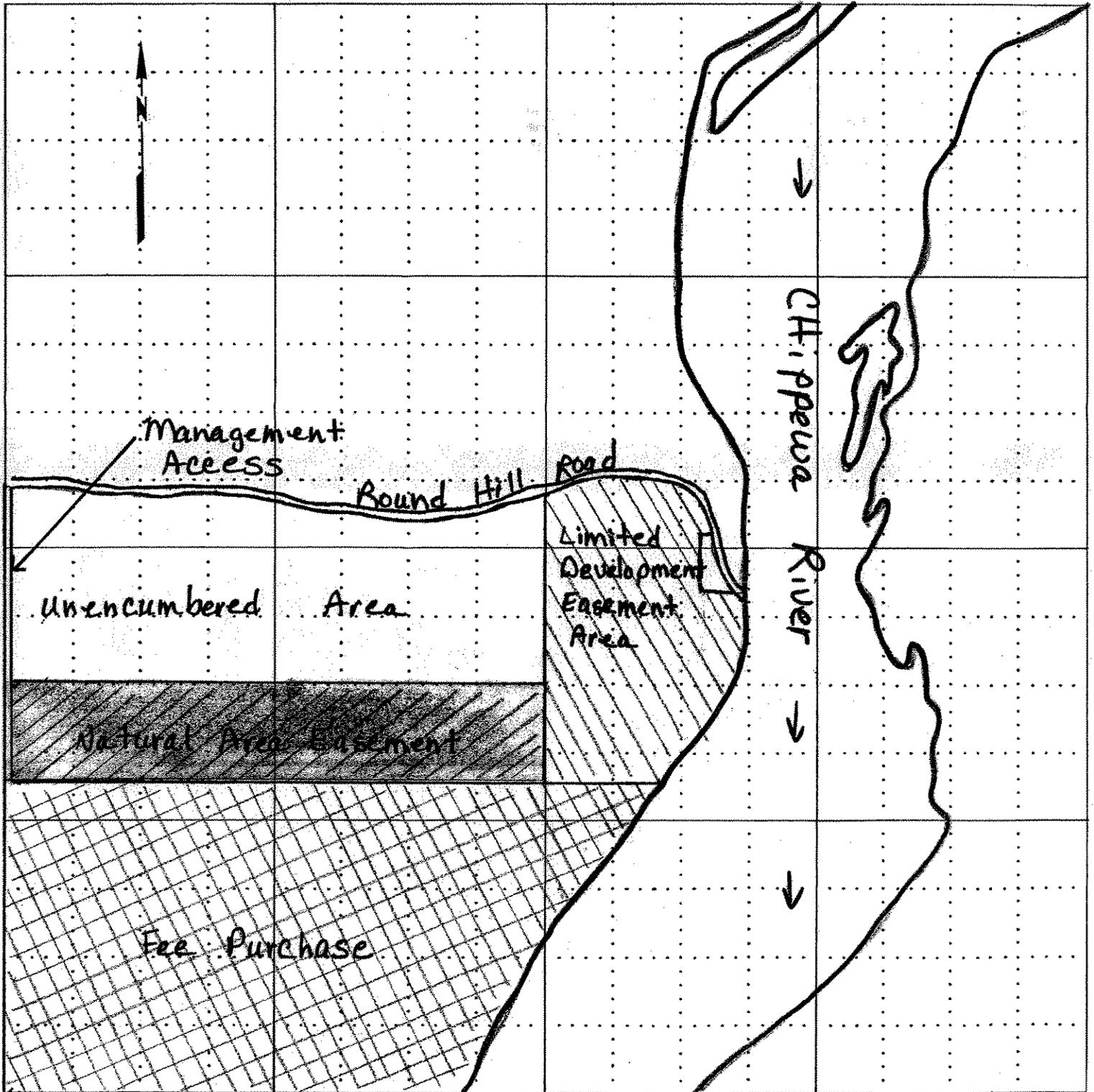
26.0 acres  
to be  
acquired  
as  
Natural  
Area Easement

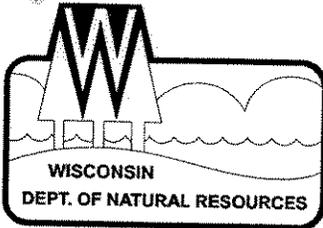
23.3 acres to be acquired as a  
Conservation Easement.

95.0 acres to be acquired  
in fee.

"Reproduced with permission  
of Cloud Cartographics, Inc."

PROJECT Lower Chippewa River State Natural Area		MAPPED BY Mary M. Van Fossen	
COUNTY Pepin County		LANDOWNER Diocese of LaCrosse	
TOWN Waterville		ADDRESS 3710 East Avenue South, LaCrosse WI 54601	
SECTION 31	TOWNSHIP T25N.	RANGE R13W.	ACREAGE 137.3





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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

APR 26 2001

IN REPLY REFER TO: NA-758

Honorable Brian Burke  
Member State Senate  
Room 316S  
CAPITOL

→ Honorable John Gard  
Member State Assembly  
Room 315N  
CAPITOL

Dear Senator <sup>John</sup>Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 184.76-acre land purchase from Lowell Ahrens, et al., for \$400,000. 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 April meeting. The land is required for natural area protection and public recreation.

The file number is NA-758 and the land is located in Crawford County. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

Darrell Bazzell  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

# CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: March 23, 2001  
TO: Governor McCallum  
FROM: Darrell Bazzell *DB*  
SUBJECT: Proposed Land Acquisition, Lowell Ahrens, et al Tract, File # NA-758,  
Option Expires August 1, 2001

FILE REF: NA-758

1. PARCEL DESCRIPTION:

Statewide Natural Area  
Crawford County

Grantor:

Lowell Ahrens, et al  
c/o Lowell Ahrens  
61506 Ward Road  
Prairie du Chien, WI 53821

Acres: 184.76

Price: \$400,000 \*

Appraised Value: \$508,000 \*

Interest: Purchase in fee.

Improvements: None

Location: The tract is located just northeast of the City of Prairie du Chien, in southwestern Crawford County.

Land Description: The subject area is steep and rolling with a steep bluff on the western side along STH 35. Excellent views of the Mississippi River would be available with vegetation and tree removal. Overall elevation difference on the property is 450 feet between the highway and the north line of the subject.

\* Comments: The purchase final price includes a donation of \$108,000 deducted from the appraised value by the grantors.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	170.00
	Brushlands and Prairie	14.76
	TOTAL	184.76

Zoning: No Comprehensive Zoning

Present Use: Timber Production and Outdoor Recreation

Proposed Use: Natural Area Protection and Public Recreation

Tenure: More than 10 years

Property Taxes: \$36.95

Option Date: January 22, 2001

2. JUSTIFICATION:

The 184.76-acre Ahrens et.al., property is proposed for purchase for the Statewide Natural Area program, specifically the Prairie du Chien Savanna State Natural Area. 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 Area 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 Ahrens et.al., parcel is approximately 184.5 acres in size, and is completely within the Natural Area boundary. Most of the property is forested, with timber values estimated at \$229,600. The parcel contains five significant plant communities, including some rare and endangered plant species such as the hairy meadow-parsnip. This is one of only two or three locations of this plant that are known in the state. The parcel is part of a contiguously forested ridge close to Wyalusing State Park and along a main migratory bird route. The subject parcel would complement the park for migrating bird habitat as well as interior nesting songbird habitat. The property also appears to contain several Indian mounds.

In addition, the property is one of the few remaining undeveloped bluffs overlooking the Mississippi River and is within a few miles of the City of Prairie du Chien. Development potential, as well as loss of habitat, is very high at this location. The property is also the only available ridgetop access to neighboring properties that are suffering from the same housing pressures. Acquisition of this parcel would not only protect this land from future development, but would block development access to neighboring parcels. Protection of this property is very important. More in-depth species surveys will undoubtedly reveal several plant and bird species of concern.

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
Stewardship Bond:	\$1,300,000	\$41,718

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972  
Acres Purchased to Date: 22,080.10  
Acquisition Goal: 26,000.0 Acres  
Percent Complete: 84.9%  
Cost to Date: \$10,247,753

5. APPRAISAL:

Appraiser: Robert Bredemus (Private Appraiser)  
Valuation Date: November 2, 2000  
Appraised Value: \$508,000  
Highest and Best Use: Hobby Farms or Rural Residential Sites

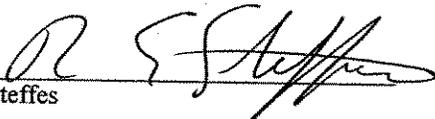
Allocation of Values:

- a. land: 184.76 acres @ \$2,750 per acre: \$508,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,930 to \$2,610 per acre

Appraisal Review: Ron Olson — December 21, 2000

Comments: Two appraisals were completed for this transaction. The first appraisal was completed by Robert Davies (Private Appraiser) on August 25, 2000 with a valuation of \$462,000. The second appraisal was completed by Robert Bredemus (Private Appraiser) on November 2, 2000 with a valuation of \$508,000. The Bredemus report was considered superior and approved as just compensation for the property. It is higher than the per acre adjusted value range due to the timber value. Final price of \$400,000 was based on the Bredemus appraisal with a \$108,000 donation in value by the grantors.

RECOMMENDED:

  
Richard E. Steffes

3-23-01  
Date

  
Bureau of Legal Services

3/23/01  
Date

  
Steven W. Miller

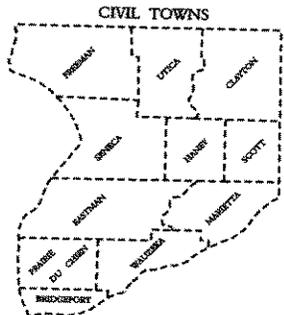
3-26-01  
Date

RES:jp



R-3-W LEGEND

- Freeway .....
- Multi-lane Divided .....
- U.S. or State Hwy .....
- County Trunk Hwy .....
- Town Road .....
- Firelane .....
- Railroad .....
- State Trail .....
- Interchange .....
- Highway Separation .....
- Interstate Highway No. .....
- U.S. Highway No. .....
- State Highway No. .....
- County Highway Letter .....
- Great River Road .....
- State Boundary .....
- County Boundary .....
- Civil Town Boundary .....
- Section Line .....
- Dam .....
- Hospital .....
- Schools .....
- Airport .....
- County Seat .....
- Unincorporated Village .....
- Fish Hatchery .....
- Game Farm .....
- Public Hunt or Fish Crds. .....
- Public Camp & Picnic Crds. .....
- Ranger Station .....
- State Park .....
- County Park .....
- Whites Facilities .....
- Wayside .....
- Wish Facilities .....
- Wildlife Facilities .....



→ For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

+ Grid based on the state plane coordinate system south zone and the NAD 27

**CRAWFORD CO.**

DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 Madison, Wisconsin  
 SCALE 1" = 2 MILES  
 Corrected for  
 JAN. 1958  
 Base compiled from U.S.G.S. Quadrangle  
 125030 Series

MILES OF HIGHWAY as of Jan. 1, 1954

STATE	300
COUNTY	103
LOCAL ROADS	794
OTHER ROADS	0
TOTAL FOR COUNTY	1197

Total Area (1950 Census) ... 573 sq. mi.  
 Population (1950 Census) ... 15,940  
 County Seat ... Prairie du Chien

SECTION NUMBERING OF A TOWNSHIP

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

See Wauzeka (W) Page 44

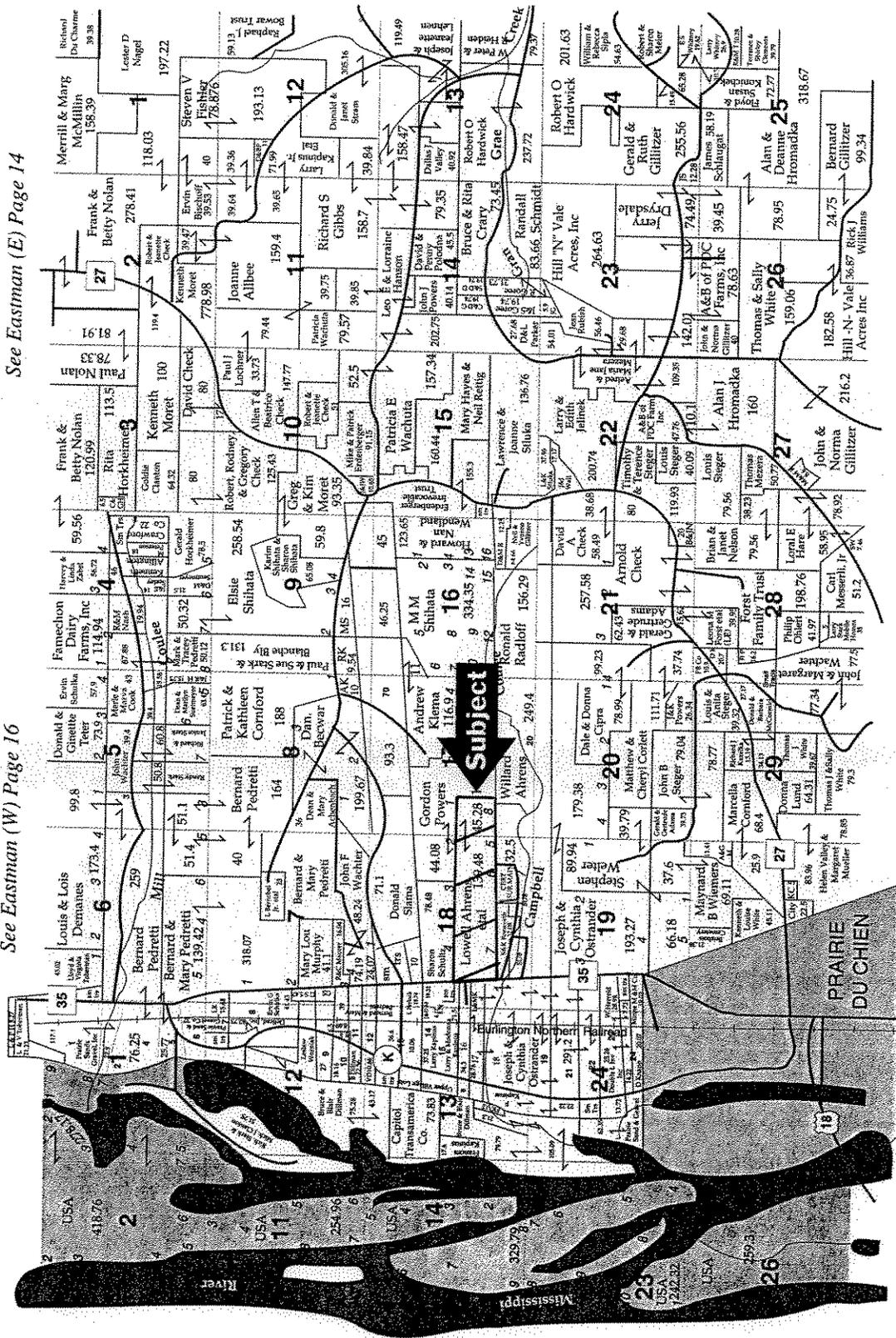
See Eastman (E) Page 14

See Eastman (W) Page 16

See Bridgeport Page 8

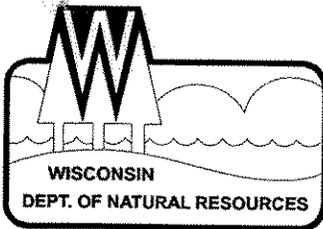
R.7W. | R.6W.

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State of Iowa





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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

APR 26 2001

IN REPLY REFER TO: NA-757

Honorable Brian Burke  
Member State Senate  
Room 316S  
CAPITOL

Honorable John Gard  
Member State Assembly  
Room 315N  
CAPITOL

Dear Senator Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 345.4-acre land purchase from Wicka Farms for \$260,100. 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 April meeting. The land is required for natural area protection and public recreation.

The file number is NA-757 and the land is located in Buffalo County. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

Darrell Bazzell  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

**CORRESPONDENCE/MEMORANDUM**

State of Wisconsin

DATE: March 23, 2001  
 TO: Governor McCallum  
 FROM: Darrell Bazzell *DB*  
 SUBJECT: Proposed Land Acquisition, Wicka Farms Tract, File # NA-757,  
 Option Expires August 1, 2001

FILE REF: NA-757

1. PARCEL DESCRIPTION:

Statewide Natural Area  
 Buffalo County

Grantor:

Wicka Farms  
 % Gertrude M. Wicka  
 S2899 Doelle Valley Road  
 Fountain City, WI 54629

Acres: 345.4\*  
Price: \$260,100\*  
Appraised Value: \$260,100\*  
Interest: Purchase in fee.  
Improvements: None of value

Location: The tract is located seven miles northeast of the City of Fountain City, in southeastern Buffalo County.

Land Description: The subject area is nearly level within the floodplain of the Trempealeau River, along with approximately six acres of upland suitable for a building site.

\*Comments: The final purchase price will be based on a survey and is set at \$750 per acre. It is estimated that there are approximately 345.4 acres with a valuation of \$260,100.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	6.0
	Sedge Meadow	100.0
	Floodplain Wetland	<u>239.4</u>
	TOTAL	345.4

Zoning: Agriculture  
Present Use: Agriculture and Recreation  
Proposed Use: Natural Area Protection and Public Recreation  
Tenure: In the Family for More Than 16 Years  
Property Taxes: \$4,698.28  
Option Date: January 18, 2001



2. JUSTIFICATION:

The 345.4-acre Wicka Farms property is proposed for purchase for the Statewide Natural Area program, specifically the Trempealeau River Meadows State Natural Area. 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 Area 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 Wicka Farms parcel is approximately 345 acres in size and is completely within the Natural Area boundary. The subject contains approximately 3,000 feet of frontage along the western bank of the Trempealeau River. The parcel consists of over 100 acres of sedge meadow, and approximately 240 acres of shallow, floodplain marsh and wetland. At four locations on the property, the water deepens in old oxbows of the Trempealeau River to form deep-water marshes. The remainder of the parcel is six acres of upland woods.

Part of the property has been lightly grazed, but still contains an abundance of natural wetland and prairie plant species. Large numbers of bobolinks and sedge wrens, along with LeConte's sparrow (special concern) nest in the area. Additional bird species found on the property include the great egret (state threatened), bald eagle (special concern), and great blue heron (special concern). Additional bird surveys would most likely add more species to this list. The site requires minimal management to improve the wetland habitat. Removal of a few trees and a prescribed burn every few years would constitute the required actions.

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
Stewardship Bond:	\$1,300,000	\$41,718

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972  
Acres Purchased to Date: 22,080.10  
Acquisition Goal: 26,000.0 Acres  
Percent Complete: 84.9%  
Cost to Date: \$10,247,753

5. APPRAISAL:

Appraiser: Frederick Radichel and John Radichel (Private Appraisers)  
Valuation Date: November 3, 2000  
Appraised Value: \$260,100  
Highest and Best Use: Residential or Hobby Farm

Allocation of Values:

- a. land: 345.4 acres @ \$750 per acre: \$260,100
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$677 to \$931 per acre

Appraisal Review: Ron Olson — November 27, 2000

Comments: The final purchase price will be based on a survey and is set at \$750 per acre. It is estimated that there are approximately 345.4 acres with a valuation of \$260,100.

RECOMMENDED:

  
Richard E. Steffes

3-23-01  
Date

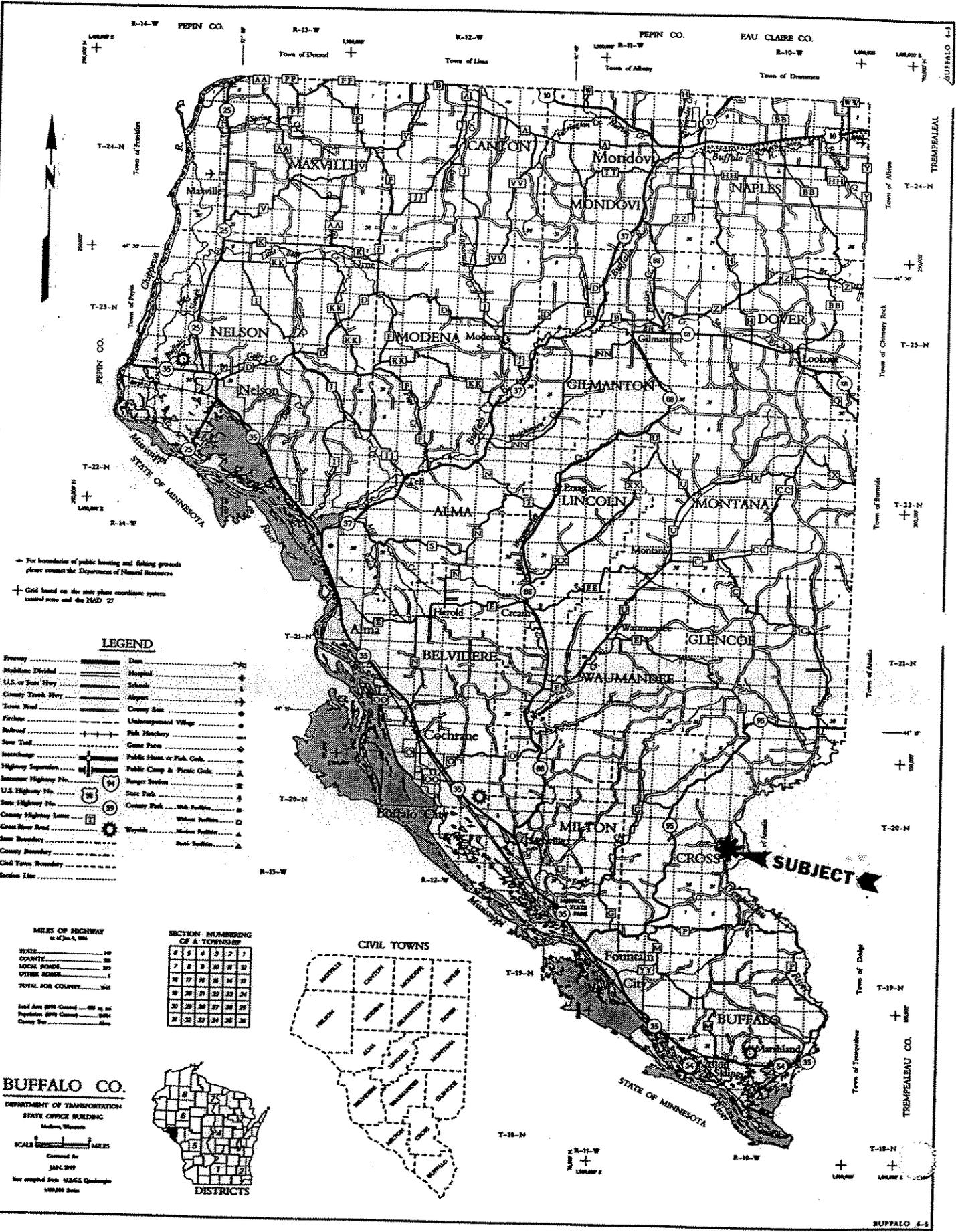
  
Bureau of Legal Services

3/23/01  
Date

  
Steven W. Miller

3-26-01  
Date

RES:jp



For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

Grid based on the state plane coordinate system covered area and the NAD 22

**LEGEND**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>Powerline</li> <li>Highline Elevated</li> <li>U.S. or State Hwy</li> <li>County Trunk Hwy</li> <li>Town Road</li> <li>Furrows</li> <li>Railroad</li> <li>State Trail</li> <li>Interchange</li> <li>Highway Separation</li> <li>Interstate Highway No.</li> <li>U.S. Highway No.</li> <li>State Highway No.</li> <li>County Highway Letter</li> <li>Great River Road</li> <li>State Boundary</li> <li>County Boundary</li> <li>Civil Town Boundary</li> <li>Section Line</li> </ul> | <ul style="list-style-type: none"> <li>Dam</li> <li>Hospital</li> <li>School</li> <li>Airport</li> <li>County Seat</li> <li>Unincorporated Village</li> <li>Fish Hatchery</li> <li>Game Park</li> <li>Public Hunt or Park Code</li> <li>Public Camp &amp; Picnic Code</li> <li>Ranger Station</li> <li>State Park</li> <li>County Park</li> <li>Wildlife Refuge</li> <li>Wildlife</li> <li>Indian Reservation</li> <li>State Toll</li> </ul> |
|---|--|

**MILES OF HIGHWAY**  
as of Jan. 1, 1984

STATE	140
COUNTY	28
LOCAL ROADS	372
OTHER ROADS	372
TOTAL FOR COUNTY	812

Land Area 1979 Census — 480 sq. mi.  
Population 1979 Census — 28,000  
County Seat — Buffalo

**SECTION NUMBERING OF A TOWNSHIP**

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45	46	47	48

**CIVIL TOWNS**



**BUFFALO CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Madison, Wisconsin

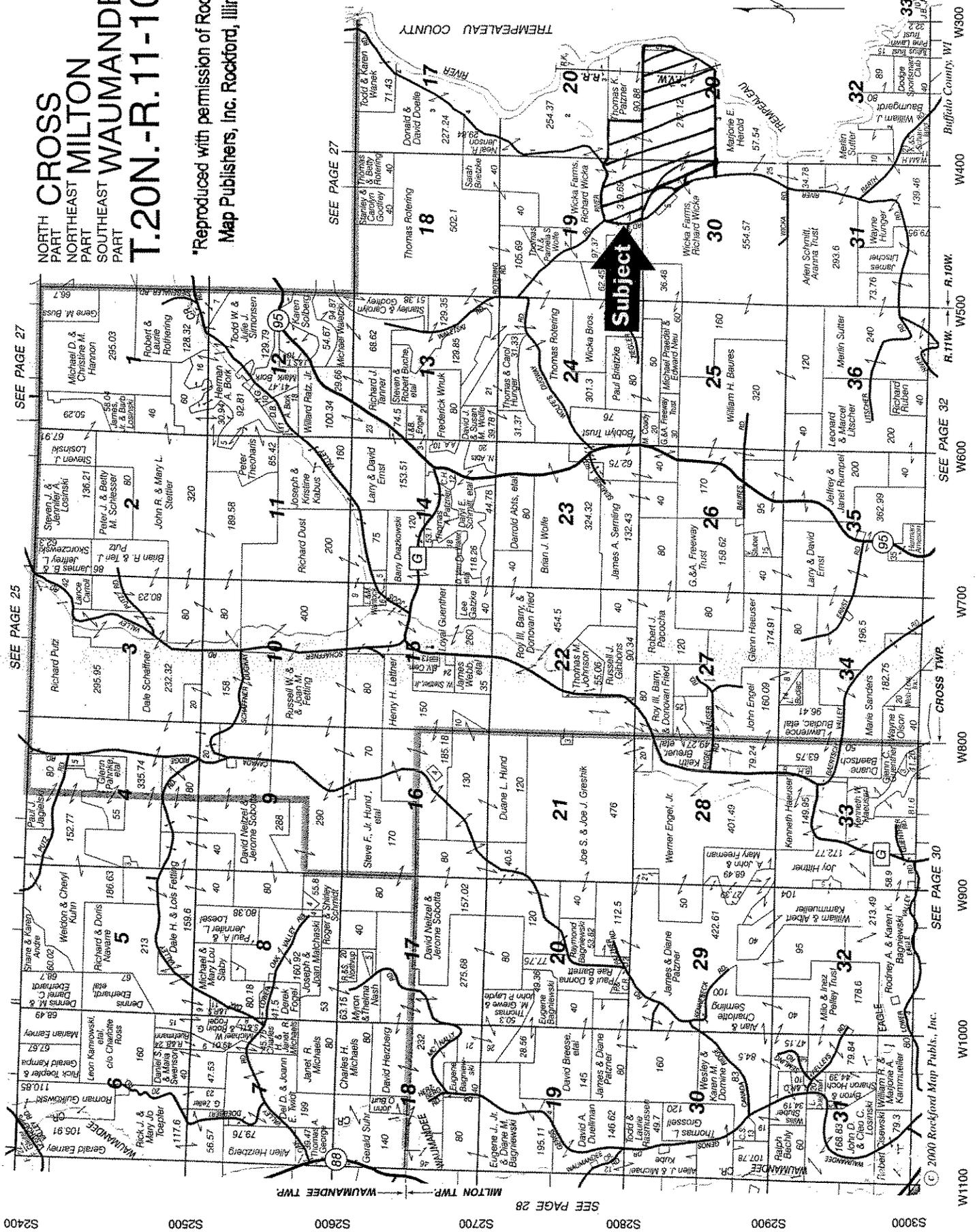
SCALE 1" = 10 MILES  
Compiled for  
JAN. 1989  
New copyright State U.S.G.S. Catalogue  
1989-2000 Data



**SUBJECT** ←

# NORTH CROSS PART NORTHEAST MILTON PART SOUTHEAST WAUMAANDEE PART T.20N.-R.11W.-10W.

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Map Publishers, Inc. Rockford, Illinois"



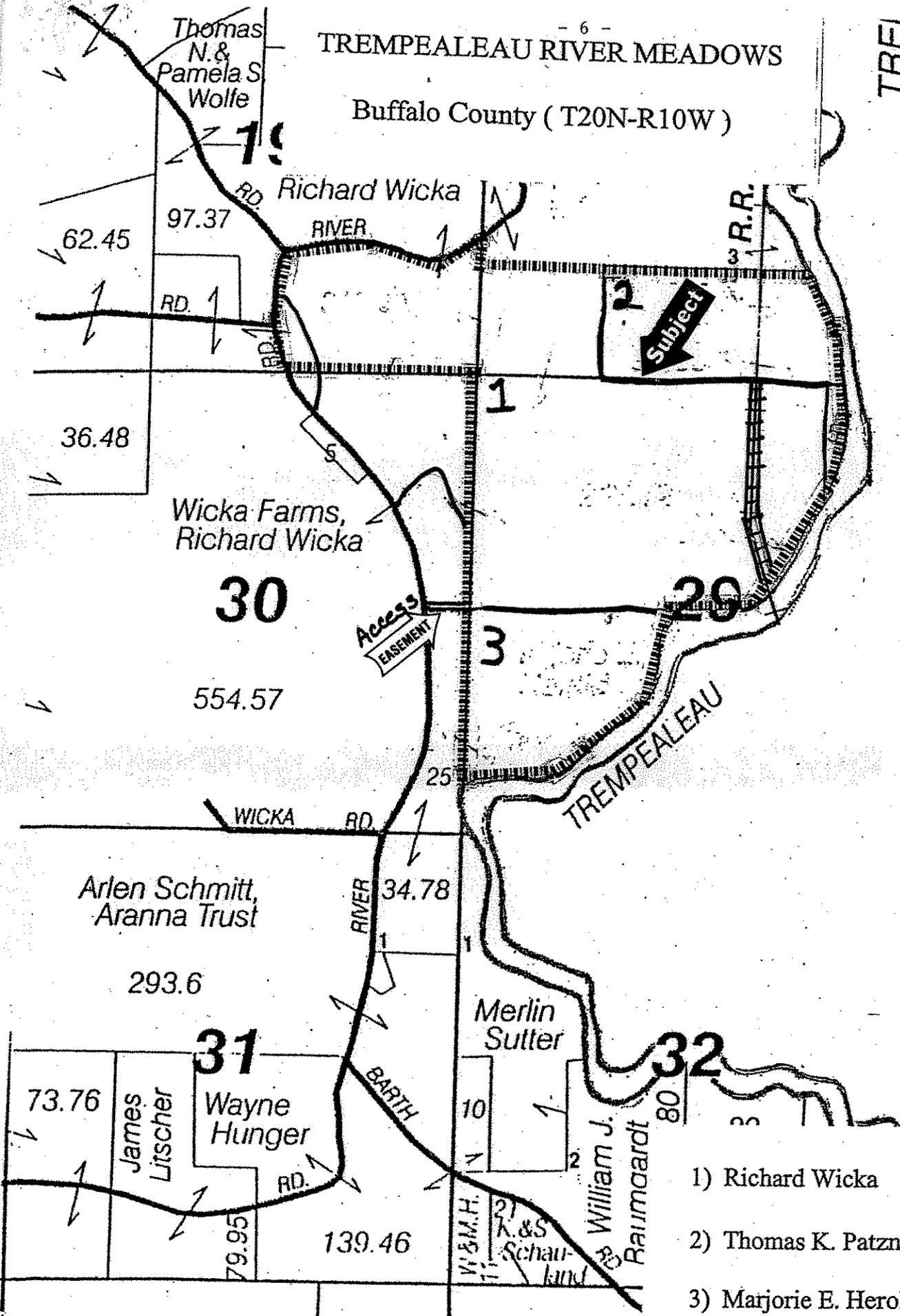
SEE PAGE 27 SEE PAGE 28 SEE PAGE 29 SEE PAGE 30 SEE PAGE 31 SEE PAGE 32 SEE PAGE 33

W3000 W2900 W2800 W2700 W2600 W2500 W2400 W300 W290 W280 W270 W260 W250 W240 W3000 W2900 W2800 W2700 W2600 W2500 W2400 W300 W290 W280 W270 W260 W250 W240

- 6 -  
TREMPEALEAU RIVER MEADOWS

Buffalo County ( T20N-R10W )

TREI



- 1) Richard Wicka 330 acres
- 2) Thomas K. Patzner 91 acres
- 3) Marjorie E. Herold 58 acres
- Total 479 acres

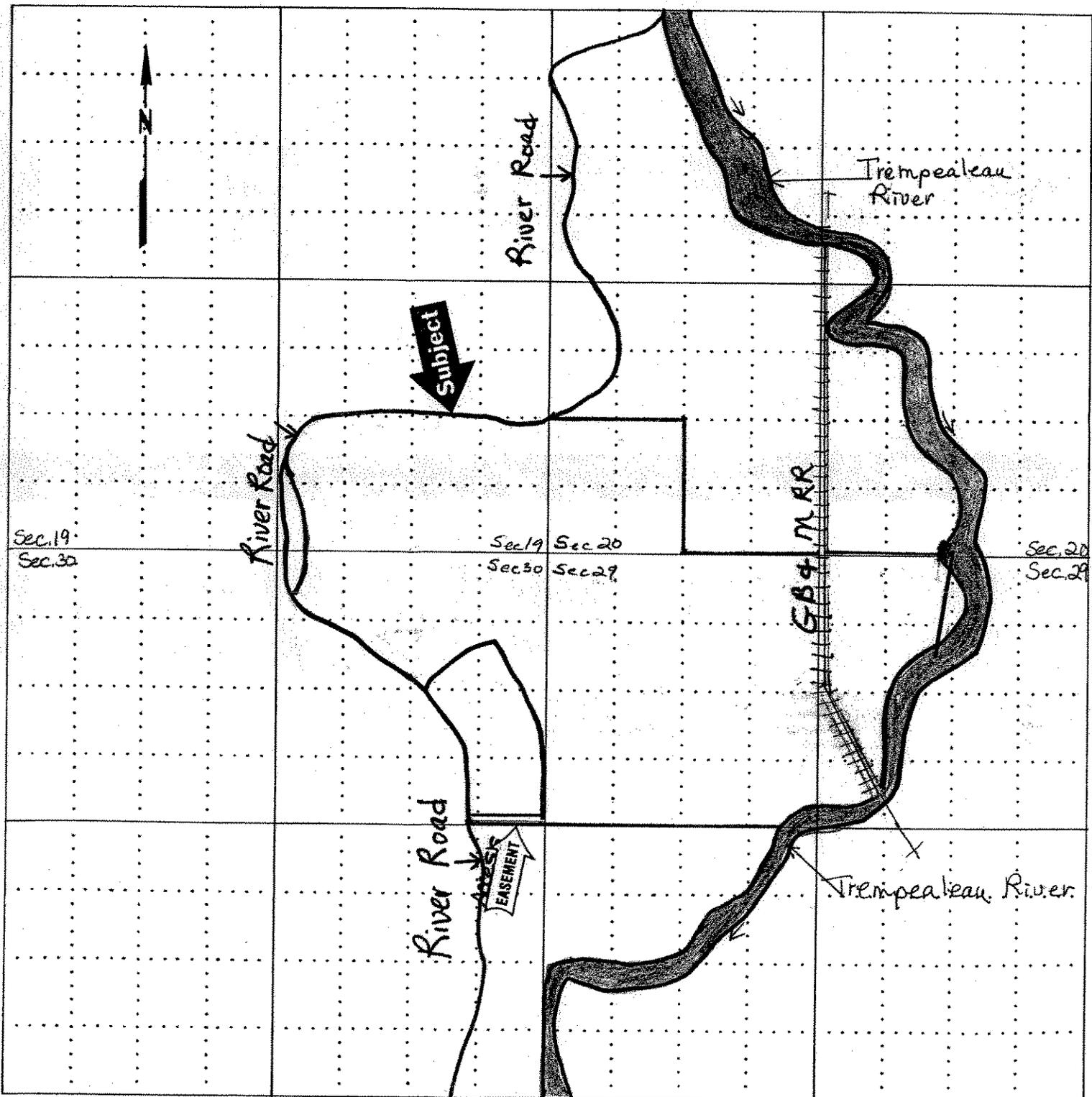
← R. 10W.

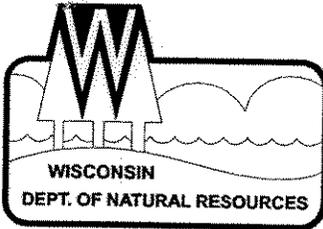
W400

Buffal

00

PROJECT Trempealeau River meadows State Natural Area		MAPPED BY Mary M. Van Fossen	
COUNTY Buffalo County	LANDOWNER Wicka Farms;	Gertrude M. Wicka subject to land contract to Richard J. Wicka and John L. Wicka as tenants in common.	
TOWN Town of Cross	ADDRESS 52899 Doelle Valley Rd. Fountain City, WI 54629		
SECTION(S) 19, 20, 29 + 30	TOWNSHIP T. 20 N.	RANGE R. 10 W.	SCALE 1" = 1 mile
ACREAGE 345.40			





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor  
Darrell Bazzell, Secretary

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

APR 26 2001

IN REPLY REFER TO: P-1758A

Honorable Brian Burke  
Member State Senate  
Room 316S  
CAPITOL

→ Honorable John Gard  
Member State Assembly  
Room 315N  
CAPITOL

*John*  
Dear Senator Burke and Representative Gard:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 169-acre land purchase from Michael and Sandra Cassidy for \$335,000. 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 April meeting. The land is required for scenic protection and public recreation.

The file number is P-1758A and the land is located in Iowa County. Attached please find a memo and maps describing this transaction.

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

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

Thank you for this consideration.

Sincerely,

*Darrell*  
Darrell Bazzell  
Secretary

Attach.

cc: Legislative Fiscal Bureau  
Department of Administration

*previously approved*

# CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: March 27, 2001

FILE REF: P-1758 A

TO: Governor McCallum

FROM: Darrell Bazzell *DB*

SUBJECT: Proposed Land Acquisition, Michael and Sandra Cassidy Tract, File # P-1758 A,  
Option Expires August 1, 2001

1. PARCEL DESCRIPTION:

Governor Dodge State Park  
Cox Hollow Streambank Protection Area  
Iowa County

Grantor:

Michael and Sandra Cassidy  
3977 STH 23  
Dodgeville, WI 53533

Acres: 169.0

Price: \$335,000

Appraised Value: \$335,000

Interest: Purchase in fee.

Improvements: 2-story House, Dairy Barn, 2 Large Metal Sheds, Silo, 2 Grain Bins, Small Storage Shed,  
Septic System, and Well

Location: The tract is located two miles north of the City of Dodgeville, in central Iowa County.

Land Description: The subject area is largely rolling uplands, with steeper slopes in the wooded areas.

Coertype Breakdown:

<u>Type</u>	<u>Acreage</u>
Wooded Upland	26.0
Cropland	81.0
Building Site	5.0
Pasture	<u>57.0</u>
TOTAL	169.0

Zoning: Agriculture

Present Use: Agriculture

Proposed Use: Scenic Protection and Public Recreation

Tenure: In the Family for 46 years

Property Taxes: \$3,374.69

Option Date: November 28, 2000

2. JUSTIFICATION:

The Department proposes to purchase 169 acres of land from Mr. and Mrs. Cassidy for Governor Dodge State Park. Acquisition will allow the Department to block in state ownership, prevent incompatible development, and protect opportunities for public recreation in the State Park. Approximately 70 acres of the parcel will be acquired under the Statewide Streambank Protection Program. The land would be added to the Cox Hollow Streambank Protection Area to protect the stream from runoff and erosion, to allow fishery management, and to provide opportunities for public recreation.

Governor Dodge State Park is located in south central Wisconsin, about three miles north of the City of Dodgeville, in Iowa County. The project was established in 1948. The park functions as a recreational, educational, and scenic nucleus for over 650,000 annual park visitors, as well as protecting archaeological and natural resources. The park encompasses many natural and recreational features, such as Cox Hollow and Twin Valley Lakes and a portion of the Military Ridge State Trail, creating a diverse environment for many recreational activities. The property is used for picnicking, swimming, rock climbing, hiking, nature and geological study, natural history and geologic research, fishing, hunting, camping, educational meetings, cross-country skiing, and other outdoor recreational activities.

The entire Cassidy property of 238.98 acres is recommended for state acquisition. Due to financial limitations, the Department proposed to acquire the total parcel in two pieces, 70 acres for \$100,000 was approved for purchase on January 12, 2001, with the remaining 168.98 acres for \$335,000 to be purchased in the next fiscal year.

This 169-acre parcel consists of level, rolling and steep uplands overlooking Governor Dodge State Park. The land includes 81 acres of cropland, 26 acres of woodland, a 5-acre building site and 57 acres of grass pasture. Most of the open land has great views of the Cox Hollow Lake area of the Park and the surrounding countryside. The property is located in two projects, Governor Dodge State Park and the Cox Hollow Streambank Protection Area.

The parcel is improved with a 2-story house in good condition, two large metal sheds, a dairy barn, a milk house, one silo, two grain bins, and a small storage shed. The improvements are located near the eastern edge of the tract. It is not feasible to sell off the improvements without impacting the use of surrounding lands and the area is quite visible from the park. The sheds will be used for park storage, and the house will be rented for its remaining economic life.

About 50 acres of the second parcel are outside of either project boundary. It is recommended that this area be retained and added to the adjacent Streambank Protection Area boundaries. This portion will provide for better access to the southwest side of the Park and help prevent incompatible uses next to the Park. Additionally, Mrs. Virginia Cassidy, the present owner's mother had directed that this land be sold to the state or be kept in farming and she deed restricted it against subdivision. Were it not for Mrs. Cassidy's direction, that land would have been lost to development. In keeping with the deed restrictions and her intent, the Department wishes to retain the lands outside the boundary for recreational use and to protect water quality.

The Cox Hollow Streambank Protection Program was established in 1990 to protect and improve the watershed above Cox Hollow Lake, one of the key attractions for Governor Dodge State Park. About 70 acres of the Cassidy property are within the streambank protection area. The land will be protected from erosion. Drainage ways will be re-vegetated as necessary and development that would hurt water quality will be precluded.

The Department recommends purchase of the property to block in state ownership, to protect opportunities for public recreation, to allow natural resource management, to protect water quality of Cox Hollow Lake, and to prevent development adjacent to park boundaries that is detrimental to enjoyment of the park and incompatible with the goals of the project.

3. FINANCING:

State Stewardship bond funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction
Stewardship Bond:	\$7,950,000	\$385,244

4a. ACQUISITION STATUS OF THE GOVERNOR DODGE STATE PARK:

Established: 1948  
 Acres Purchased to Date: 5,029.42  
 Acquisition Goal: 5,276.0 Acres  
 Percent Complete: 95.3%  
 Cost to Date: \$666,874

4b. ACQUISITION STATUS OF THE STATEWIDE STREAMBANK PROTECTION FEE PROGRAM:

Established: 1994  
 Acres Purchased to Date: 3,351.95  
 Acquisition Goal: 30,334.0 Acres  
 Percent Complete: 11.1%  
 Cost to Date: \$2,967,341

5. APPRAISAL:

Appraiser: Paul Stone (Private Appraiser)  
 Valuation Date: July 11, 2000  
 Appraised Value: \$335,000  
 Highest and Best Use: Agriculture - Hobby Farm

Allocation of Values:

- a. land: 169 acres @ \$1,470 per acre: \$248,430
- improvements: \$86,570
- TOTAL: \$335,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$1,304 to \$1,579 per acre

Appraisal Review: Ron Olson -- August 9, 2000

Comments: Two appraisals were completed for this transaction. Both appraisals assigned a value based on the total parcel size of 238.98 acres. The first appraisal was completed by Mark Mitchell (Private Appraiser) on June 15, 2000 with a valuation of \$411,280 for the total parcel. The second appraisal was completed by Paul Stone (Private Appraiser) on July 11, 2000 with a valuation of \$435,000 for the total parcel. After review of both appraisals, Just Compensation was set at \$435,000. However, due to financial limitations, the Department proposes to acquire the total parcel in two pieces: 70 acres for \$100,000 purchased this fiscal year, with the remaining 168.98 acres for \$335,000 to be purchased in the next fiscal year.

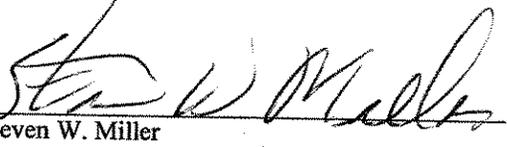
RECOMMENDED:

  
Richard E. Steffes

3-27-01  
Date

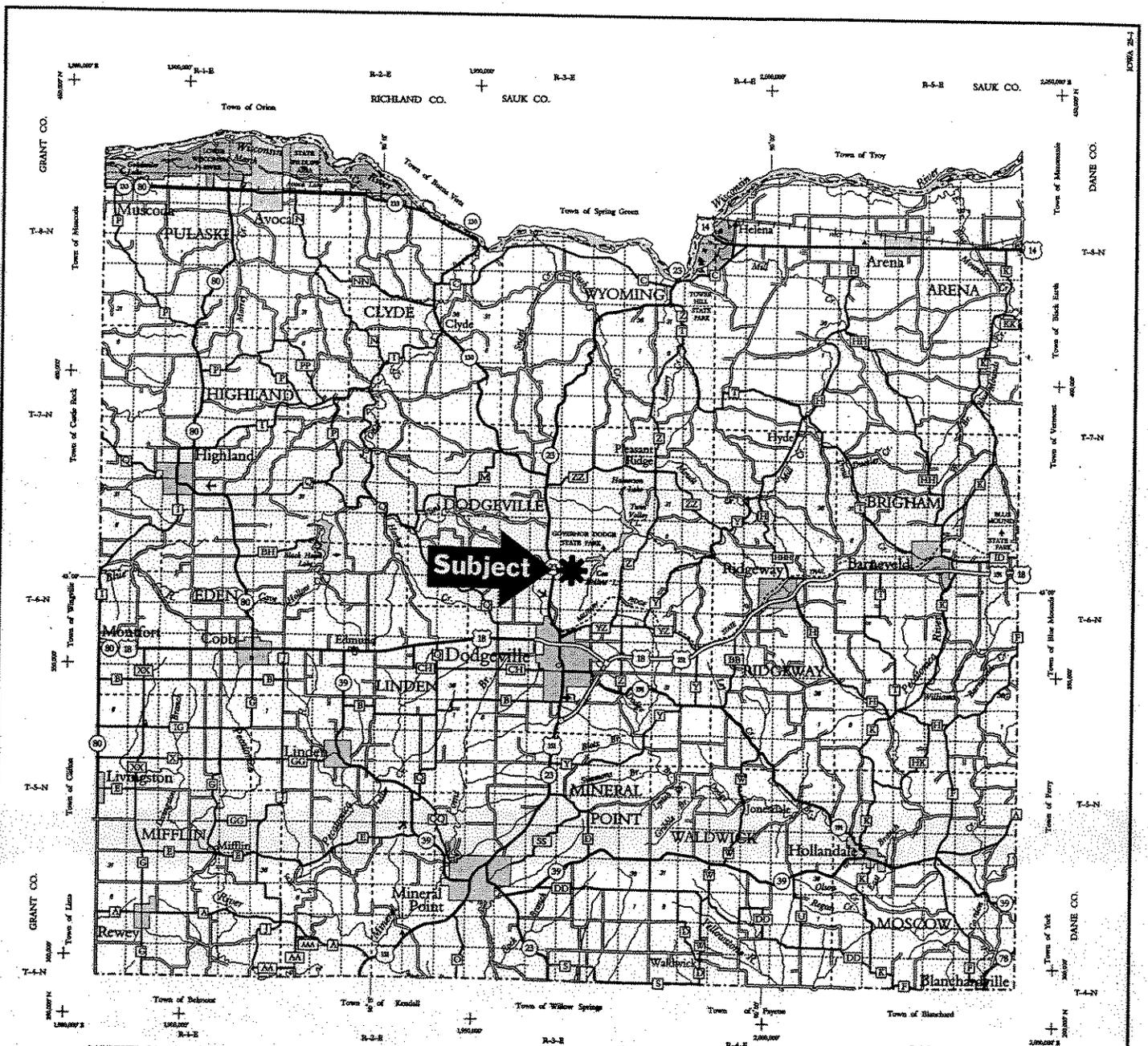
  
Bureau of Legal Services

3/28/01  
Date

  
Steven W. Miller

3-30-01  
Date

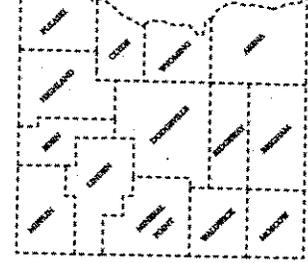
RES:jp



**LEGEND**

- Preway
- Mobiles Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Pinch
- 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 Hunt or Fish Grn.
- Public Camp or Picnic Grn.
- Ranger Station
- State Park
- County Park
- Wilderness Park
- Wildlife
- Wilderness Park

**CIVIL TOWNS**



**SECTION NUMBERING OF A TOWNSHIP**

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, 1994

STATE	364
COUNTY	357
LOCAL ROADS	79
OTHER ROADS	17
TOTAL FOR COUNTY	837

Land Area: 748 sq. mi.  
Population: 9,383  
County Seat: Dodgeville



**IOWA CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
MADISON, WISCONSIN

SCALE: 1" = 1 MILE

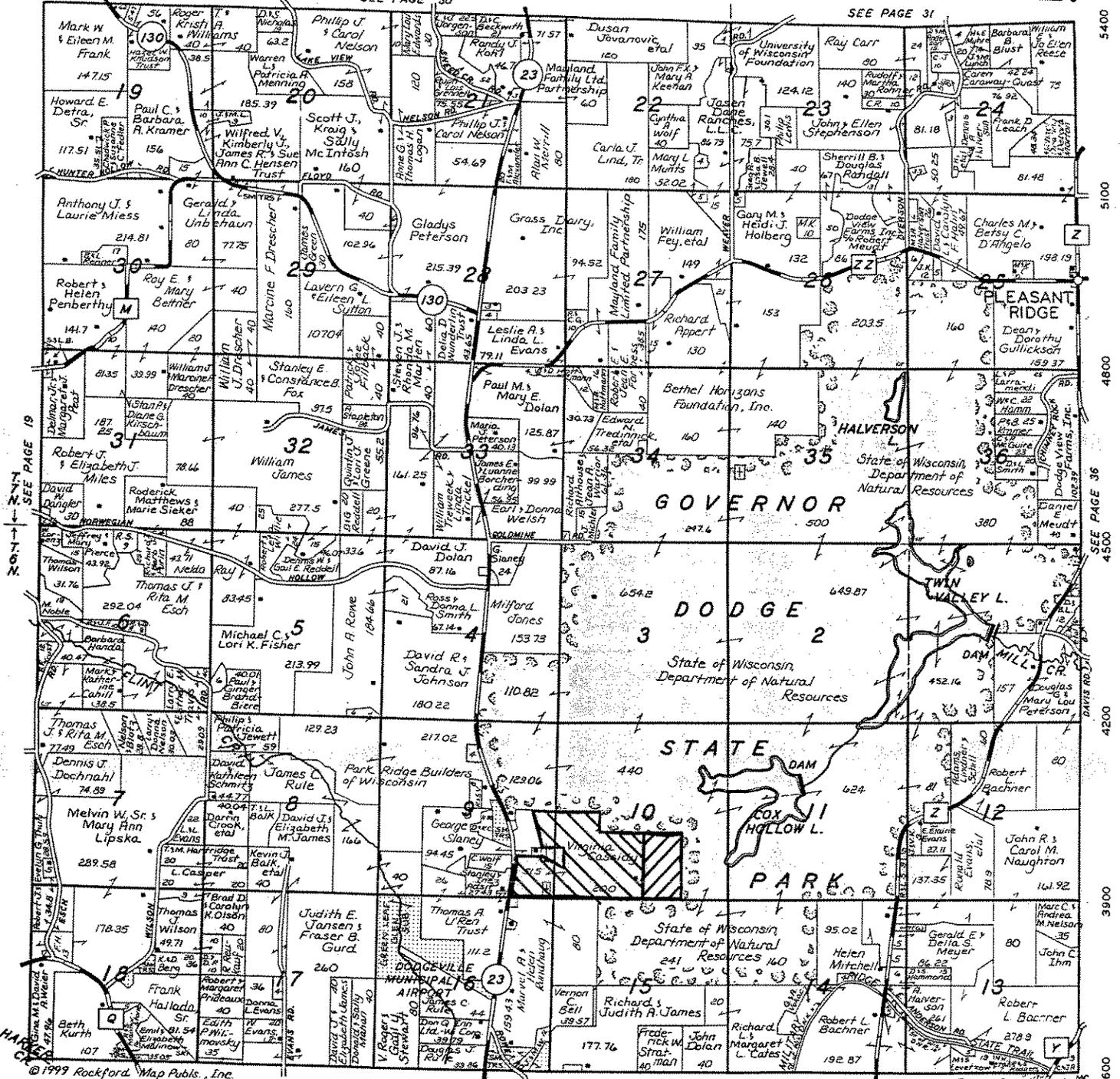
Compiled by  
JAN 1994

Base compiled from USGS Quadrangle  
188403 Series

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

SEE PAGE 30

SEE PAGE 31



© 1999 Rockford Map Publs., Inc.

SEE PAGE 27

Iowa County, Wis.

 70 acres to be acquired in Fiscal Year 2001

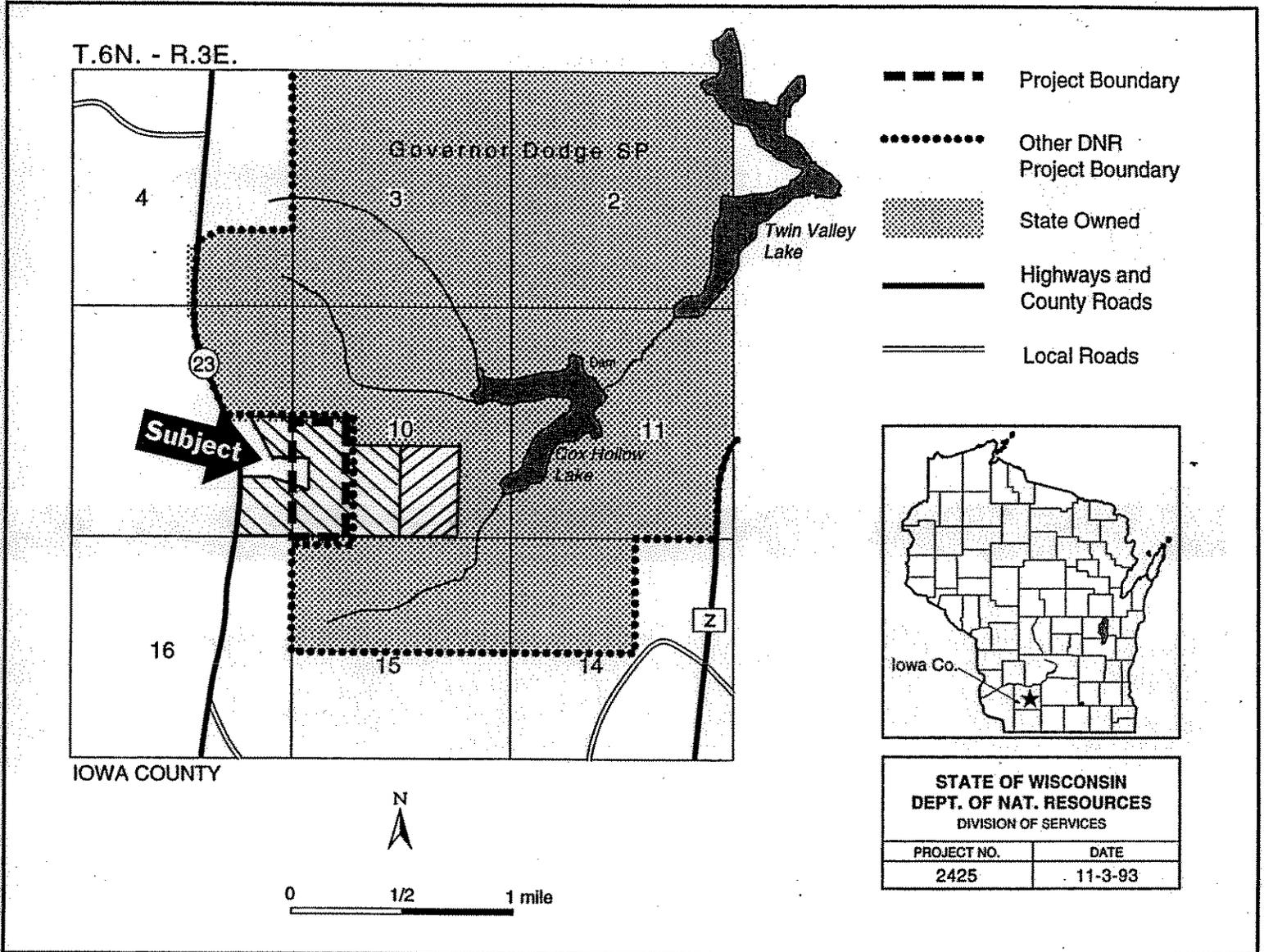
 169 acres to be acquired in Fiscal Year 2002



# STATEWIDE STREAMBANK PROTECTION FEE PROGRAM

Iowa County

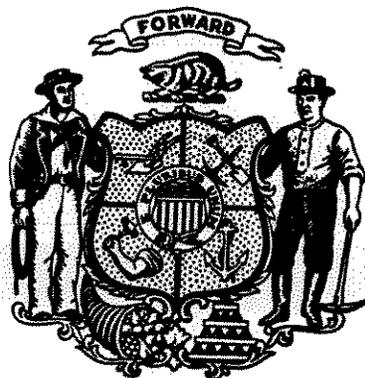
## Stream Bank Protection - Fee Area Cox Hollow



 70 acres to be acquired in FY 2001

 169 acres to be acquired in FY 2002

*END*



*END*

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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



ASSEMBLY CHAIR  
**JOHN GARD**

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

## JOINT COMMITTEE ON FINANCE

May 15, 2001

Secretary George Lightbourn  
Department of Administration  
101 E. Wilson St.  
Madison, WI 53702

Dear Secretary Lightbourn:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, received April 26, 2001, concerning the department's intent to submit a request to the Building Commission to issue operating notes in an amount not to exceed \$800,000,000 for fiscal year 2001-02.

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



WISCONSIN DEPARTMENT OF  
ADMINISTRATION

SCOTT McCALLUM  
GOVERNOR

GEORGE LIGHTBOURN  
SECRETARY

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

**Date:** April 27, 2001

**To:** Members, Joint Committee on Finance

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

**Subject:** S.16.405(3) Request for Operating Note Approval

**Request**

The Department of Administration (DOA) requests Joint Committee on Finance approval under s.16.405(3) to request the Building Commission to authorize a 2001 operating note of up to \$800 million for FY02.

**Background**

Because of differences in the timing of receipts and expenses within fiscal years, the general fund has historically incurred short-term cash deficits. These short-term deficits are created in large part by school and municipal aid payments that are distributed prior to receipt of state tax collections that support Wisconsin's local aid efforts. These timing mismatches regularly occur within balanced budgets. Short-term cash deficits are not by themselves an indication of a fiscal year shortfall.

The means to address short-term cash deficits has evolved over time. From FY81 through FY83, short-term borrowing took the form of interfund borrowing or payment delays. In FY83, the general fund paid \$16.6 million in interest for interfund borrowing to continue daily operations. Since FY84, operating notes have been utilized to accommodate the magnitude of the general fund's short-term cash deficits and to minimize the costs of short-term borrowing. Operating notes were issued annually from FY84 to FY99. No operating notes were issued during FY00 or FY01 because of higher cash balances in the general fund in those fiscal years. Variability in the general fund's cash balances has required annual evaluation of borrowing needs. During the sixteen consecutive years in which operating notes were issued beginning in FY84, this form of short-term borrowing ranged from \$150 million to \$700 million.

As already anticipated in the 2001-03 budget bill, short-term borrowing will once again be necessary in FY02 to cover temporary cash imbalances. The general fund's cash balance includes the University's Auxiliary funds and other program revenue accounts held in trust from estates or court decisions. While held in the general fund, any use of these dollars aside from their designated purpose constitutes borrowing. These PR balances vary from \$240 to \$280 million. Excluding the balances of the PR accounts, current estimates place the general fund's lowest cash balance at approximately -\$950 million in early December 2001.

### Analysis

The state utilizes operating notes because they are the most cost-effective means of acquiring short-term funds. The efficiency is realized through both lower interest rates and increased interest earnings. Because the state is a tax-exempt borrower, it can borrow in the national capital markets at a rate lower than it would pay on dollars obtained through interfund borrowing. The higher overall cash balances obtained by operating note proceeds allow the general fund to gain increased interest earnings.

As in previous years, the department has sized the operating note request below the maximum cash shortfall. This is necessitated by federal arbitrage requirements. An actual cash shortfall must use at least 90% of the proceeds of the note. If this test is not met, the state must rebate the excess earnings on the note to the U.S. Treasury. This authorization request has been sized with a margin of error to avoid an earnings rebate if economic growth is stronger than expected.

At this time, the department expects to use \$700 million of the \$800 million of borrowing authority requested. This expectation is consistent with the Governor's budget bill. The additional authorization beyond current expectations is built into the request to allow for optimal sizing to occur as further information becomes available on revenue and expenditure projections. DOA will determine the final size of the note in June. The note may be larger or smaller than \$700 million depending on the final cashflow forecast at the time of sale (but may not exceed the maximum \$800 million authority requested).

While larger than most previous operating notes in dollar terms, the FY02 (2001) operating notes will be well within historical experience when measured as a percent of general fund spending. If \$700 million is issued as currently expected, operating notes in FY02 would equal 3.8% of GPR and PR spending. This would place the FY02 note at the precise median of all years in which notes have been issued. As illustrated in attachment 1, half of all prior notes have been above the expected 3.8% level and half have been below.

Members, Joint Committee on Finance  
Page 3  
April 27, 2001

Under s.18.725, operating notes are limited to no more than 10% of total GPR and PR appropriations. Even under the \$800 million maximum note allowable under this request, the FY02 operating note would be well below this statutory maximum (at approximately 4.3% of general fund spending).

The degree by which operating notes improve the general fund's interest earning cash balances is illustrated in attachment 2. The sharp dips that are evident in the cash balances are the result of major aid payments. School aid payments are made in September, December, March and June. Shared revenues are paid in July and November. The school levy credit is paid in July. These three programs alone account for more than half of all GPR spending.

As in previous years, the FY02 budget has been structured on the assumption of issuing an operating note. The higher cash balances created by a \$700 note are estimated to generate an additional \$9.8 million of interest earnings in FY02 even after consideration of borrowing costs. This gain is already built into the budget bill.

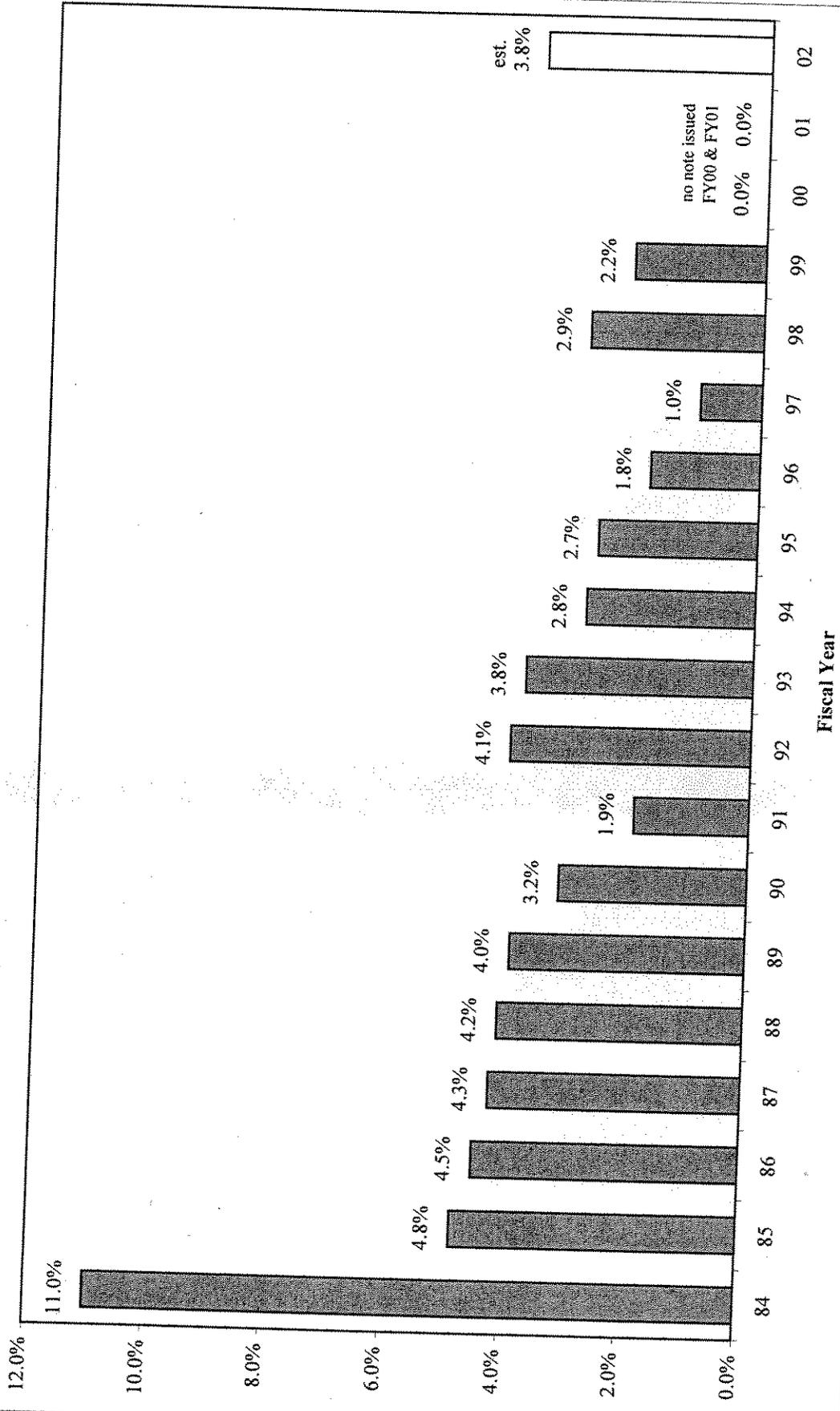
**Recommendation**

Approve the request.

Prepared by: Paul Ziegler  
266-5468

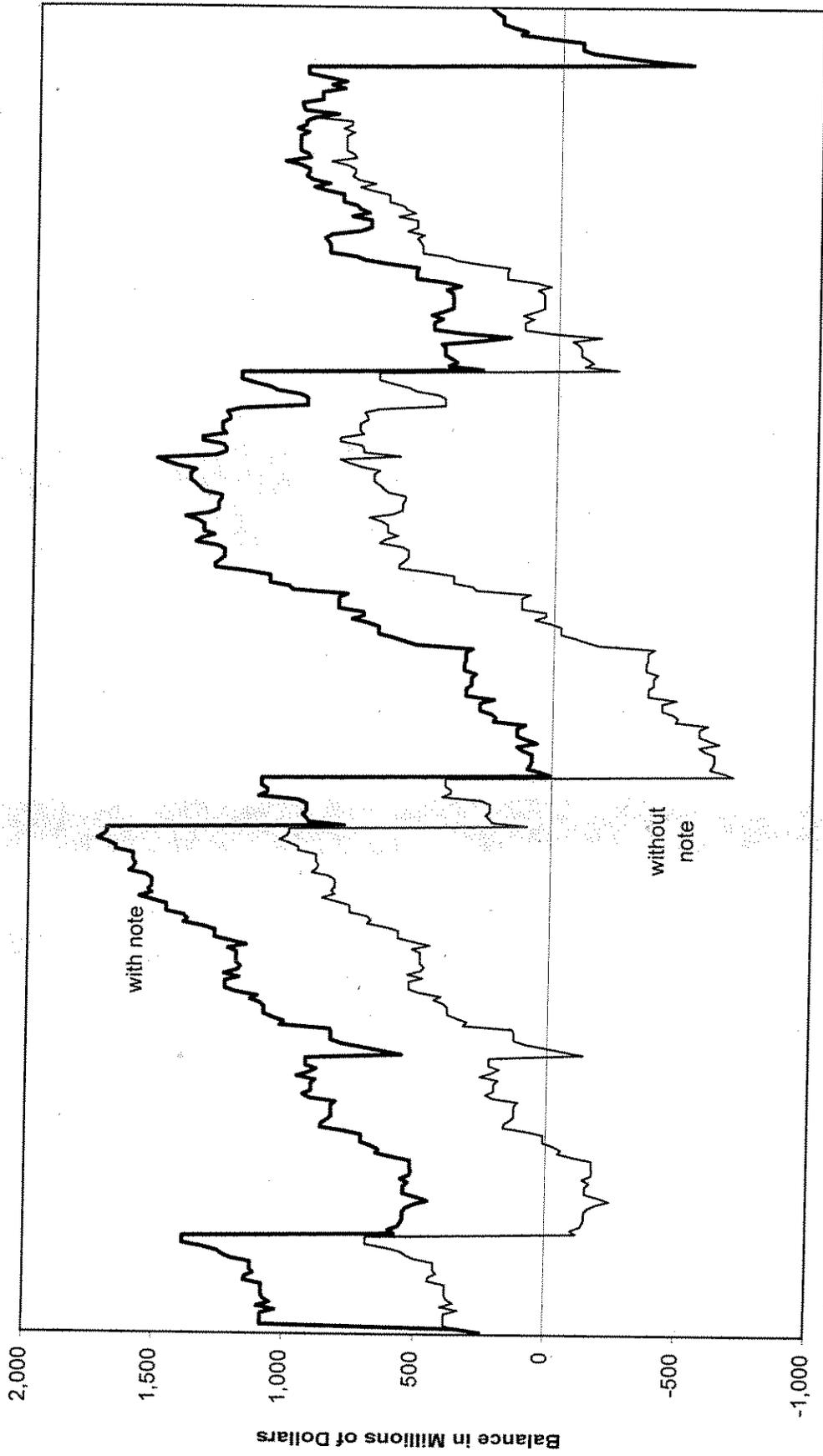
# Attachment 1

## Operating Notes as a Percent of GPR and PR Spending



# Attachment 2

## General Fund Cash Balance -- FY02 Estimate by Day

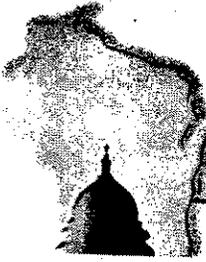


June

Assumes \$700 million in operating notes

July

Balance in Millions of Dollars



# **PRESS RELEASE**

**WISCONSIN DEPARTMENT of ADMINISTRATION**

April 27, 2001 - For Immediate Release - One Page Total

For Further Information Contact:

George Lightbourn, Secretary of Administration (608) 266-1741  
Frank Hoadley, Capital Finance Director (608) 266-2305

## **Issuing Operating Notes Is Standard Procedure**

MADISON - The Department of Administration on Wednesday notified the Legislature's Joint Committee on Finance that the agency would request the State of Wisconsin Building Commission to authorize operating notes not to exceed \$800 million for fiscal year 2001-2002 (FY02). The ability to issue notes in that amount or a lesser amount will allow the state to meet operating obligations in a timely manner in case of short-term cash flow deficiencies.

"Issuing these notes is a standard procedure for dealing with the inevitable timing differences in receipts and disbursements," DOA Secretary George Lightbourn said. "We definitely have significant budget challenges to address during the next biennium, but that's not what this request is about. It's simply the customary way to bridge temporary operating shortfalls."

DOA will determine in June how much of the \$800 million needs to be issued after considering any revenue and expenditure forecast revisions. While higher cash balances eliminated the need for operating notes in the last two years, notes were used for 16 consecutive years from FY84 through FY99. State law limits the issuing of operating notes to 10 percent of general fund spending. DOA estimates that the operating notes needed for FY02 will be approximately 4 percent of spending, similar to much of the 1980s and early 1990s.

"This request is not related to broader national or state economic factors," Lightbourn said. "Operating notes are the most cost-effective means of acquiring short-term funds, and they provide the flexibility the state routinely needs."

"Historically, there's an imbalance between state revenues and expenditures," said Frank Hoadley, DOA's capital finance director. "The state spends more than it receives in the first half of the fiscal year and takes in more than it spends in the second half. Operating notes have proven to be an efficient solution to this and any other timing issues that might arise."

DOA submitted notification to the Joint Committee on Finance as required by Wisconsin Statutes 16.405(3). If the committee doesn't schedule a review of the request to take place within 14 business days, it will be submitted as proposed to the Building Commission at its May 16 meeting.

###



**Legislative Fiscal Bureau**

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

~~May 3, 2001~~

**TO:** Members  
Joint Committee on Finance

**FROM:** Bob Lang, Director

**SUBJECT:** Administration -- Operating Note Issuance Request Under Section 16.405(3)

The Department of Administration (DOA) requests Joint Committee on Finance approval to issue up to \$800 million in operating notes for the 2001-02 fiscal year. The request was received on April 26, 2001, and, unless an objection is raised, will be approved on May 14 under the 14-day passive review provision in s. 16.405(3).

**BACKGROUND**

The general fund receives revenue and makes expenditures for programs funded with general purpose revenue, federal revenue and program revenue. The general fund experiences repeated cashflow problems, which result from a continuing imbalance of general fund revenues and expenditures. This imbalance is due to the timing of general fund collections and payments of large aid amounts in the first half of each fiscal year.

The Department of Administration may request the issuance of operating notes if a cashflow deficiency in the general fund is anticipated. The Governor and the Secretary of DOA must sign such requests. In addition, the Secretary of DOA must notify the Committee in writing if DOA proposes to submit an operating note request to the Building Commission. If the Co-chairs of the Committee notify the Secretary within 14 working days that the Committee has scheduled a meeting for the purpose of reviewing the operating note, DOA is only able to submit the request to the Commission upon approval of the Committee. If the Co-chairs of the Committee do not notify the Secretary that a meeting to review the request has been scheduled, DOA may submit the request to the Commission as proposed.

Table 1 shows the amount of annual operating note issuances since 1983-84.

**TABLE 1**  
**Operating Note Issuance History**  
**(\$ in Millions)**

<u>Fiscal Year</u>	<u>Amounts</u>	<u>Fiscal Year</u>	<u>Amounts</u>
1983-84	\$700	1992-93	\$450
1984-85	350	1993-94	350
1985-86	350	1994-95	350
1986-87	350	1995-96	250
1987-88	350	1996-97	150
1988-89	350	1997-98	450*
1989-90	300	1998-99	350
1990-91	200	1999-00	0
1991-92	450	2000-01	0

\* Two notes were issued in 1997-98, one dated July 1 for \$300 million and a second dated November 12 for \$150 million. The second note was issued to offset the cashflow effects of a \$215 million payment made due to the special investment performance dividend (SIPD) lawsuit settlement agreement. Operating notes were not issued during the 1999-00 and 2000-01 fiscal years because it was anticipated that there was sufficient cash available to avoid a deficit.

There were no operating notes issued during fiscal years 1999-00 or 2000-01 due to higher general fund cash balances during those years. However, the Department of Administration has determined that the lower cash balances expected in the general fund in 2001-02 will not be sufficient for the state to meet its operating obligations in a timely manner and is therefore requesting approval to issue an operating note.

**ANALYSIS**

The request would involve the issuance of up to \$800 million of operating notes by the Building Commission. It is intended that the proceeds from the issuance of the operating notes be deposited to the general fund. The state would make a number of sinking fund deposits to a trustee from February through May, 2002, and the notes would mature in June, 2002.

The Department currently expects that \$700 million of operating notes would be sufficient to address the expected cash flow deficiency during 2001-02. However, the final decision on the amount will depend on the most recent cashflow projections available at the time of issuance. As a result, DOA has requested approval of up to \$800 million, so that the total issuance could be adjusted as appropriate.

Two factors warrant consideration in deciding on the amount of operating notes to issue. First, federal arbitrage regulations require that the actual cash deficit equal at least 90% of the

issuance amount, or the state must rebate interest earnings above the rate paid on the note. Second, the operating notes should provide sufficient cash to largely avoid temporary reallocations of available state investment fund balances during the fiscal year.

The requested issuance of up to \$800 million should provide sufficient cash to support the general fund's cashflow during 2001-02 without significant interfund borrowing. DOA estimates that the worst day balance will be approximately -\$950 million in early December of 2001 if certain interest earning program revenue accounts within the general fund are deducted.

Estimated interest savings from the issuance of operating notes have been incorporated in the general fund condition statement of the Governor's 2001-03 biennial budget assuming a \$700 million issuance amount. Based on this assumption and on estimates of interest rates, DOA projects that the general fund would save \$9.8 million under the request, compared with not issuing an operating note.

## CONCLUSION

The request for the issuance of up to \$800 million of operating notes is intended to resolve the cashflow problems of the general fund for 2001-02 and would reduce the level of interfund borrowing as well as interest costs for the general fund. Therefore, the request appears to be reasonable.

FR/sas

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

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ASSEMBLY CHAIR  
**JOHN GARD**

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

## JOINT COMMITTEE ON FINANCE

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Brian Burke  
Representative John Gard

Re: 14-Day Passive Review Approval

Date: April 27, 2001

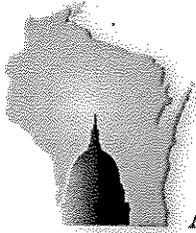
Attached is a copy of a letter from the Department of Administration, received April 26, 2001, which notifies the Joint Committee on Finance that the department intends to submit a request to the Building Commission to issue operating notes in an amount not to exceed \$800,000,000 for fiscal year 2001-2002. It requires 14-day passive review and approval by the Joint Committee on Finance, pursuant to s. 16.405(3), Stats.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Monday, May 14, 2001**, 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



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

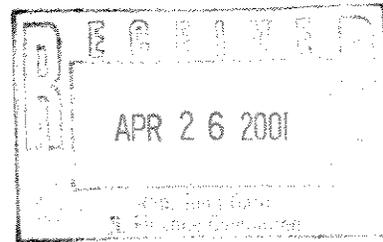
**SCOTT McCALLUM**  
GOVERNOR

**GEORGE LIGHTBOURN**  
SECRETARY

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

April 25, 2001

The Honorable Senator Brian Burke, Co-Chair  
The Honorable Representative John Gard, Co-Chair  
Joint Committee on Finance  
State Capitol  
Madison, WI 53702



Re: 2001 Operating Note Issue

Dear Senator Burke, Representative Gard and Members:

The State of Wisconsin customarily issues operating notes in each fiscal year because of differences in the timing of receipts and disbursements. The Department of Administration has determined that a deficiency will occur which will not permit the State to meet its operating obligations in a timely manner during fiscal year 2001-2002.

As required by 16.405 (3) Wisconsin Statutes, I hereby notify the Joint Committee on Finance that the Department intends to submit a request to the Building Commission to issue operating notes in an amount not to exceed \$800,000,000 for fiscal year 2001-2002. The operating notes will be issued pursuant to Sections 16.405 (1) and 18.72 (1), Wisconsin Statutes.

Sincerely,

George Lightbourn  
Secretary