

State of Wisconsin

SENATE CHAIR
Alberta Darling

317 East, State Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-5830



ASSEMBLY CHAIR
John Nygren

308 East, State Capitol
P.O. Box 8593
Madison, WI 53708-8953
Phone: (608) 266-2343

Joint Committee on Finance

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Alberta Darling
Representative John Nygren

Date: June 24, 2020

Re: 14-Day Passive Review Approval – DNR

Pursuant to s. 23.0917(6m), Stats., attached is a 14-day passive review request from the Department of Natural Resources, received on June 24, 2020.

Please review the material and notify **Senator Darling** or **Representative Nygren** no later than **Tuesday, July 14, 2020**, if you have any concerns about the request or if you would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

Attachments

AD:JN:jm

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



JUN 24 2020

JUN 24 2020

St. Finance

IN REPLY REFER TO: WM 60646 *

The Honorable Alberta Darling, Co-Chair
Committee on Joint Finance
Room 317 East
State Capitol
PO Box 7882
Madison, WI 53707-7882

The Honorable John Nygren, Co-Chair
Committee on Joint Finance
Room 309 East
State Capitol
PO Box 8953
Madison, WI 53707-53708

Dear Senator Darling and Representative Nygren:

Pursuant to s. 23.0917(6m), Wis. Stats., the department is notifying you as co-chairs of the Committee on Joint Finance of the proposed acquisition of 75.42 acres from the Alvin B. Brant Irrevocable Living Trust dated Oct. 22, 2002, using funds from the Knowles-Nelson Stewardship Program. The acquisition is located within the boundary of Jefferson Marsh State Wildlife and Natural Area.

The purchase price of the acquisition is \$325,000. In addition, appraisal fees associated with the transaction are \$3,600 and closing costs are estimated at \$2,232. The payment in lieu of taxes is estimated at \$5,619.61. As defined in s. 23.0916(1)(b), Wis. Stats., this property will be open to the public for all nature based outdoor recreational activities to include fishing, hiking, cross country skiing, as well as hunting and trapping consistent with 2011 Wisconsin Act 168.

As provided in s. 23.0917(6m)(a), Wis. Stats., if the department does not receive notification of the scheduling of a hearing from either of the Joint Committee on Finance co-chairpersons within 14 working days from today, the department will forward the proposal to the Governor for his consideration. If there are questions about the proposal, please contact Terry H. Bay at (608) 266-5782.

Thank you for this consideration.

Sincerely,

Beth Bier

Beth Bier
Deputy Secretary

C:

Timothy C. Cooke, Internal Services Division Administrator
Diane Brusoe, Internal Services Division Deputy Administrator
Terry H. Bay, Director, Bureau of Facilities and Lands
James W. Lemke, Real Estate Section Chief
Kaylin Helm, Real Estate Regional Supervisor
Jim Jackley, Real Estate Specialist

Natural Resources Board Agenda Item

SUBJECT: Land Acquisition – Jefferson Marsh State Wildlife and Natural Area – Jefferson County [NRB Item]

FOR: JUNE 2020 BOARD MEETING

TO BE PRESENTED BY: James W. Lemke, Real Estate Section Chief

SUMMARY:

The department is requesting approval to acquire 75.42 acres of land located within the project boundary of the Jefferson Marsh State Wildlife and Natural Area from the Alvin B. Brant Irrevocable Living Trust dated October 22, 2002 for \$325,000, under authority provided in s. 23.09(2)(d), Wis. Stats. and ss. NR 1.40(2)(b)5 and 1.41(1)(a), Wis. Admin. Code.

The subject property is accessible to the public through Schopen Road. The acquisition will be financed with funds from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats.

The subject property borders department-owned land to the east and part of the north and has frontage on Schopen Road. The subject totals 75.42 acres and consists primarily of tamarack swamp, but also includes 14.8 acres of wetland and 21 acres of farmland. The remaining acreage is forested wetland. The subject property complements the habitat of the Jefferson Marsh State Wildlife and Natural Area and its addition to the property would allow additional public access to the northwest side of the wildlife and natural area from Schopen Road where access is currently limited.

The Jefferson Marsh Wildlife Area is located three miles southeast of the City of Jefferson between Madison and Milwaukee and consists of approximately 3,000 acres. This wildlife area is primarily a large wetland restored in 2005 from agricultural drainage. This restoration resulted in a diverse wetland ranging from open water marsh in the south to a 900-acre tamarack bog in the north. The restored wetlands south of Highway Y provide excellent waterfowl hunting opportunities while the uplands and tamarack bog between Highways Y and 18 provides deer hunting habitat. The long-term management goal is to restore native plant communities of prairie and wetland species. It is open to the public for all five nature-based outdoor activities and is heavily used due to its proximity to the Milwaukee and Madison metropolitan areas.

Acquisition of this property would greatly improve public access to the property and would have the potential of a future parking lot on Schopen Road. The department recommends acquisition of the subject parcel to enhance and protect the resource values of the Jefferson Marsh State Wildlife and Natural Area and to provide outdoor recreation lands near the largest population centers of our state. Following acquisition, the land would continue to be share cropped until native prairie and wetland species could be purchased and planted in a phased approach. The plan would be to restore the agricultural fields to native plant communities, which is consistent with the Glacial Heritage Area Master Plan.

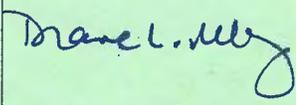
RECOMMENDATION: That the Board approve the purchase of 75.42 acres of land from the Alvin B. Brant Irrevocable Living Trust dated October 22, 2002 for \$325,000.00 for Jefferson Marsh State Wildlife and Natural Area in Jefferson County.

LIST OF ATTACHED MATERIALS (Check all that are applicable):

- Background Memo
- Maps and Documents

Approved By	Signature	Date
Terry H. Bay Facilities and Lands Bureau Director		3/9/2020
Timothy C. Cooke Internal Services Division Administrator		3/10/20
 Preston D. Cole, Secretary	Beth Bier	3/10/20

by Beth Bier

Program and reviewer	Signature	Date	Comments
Energy, Transportation and Environmental Analysis N/A Environmental Analyst N/A Economist			
Management and Budget N/A Budget Analyst			
Legal Services Diane L. Milligan Attorney		3/7/2020	
Other reviewers N/A			

CORRESPONDENCE/MEMORANDUM

DATE: March 6, 2020

TO: Governor Tony Evers

FROM: Secretary Preston D. Cole

SUBJECT: Proposed Land Acquisition, Alvin B. Brant Irrevocable Living Trust dated October 22, 2002 Tract, File # WM 60646, Option Expires August 2, 2020

FILE REF: WM 60646

1. PARCEL DESCRIPTION:

Jefferson Marsh State Wildlife and Natural Area
Jefferson County

Grantor:

Alvin B. Brant Irrevocable Living Trust dated October 22, 2002
Attn: Dennis Brant
W5453 Hwy 106 E
Fort Atkinson WI 53538

Acres: 75.42Price: \$325,000.00Appraised Value: \$325,000.00Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located one mile east of the City of Jefferson in Jefferson County.Land Description: The subject land includes mostly flat lowland woodland and wetland areas with two distinct ridges, one on the western portion of the property and one in the center.Covertypes Breakdown:

Type	Acreage
Lowland Woodland	39.62
Cropland	21.00
Wetland	14.80
Total:	75.42

Zoning: Exclusive AgriculturePresent Use: Agriculture/RecreationProposed Use: Public RecreationTenure: 64 yearsProperty Taxes: To be determined – part of a larger parcelOption Date: February 4, 2020Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross-country skiing. Physical features of the property may not be conducive to all these activities.2. JUSTIFICATION:

The department is requesting approval to acquire 75.42 acres of land located within the project boundary of the Jefferson Marsh State Wildlife and Natural Area from the Alvin B. Brant Irrevocable Living Trust dated October 22, 2002 for \$325,000, under authority provided in s. 23.09(2)(d), Wis. Stats. and ss. NR 1.40(2)(b)5 and 1.41(1)(a), Wis. Admin. Code.

The subject property is accessible to the public through Schopen Road. The acquisition will be financed with funds from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats.

The subject property borders department-owned land to the east and part of the north and has frontage on Schopen Road. The subject totals 75.42 acres and consists primarily of tamarack swamp, but also includes 14.8 acres of wetland and 21 acres of farmland. The remaining acreage is forested wetland. The subject property complements the habitat of the Jefferson Marsh State Wildlife and Natural Area and its addition to the property would allow additional public access to the northwest side of the wildlife and natural area from Schopen Road where access is currently limited.

The Jefferson Marsh Wildlife Area is located three miles southeast of the City of Jefferson between Madison and Milwaukee and consists of approximately 3,000 acres. This wildlife area is primarily a large wetland restored in 2005 from agricultural drainage. This restoration resulted in a diverse wetland ranging from open water marsh in the south to a 900-acre tamarack bog in the north. The restored wetlands south of Highway Y provide excellent waterfowl hunting opportunities while the uplands and tamarack bog between Highways Y and 18 provides deer hunting habitat. The long-term management goal is to restore native plant communities of prairie and wetland species. It is open to the public for all five nature-based outdoor activities and is heavily used due to its proximity to the Milwaukee and Madison metropolitan areas.

Acquisition of this property would greatly improve public access to the property and would have the potential of a future parking lot on Schopen Road. The department recommends acquisition of the subject parcel to enhance and protect the resource values of the Jefferson Marsh State Wildlife and Natural Area and to provide outdoor recreation lands near the largest population centers of our state. Following acquisition, the land would continue to be share cropped until native prairie and wetland species could be purchased and planted in a phased approach. The plan would be to restore the agricultural fields to native plant communities, which is consistent with the Glacial Heritage Area Master Plan.

3. LAND MANAGEMENT:

AGRICULTURE LAND ASSESSMENT:

The parcel includes approximately 21 acres of land which is currently in agricultural production. No irrigation is present on this field, and the field is occasionally impacted by spring floodwater which limits timely cultivating and planting. The current farming agreement generates \$3,100.00 in rental revenue annually. The management intent on this site would be to continue the farming agreement for at least three years, which will generate over \$9,300.00 in revenue over the term of the agreement. This revenue will be used specifically for management and maintenance of wildlife area properties.

Of the 21 acres that are currently being cropped, soil types range from loam to silt loam. All of the cropland soils are classified as well-drained to somewhat poorly drained, with flooding on rare occasions. Land capability classifications for these soil types are summarized in the table below.

Class	Soil	Acres	Description
3-P	Kidder loam	9	Sloping, well drained soil is on side slopes of drumlins and ground moraines. Surface runoff is rapid. Erosion hazard is severe
4-NP	Rotamer loam	6	Sloping, well drained soil on side slopes of drumlins and glacial uplands. Good potential for growing grasses. Moderately suited for growing corn, soybeans, and small grain. Erosion hazard is severe
2-p	Matherton silt loam	6	Nearly level and gently sloping, somewhat poorly drained. Flooded on rare occasions. Great potential for wildlife habitat. If drained, well suited for growing corn. Soil is also well suited for the production of wood.
	Total acres	21	

Wildlife Management staff from Lake Mills will manage this parcel in cooperation with state Natural Areas staff and with 75 percent of this parcel in quality natural vegetation and bordering State-lands on two-sides, this will block well and not appreciably increase current workload demands.

4. FINANCING:

State Stewardship bond funds are anticipated:

<u>Funds allotted to program:</u>	<u>Balance before this transaction:</u>	<u>Balance after this transaction:</u>
\$8,000,000.00	\$7,004,623.00	\$6,673,791.00

5. ACQUISITION STATUS OF THE JEFFERSON MARSH STATE WILDLIFE AND NATURAL AREA:

Established: 2004
Acres Purchased to Date: 3,327.77
Acquisition Goal: 5,138.00
Percent Complete: 64.77 %
Cost to Date: \$1,342,056.00

6. APPRAISAL:

Appraiser: Matthew Gehrke
Valuation Date: April 19, 2019
Appraised Value: \$325,000.00
Highest and Best Use: Rural Residential/Recreation

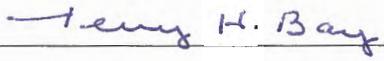
Allocation of Values:

- a. land: 75.42 acres @ \$4,302.36 per acre: \$325,000.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3,915.00 - \$4,394.00 per acre

Appraisal Review:
Jolene Brod

Date: 7/11/2019

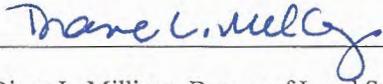
RECOMMENDED:



3/9/2020

Terry H. Bay, Bureau Director, Bureau of Facilities and Lands

Date



3/7/2020

Diane L. Milligan, Bureau of Legal Services

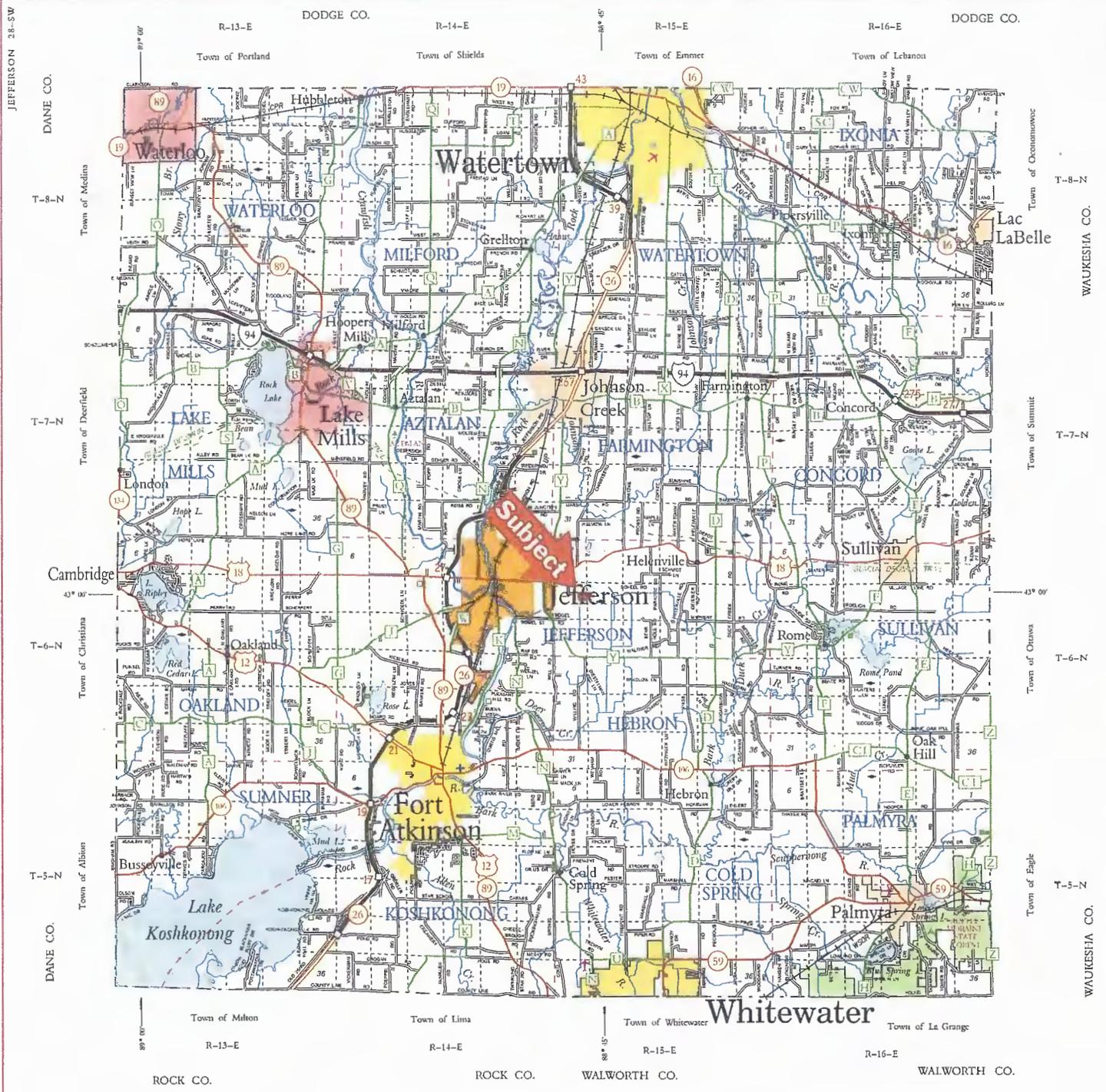
Date



3/10/20

Timothy C. Cooké, Internal Services Division Administrator

Date



LEGEND

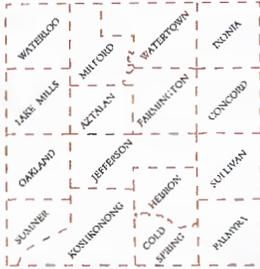
- Freeway -----
- Multilane Divided -----
- U.S. or State Hwy -----
- County Trunk Hwy -----
- Town Road -----
- Firelane -----
- Railroad -----
- State Trail -----
- Interchange -----
- Highway Separation -----
- Interstate Highway No. -----
- U.S. Highway No. -----
- State Highway No. -----
- County Highway Letter -----
- State Boundary -----
- County Boundary -----
- Civil Town Boundary -----
- Section Line -----
- Dam -----
- Hospital -----
- Airport -----
- County Seat -----
- Unincorporated Village -----
- Fish Hatchery -----
- Game Farm -----
- Public Hunt or Fish Grds. -----
- Public Camp & Picnic Grds. -----
- Ranger Station -----
- State Park -----
- County Park -----
- Rest Area -----
- Wayside -----
- Without Facilities -----
- Modern Facilities -----
- Rustic Facilities -----



SECTION NUMBERING OF A TOWNSHIP

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

CIVIL TOWNS



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

MILES OF HIGHWAY as of Dec. 31, 2017

STATE	180
COUNTY	237
LOCAL ROADS	1006
OTHER ROADS	0
TOTAL FOR COUNTY	1443

Land Area (2010 Census) 536 sq mi
 Population (2010 Census) 83,686
 County Seat Jefferson

JEFFERSON CO.

DEPARTMENT OF TRANSPORTATION
 Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected for
 JAN. 2019

Base compiled from U.S.G.S. Quadrangles
 1:100,000 S.1114

**NRB Item:
Alvin B. Brant Irrevocable
Living Trust-Fee**

*Jefferson Marsh State
Wildlife and Natural Area*

T06N R15E Sec 07
Town of Jefferson
Jefferson County

 **Subject**

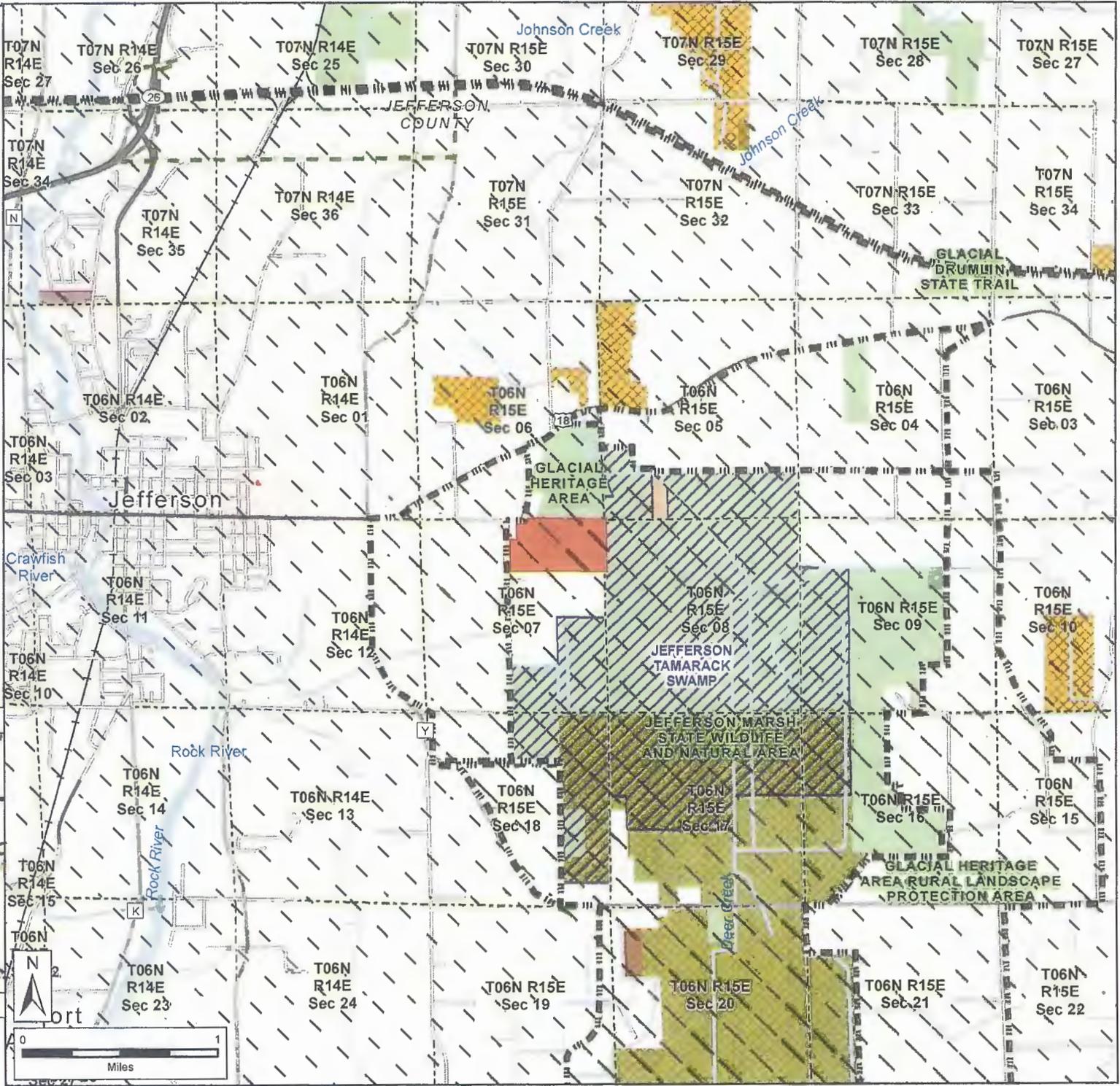
WM 60646

-  DNR Fee Title
-  DNR Easement
-  Stewardship Grant Public Lands
-  Voluntary Public Access Land
-  WRP
-  State Recreation Trail
-  Current DNR Project Boundary
-  State Natural Area
-  Railroad
-  Major Hwys
-  County Hwys and Ramps
-  Local Roads
-  Section Boundary
-  County Boundary
-  Municipality

Regional View

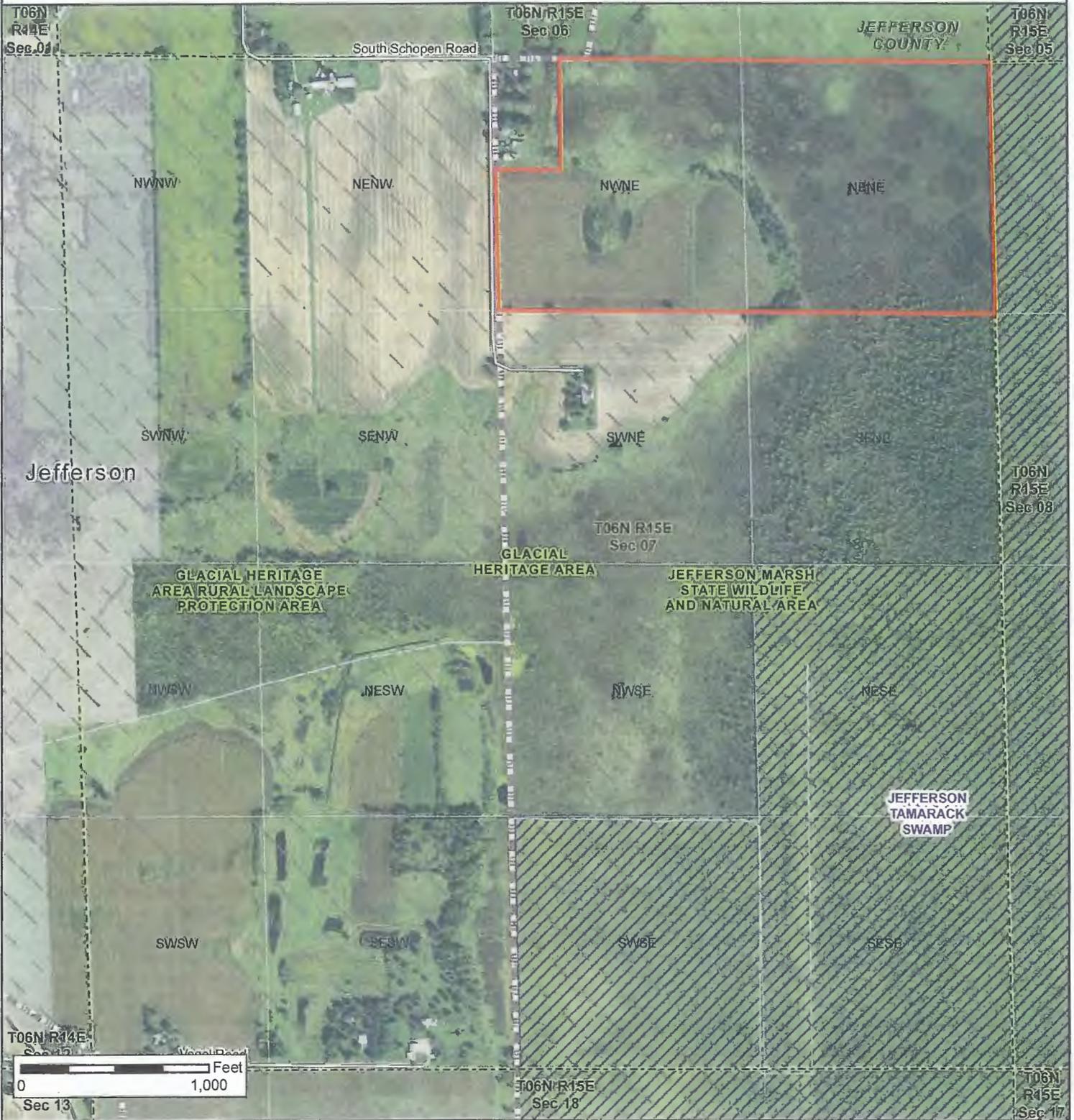


 WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Feb 28, 2020 jdc



NRB Item: Alvin B. Brant Irrevocable Living Trust-Fee

T06N R15E Sec 07, Town of Jefferson, Jefferson County



Jefferson Marsh State Wildlife and Natural Area

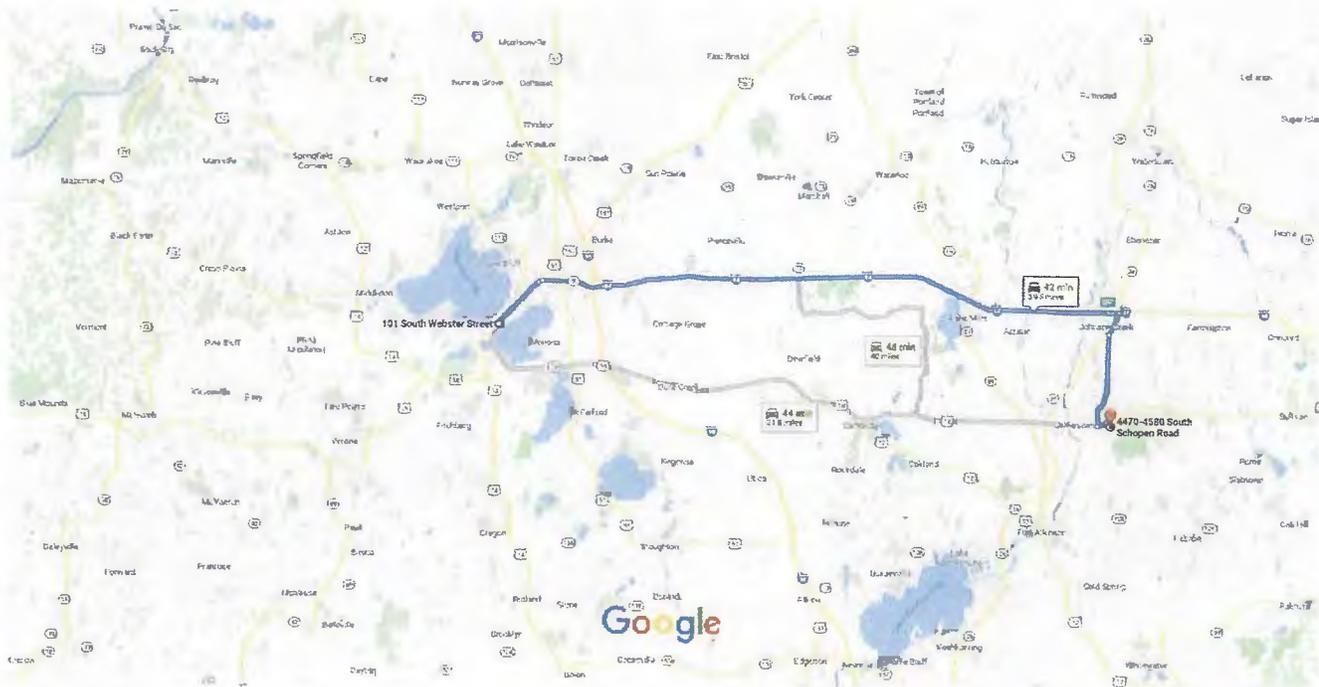
 Subject

-  DNR Fee Title
-  State Natural Area
-  WRP
-  Municipality
-  County Boundary
-  Section Boundary
-  QQ Section Boundary
-  Original Pre-2013 Project Boundary - Not Subject to Act 20 JFC Review

N



Feb 28, 2020 jdc
Real Estate Section
Bureau of Facilities and Lands



Map data ©2020 Google 2 mi

101 S Webster St

Madison, WI 53703

Get on WI-30 E from E Washington Ave

- ↑ 1. Head northwest on S Webster St toward E Main St
8 min (3.3 mi)
0.1 mi
- 2. Turn right at the 2nd cross street onto E Washington Ave
328 ft
- ↑ 3. Continue straight to stay on E Washington Ave
Pass by Burger King (on the right in 2.4 mi)
2.9 mi
- ⤴ 4. Use the right lane to take the WI-30 E ramp to Interstate 94/Interstate 90
0.2 mi

Drive from I-94 E to Johnson Creek. Take exit 267 from I-94 E

- ↑ 5. Continue onto WI-30 E
26 min (29.5 mi)
3.2 mi

-  6. Merge onto I-94 E 25.8 mi
-  7. Take exit 267 toward WI-26/Watertown/Johnson Creek 0.2 mi
-  8. Keep left to continue toward WI-26 S/WI-26 Trunk S 0.3 mi

Take Co Rd Y to S Schopen Rd in Jefferson

-  9. Turn right onto WI-26 S/WI-26 Trunk S 9 min (6.8 mi)
-  10. Turn left onto Co Rd Y 1.2 mi
-  11. Turn left onto US-18 E 4.7 mi
-  12. Turn right onto S Schopen Rd 0.5 mi
-  Destination will be on the left 0.4 mi

4470-4580 S Schopen Rd

Jefferson, WI 53549

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.