Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.7.

SUBJECT: Land Acquisition – Glacial Heritage Area, River-Based Conservation Area– Jefferson County

FOR: JUNE 2013 BOARD MEETING

TO BE PRESENTED BY: Doug Haag – Acting Real Estate Director

SUMMARY: The Department has obtained an option to purchase 6.13 acres of land from Watertown Outboarders, Inc. along the Rock River for a public access site in Jefferson County. The purchase price is $174,000. The land is located in the Glacial Heritage Area (GHA) and is being purchased under the River-Based Conservation Area authority established in the GHA plan. The item is being submitted because the purchase price is more than $150,000. Jefferson County Parks has committed $25,000 toward the purchase price.

The Watertown Outboarders' (WTO) property qualifies as a River-Based Conservation area under the Glacial Heritage Area (GHA). The primary purpose of the river-based conservation areas in the GHA are to improve water quality, provide travel routes for wildlife, maintain and restore riparian habitat and provide recreation opportunities. Under this segment of the GHA master plan the Department established an acquisition goal of 2,150 acres, 400 of which are specifically targeted for small-scale access and recreation sites along rivers and creeks. This is the first purchase under that acquisition authority.

In April 2013, the Rock River was designated as a National Water Trail by the US Department of the Interior. One of only 10 nationally, the Rock River National Water Trail links 11 counties in both states along the 320-mile river course, from the headwaters above the Horicon Marsh in Fond du Lac and Dodge counties to the confluence with the Mississippi River at Rock Island, Illinois.

The 6.13-acre property is improved with a concrete boat launch, several piers on the river and within a lagoon, clubhouse facility with a well and septic, several small storage sheds, and a gravel parking area. The property is park-like in nature and has the capacity for larger watercraft to launch into the Rock River, ample parking area and offers an excellent shore fishing opportunity. The Department's Regional Fish Management Program staff has expressed an interest in the site as recent surveys indicate a greater diversity of fish and fish habitat under the Hwy 26 bypass bridge just adjacent to the subject. Likewise, the concrete ramp is large enough to accommodate Department Fish Survey Crews and their equipment and the WTO Club has allowed the Department staff to launch its survey crews over the years.

RECOMMENDATION: That the Board approves the purchase of 6.13 acres of land from the Watertown Outboarders Inc. and acknowledges Jefferson County Parks for their funding commitment.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

Acting Real Estate Director, Douglas J. Haag - LF/6 — Date 6-7-13

Administrator, Kurt Thiede - AD/8 — Date 6-17-13

Secretary, Cathy Stepp - AD/8 — Date 6-17-13

cc: S. Miller – LF/6
D.Haag – LF/6
L. Ross – AD/5
E. Crain - ER/6
M. Aquino – Fitchburg

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: June 6, 2013 FILE REF: PR 40173

TO: Natural Resources Board

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Watertown Outboarders, Inc.Tract, File #PR 40173

1. PARCEL DESCRIPTION:

Glacial Heritage Area – River Based Conservation Area
Jefferson County

Grantor:

Watertown Outboarders, Inc.
c/o Keith Kuerschner
312 N. Monroe Street
Watertown, WI 53098

Acres: 6.13
Price: $174,000 ($25,000 from Jefferson County + $149,000 stewardship)
Appraised Value: $174,000 and $175,000

Interest: Fee Title
Improvements: Clubhouse, two pavilions, three small storage sheds, piers, fencing, and playground equipment.

Location: The tract is located in Jefferson County 0.25 miles south of the City of Watertown
Land Description: The subject land is primarily level lowland. About a third of the parcel is sloping upland grassland.

Covertype Breakdown:

Type	Acreage
Grass	1.9
Lowland woodland/Floodplain	4.23
Total:	6.13

Zoning: Waterfront (W) and Shoreland
Present Use: Private Recreational Use
Proposed Use: Public Recreation and River Access
Tenure: Club acquired it in the 1960's
Option Date: May 27, 2013

Stewardship 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.

2. JUSTIFICATION:

The Department has obtained an option to purchase 6.13 acres of land from Watertown Outboarders, Inc. along the Rock River for a public access site in Jefferson County. The land is located in the Glacial Heritage Area

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(GHA) and is being purchased under the River-Based Conservation Area authority established in the GHA plan. Jefferson County Parks has committed $25,000 toward the $174,000 purchase price.

The Watertown Outboarders' (WTO) property qualifies as a River-Based Conservation area under the Glacial Heritage Area (GHA). The primary purpose of the river-based conservation areas in the GHA are to improve water quality, provide travel routes for wildlife, maintain and restore riparian habitat and provide recreation opportunities. Under this segment of the GHA master plan the Department established an acquisition goal of 2,150 acres, 400 of which are specifically targeted for small-scale access and recreation sites along rivers and creeks. This is the first purchase under that acquisition authority.

In April 2013, the Rock River was designated as a National Water Trail by the US Department of the Interior. One of only 10 nationally, the Rock River National Water Trail links 11 counties in both states along the 320-mile river course, from the headwaters above the Horicon Marsh in Fond du Lac and Dodge counties to the confluence with the Mississippi River at Rock Island, Illinois.

The 6.13-acre Watertown Outboarders' (WTO) Club property is improved with a concrete boat launch, several piers on the river and within a lagoon, clubhouse facility (built up on a four foot crawl space) with a well and septic, several small storage sheds, and a gravel parking area. The property is quite park-like in nature and has the capacity for larger watercraft to launch into the Rock River, ample parking area and excellent shore fishing opportunity. The WTO club has been in operation since the 1950's and its members pay an annual fee to maintain and operate the grounds. The WTO Clubhouse has served as a private gathering space for member weddings, graduation parties, etc. over the years.

The Department's Regional Fish Management Program staff has expressed an interest in the subject as recent surveys indicate a greater diversity of fish and good fish habitat under the Hwy 26 bypass bridge just adjacent to the subject. Likewise, the concrete ramp is large enough to accommodate Department Fish Survey Crews and their equipment and the WTO Club has allowed the Department staff to launch its survey crews over the years. The Watertown Outboarders, Inc. and the Department have tentatively discussed a short-term agreement in which WTO Club members will complete site maintenance for the next 1-2 years in exchange for use of the clubhouse for private events. The property will be open to the public during the term of this agreement, however the use and maintenance of the clubhouse will be exclusive to the WTO members and secured when not utilized for an event. At the end of the use agreement's term, the clubhouse and other buildings on the property will be razed or sold for salvage if not needed for Department equipment storage at the site or elsewhere.

3. LAND MANAGEMENT:

Per the GHA Master Plan, an implementation plan will be developed in the next few years in cooperation with Jefferson County Parks to address long-term management goals and development objectives for the site. An eventual local partner, such as Jefferson County or a municipality will manage and operate the site. In the near term, the Department's Facilities and Land Public Boat Access staff will manage the property in coordination with the Watertown Outboarders, Inc.during the term of their occupancy.

4. FINANCING:

$25,000 in grant funds from Jefferson County Parks is anticipated.
$149,000 in State Stewardship bond funds is anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,099,200	$31,534

5. ACQUISITION STATUS OF THE GLACIAL HERITAGE AREA – RIVER-BASED CONSERVATION AREA – PUBLIC ACCESS:

Established: 2009
Acres Purchased to Date: 0
Acquisition Goal: 400
Percent Complete: 0%
Cost to Date: $0

6. APPRAISALS:

Appraiser: Tenny Albert
Valuation Date: April 29, 2013
Appraised Value: $174,000
Highest and Best Use: Recreation Property

Allocation of Values:
a. land: 6.13 acres @ $15,000 per acre: $92,000
b. improvements: $82,000 (cost approach + depreciation)
c. total: $174,000 ($28,385 per acre)
d. market data approach used, six comparable vacant land sales cited
e. adjusted value range : $769-$36,420 per acre

Appraiser: Mike Stone
Valuation Date: April 30, 2013
Appraised Value: $175,000
Highest and Best Use: Recreation Property

Allocation of Values:
a. land: 6.13 acres @ $20,392 per acre: $125,000
b. improvements: $50,000
c. total: $175,000 ($28,548 per acre)
d. market data approach used, five comparable sales cited
e. adjusted value range: $75,500-$215,000 per lot

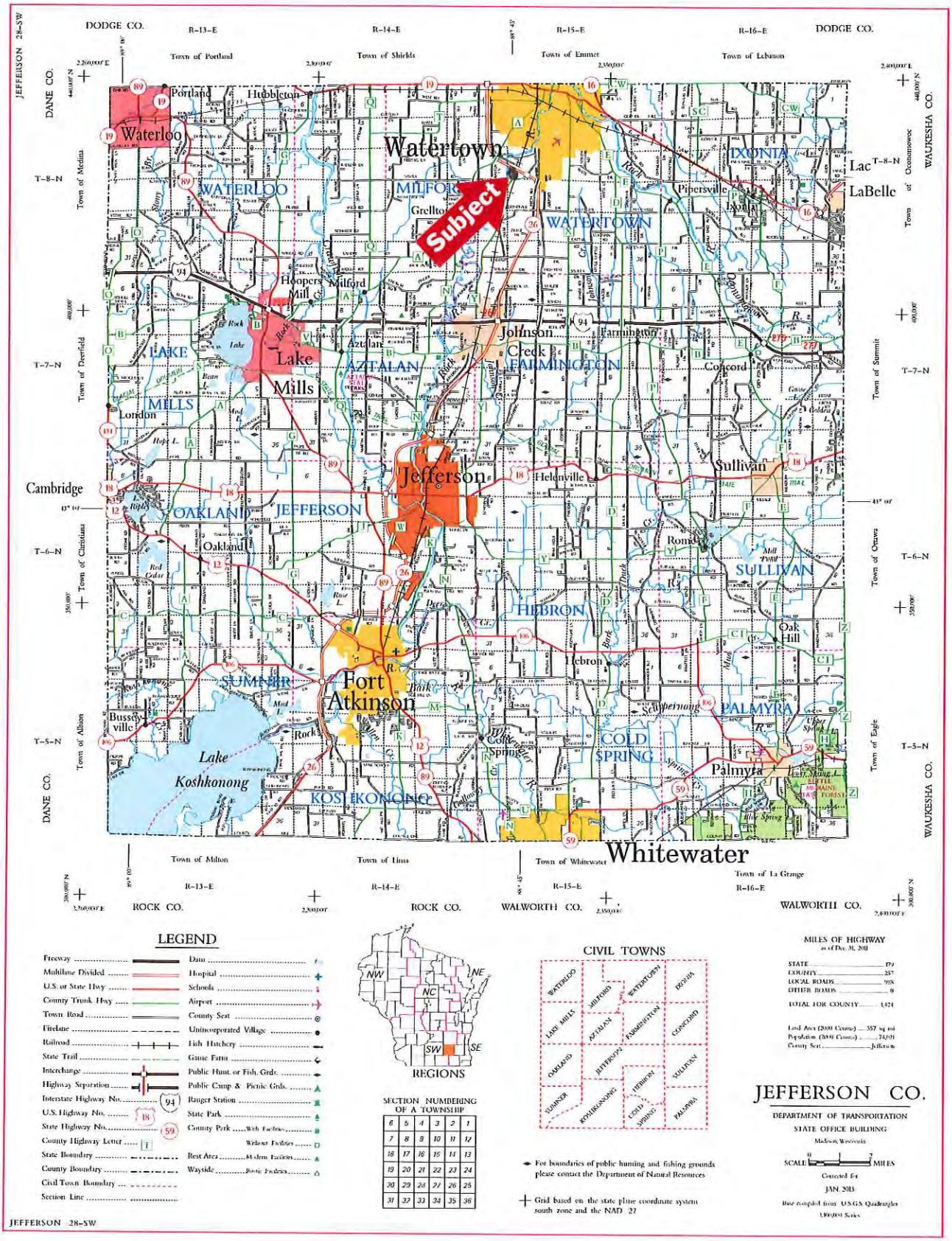
Appraisal Reviews: Greg Markus - 7/31/2012

RECOMMENDED:

Douglas J. Haag, Acting Real Estate Director — Date 6-7-13

Kristin A. Hess, Bureau of Legal Services — Date 6/13/13

Kurt Thiede, Land Division Administrator — Date 6/17/13



LEGEND

Freeway	Dam
Multilane Divided	Hospital
U.S. or State Hwy	Schools
County Trunk Hwy	Airport
Town Road	County Seat
Firelane	Unincorporated Village
Railroad	Fish Hatchery
State Trail	Game Farm
Interchange	Public Hunt. or Fish. Grds.
Highway Separation	Public Camp & Picnic Grds.
Interstate Highway No. (94)	Ranger Station
U.S. Highway No. (18)	State Park
State Highway No. (59)	County Park ..With Facilities
County Highway Letter (I)	Without Facilities
State Boundary	Rest Area ..Modern Facilities
County Boundary	Wayside ..Rustic Facilities
Civil Town Boundary	
Section Line	

REGIONS

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

MILES OF HIGHWAY as of Dec. 31, 2011

STATE	179
COUNTY	257
LOCAL ROADS	958
OTHER ROADS	0
TOTAL FOR COUNTY	1,424

Land Area (2000 Census) — 557 sq mi
Population (2000 Census) — 74,021
County Seat — Jefferson

JEFFERSON CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 1 2 MILES

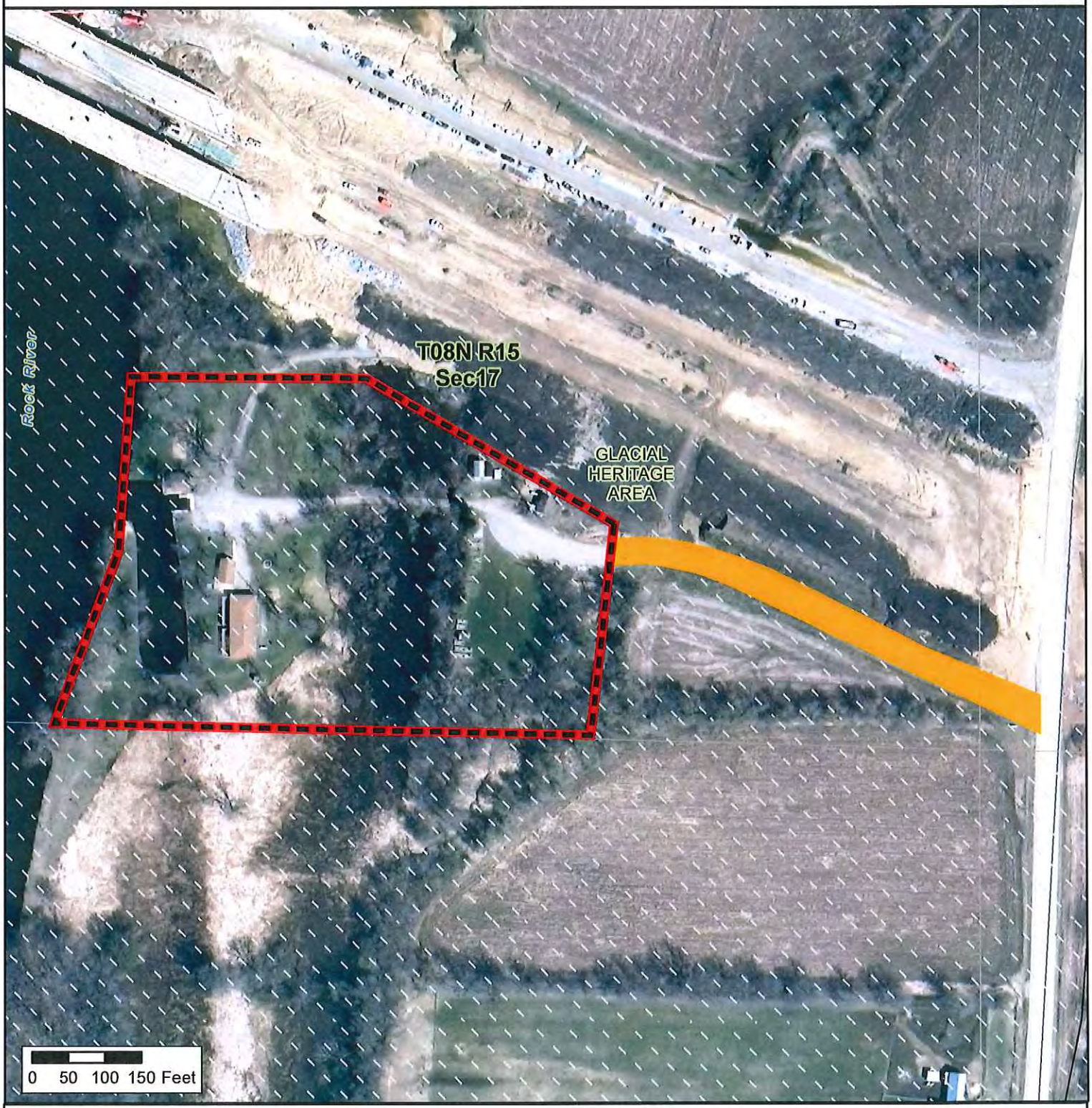
Corrected for
JAN. 2013

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

JEFFERSON 28-SW

Watertown Outboarders, Inc. - Fee

T8N 15E Sec 17, Town of Watertown, Jefferson County



Glacial Heratige Area River - Based Conservation Area - Public Access

Subject

Access Driveway

DNR Fee Title Land

DNR Easement Land

DNR Project Boundary

Section Line

QQ Section Lines

N

Jun 11, 2013 kmh

Real Estate Section
Bureau of Facilities and Lands

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Watertown Outboarders, Inc. - Fee

Glacial Heritage Area
River - Based
Conservation Area -
Public Access

PR 40173
T8N R15E Sec 17
Town of Watertown
Jefferson County

Subject

Access Driveway

DNR Fee Title Land

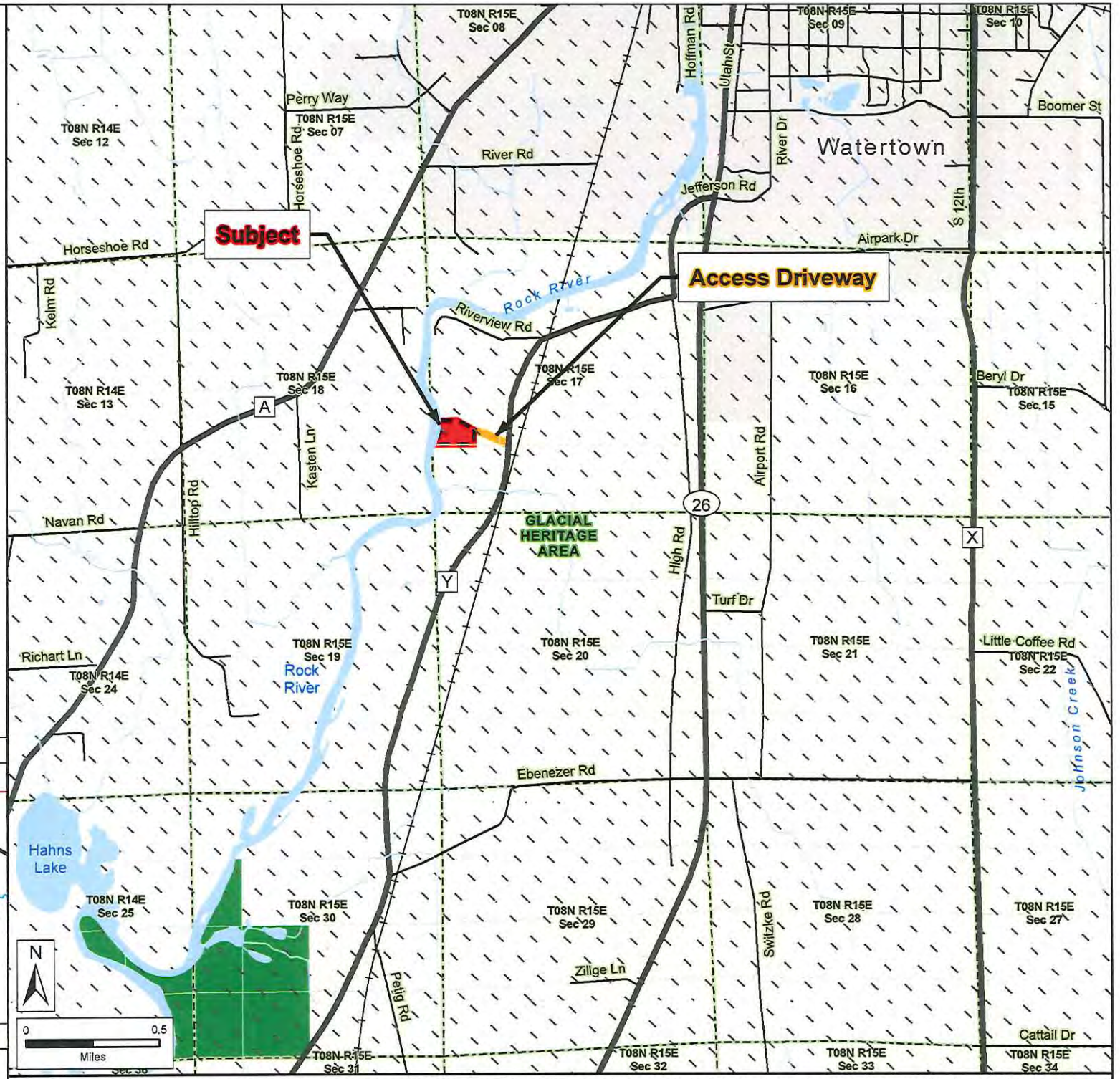
DNR Easement Land

DNR Project Boundary

PLSS Section Line

QQ Section Boundary

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jun 11, 2013 kmh



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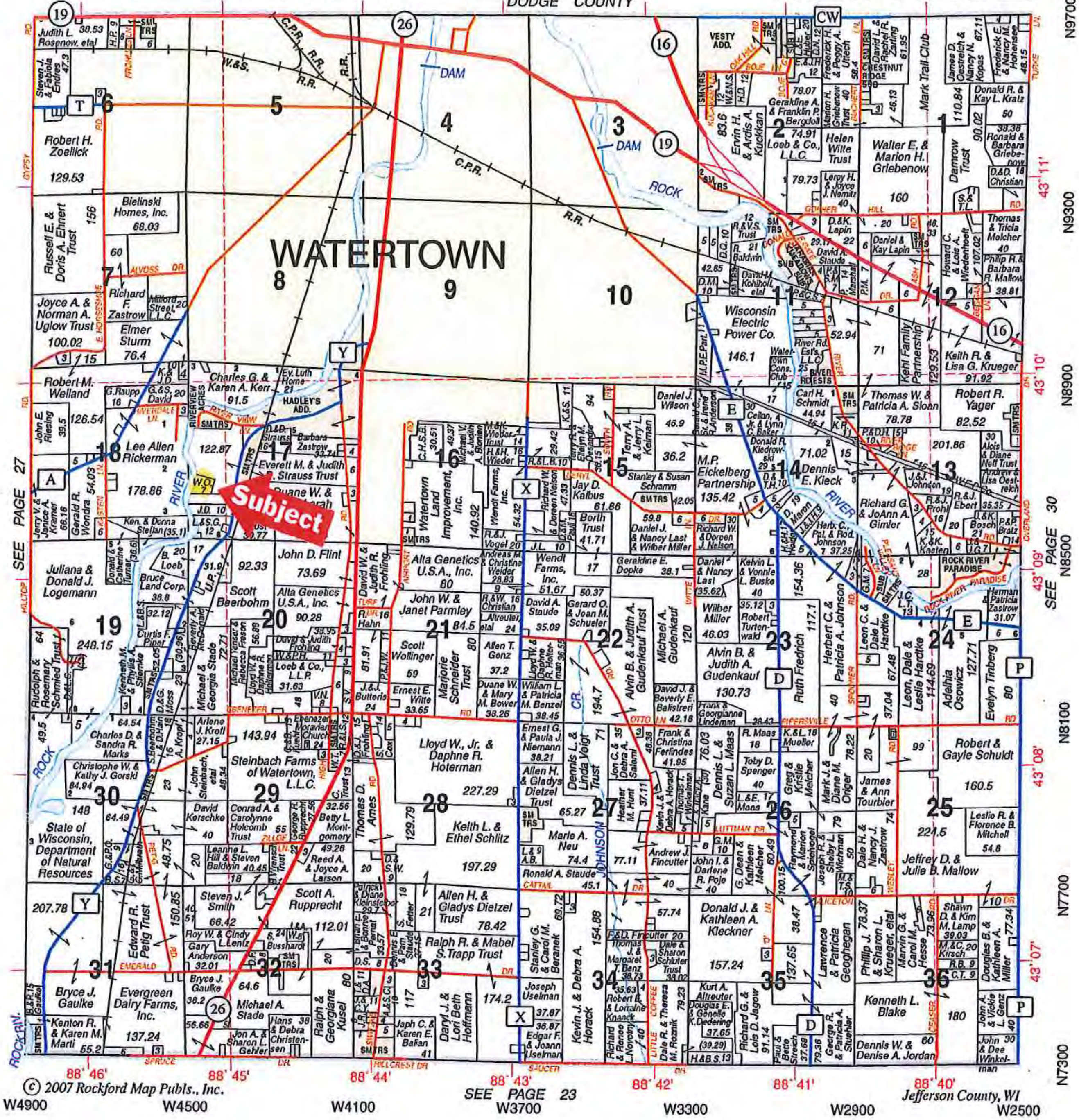
EAST PART WATERTOWN T.8N.-R.15E.