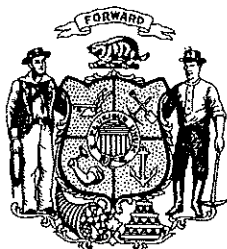


State of Wisconsin

SENATE CHAIR
Howard Marklein

316 East, State Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-0703



ASSEMBLY CHAIR
Mark Born

308 East, State Capitol
P.O. Box 8592
Madison, WI 53708-8953
Phone: (608) 266-2540

Joint Committee on Finance

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Howard Marklein
Representative Mark Born

Date: March 16, 2023

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 March 16, 2023.

Please review the material and notify **Senator Marklein** or **Representative Born** no later than **Tuesday April 4, 2023**, 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

HM:MB:jm

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

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



MAR 16 2023
St Finance

March 10, 2023

The Honorable Howard Marklein Co-Chair
Committee on Joint Finance
Room 316 East
State Capitol
PO Box 7882
Madison, WI 53707

The Honorable Mark Born, Co-Chair
Committee on Joint Finance
Room 308 East
State Capitol
PO Box 8952
Madison, WI 53707

Dear Senator Marklein and Representative Born:

Pursuant to s. 23.0917(6m)(a) and (dr), Wis. Stats., the Department is notifying you as co-chairs of the Committee on Joint Finance of a proposed grant of \$461,000.00 from the Knowles-Nelson Stewardship Program to The Landmark Conservancy, Inc., for land acquisition. The proposed grant exceeds \$250,000.

The acquisition is in the Town of Oak Grove and the City of Prescott in Pierce County. The proposed grant funds will protect the unique resources of the Pine Coulee stream and its associated ecological communities and make the area available to the public for nature-based outdoor activities. The property provides public access to the shores of the Mississippi River. The property will serve as the crown jewel of the Coulee River Trails system that will eventually run through and around the City of Prescott.

The grantee will not prohibit nature-based outdoor activities as defined in s. 23.0916(1)(b), Wis. Stats.

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 award this grant.

Thank you for your consideration.

Sincerely,

DocuSigned by:
Sarah Barry
A7D70DC3770642F...

For Adam N. Payne
Secretary

CORRESPONDENCE/MEMORANDUM

DATE: March 10, 2023

TO: Members of the Joint Committee on Finance

FROM: Adam N. Payne, Secretary

SUBJECT: Request for approval – Knowles-Nelson Stewardship grant for land acquisition more than \$250,000

Pursuant to s. 23.0917(6m)(a) and (c), Wis. Stats., the Department of Natural Resources is notifying you of a proposed Knowles-Nelson Stewardship grant of \$461,000.00 to Landmark Conservancy, Inc., for acquisition of 76 acres. The Knowles-Nelson Stewardship program is funded under s. 20.866(2)(ta), Wis. Stats.

I. PROJECT DETAILS:

Project Sponsor: Landmark Conservancy, Inc. (LC)

Stewardship Grant subprogram: Urban Greenspace - UGS

Location: The subject property is in the Town of Oak Grove and the City of Prescott, Pierce County. Project maps are attached as Appendix A.

Project Description:

The 76-acre property to be acquired with this Stewardship grant is bordered by State Highway 35 on the north and the Mississippi River and City of Prescott land on the south, along with a short stretch bordering the Burlington Northern Railroad. The property is drained by Pine Coulee, an intermittent stream which contains a dramatic chasm uncharacteristic of this part of Wisconsin. A prominent bluff which is very steep on three sides within the subject property juts in from the west. Vegetation varies from cedar thicket to mixed deciduous forest. The property contains mixed zoning. A natural resource inventory of the subject property was completed in 2007 by Applied Ecological Services. The inventory identified several interesting ecological communities containing restoration potential.

The property lies within the acquisition boundary of the Coulee River Trails System (CRTS) plan. The property, once acquired, will serve as the crown jewel for this plan.

Two appraisals of the property were conducted. The initial appraisal evaluated 79.6 acres and determined the land value. During an onsite inspection of this property by DNR and Landmark Conservancy, Inc., staff, a construction waste site of 3.6 acres was discovered. This area will be excluded from the acquisition and DNR Waste Management staff are working with the landowner to appropriately clean up the site. As a result, a second appraisal evaluated 76 acres which excluded the waste site area.

Landmark Conservancy is part of a group of stakeholders who are planning an extensive trail network named the Coulee River Trails System (CRTS). The CRTS begins in the City of Prescott and extends into the surrounding area. The stakeholder group consists of members of Freedom Park, the City of Prescott, Pierce County, Prescott School District, National Park Service, WisDOT, and local property owners and trail enthusiasts. The subject parcel, referred to as Zone 4 in the CRTS, is a critical acquisition for the trail development.

Key benefits:

Supporting outdoor recreation – This grant will secure public access and outdoor recreation on 76 acres with access to the Mississippi River. The property will be a key parcel in the Coulee River Trails System. Pierce County is dramatically underserved with regards to the availability of public recreational land, and this acquisition will help address that deficit.

Preserving a historic and iconic natural feature – the natural and dramatic chasm that will be permanently protected and open to the public has historically been considered a special place in Pierce County. A picture of this feature is painted on the rotunda in the Pierce County courthouse.

Supporting regional economy - The recreational opportunities on this property and in overall project area provide a significant economic benefit to the local area and region. Trails have been shown to increase local commerce, support and create jobs, increase property values, reduce commuter cost and provide low-cost health benefits.

Advancing planning objectives – The Landmark Conservancy, Inc., acquisition project meets or supports goals in the following plans:

- City of Prescott, Comprehensive Outdoor Recreation Plan
- Coulee River Trails Plan
- State of Wisconsin Comprehensive Outdoor Recreation Plan

Partnerships – There has been broad public interest in the development of the Coulee River Trails plan. This property is a key acquisition piece for that plan.

- Both the City of Prescott and the Town of Oak Grove have passed resolutions in support of the project.
- Partners involved in the planning, acquisition and future management of Pine Coulee include Landmark Conservancy, Freedom Park Great River Road Visitor Center, National Park Service, City of Prescott, and Coulee River Trails.

Matching funds: In addition to the grants listed above, Landmark Conservancy is privately raising the matching funds.

Public Uses: The property will be open to the public for recreational activities (NBOA) including hunting, trapping, hiking, cross-country skiing, fishing, and wildlife viewing. DNR's analysis of public use is attached as Appendix B.

Property Management: The property will be managed by Landmark Conservancy according to a land management plan approved by the Department as consistent with the purposes of the Stewardship Urban Green Space program.

II. PROJECT FINANCES

A. Appraisal

The fair market value used for grant calculation was determined by review of two, third party appraisals, pursuant to S. 23.0917(7)(e)1, Stats.,

Appraisal 1 valued the property at \$1,194,000.00 (~\$15,000/acre) – for 79.6 acres

Appraisal 2 valued the property at \$912,000.00 (~\$12,000/acre) – for 76 acres (excluding the site that is being remediated)

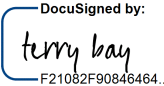
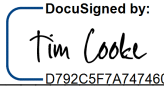
The Department used the lower of the two appraisals to calculate a grant award.

B: Grant Calculation:

Subject land value	\$912,000.00
Eligible related costs	<u>\$10,000.00</u>
Total eligible project costs	\$922,000.00

Stewardship grant amount 50%	\$461,000.00
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III. RECOMMENDED:




<p>DocuSigned by:  F21082F90846464...</p> <hr/> <p>Terry Bay, Director, Bureau of Facilities and Lands</p>	<p>3/13/2023 5:00 PM CDT</p> <hr/> <p>Date</p>
<p>DocuSigned by:  D792C5F7A747460...</p> <hr/> <p>Tim Cooke, Administrator, Division of Internal Services</p>	<p>3/16/2023 8:31 AM CDT</p> <hr/> <p>Date</p>

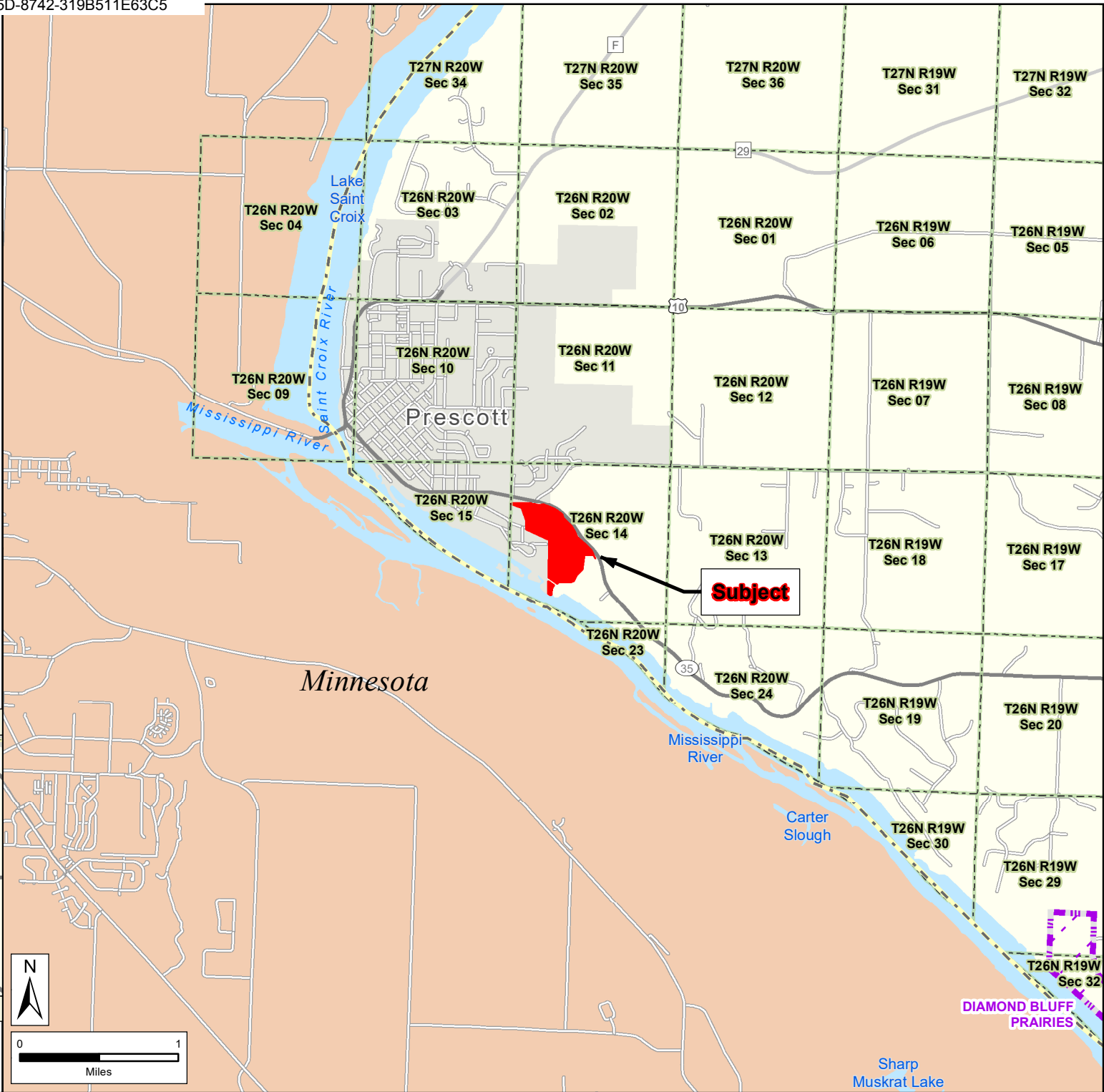
UGS6231237 Landmark Conservancy - Pine Coulee Acquisition

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T26N R20W Sec. 14
City of Prescott and
Town of Oak Grove
Pierce County


 **Subject**

-  State Natural Area Project Boundary
-  State Line
-  Section Boundary



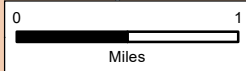
Regional View



 Location of Property



WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Mar 06, 2023 jst



UGS6231237 Landmark Conservancy - Pine Coulee Acquisition

T26N R20W Sec. 14

Proposed Stewardship Grant
Sponsor: Landmark Conservancy

City of Prescott and Town of Oak Grove
County: Pierce

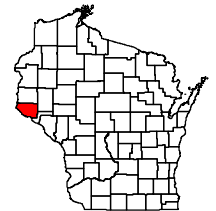


 **Subject**

 Municipal Boundary

 Section Boundary

 QQ Section Boundary



Mar 06, 2023 jst

Real Estate Section
Bureau of Facilities and Lands

UGS6231237 Landmark Conservancy - Pine Coulee Acquisition


Proposed Stewardship Grant
Sponsor: Landmark Conservancy

T26N R20W Sec. 14
City of Prescott and Town of Oak Grove
County: Pierce

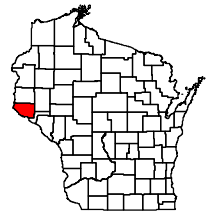
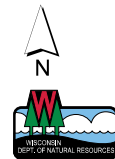


 **Subject**

 Municipal Boundary

 Section Boundary

 QQ Section Boundary



Mar 06, 2023 jst

Real Estate Section
Bureau of Facilities and Lands