

STATE OF WISCONSIN

B

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 8, 2000

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

Dear Secretary Meyer:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your request, received on April 28, 2000, pursuant to s. 23.0915(4), Stats., regarding a proposed grant in the amount of \$758,850, to the Door County Land Trust for assistance with the purchase of 183.5 acres in the Towns of Egg Harbor and Sevastopol in Door County.

A meeting will be scheduled to further discuss this request. Therefore, the request is not approved at this time.

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD
Assembly Chair

BB:JG:dh

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

THE STATE OF WISCONSIN

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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 28, 2000

Attached is a copy of a letter from the Department of Natural Resources, received April 27, 2000, concerning a proposed grant to the Trust for Public Lands, an eligible nonprofit conservation organization, for assistance with the purchase of 183.5 acres in the Towns of Egg Harbor and Sevastopol in Door County. The grant, in the amount of \$758,850, will come from the Natural Areas component of the Stewardship Program.

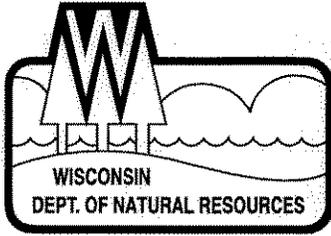
The notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Finance Committee of all stewardship projects of \$250,000 or more in cost.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Monday, May 15, 2000**, if you have any concerns about the request or if you would like the Committee to meet formally to discuss it.

Also, please contact us if you need further information.

Attachment

BB:JG:dh



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

April 27, 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 a proposed grant to the Door County Land Trust, an eligible nonprofit conservation organization, for assistance with the purchase of 183.5 acres in Door County. The grant, in the amount of \$758,850, will come from the Natural Areas component of the Stewardship Program. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship expenditures of \$250,000 or more in cost. There are sufficient funds appropriated in the current Stewardship Program and first year of the new program to complete the purchase.

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

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed grant, the Department will proceed with the approval process. If you need additional information, please contact Janet Beach Hanson at 266-0868 who is available to answer any questions you may have regarding this matter.

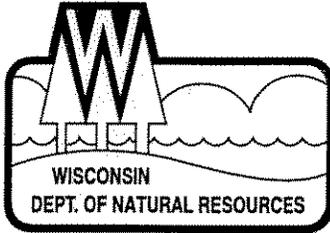
Thank you for your consideration.

Sincerely,

George
George E. Meyer
Secretary

cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

April 27, 2000

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

Dear Representative Gard:

The Department is notifying you, as co-chair of the Joint Committee on Finance, of a proposed grant to the Trust for Public Lands, an eligible nonprofit conservation organization, for assistance with the purchase of 183.5 acres in Door County. The grant, in the amount of \$758,850, will come from the Natural Areas component of the Stewardship Program. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship expenditures of \$250,000 or more in cost. There are sufficient funds appropriated in the current Stewardship Program and the first year of the new program to complete the purchase.

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

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed grant, the Department will proceed with the approval process. If you need additional information, please contact Janet Beach Hanson at 266-0868 who is available to answer any questions you may have regarding this matter.

Thank you for your consideration.

Sincerely,

George E. Meyer
Secretary

cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau



PROJECT SUMMARY

Proposed Stewardship Grant for Acquisition of Property Door County, Wisconsin

1. Parcel Description:

Owner: John Hutter Trust and Hutter Northern Trust

Location: Towns of Egg Harbor and Sevastopol, Door County (see attached maps for specific location)

Size: 183.5 acres

Interest: purchase in fee

Improvements: none

Land description: The property consists of 183.5 acres with exceptional views of the Bay of Green Bay from the atop the Niagara escarpment. There is a steep slope along the escarpment; below it is another moderate slope known locally as the hogback. The hogback also offers panoramic views. The remainder of the property is level to gently rolling. It contains a mixture of forest and open lands with hardwoods, white cedar, pine, woody shrubs, and an assemblage of rare plants and animals.

Zoning: varies on the property, ranging from single family, 20,000 sq. ft. minimum lot size, 1 ½ acre minimum lot size, to a minimum 5 acre estate lot size.

Past use: private undeveloped land

Proposed use: public outdoor recreation; preservation of unique natural features

2. Project partners:

Door County Land Trust and Department of Natural Resources

3. Timing:

The property has been acquired by the Door County Land Trust.

4. Finances:

Appraised value of acquisition: \$1,400,000
Appraised value of donated easements (approximate): \$112,000
Total value of property included in Stewardship Program
and covered by Grant Contract: \$1,512,000
Proposed grant amount: \$763,500
50% of appraised land value plus eligible acquisition costs
Purchase price: \$1,200,000

Funding sources:

Private cash contributions to the Door County Land Trust
Contribution of \$200,000 in land value from the landowner
Contribution of conservation easements from landowners within project
boundary valued at \$112,000

5. Justification:

The Carlsville Bluff Project is an ambitious effort being undertaken by the Door County Land Trust to protect approximately 750 acres along the Niagara Escarpment. The goal of the project is to preserve the geological features, natural communities, and rare, threatened and endangered species that reside along this section of the escarpment.

Working closely with local landowners, the Land Trust is using a variety of conservation "tools" to achieve project goals, including acquisition, easements and the managed forest law.

The Hutter property forms the southern anchor of the project. The property combines scenic beauty, recreational opportunity and special biological characteristics in an area facing tremendous development pressure.

As part of the old Chateau Hutter Resort, the property already has a well-established system of trails that will make it a popular recreational resource for local residents and tourists alike.

In addition, the quality of the natural communities present on the property are significant, and for this reason, the property has been determined by the Bureau of Endangered Resources to be eligible for inclusion in Wisconsin's State Natural Areas System.

The scenic, natural and recreational attributes of the property are further delineated in the Project Narrative which is attached.

6. Appraisals

Appraisal #1:

Appraiser: David Steiro of Steiro Appraisal Service (private appraiser)

Appraised value: \$1,400,000

Highest and best use: residential sites

Type of report: self-contained narrative report

Subdivision approach and market approach used

Appraisal #2:

Appraiser: Cindy Heise/Donald Swette of Appraisers, Inc. of Green Bay (private appraiser)

Appraised value: \$1,700,000

Highest and best use: residential subdivision development

Type of report: self-contained narrative report

Subdivision approach used

APPLICATION NARRATIVE

For the Carlsville Bluff Project – The Hutter Acquisition

Introduction:

On January 13, 2000, the Door County Land Trust, Inc. (Land Trust) purchased from the John Hutter Estate 183 acres of undeveloped land 8 miles north of Sturgeon Bay just east of the shores of Green Bay. The Hutter property is the southern anchor of the Land Trust's Carlsville Bluff Project Area, a 750-acre site that provides critical habitat for several rare, threatened, and endangered plants and animals. This project area is also home to several miles of Niagara Escarpment, a unique geological rock formation that rises above the western shore of Wisconsin's Door County Peninsula.

Carlsville Bluff Project Area Description:

The Carlsville Bluff Project Area was established in 1996 by the Door County Land Trust to protect a significant population of rare plant and animal species. Rare plant species found in several locations throughout the project area include a large population of the exquisite ram's-head lady's-slipper orchid. Rare animals species, primarily associated with the Niagara Escarpment, include the land snails *Vertigo hubrichti* (state endangered) and *Hendersonia occulta* (state threatened).

One of the largest populations of ram's-head lady's-slipper orchids (*Cypripedium arietinum*) in Wisconsin has recently been discovered within the project site. This lady slipper is found in only a few locations in the world and hundreds – if not thousands – of orchids are scattered within the Carlsville Bluff Project area. In addition to the ram's-head orchid, *Cypripedium arietinum*, *Platanthera hookeri*, *Cypripedium calceolus parviflorum*, *Leucophysalis grandiflora*, allegheny vine, and long-spur violet are also found within the project area.

The steep cliffs and escarpments in the project area are known to support land snails that are rare and/or endemic to these habitats. Surveys have been conducted in the project area and have identified the presence of twenty-four species, including one endangered species, one threatened species, and several rare species.

Project goals are to ensure the long-term viability of these rare plant and animal populations, while at the same time protecting the escarpment, forest, and wetlands these species depend on. These protected lands also offer the public an opportunity to hike, ski, view wildlife, hunt, and study the diversity of wildlife found on land owned and managed by the Land Trust. The Land Trust has purchased nine properties and has accepted three conservation easement agreements with private landowners that protect nearly 300 acres within the Carlsville Bluff Project area thus far.

The Carlsville Bluff project area lies within a large forest block recognized by the Door County Natural Heritage Program, the Natural Areas Inventory, Wisconsin Coastal Atlas and U.S. Fish and Wildlife Services as an important scenic, wetland, and forest resource area needing protection.

A unique blend of several forest types are present within the project area and provide an excellent opportunity to study and protect the ecological processes not typically found on tracts of a more homogeneous topographical nature.

The intermittent and emergent wetlands and springs found in the project area represent another diverse habitat in this region. Intermittent wetlands feed into large, open wetlands which drain by a small creek that empties into the bay of Green Bay. Several fish species, including northern pike, make their way from Green Bay to these open wetlands where they spawn and feed. This wetland region also provides ideal habitat for the federally-endangered Hines emerald dragonfly although no intensive surveys have been conducted to confirm the presence of the Hines.

The Hutter Property Specific:

The 183 acres of magnificent bluffs, stunning views, and invaluable wildlife habitat comprise the Hutter property. Situated along scenic Bay Shore Drive, this property serves as a reminder of what Door County was like decades ago. The landscape has remained undeveloped and pristine and is so beautiful that it is one of the most recognized properties on the entire Door Peninsula.

The property hosts nearly one mile of the spectacular bluffs of the Niagara Escarpment as well as rolling meadows, dense forests, and several rare and endangered plants and animals. Protection of this land will provide one-of-a-kind recreational experiences for the residents and visitors to Door County. The property will also serve as an "outdoor living classroom" for scientists and students to study the land's complex ecology and unique geology.

While most known for its beauty, the Hutter property is of keen interest to the scientific community as well. Running the entire length of the property is the Niagara Escarpment, a steep wooded rock face that overlooks the waters of Green Bay. Because the bluff remains cool, damp, and dark throughout much of the year, a unique assemblage of plants and animals are found above, below, and on the Niagara Escarpment. University of Green Bay professors have recently discovered endangered snails living on the bluffs that were thought to be extinct. The Niagara Escarpment is also home to several species of rare plants and the large forested area on and surrounding this property has been recognized as a high-priority resource needing protection.

The unique plant communities on the Hutter Property provide habitat for several threatened wood-nesting birds and grassland birds rated as special concern by the Bureau of Endangered Resources. These species include the Northern Goshawk, Cooper's hawk, veery, orchard oriole, grasshopper sparrow, Eastern meadowlark, and red-shouldered hawk.

The purchase of this one-of-a-kind property is important to the entire state of Wisconsin. Its protection will mean that a large stretch of one of Door County's most scenic roads, Bay Shore Drive, will remain open, natural, and a place of exceptional scenery. Visitors and residents to the county will be able to hike and explore this unique and historic landscape and scientists and students will have an outdoor classroom in which to study and learn more about the Niagara Escarpment and the rare plants and animals that reside here.

March 3, 1999

Board of Directors
Door County Land Trust
P.O. Box 345
Ephraim, WI 54211

Re: Protection of Niagara Escarpment in Town of Egg Harbor

Dear Board Members:

We understand that the Door County Land Trust is in the process of negotiating for the acquisition of lands on Carlsville Road in the Town of Egg Harbor which are part of the natural geologic feature known as the "Niagara escarpment."

Currently the Town of Egg Harbor is going through the process of updating its ordinances to assure protection of its natural and visual resources. After nearly 12 months of research and deliberation, public input and discussions with the Town Board, this Commission in December 1998 adopted a new Town Master Development Plan. Recommended ordinances for implementation of the Plan are now being considered by the Town Board.

The Town's Plan identifies the Niagara escarpment and associated forest resources as one of the Town's greatest assets which will be destroyed by intensive development. Specifically the Plan includes as one of its Goals & Objectives the following:

4. To protect the escarpment, including its bluff and terrace areas, from intensive or unplanned development which threatens to destroy rare and endangered plants or animals and other irreplaceable resources of the Town.

To implement this goal and objective the Commission has recommended Town Board action as follows:

4. The Town should encourage acquisition of sensitive natural areas at market prices by nonprofit agencies such as The Nature Conservancy and the Door County Land Trust...
5. Development on the edge of the Niagara escarpment should be strictly prohibited. Setbacks from the edge of the bluff must be required and cutting of vegetation of any kind on the face or talus of the escarpment must be prohibited if this unique natural feature and the flora and fauna which it harbors is to be preserved for future generations and severe

Door County Land Trust
March 3, 1999
Page 2

erosion prevented...

The Egg Harbor Town Plan Commission wholeheartedly supports you in this effort to protect this area of the Niagara escarpment from development which will forever destroy the unique and potentially endangered flora and fauna found there and the opportunity to record their nature and scientific significance for posterity and for the citizens of the Town to enjoy the benefits of the diversity which the escarpment nourishes. Although it has not yet had the opportunity to formally act on the Commission's recommendations, we believe the Town Board supports the principles expressed in the Master Development Plan adopted by the Commission.

Sincerely,



Jean G. Setterholm

Chair, Egg Harbor Plan Commission

cc: Gerald W. Martens, Town Chairman
Pamela Krauel, Town Clerk Treasurer
Egg Harbor Town Plan Commission

BAY SHORE PROPERTY OWNERS ASSOCIATION
Sturgeon Bay, WI 54235

February 18, 2000

Door County Land Trust
% Dan Burke
1412 S. Lake Michigan Drive
Sturgeon Bay, Wisconsin 54234

Dear Board and Staff,

On behalf of the Bay Shore Property Owners Association, I thank you for the significant contribution that your organization has made to the Door Peninsula landscape and to the preservation of the environment's biodiversity, through the purchase of the Hutter property. The purchase indicates that you all share and embrace a large vision and that you have the confidence to commit to a huge financial challenge.

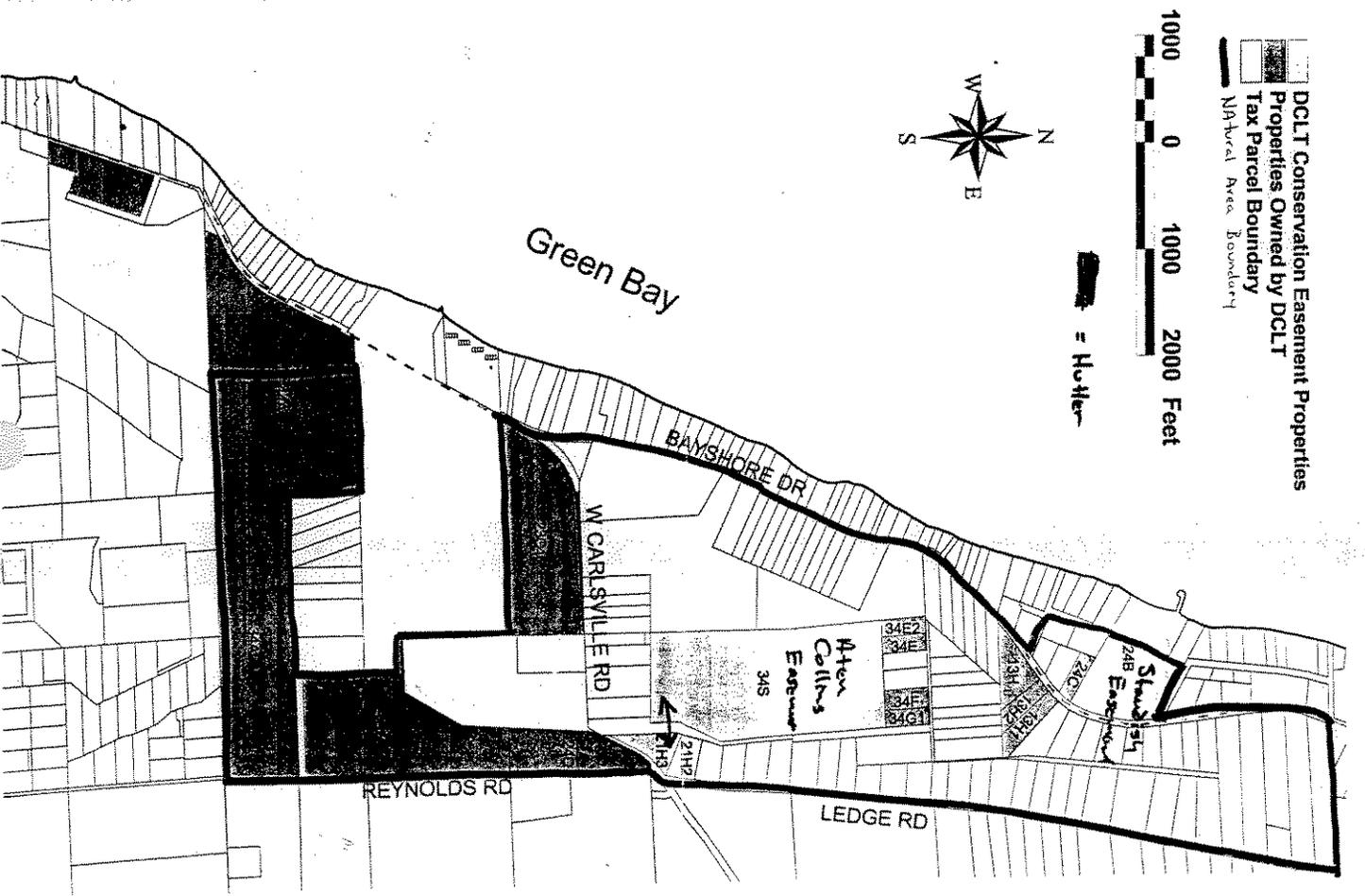
We are grateful for your presence and leadership and we send our hearty congratulations. Thank you for making a difference.

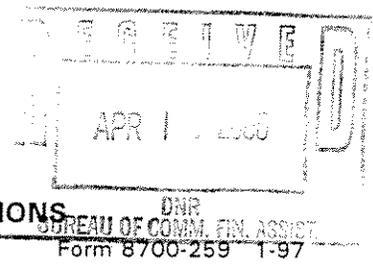
With appreciation,



Betty Parsons
for the
Bay Shore Property Owners Association

Door County Land Trust: Carlsville Bluff Project Area





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

State of Wisconsin Department of Natural Resources

Notes:

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

Project name Carlsville Bluff; The Hutter Property	Project location (county) DOOR COUNTY
Project type <input checked="" type="checkbox"/> Land acquisition <input type="checkbox"/> Easement acquisition	Number of acres 185 acres
Name and address of organization Door County Land Trust, Inc. PO Box 345 Ephraim, WI 54211	Name and title of contact person Dan E. Burke Executive Director
	Telephone number (including area code) 920 746-9609

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

This property is within an approved boundary of Natural Areas Section of the WI-DNR.

Status of negotiations with landowner (check one):

Discussions are underway with the landowner.

An option has been signed.

An offer to purchase has been signed.

An easement has been signed.

The property has been purchased.

Expiration date: ~~_____~~

Expected closing date: **12/30/99**

Date: _____

Date of transfer of title: _____

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

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

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

Name Daniel E. Burke	Title Executive Director
Signature Daniel E Burke	Date 12/14/99

BUDGET WORKSHEET

1. Estimate of acquisition costs as defined in NR 51.002(1):

Appraised value of the property \$ 1,200,000
(Indicate if this is only an estimate)

Miscellaneous associated costs

Appraisal(s) \$ 11,000

Title insurance \$

Survey \$

Environmental inspection/audit \$ 4,000 misc

Recording fees \$

Relocation \$

Estimate of total acquisition costs \$

2. What is your actual purchase price for the property? \$ 1,200,000

3. Funding sources (list sources of sponsor match):

Sponsoring NCO \$ remainder

Other organizations or third parties \$

Local or federal government \$

Property contribution from the landowner \$ 200,000

Other contribution of property \$ 112,000

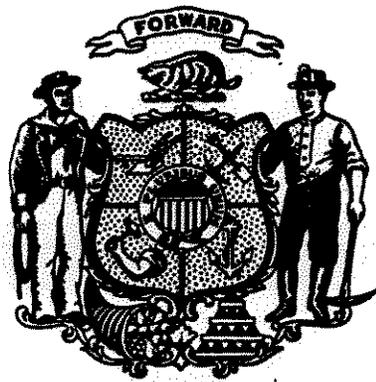
Total \$

4. Amount of cash award requested \$ 763,500

5. Estimate of annual maintenance expenses \$ 2,500.00

6. Estimate of development or habitat restoration costs, if applicable \$ NA

END



END

STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

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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 1, 2000

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

Dear Secretary Meyer:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your request, received on April 26, 2000, pursuant to s. 23.0915(4), Stats., regarding a proposed grant in the amount of \$294,000, to the Nature Conservancy for assistance with the purchase of 1,043 acres in Ashland County.

A meeting will be scheduled to further discuss this request. Therefore, the request is not approved at this time.

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD
Assembly Chair

BB:JG:js

cc: Members, Joint Committee on Finance
Linda Nelson, Department of Administration

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

316-S Capitol
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ASSEMBLY CHAIR
JOHN GARD

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

JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

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

Date: April 26, 2000

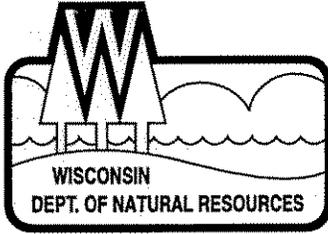
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a proposed grant in the amount of \$294,000 to The Nature Conservancy, an eligible nonprofit conservation organization, for assistance with the purchase of 1043 acres in Ashland County. The grant will come from the Natural Areas and Habitat Areas components of the Stewardship Program. This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

Please review this item and notify **Senator Burke** or **Representative Gard** no later than **Thursday, May 11, 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

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

April 21, 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 a proposed grant to The Nature Conservancy, an eligible nonprofit conservation organization, for assistance with the purchase of 1043 acres in Ashland County. The grant, in the amount of \$294,000, will come from the Natural Areas and Habitat Areas components of the Stewardship Program. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship expenditures of \$250,000 or more in cost. There are sufficient funds appropriated to complete the purchase.

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

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed grant, the Department will proceed with the approval process. If you need additional information, please contact Janet Beach Hanson at 266-0868 who is available to answer any questions you may have regarding this matter.

Thank you for your consideration.

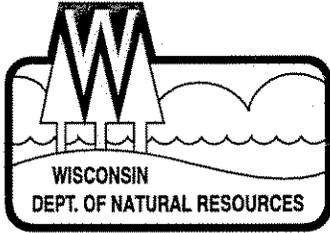
Sincerely,

George

George E. Meyer
Secretary

cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

April 21, 2000

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

Dear Representative Gard:

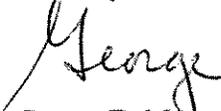
The Department is notifying you, as co-chair of the Joint Committee on Finance, of a proposed grant to The Nature Conservancy, an eligible nonprofit conservation organization, for assistance with the purchase of 1043 acres at Caroline Lake in Ashland County. The grant, in the amount of \$294,000, will come from the Natural Areas and Habitat Areas components of the Stewardship Program. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship expenditures of \$250,000 or more in cost. There are sufficient funds appropriated to complete the purchase.

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

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed grant, the Department will proceed with the approval process. If you need additional information, please contact Janet Beach Hanson at 266-0868 who is available to answer any questions you may have regarding this matter.

Thank you for your consideration.

Sincerely,


George E. Meyer
Secretary

cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau



PROJECT SUMMARY

Proposed Stewardship Grant for Acquisition of Caroline Lake Property Ashland County, Wisconsin

1. Parcel Description:

Owner: Acquired by The Nature Conservancy from Georgia Pacific Paper Company

Location: Town of Morse in Ashland County (see attached maps for specific location)

Size: 1,043 acres

Interest: Purchase in fee

Improvements: none

Land description: The property consists of the majority of the land surrounding three undeveloped lakes (Caroline Lake, Twin Lake-East and Twin Lake-West). Shore vegetation is approximately 80% bog, tamarack, white birch, red maple and white pine. The upland areas are hardwoods with scattered red and white pines.

Zoning: Zoned shoreland protection around the lakeshore; the remainder of the property is zoned forestry recreation. Property is enrolled under the Forest Crop Law.

Past use: Forestry and outdoor recreation

Proposed use: Acquisition ensures continued availability of the property and its undeveloped lakeshores to the public for outdoor recreation including wildlife observation, hiking, hunting, fishing, and boating. The Caroline Lake boat landing which is on the property will remain open as long as the Town continues to maintain it. There is also a West Twin Lake boat landing which is not improved.

2. Project partners:

The Nature Conservancy and Department of Natural Resources

3. Timing:

The property has been acquired by The Nature Conservancy.

4. Finances:

Purchase price: \$575,000

Appraised value: \$580,000

Proposed grant amount: \$294,000

50% of appraised value and eligible acquisition costs

Source of sponsor match: donations made to The Nature Conservancy

5. Justification:

In the Department's Wild Lakes Initiative Assessment, Caroline Lake was rated as the number one wild lake in Ashland County and ranked 6th most important to protect in the state. Caroline Lake forms the headwaters of the Bad River and its clean water contributes to the high water quality of the river and of the Kakagon Sloughs. The Kakagon/Bad River Sloughs are the largest and healthiest fully-functioning estuarine system remaining in the upper Great Lakes basin. The Caroline Lake complex was named in The Nature Conservancy Kakagon/Bad River Conservation Plan as the upland area most significant for protection of the Kakagon/Bad River watershed.

The property contains many high quality natural communities including Lake, Northern Wet Forest, Northern Dry Mesic Forest, Northern Sedge Meadow, Shrub Carr and Stream. The property will be managed to protect water quality, biodiversity and maintenance of a large forest block to provide interior forest habitat. Because of the number of high quality natural communities, approximately one-third to one-half of the property will be dedicated as a State Natural Area.

In addition, the property is home to a variety of animal species, some of them rare, including waterfowl, common loons, osprey, bald eagles, wolf, river otter, mink and fisher.

Acquisition and long-term management of the property by The Nature Conservancy will ensure public access for a variety of nature-based outdoor recreation activities.

Finally, this project complements the Great Addition by completing preservation of the land around Caroline Lake.

6. Appraisals

Appraisal #1:

Appraiser: Craig Solum (private appraiser)

Appraised value: \$580,000

Highest and best use: private recreation overall. Appraiser indicated property would be suitable for subdivision, but because of poor roads and lack of electricity, private recreation is more appropriate.

Type of report: self-contained narrative report

Market data approach used, 8 comparable sales cited

Appraisal #2:

Appraiser: Wayne Gibson (private appraiser)

Appraised value: \$650,000

Highest and best use: private recreation overall

Type of report: self-contained narrative report

Market data approach used, 4 comparable sales cited

APPLICATION NARRATIVE
for the Caroline Lakes Preserve, Ashland County, Wisconsin
The Nature Conservancy

1. Primary Goals of the Project

It is difficult to imagine northern Wisconsin without contemplating the region's vast lake resources. The last glaciation can be credited with dotting the northern Wisconsin landscape with more than 12,400 lakes, containing globally unique resources. These lakes are not only remarkable for their natural qualities, but are also exceptional in the benefits they offer people who choose to live near or visit them. Ironically, those serene, idyllic lakes where people seek to "get away from it all", are rapidly disappearing as cabins, piers, boat shelters and other developments increasingly line their shores.

Early in the Conservancy's Site Conservation Planning process for the Kakagon/Bad River (KBR) watershed, a cluster of three shallow, undeveloped lakes (Twin Lake-east, Twin Lake-west and Caroline Lake) in Ashland County were identified as one of the most important land acquisition priorities in the watershed. Caroline Lake forms the headwaters of the Bad River. Its clean, clear water contributes to the high water quality of the river and of the KBR Sloughs. The diversity and health of this world-class resource ultimately depends on the quality and quantity of waters entering the sloughs from their 677,902 acre watershed. It has tremendous symbolic value to the Bad River Band of Lake Superior Tribe of Chippewa Indians, whose ancestral home and cultural base is located along the Bad River.

With concurrence from the Department's Natural Areas staff regarding the natural values of the site, The Nature Conservancy acquired a 1043 acre parcel of land formerly owned by Georgia Pacific, containing the majority of the land surrounding these lakes. The Caroline Lake property protects one of the few remaining undeveloped lakes, over 100 acres, left in Wisconsin. The land is currently enrolled in Wisconsin's Forest Crop Law (FCL) program; however, we have petitioned to convert into Wisconsin's Managed Forest Law (MFL).

The Nature Conservancy's primary goal at the Caroline Lake site is the development and implementation of a sustainable/compatible forest management plan that protects water quality, biodiversity and maintains natural processes. We will consult with advisors from the following groups to establish appropriate management techniques: Nature Conservancy staff, UW-Madison faculty, U.S. Forest Service staff, private consulting foresters, DNR foresters, industrial foresters. This site will serve as a model forestry demonstration site for the Kakagon/Bad River watershed. It is the Conservancy's intention to dedicate the lakeshore areas as a State Natural Area to be owned by The Nature Conservancy or an appropriate conservation entity. To help achieve conservation goals at this site, we will attempt to secure via purchase, cooperative agreements and easements all other lands surrounding the lakes and manage with appropriate forestry practices.

During the Site Conservation Planning for the KBR watershed, a threats assessment was completed. Incompatible silvicultural practices were identified as having the greatest potential adverse impact to the long-term viability of the KBR sloughs. Since over 35% of the land within the watershed is held in private ownership, we feel the establishment of a forest demonstration site will offer area landowners an opportunity to become better informed to make long-term sustainable decisions about the management of their forests and reduce the frequency of poor forest management.

2. Description of the Caroline Lakes Preserve

The Kakagon/Bad River Sloughs are the largest and healthiest full-functioning estuarine system remaining in the upper Great Lakes basin. A wilderness character prevails and dynamic natural processes remain intact. The Caroline Lakes site in Ashland County is a complex of undeveloped, natural area quality lakes (Caroline Lake, Twin Lakes-East and Twin Lakes-West) that include the headwaters (Caroline Lake) of the Bad River. The Caroline Lakes complex was named in The Nature Conservancy's Kakagon/Bad River Conservation Plan as the upland area most significant for the protection of the Kakagon/Bad River watershed. While the Caroline Lakes site is important primarily for its position at the headwaters of the Bad River, many high quality (A and B ranked) communities are represented there including Lake--shallow, soft, drainage (GU/S3), Northern Wet Forest (G4/S4), Northern Dry Mesic Forest (G4/S3), Northern Sedge Meadow (G4/S3), Shrub Carr (/S4), Open Bog (G4/S4) and Stream--fast, soft, cold (GU/SU). Other rare elements include Dorcas Copper (*Lycaena dorcas*) (G4/S2), Freija fritillary (*Boloria freija*) (G5/S2), Yellow-bellied flycatcher (*Empidonax flaviventris*) (G5/S2B,S), and Olive-sided flycatcher (*Contopus borealis*) (G5/S3B,S).

Caroline Lake is a soft water, drainage lake. Lakeshore vegetation is predominantly upland hardwoods with a mixed conifer, hardwood and alder swamp area near the Bad River outlet and along the northeast shore on an intermittent feeder stream. Lake bottom material includes sand, gravel and muck. A narrow zone of macrophytes occupies a 1 to 15 meter wide strip along much of the shoreline. Representative species are *Scirpus acutus*, *Eleocharis smallii*, *Equisetum fluviatile*, *Brasenia schreberi*, *Nuphar lutea* spp. *variegatum*, *Nymphaea odorata*, *Potamogeton epihydrus*, *Ceratophyllum demersum*. Fresh water sponges have been observed near the outlet on submerged woody debris. Puddle ducks nest in the wetlands and the lake serves as a stopover site for migrating waterfowl. Common loons (*Gavia immer*), ospreys (*Pandion haliaetus*), bald eagles (*Haliaeetus leucocephalus*), wolf (*Canis lupis*), river otter (*Lutra canadensis*), mink (*Mustela vison*) and fisher (*Martes pennanti*) have been observed at the site. Twin Lakes-East is a soft water seepage lake with a short, navigable connecting stream channel to Twin Lakes-West. About 70 percent of the lakeshore is muck with the remainder being mostly gravel with some areas of sand. Shore vegetation is about 40 percent bog on the west and east, with areas of upland hardwoods and conifers. Twin Lakes-West is an acid bog lake with a northwest outlet flow to Eureka Lake. Shore vegetation is about 80 percent bog (black spruce (*Picea mariana*), tamarack (*Larix laricina*), white birch (*Betula*

papyrifera), red maple (*Acer rubrum*), and white pine (*Pinus strobus*)). The upland areas are hardwoods with scattered red (*Pinus resinosa*) and white pines.

3. Adjacent Land Uses

The land adjacent to the Caroline Lake property is owned by Ashland County, Iron County, Wisconsin Department of Natural Resources, U.S. Steel and 7 private individuals. With the exception of one private landowner the remaining land is managed by forestry professionals through industrial, county and the state's Forest Crop or Managed Forest Law programs. To generalize, the industrial and County lands are managed for timber production and for recreational purposes, the private lands more for hunting and other recreational purposes.

4. Public Use and Public Access

Currently, the entire 1043 acres are enrolled in Wisconsin's Forest Crop Law (FCL). We have submitted a petition to convert to Wisconsin's Managed Forest Law (MFL). With the property enrolled in FCL/MFL the property is entirely open to public use. Public use permitted under FCL/MFL include, hunting, fishing, cross country skiing, snowshoeing, hiking, and sightseeing.

5. Land Management Practices

Upland Resources

The forested upland property will be managed with the objective to create a demonstration site that illustrates compatible/sustainable forest practices conducted in an economically viable manner. The implemented silvicultural methods will utilize best management practices developed by the Wisconsin Department of Natural Resources and modified by the Caroline Lake Forest Advisory Committee. Habitat type mapping of the property is currently being completed. The habitat map will be the basis for determining the silvicultural practice utilized for each forest stand. It is our goal to develop a mixed age stand, representative of original stand characteristics, including old growth, big tree silviculture, and downed woody debris. It is also our goal to demonstrate how forestry can be conducted without disrupting natural process and decreasing native species biodiversity and water quality.

Water Resources

Caroline Lake has been managed as a largemouth bass (*Micropterus salmoides*), northern pike (*Esox lucius*), pan (Centrarchidae) fishery since 1946. A three foot roller dam was placed on the outlet to raise the lake level to reduce the severity of winterkill. Recently, beaver have constructed a dam at the outlet of Caroline Lake that has raised the water level an additional foot. This increase in water level has not drastically affected the shoreline vegetation. Most likely the current shoreline vegetation is a result of the rise and fall of water level brought about by beaver activity.

6. Improvements and Structures

There are no structures on the property. A main access road, extends off Caroline Lake Road along the west side of the lake to a boat access on the south west part of Caroline Lake. The road is maintained by the Town of Morse, but is not plowed during the winter months. There is a lease with the Town of Morse for the boat access.

Currently, there is no signage on the property. It is the intention of the Conservancy to mark the property boundary, post visitor use regulations and construct a kiosk at the boat landing. The kiosk will contain educational material on exotic species prevention and identification, watersheds, birds and mammals of the area, and general interpretive materials. No new trails will be established on the property. Existing roads will be evaluated for trail use, erosion and maintenance issues and some may be closed if problems are observed.

7. Implementation

The Nature Conservancy holds responsibility for maintaining the property and implementing the compatible/sustainable management plan being developed by the Conservancy and forestry advisors. Once the plan is completed the Conservancy will work with forestry professionals to implement the management prescriptions.

8. Monitoring

Two monitoring projects have already begun at Caroline Lake property, one monitoring understory vegetation and the other monitoring the effects of deer browse on the regeneration of coniferous trees. Northland College and the Conservancy have begun a project called Plant Watch that was established to monitor the effect of silvicultural practices on the forest understory vegetation. It is our goal with Plant Watch to determine the impacts to the understory vegetation when different silvicultural practices are utilized. Plant Watch will help us determine the effects of our implemented forest management plan for this site.

The conifer regeneration project will monitor the effects of deer and hare browse on the ability of eastern hemlock (*Tsuga canadensis*), eastern white pine and northern white cedar (*Thuja occidentalis*) to regenerate. We are also in the process of establishing a class at Northland College that will, for 6 weeks, conduct monitoring projects at the property. Each week will be taught by a Northland College instructor in their area of expertise. Ideas for monitoring projects are still being determined; however, water quality, wetlands, aquatic invertebrates, reptiles and amphibians, birds, plants, and forest measurements are potential monitoring projects. The water quality and wetlands monitoring projects will be set up to monitor boat landing and boating use of the lakes and impacts of implemented silvicultural methods.

COMMUNITY SUPPORT, PARTNERSHIPS, AND LINKAGES
for the CAROLINE LAKE PROJECT AREA
The Nature Conservancy

1) **The Wisconsin Department of Natural Resources** has recognized this site's importance as a natural undeveloped wild lake. Caroline Lake is the number one ranked undeveloped wild lake in Ashland County and ranked 6th most important to protect in the state.

2) **Bad River Band of Lake Superior Tribe of Chippewa Indians** have for many generations been the stewards of the largest and one of the last intact drowned river mouth systems left in the great lakes. The water originating from the wetlands draining into Caroline Lake flows directly into the Bad River and eventually into the Kakagon/Bad River Sloughs. The Bad River Band has been extremely supportive in our acquisition of the Caroline Lake property, because of its importance in supplying clean, clear water to the Bad River and for its cultural and spiritual importance.

3) As part of **The Nature Conservancy's** Site Conservation Planning process for the Kakagon/Bad River Watershed project, Caroline Lake was determined to be the highest protection priority within the Watershed. Participants involved in this determination include WDNR - Bureau of Endangered Rescues, Water resources, and Fisheries staff; Ashland, Bayfield, Douglas, Iron County Land Conservationists, Bad River Natural Resource Department's fish, wildlife, wetlands, real estate, and management staff; University of Wisconsin and Northland College professors, and Nature Conservancy Wisconsin staff and Conservancy National Science staff.

4) The Nature Conservancy staff have met with the Town of Morse officials to inform them about the project and The Nature Conservancy. Town officials realized the benefit of Conservancy ownership for continued access to enjoy this property. The other possible outcome from the sale of this property may have been private ownership and no public access.

5) The Nature Conservancy staff have met with adjacent land owners both private and industrial. The local private land owners have been very supportive of the acquisition.

ELEMENT OCCURRENCES

Caroline Lakes Site The Nature Conservancy

<u>ELCODE</u>	<u>SNAME</u>	<u>SCOMNAME</u>	<u>GRANK</u>	<u>SRANK</u>
ABPAE33010	EMPIDONAX FLAVIVENTRIS	YELLOW-BELLIED FLYCATCHER	G5	S2B,S
ABPAE32010	CONTOPUS BOREALIS	OLIVE-SIDED FLYCATCHER	G5	S3B,S
CLDRA352WI	LAKE--SHALLOW, SOFT, DRAINAGE		GU	S3
CPSHR054WI	OPEN BOG		G4	S4
CTFOR032WI	NORTHERN DRY-MESIC FOREST		G4	S3
CPFOR038WI	NORTHERN WET FOREST		G4	S4
CPHER060WI	NORTHERN SEDGE MEADOW		G4	S3
CPSHR050WI	SHRUB CARR			S4
CRSTR314WI	STREAM - FAST, SOFT, COLD		GU	SU
IILEPJ7100WI	BOLORIA FREIJA	FREIJA FRITILLARY	G5	S2
IILEPC1120WI	LYCAENA DORCAS	DORCAS COPPER	G4	S2

BUDGET WORKSHEET

1. Estimate of acquisition costs as defined in NR 51.002(1):

Appraised value of the property \$ 575,000.00
(Indicate if this is only an estimate)

Miscellaneous associated costs

Appraisal(s) \$ 5400.00

Title insurance \$ 2800.00

Survey \$ _____

Environmental inspection/audit \$ _____

Misc. closing costs \$ 500.00

Relocation \$ _____

Estimate of total acquisition costs \$ 583,700.00

2. What is your actual purchase price for the property? \$ 575,000.00

3. Funding sources (list sources of sponsor match):

Sponsoring NCO \$ 291,850.00

Other organizations or third parties \$ _____

Local or federal government \$ _____

Property contribution from the landowner \$ _____

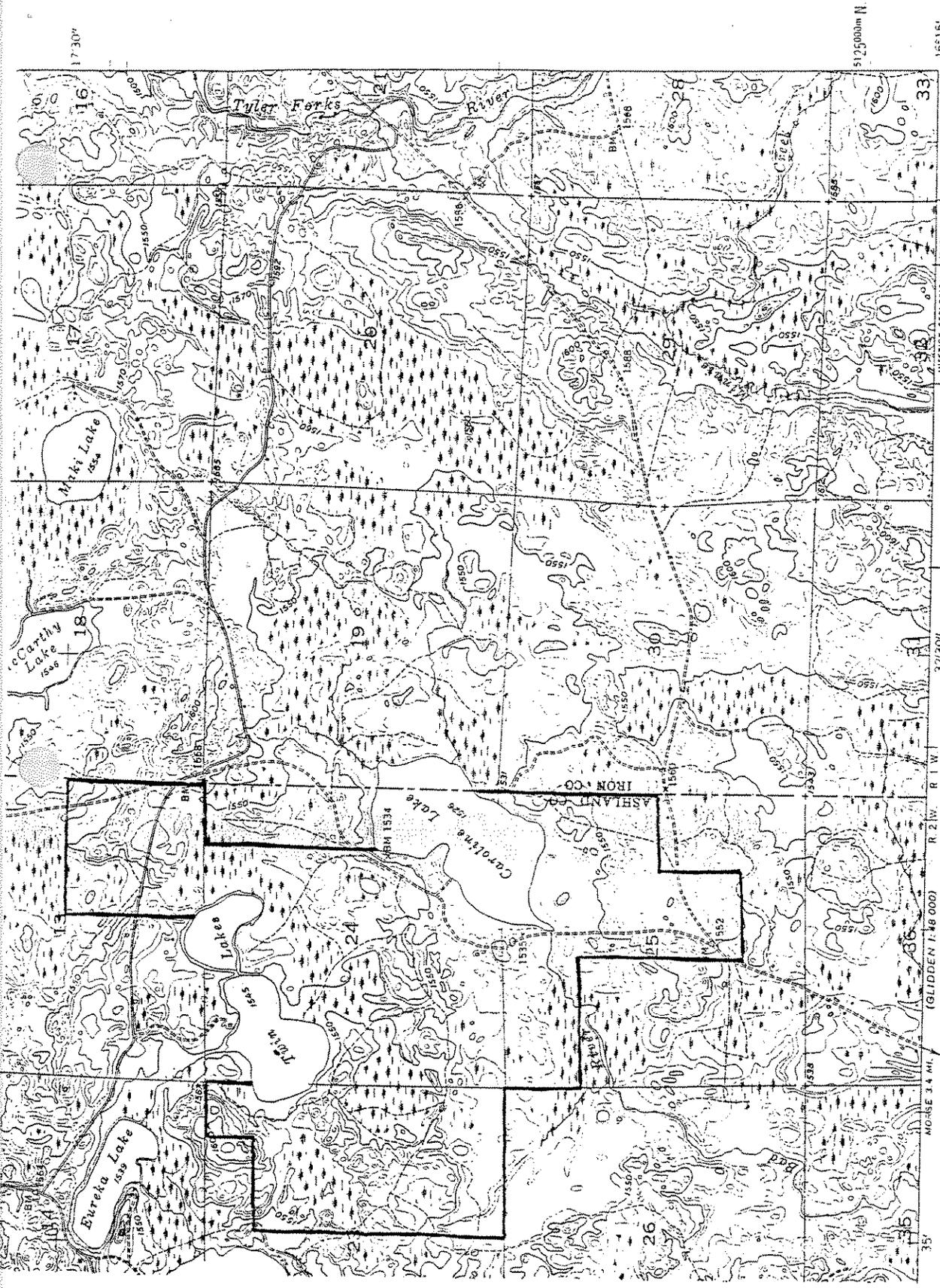
Other contribution of property \$ _____

Total \$ 291,850.00

4. Amount of cash award requested \$ 291,850.00

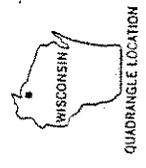
5. Estimate of annual maintenance expenses \$ _____

6. Estimate of development or habitat restoration costs, if applicable \$ _____



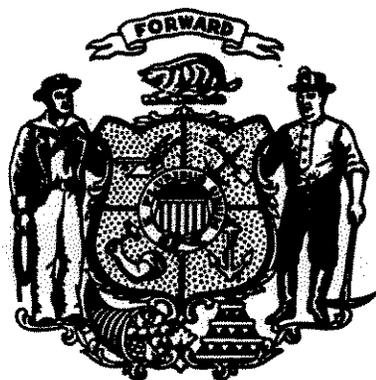
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 DATUM IS MEAN SEA LEVEL
 ROAD CLASSIFICATION
 Medium-duty ——— Light-duty ———
 Unimproved dirt
 ○ State Route

Caroline Lakes Preserve
Ashland County, Wisconsin
TNC-WFO
 MT. WHITTLESEY, WIS.
 SE/4 Mellen 15' QUADRANGLE
 N4615-W90307.5
 1954



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALES BY THE GEOLOGICAL SURVEY WASHINGTON 25 D C

END



END

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

May 1, 2000

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

Dear Secretary Meyer:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your request, received on April 26, 2000, pursuant to s. 23.0915(4), Stats., regarding a proposed grant in the amount of \$1,555,355, to the Trust for Public Lands for assistance with the purchase of 86.2 acres in Door County.

A meeting will be scheduled to further discuss this request. Therefore, the request is not approved at this time.

Sincerely,

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of John Gard in black ink.

JOHN GARD
Assembly Chair

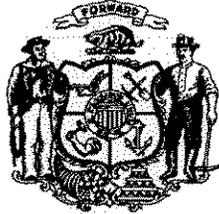
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cc: Members, Joint Committee on Finance
Linda Nelson, Department of Administration

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: April 26, 2000

Attached is a copy of a letter from the Department of Natural Resources, received April 25, 2000, concerning a proposed grant to the Trust for Public Lands for assistance with the purchase of 86.2 acres in Door County. The grant, in the amount of \$1,555,355, will come from the Natural Areas and Bluff components of the Stewardship Program.

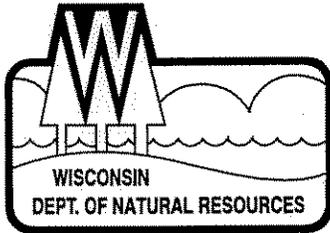
The notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Finance Committee of all stewardship projects of \$250,000 or more in cost.

Please review the material and notify **Senator Burke** or **Representative Gard** no later than **Thursday, May 11, 2000**, if you have any concerns about the request or if you would like the Committee to meet formally to discuss it.

Also, please contact us if you need further information.

Attachment

BB:JG:dh



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

April 25, 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 a proposed grant to the Trust for Public Lands, an eligible nonprofit conservation organization, for assistance with the purchase of 86.2 acres in Door County. The grant, in the amount of \$1,555,355, will come from the Natural Areas and Bluff components of the Stewardship Program. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship expenditures of \$250,000 or more in cost. There are sufficient funds appropriated in the current Stewardship Program and first year of the new program to complete the purchase.

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

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed grant, the Department will proceed with the approval process. If you need additional information, please contact Janet Beach Hanson at 266-0868 who is available to answer any questions you may have regarding this matter.

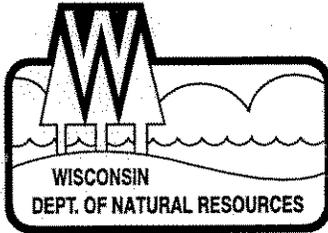
Thank you for your consideration.

Sincerely,

George
George E. Meyer
Secretary

cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

April 25, 2000

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

Dear Representative Gard:

The Department is notifying you, as co-chair of the Joint Committee on Finance, of a proposed grant to the Trust for Public Lands, an eligible nonprofit conservation organization, for assistance with the purchase of 86.2 acres in Door County. The grant, in the amount of \$1,555,355, will come from the Natural Areas and Bluff components of the Stewardship Program. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship expenditures of \$250,000 or more in cost. There are sufficient funds appropriated in the current Stewardship Program and the first year of the new program to complete the purchase.

Attached please find a summary of the project as well as supporting information and maps. 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.

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Thank you for your consideration.

Sincerely,

George E. Meyer
Secretary

cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau



PROJECT SUMMARY

Proposed Stewardship Grant for Acquisition of Bluff Headlands Door County, Wisconsin

1. Parcel Description:

Owner: B. W. Heineman

Location: Town of Liberty Grove in northern Door County, immediately south of the Ellison Bay Bluff County Park (see attached maps for specific location)

Size: 86.2 acres

Interest: Purchase in fee

Improvements: Property has remnants of an old cabin structure, but no value was attributed to it by appraisers

Land description: The property consists of 86.2 acres of pristine Niagara Escarpment that includes 1,939 feet of frontage on the waters of Green Bay. The gently sloping topography ends with terraced cliffs on the western edge that drop 125-200 feet to the water. Below the escarpment is a cobble stone beach. The property is heavily wooded with a variety of mature trees including maple, beech, ash, red and white pine, red oak, white cedar and birch.

Zoning: Eastern portion of property is zoned HL-5 which has a minimum 5 acre lot size for residential use; the western portion is HL-3.5 with a minimum 3.5 acre lot size for residential use.

Past use: Private residential and recreation land

Proposed use: Public park land for use by Wisconsin residents and visitors to the state

2. Project partners:

The Trust for Public Lands
Door County
Town of Liberty Grove
The Nature Conservancy

The property will be transferred to Door County for long-term management as part of the adjoining Ellison Bay County Park.

3. Timing:

Timing is critical. The Trust for Public Lands holds an offer to purchase on the property that is contingent on a state grant. The landowner is requiring that the contingency be removed by June 30, 2000.

4. Finances:

Purchase price: \$3,100,000
Appraised value: \$3,100,000
Proposed grant amount: \$1,555,355
 50% of appraised value and eligible acquisition costs
Other funding sources:
 Door County: \$1 million
 Town of Liberty Grove: \$200,000
 Donations to the Trust for Public Lands: \$100,000
 Donations to The Nature Conservancy: \$100,000
 Additional private donations will make up the remainder

5. Justification:

Acquisition of this property will ensure that a prominent Door County bluff along Green Bay is preserved for future generations. Views from the property are spectacular, including the Bay, the Sister Islands, the west shore of the Bay and the Upper Peninsula of Michigan.

The terraced cliffs of the property are part of the Niagara Escarpment, a limestone geological formation that extends from New York and parallels the western shore of Door County. The property contains unique and rare natural communities that qualify it for designation as a State Natural Area.

The property lies immediately to the south of the Ellison Bluff County Park and will almost double the current size of this popular park, providing expanded public access for appreciation and enjoyment of the escarpment.

This is a singular opportunity to acquire this property of regional significance before it is sold for development.

6. Appraisals

Appraisal #1:

Appraiser: Richard Vogels of Vogels/Buckman Appraisal Group (private appraiser)
Appraised value: \$3,200,000
Highest and best use: rural residential subdivision
Type of report: self-contained narrative report
Subdivision approach used

Appraisal #2:

Appraiser: Donald Swette of Appraisers, Inc. of Green Bay (private appraiser)
Appraised value: \$2,600,000
Highest and best use: residential subdivision development
Type of report: self-contained narrative report
Subdivision approach used

Appraisal #3:

Appraiser: Terrence Gardon (Department staff appraiser)

Appraised value: \$3,100,000

Highest and best use: rural residential subdivision

Type of report: self-contained narrative report

Market approach used

KNOWLES-NELSON STEWARDSHIP PROGRAM
APPLICATION FOR NONPROFIT CONSERVATION ORGANIZATIONS

State of Wisconsin Department of Natural Resources

Form 8700-259 1-97

Notes:

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

Project name Ellison Bluff Headlands	Project location (county) Door County
Project type <input checked="" type="checkbox"/> Land acquisition <input type="checkbox"/> Easement acquisition	Number of acres 86
Name and address of organization The Trust for Public Land 420 North Fifth Street Suite 865 Minneapolis, MN 55401	Name and title of contact person Shaun Hamilton Project Manager
	Telephone number (including area code) 612-338-8494

Does this project implement a recommendation contained in an approved Comprehensive Outdoor Recreation Plan, a land use plan, the National Heritage Inventory, or another type of comprehensive plan? If yes, indicate name of the plan. The property has recently been designated a State Natural Area based on the National Heritage Inventory, and is a high priority park-land acquisition for Door County.

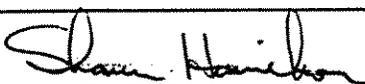
Status of negotiations with landowner (check one):

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

Expiration date: 6/30/00
 Expected closing date: 7/21/00
 Date: _____
 Date of transfer of title: 7/21/00

Has your organization changed its mission in its Bylaws or Articles of Incorporation since it was certified as eligible for the Stewardship Program? Yes No
 Is your organization a 501(c)(3) tax exempt organization? Yes No

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

Name Shaun Hamilton	Title Project Manager
Signature 	Date 3/15/00

TRUST FOR PUBLIC LANDS
 HEINEMAN PARCEL
 ELLISON BLUFF HEADLANDS ACQ
 BUDGET WORKSHEET

BUDGET WORKSHEET

1. Estimate of acquisition costs as defined in NR 51.002(1):

Appraised value of the property (Indicate if this is only an estimate)	\$ <u>3,100,000</u>
Miscellaneous associated costs	
Appraisal(s)	\$ <u>7,300</u>
Title insurance	\$ <u>3,380</u>
Survey	\$ <u>0</u>
Environmental inspection/audit	\$ <u>0</u>
Recording fees	\$ <u>30</u>
Relocation	\$ <u>0</u>
Estimate of total acquisition costs	\$ <u>10,710</u>

2. What is your actual purchase price for the property? \$ 3,100,000

3. Funding sources (list sources of sponsor match):

Sponsoring NCO Trust for Public Land	\$ <u>100,000</u>
Other organizations or third parties The Nature Conservancy	\$ <u>100,000</u>
Local or federal government Door County	\$ <u>1,000,000</u>
*Town of Liberty Grove	\$ <u>200,000</u>
Other contribution of property Private Funds	\$ <u>150,000</u>
Total	\$ <u>1,550,000</u>

4. Amount of cash award requested \$ 1,550,000 355

5. Estimate of annual maintenance expenses \$ 0
 Door County Parks will assume these expenses.

6. Estimate of development or habitat restoration costs, if applicable \$ 0

Community support, partnerships and linkages

- TPL is working cooperatively with Door County and the Town of Liberty Grove in the acquisition of the Heineman parcel. The attached newspaper articles demonstrate the strong public support for this project (See Attachment).
- TPL is working in a unique collaborative effort with The Nature Conservancy in this conservation project. The Nature Conservancy's (TNC) Door Peninsula Office identified this parcel as a high priority given its ecological value and the direct opportunity to further TNC's mission. TPL intends to transfer title to Door County.
- The Heineman parcel acquisition meets various levels of conservation. The parcel will expand and enhance Door County's existing park system, ensuring that the County meets future recreational needs and opportunities in the county. The escarpment formation lining the shore of the Heineman property will be protected and the wildlife habitat maintained undisturbed. Thirdly, the elevation changes defined by the escarpment offers awe-inspiring views into Green Bay, which create good opportunities for strategic viewing decks along the shoreline.

Door County

Liberty Grove (NW)



T.32-35N. - R.28E.

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LAKESHORE FARM MANAGEMENT ASSOCIATION

401 South Calumet, P.O. Box 280
Valders, Wisconsin 54245

Phone: (920) 775-4958

FIELDPERSONS:

Rolyn Jorgenson, Manager - Ronald Herzog
Allen Strutz - Joel Marquardt - Linda Gunderson
Greg Schramm

MANAGEMENT

- Buildings
- Capital
- Credit
- Crops
- Labor
- Land
- Livestock
- Machinery

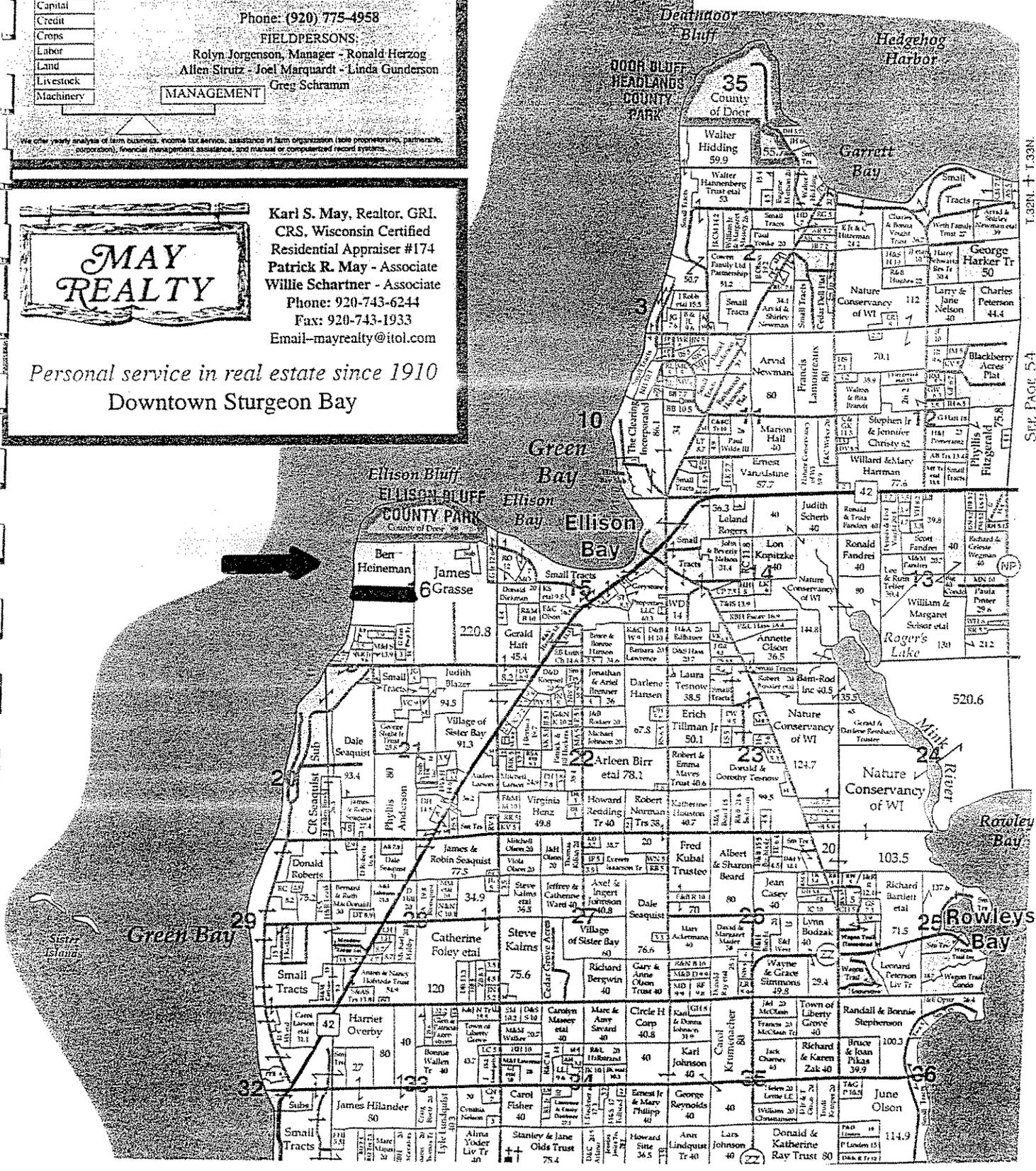
We offer yearly analysis of farm business, income tax service, assistance in farm organization (sole proprietorship, partnership, corporation), financial management assistance, and manual or computerized record systems.

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TRUST FOR PUBLIC LANDS HEINEMAN PARCEL ELLISON BLUFF HEADLANDS ACO PLAT BOOK MAP SHOWING PARCEL LOCATION



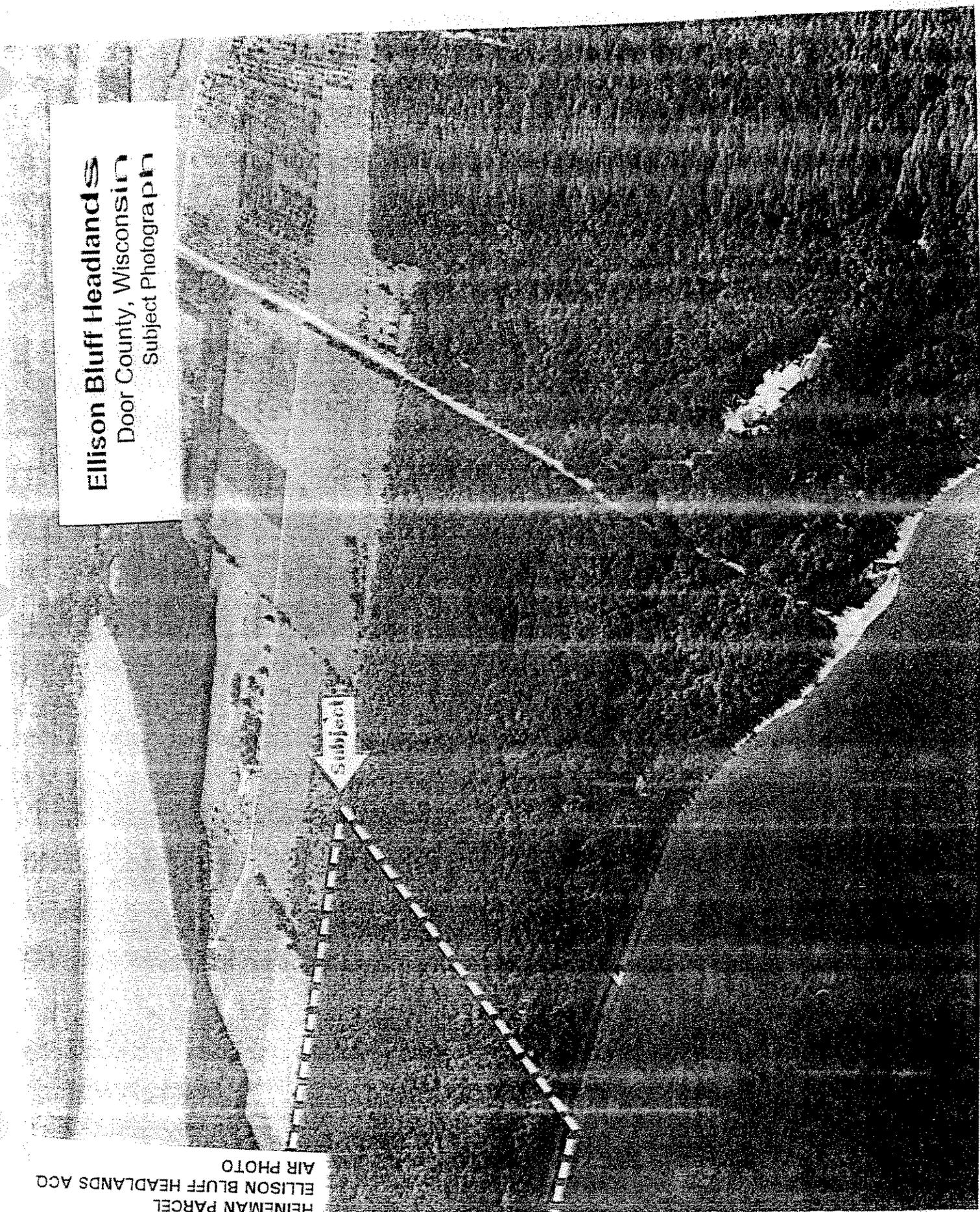
T.32N. + T.33N.

SEE PAGE 5-A

TRUST FOR PUBLIC LANDS
HEINEMAN PARCEL
ELLISON BLUFF HEADLANDS ACC
AIR PHOTO

Ellison Bluff Headlands
Door County, Wisconsin
Subject Photograph

Subject



END



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