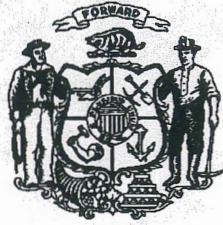


THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

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



ASSEMBLY CHAIR
JOHN GARD

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

JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

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

Date: April 11, 2000

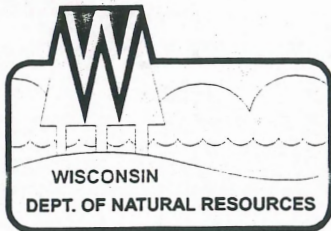
Re: 14 Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding proposed grants to Kenosha County for assistance with the purchase of the Meyer Material property located in the Towns of Wheatland and Randall for \$303,500. Grants from the Stewardship Urban Rivers Program (\$224,100) and the Streambank Protection Program (\$79,400) will be used to make the purchase. This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

Please review this item and notify **Senator Burke** or **Representative Gard** no later than **Friday, April 28, 2000**, if you have any questions about this request or would like the Committee to meet formally to consider it. If no objections are heard by that date, the request will be approved.

Also, please contact us if you need further information.

BB:JG:js



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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

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

April 4, 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 proposed grants to Kenosha County for assistance with the purchase of the Meyer Material Property located in the Towns of Wheatland and Randall. The grants will come from Stewardship Urban Rivers Program (\$224,100) and Streambank Protection Program (\$79,400) for a total state grant amount of \$303,500. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship projects of \$250,000 or more in cost. This acquisition will be part of a proposed 488-acre Wheatland-Randall-Twin Lakes County Park, and will provide a needed large regional park in western Kenosha County.

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

If you do not notify the department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If the committee has no objections, the Department will forward the proposal to the Governor for his consideration. If you need further information, please contact Leslie Gauberti at 267-0497. She is available to answer any question you may have in this matter.

Thank you for your consideration.

Sincerely,

George Meyer
Secretary

Cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau



Stewardship Grant Project Summary

Kenosha County Meyer Material Property Acquisition

OVERVIEW:

Kenosha County is requesting grant assistance for the purchase of a 233 acre abandoned gravel quarry owned by Meyer Material Company, located in the Towns of Wheatland and Randall. According to the County's Park and Open Space Plan, this phase I acquisition site will be part of a proposed 488 acre Wheatland-Randall-Twin Lakes County Park, and will provide a needed large regional park in western Kenosha County. This site includes a variety of landforms and features a 40-45 acre lake for swimming and non-motorized boating. The site also contains wetland and pond headwater areas of Palmer Creek, severed by gravel operations, and a critical species habitat site that will be preserved. The New Munster state wildlife area and a local Town of Randall park are adjacent to this acquisition site. The proposed development of the site will be professionally guided by an initial conceptual plan, prepared by the South East Wisconsin Regional Planning Commission staff, to assure preservation of all significant and diverse natural resource features and attempt to maximize usable portions of the site for multi-seasonal recreational opportunities, including both active and passive activities. This property is located in the rapidly developing Village of Twin Lakes area and proposed subdivision development would have resulted in a loss of valuable open space and probable decline in water quality in the lower Illinois Fox River watershed. It is noted that Palmer Creek, which flows from the acquisition site through the state wildlife area, has been identified in the Regional Natural Areas Plan as an Aquatic Area of Local Significance due in part to its classification as a Class III trout stream. Acquisition of this site for outdoor recreation use will help protect aquatic habitat associated with the stream and the wetlands on the site, as well as identified special concern plant species referenced in NHI.

The project will help to implement recommendations contained in the Comprehensive Plan for the Illinois Fox River Watershed. The preservation of the unique features of this site, coupled with the need for a regional park to serve current, as well as future projected public outdoor recreation demands, make this site a desirable and needed land acquisition for Kenosha County.

GRANT REQUEST: Certified Fair Market Value (for grant purposes): \$ 607,000.

Proposed Grant Fund Sources:	Urban Rivers Grant Program	\$ 224,100.
	Stream Bank Protection	<u>79,400.</u>

Total Cost Share Amount \$ 303,500.

Note: Allocated values above are based on certified appraisal analysis of an overall, designated 86.7 acre streambank protection area containing 67.7 acres of wetland, critical species habitat area, as determined by South East Wisconsin Regional Planning Commission staff, and associated watershed slopes, including sloped area surrounding the outfall pond.

PARCEL DESCRIPTION:

Owner: The property is now owned by Meyer Material Company.

Location: The property is located near 8322 352nd Avenue (CTH KD), T1&2N, R19E, Sec 10, Town of Wheatland, and T1, R19E, Sec 15, Town of Randall. The site is adjacent to the Village of Twin Lakes and has frontage access on CTH's F and KD.

Number of Acres: 233

Purchase Price: Currently being negotiated. It should be noted that estimated restoration (reclamation) cost of \$200,000 was deducted from the certified fair market value.

Interest: Will be purchased in fee simple title

Improvements: Existing residential home valued at \$157,000. Other quarry operation shed(s) will be removed by owner.

Land Description: Site topography is a varied terrain that includes hills, generally rolling agricultural land, wetland and pond, and the former gravel pit lake. The man made lake is approximately 35 feet deep, spring fed, as well as fed by natural surface drainage and ground water. During quarry operations the natural creek flow was diverted around mining areas. There is minimal vegetation around the lake and a bermed area screens the lake from CTH KD. The lake outlets through a constructed stone drainageway into a small holding pond before it crosses under KD into unsevered Palmer Creek and the New Munster state area. There are scattered mature hardwoods and other mature trees in the unmined areas at the top of slopes and along property lines. The soils in the upland agricultural areas are mostly Casco and Fox, which generally have high sand and gravel, content and are suitable for residential development. Lowland areas are generally marshy with very severe use limitations. It is assumed that areas disrupted by mining operations will eventually be covered with top soil and planted with ground cover.

Zoning: Most of the former gravel pit, including the man made lake, is zoned M-3 Mineral Extraction District and includes some fringe agricultural land. The wetland and pond areas consisting of approximately 32 acres are zoned C-1 Lowland Resource Conservancy District. The southerly 38 acre balance is zoned A-2 General Agricultural District and is considered to have good residential subdivision development potential. According to the certified appraisal report, the M-3 area would be best marketed as large exclusive residential single family lots, but would be limited due to access, location of lake, and topography

Present Use: Mined out area (over ½ of parcel) has been graded and left vacant. The undisturbed agricultural areas are still being cropped. A single family home is located on a 2 ½ acre portion of the site.

Proposed Use: Ensures protection and restoration of primary wetland, pond, and lake areas as part of the Palmer Creek and Bassett Creek tributary system to the Fox River. Projected recreational uses for the park will consist of a variety of year round activities. Winter uses proposed include ice-skating, ice-fishing, sledding, and cross country skiing. "Fair weather" activities projected included swimming, fishing, boating, hiking, and picnicking. The site will also accommodate sports field development, and the County intends to cooperate with

the Town of Randall to integrate the County Park with the existing adjacent local Park. Future acquisition phases will include a primitive group camping area, and also expand recreational and nature trails, sports fields, and picnicking. A preliminary conceptual master plan for the eventual County Park site has been completed by SEWRPC.

Project Partners: Kenosha County and Department of Natural Resources

Timing: Kenosha County has commenced negotiations with the property owner and anticipates purchase of this property in 2,000. Timing of the subsequent County Park site expansion phases has not yet been determined.

Finances: The purchase of this property will utilize monies from the Kenosha County General Fund. There has been no guarantee of state matching grant assistance, however, the County has been advised of the project's favorable ranking. Also, the County has indicated that they will accept a grant if formally awarded.

Project Evaluation: Criteria used to determine grant eligibility is set forth in the enabling legislation of the Urban Rivers Grant Program s. 30.277(2) and promulgated in Chapter NR 50.22. Criteria in NR 50.22(6), used for ranking of project requests in annual statewide grants competition, include:

The project satisfies a relevant statewide or department regional priority need identified in the statewide comprehensive outdoor recreation plan needs analysis. Yes (The project is supported by the Statewide Comprehensive Outdoor Recreation Plan, (SCORP) 1991-96 in high priority activities including hiking, walking, running, fishing, and non-specific outdoor enjoyment for the region as well as statewide.)

The project preserves land listed on the natural heritage inventory or restores or preserves an area with significant historical or cultural value. Yes (The property "is in danger of being developed/sold/leased", and is included in the NHI inventory – plant species found include wooly milkweed and wilcox panic grass.)

The project supports other federal, state or local natural resource management or pollution control lands or projects. Yes ("A Comprehensive Plan for the Fox River Watershed", and the project is located at the Palmer Creek headwaters, adjacent to the states New Munster Wildlife Area.)

The project implements recommendations of approved water quality management plan, which identifies areas that should be protected. Yes ("A Regional Water Quality Management Plan for Southeastern Wisconsin", as originally prepared, and updated, by the Southeastern Wisconsin Regional Planning Commission.)

The project is in a river plan that has had previous Urban Rivers Grant Program funding. Yes (Several Stewardship Urban Rivers Grant Program funded projects have been successfully implemented within the Fox River watershed corridors in Waukesha, Walworth, and Racine Counties.)

The project is located on a Scenic Urban Waterway under s 30.275, Stats. Yes (The project is located in the Palmer Creek - Illinois-Fox River watershed corridor.)

The project acquires wetlands as defined in the Priority Wetland Plan or restores wetlands or protects a key habitat area that will be left in a natural state. Yes (The project features the acquisition of 67.7 acres of identified wetland area that will be evaluated for restoration, if needed, or preserved in current existing natural state.)

The project expands outdoor recreation near an urban center. Yes (The proposed County Park site is adjacent to the Village of Twin Lakes.)

The project improves public access to the riverfront for all segments of the population. No (The proposed project will provide public access to the existing quarry lake located on the site for boating, fishing, and swimming activities. Public access to Palmer Creek is more easily gained at locations in the adjacent New Munster state wildlife area.)

The project has local community support. No (There is no financial support indicated from local service, business, or non-profit conservation organizations)

The planning area has two or more counties cooperating in implementing a river corridor plan. Yes (The Comprehensive Plan for the Fox River Watershed is being implemented by 3 counties, the state, and most local governmental jurisdictions along the Fox River and its major tributaries. The state supported Southeastern Wisconsin Fox River Commission includes representatives of local governments and citizens from throughout the Illinois-Fox River basin.)

The project has significant potential for increasing tourism. Yes (The planned County regional park will allow an outdoor recreation facility of significant size and importance to elevate the facility to be of regional significance. The project area is also adjacent to a state wildlife area.)

The project has potential benefits to the overall economy of the sponsoring unit of government. Yes (The planned County regional park will provide opportunities for a wide variety of outdoor recreation pursuits that will generate additional income to private sector businesses in western Kenosha County.)

The project has aesthetic value and will acquire and protect existing green space area(s). Yes (The planned County regional park will preserve significant wetland and wildlife habitat areas.)

Justification:

- 1) The project is supported by a **Regional Park and Open Space Plan for Southeastern Wisconsin – 1977, & 2000**, and a **Park and Open Space Plan for Kenosha County – 1987** (currently being updated). Both Plans recommend public acquisition of primary environmental corridors, wetlands, critical habitat areas, and watershed areas associated with natural resource preservation, outdoor recreation, and flood control.
- 2) The project initiates the provision of a major, diversified county park site in the western end of Kenosha County, serving Randall and Wheatland Townships, as well

as the urbanizing Village of Twin Lakes area.

- 3) The project adequately satisfies specific criteria identified in the Streambank Protection program and purposes established for the Urban Rivers Grant program.
- 4) The project implements recommendations contained in "A Comprehensive Plan for The Fox River Watershed" and "A Regional Water Quality Management Plan for Southeastern Wisconsin".

Appraisals:

Appraisal # 1 – Certified by Department Review Appraiser on June 29, 1999.

Appraiser: Dennis M. Stefanik (Private appraiser)

Valuation Date: March 25, 1999

Appraised Value: \$807,000. Note: An adjustment for estimated quarry site restoration costs lowered this value to \$607,000. The certified "adjusted" Land Value is \$450,000. (1,931. per acre)

Highest and Best Use: Improved single family site, subdividable agricultural land and split off potential for large lake frontage lots.

Type of Report: Market data approach used, 3 comparable sales cited

Appraisal #2 – Accepted by Department Review Appraiser on June 25, 1999.

Appraiser: Linn A. Dueterbeck (Private appraiser)

Valuation Date: December 22, 1998

Appraised Value: \$1,000,000. Note: No adjustment for quarry site restoration costs. Land Value is \$900,000. (3,863 per acre)

Highest and Best Use: Two-three residential home sites

Type of Report: Market data approach used, 3 comparable sales cited

PROJECT MAP ATTACHMENTS

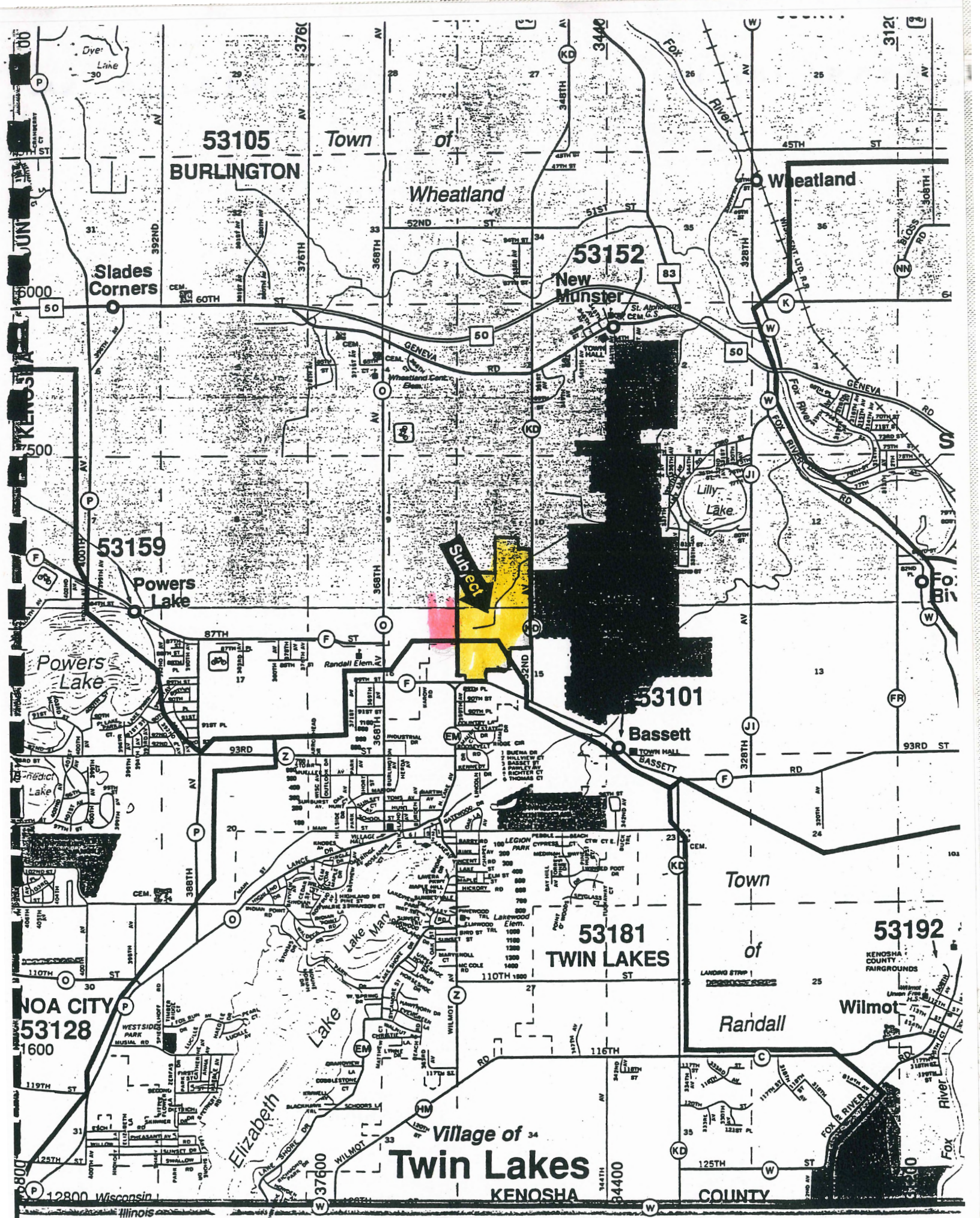
For: Requested Stewardship Grant Assistance
Kenosha County
Meyer Materials Property Acquisition

Location Maps: Area and Regional (County)

Local Area Highway Map
Wheatland and Randall Townships
Kenosha County Map

Site Maps:

Property Map
Site Survey Map
Site Topography Map
Conceptual Site Development Plan



53105
BURLINGTON

Town of
Wheatland

53152
New Munster

Wheatland

Slades
Corners

53159
Powers
Lake

Subject

53101
Bassett

NOA CITY
53128
1600

53181
TWIN LAKES

53192

Town
of
Randall

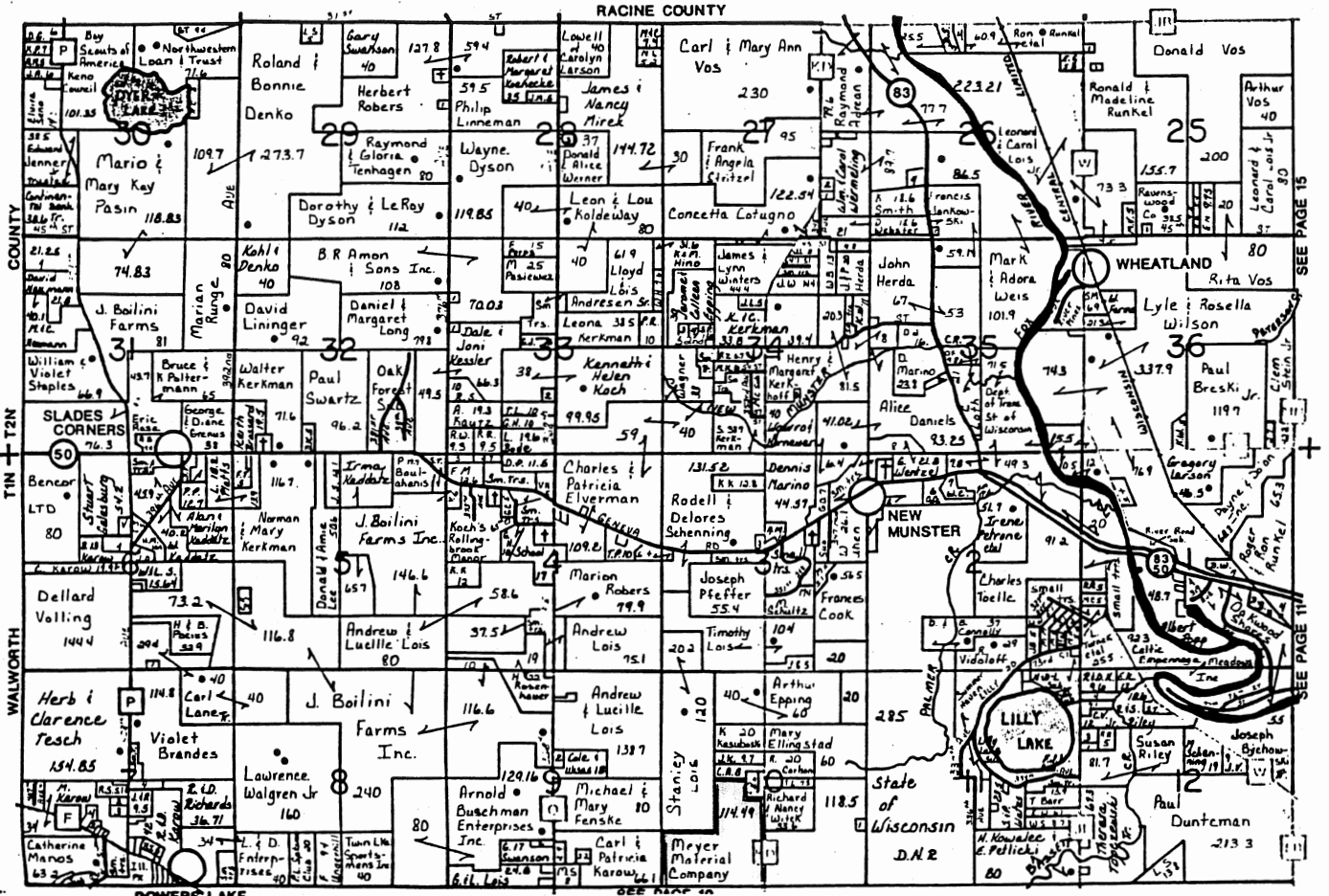
Wilmot

Village of
Twin Lakes
KENOSHA

COUNTY

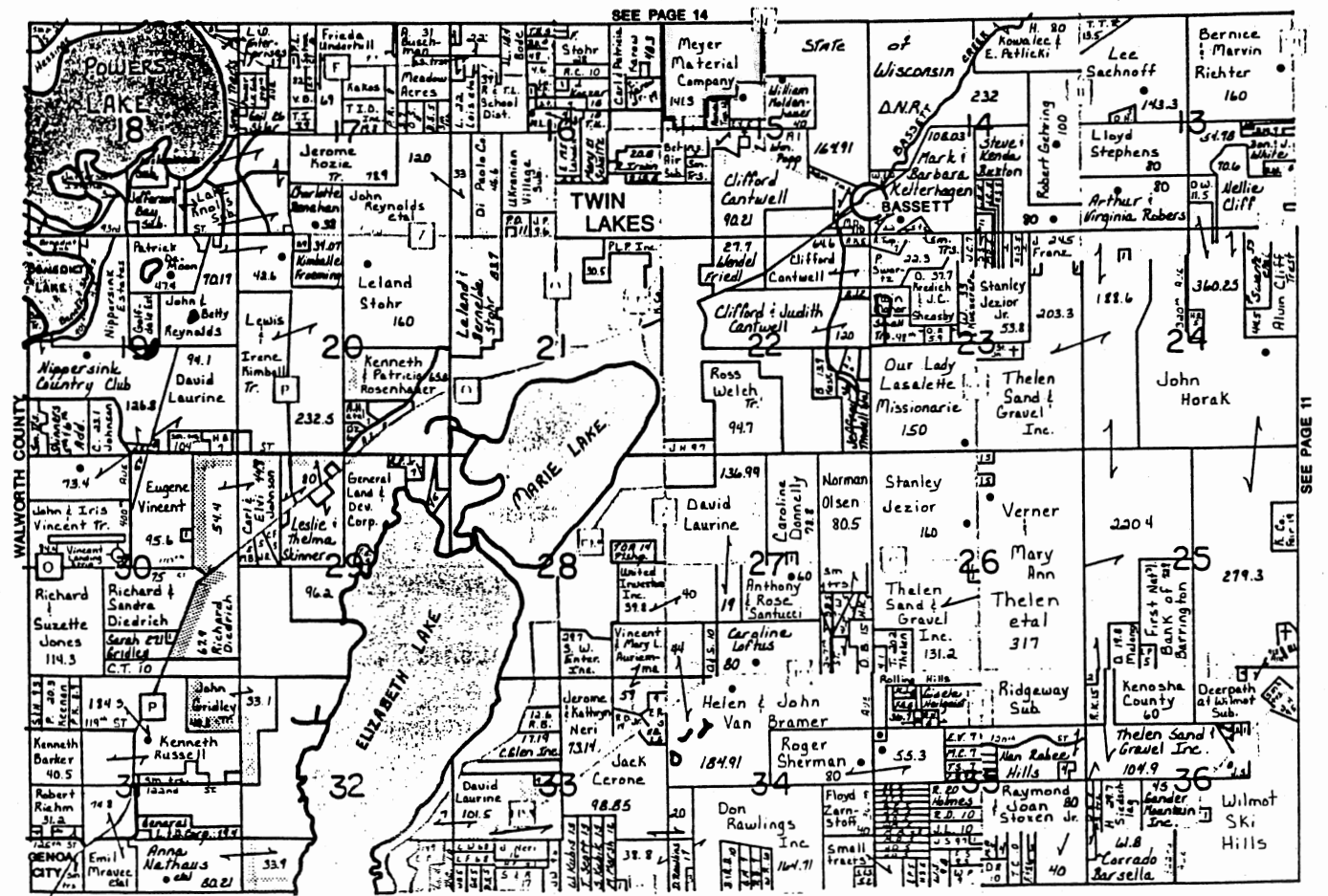
WHEATLAND

T.1-2N. - R.19E.



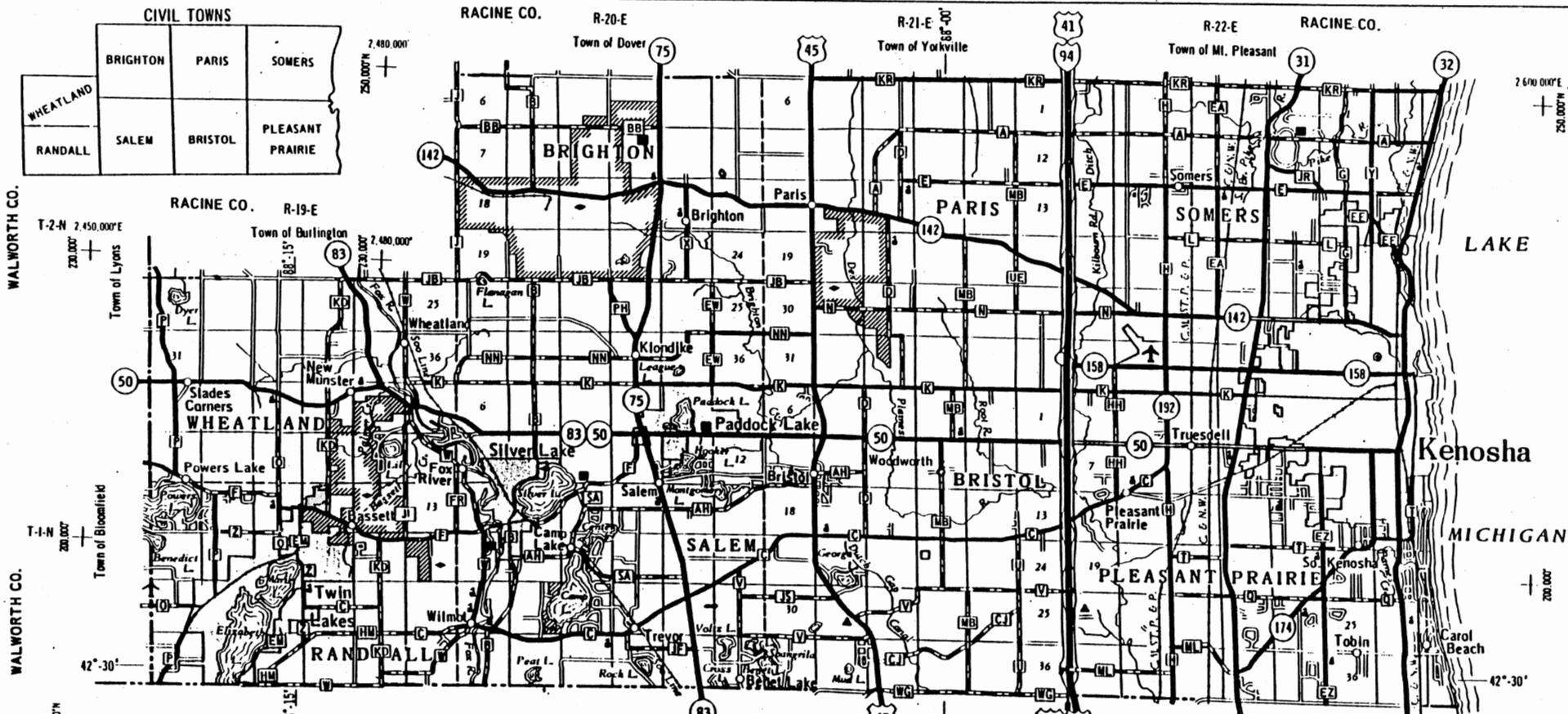
RANDALL

T.1N. - R. 19E.



CIVIL TOWNS

WHEATLAND	BRIGHTON	PARIS	SOMERS
RANDALL	SALEM	BRISTOL	PLEASANT PRAIRIE



STATE OF ILLINOIS

LEGEND

Portland Cement or Brum Concrete	U.S. & STATE COUNTY	State Highway No. (13)	Schools
Bituminous	County Hwy. Letter (A)	Hunt or Fish Grds.	Hospital
Gravel	Railroad	Ranger Station	Public Camp & Picnic Grds.
Earth	Dam	State Park With Competitor	Without Competitor
Town Road	State Boundary	County Park With Facilities	Without Facilities
Fire Lane	County Boundary	Wayside With Facilities	Without Facilities
Multilane Divided	Civil Town Boundary		
Freeway	Corporate Limits		
Interchange	Not & State Forests		
Highway Separation	Airport		
Interstate Highway No. (90)	Fish Hatchery		
U.S. Highway No. (41)	Game Farm		
Surface types on town roads not shown	County Seal		
	Unincorp. Village		

STATE OF ILLINOIS

TOWNSHIP NUMBERING

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

MILES OF HIGHWAY as of Jan. 1, 1977

STATE	125
COUNTY	267
LOCAL ROADS	507
OTHER ROADS	13
TOTAL FOR COUNTY	912



Land Area 273 Sq. Mi
 Population 116,734
 Co. Seal Kenosha

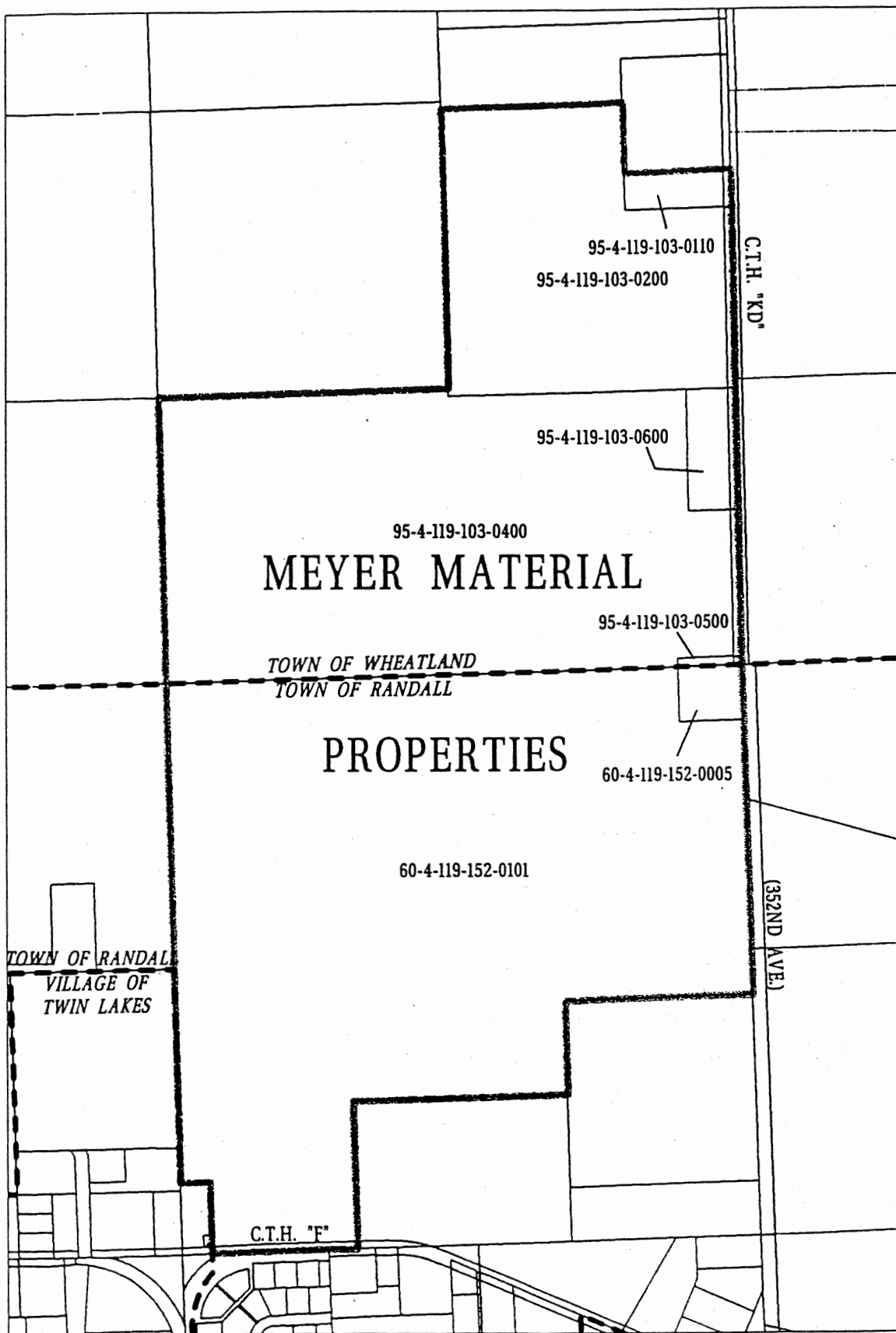
KENOSHA CO.
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 0 1 2 MILES

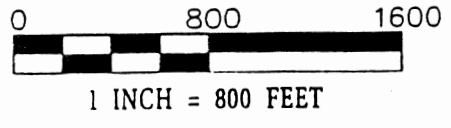
Corrected for
 JAN. 1978

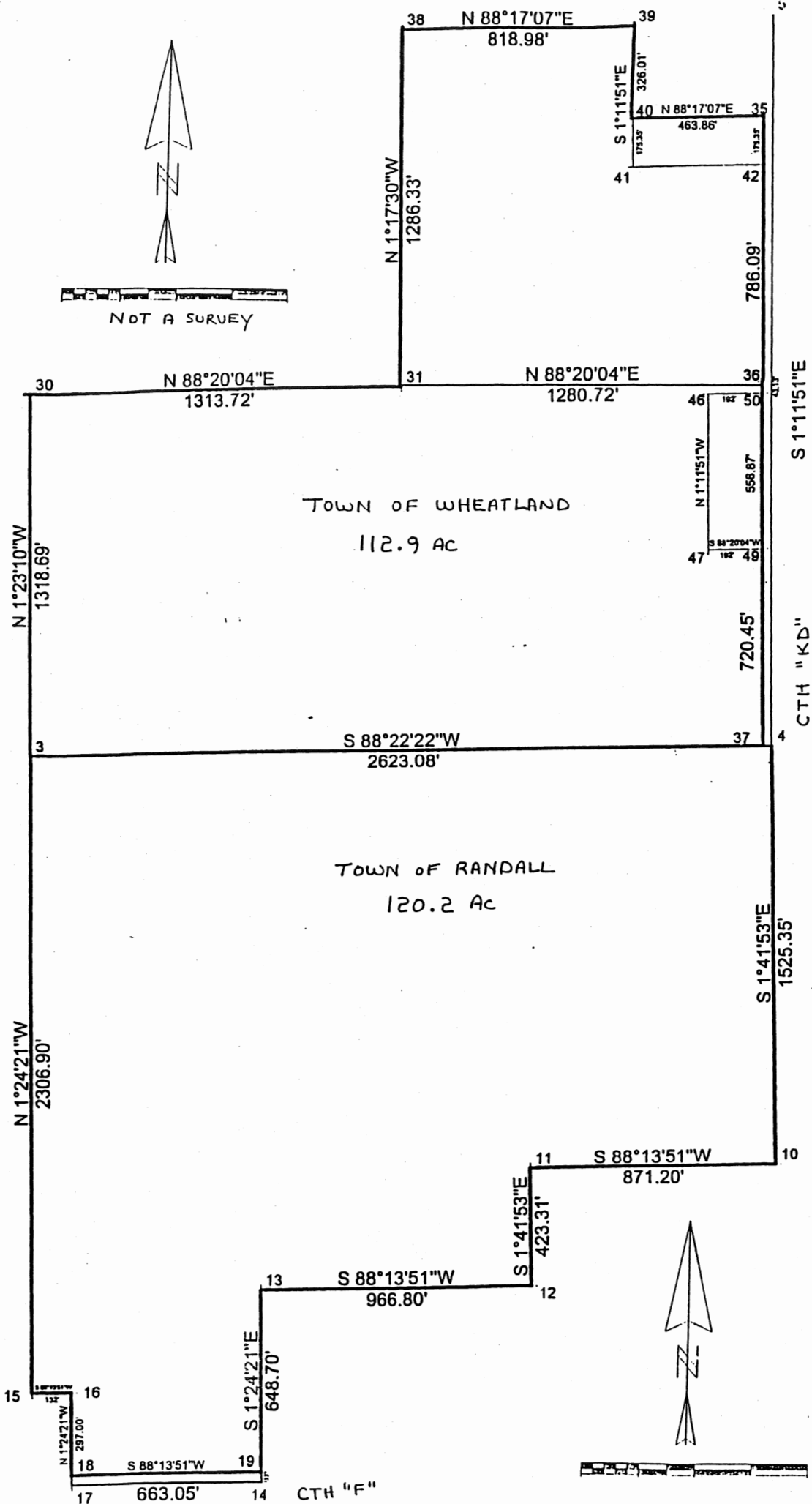
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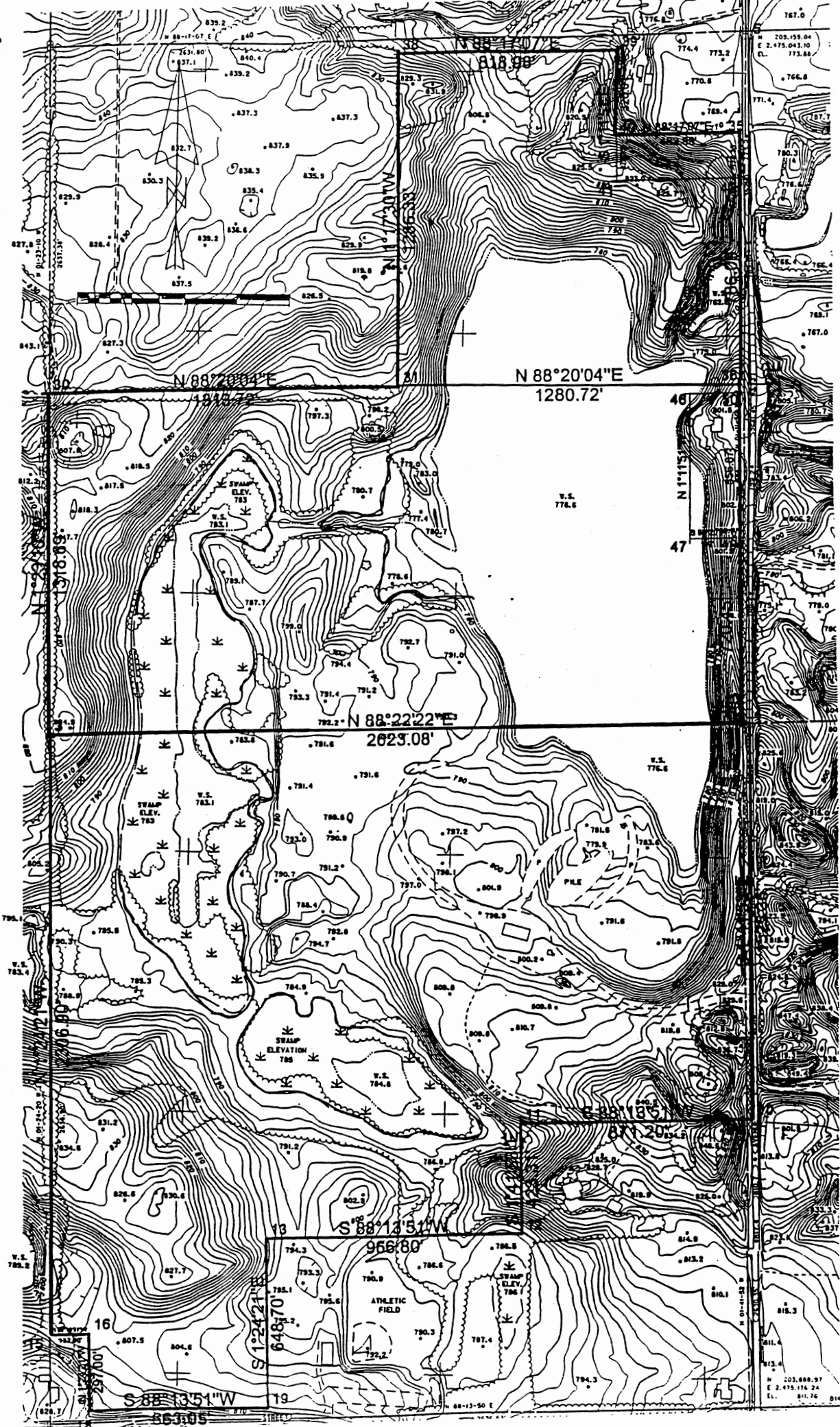
KENOSHA 30-2



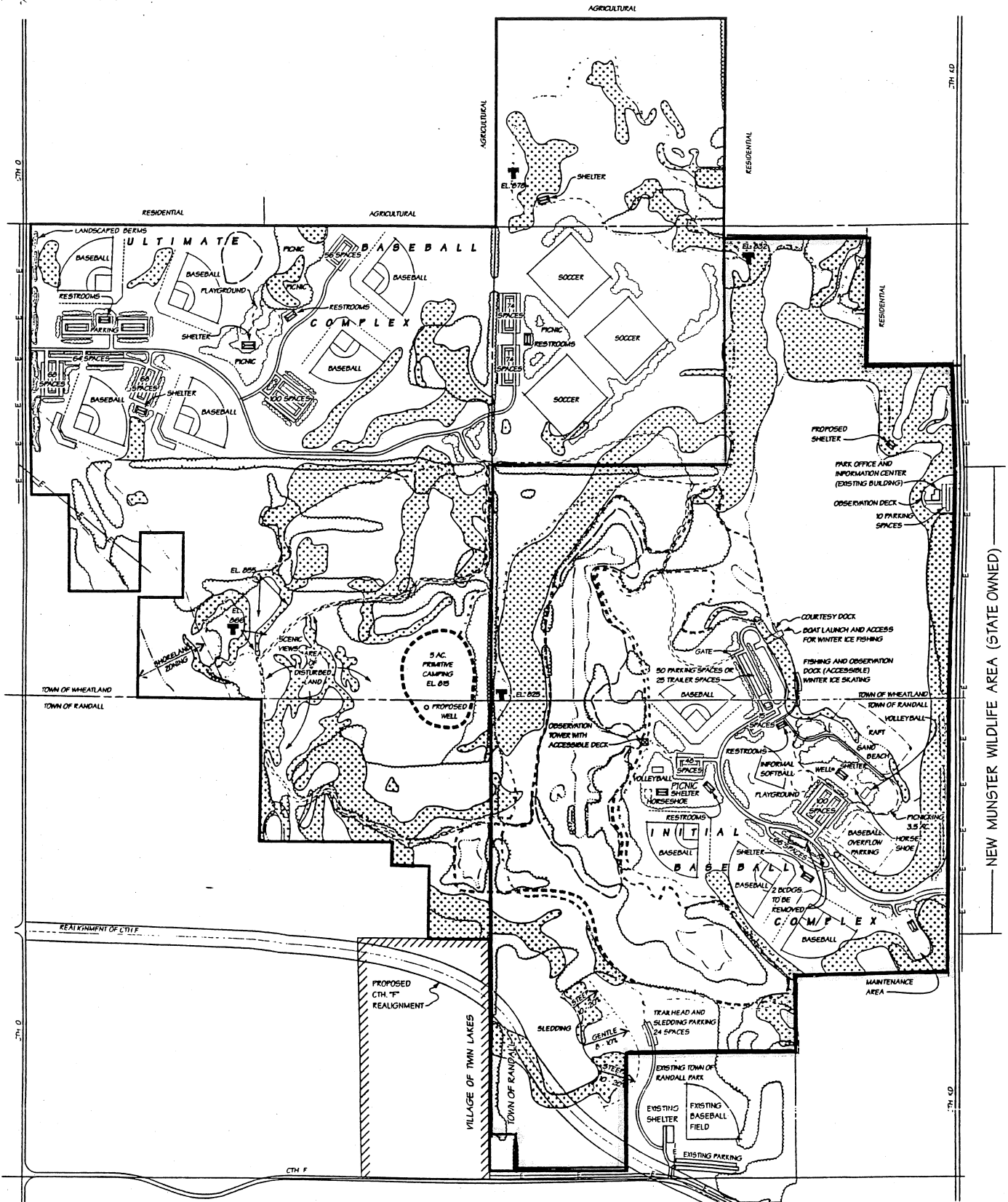
PREPARED BY
 KENOSHA COUNTY DEPARTMENT OF
 PLANNING AND DEVELOPMENT
IN COOPERATION WITH
 SOUTHEASTERN WISCONSIN REGIONAL
 PLANNING COMMISSION













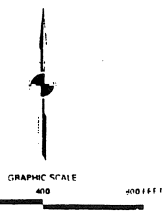




**WHEATLAND - RANDALL - TWIN LAKES COUNTY PARK CONCEPTUAL SITE PLAN
KENOSHA COUNTY, WISCONSIN 1999**



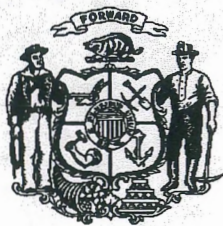
- | | | | |
|------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|
|  | PROJECT BOUNDARY |  | PROPOSED VEGETATION (TREES AND SHRUBS) |
|  | SURFACE WATER |  | PROPOSED OBSERVATION DECK |
|  | WETLAND |  | PROPOSED TRAIL |
|  | SLOPES 10% OR MORE |  | PROPOSED MAINTENANCE ROAD AND EMERGENCY ACCESS |
|  | EXISTING VEGETATION (TREES AND SHRUBS) |  | CRITICAL SPECIES HABITAT SITE |



THE STATE OF WISCONSIN

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315-N Capitol
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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 11, 2000

Re: 14 Day Passive Review/Land Purchase

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Also, please contact us if you need further information.

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