

SUBJECT: Land Sale - Lower Wisconsin State Riverway-Grant County

FOR: OCTOBER 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department is proposing to sell 10 acres of land in the Lower Wisconsin State Riverway (LWSR) to the Village of Muscoda at the price of \$100,000. The 10-acre parcel is located adjacent to a 10-acre parcel that was sold to Scot Industries in 2009 for expansion of its Muscoda plant. The 10-acre parcel proposed for sale is bordered by Scot's large industrial facility to the South, the Village of Muscoda sewage lagoons to the east and a cemetery to the west. The fourth side is a road (Elm Street), which severs the 10-acres from remaining department lands. Since this property was acquired in 1962, the village has expanded into the area south and west of the Department's project area and a school was also located within 450 feet of this tract. The 10 acre parcel does not provide any significant recreational opportunity, there is no water frontage and the land is posted closed to hunting due to the location of the nearby school. Department staff have reviewed the parcel for its natural resource and recreational values and have determined that the parcel is not needed by the Department for conservation purposes.

The Village of Muscoda requested that the Department sell the land in order to allow for expansion of Scot Industries and to control access to the wastewater treatment facility. Scot is a large Wisconsin-based company with manufacturing facilities in eight U.S. and one European location and is vital to the local and regional economy.

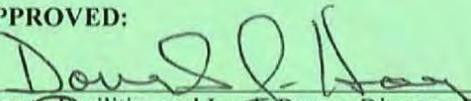
The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City as well as some additional lands to close separations between the wildlife area boundaries. The goals of the LWSR are to protect scenic lands along the river, enhance wildlife habitat and meet the recreational needs of the public. A cooperative effort between citizens, environmental groups, elected officials and the Department ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

RECOMMENDATION: That the Board find that the 10-acre state tract is no longer needed for conservation purposes and approve the sale of land to the Village of Muscoda at the price of \$100,000 and that the sale proceeds be used to acquire additional land for the Lower Wisconsin State Riverway under the authority of s. 23.15 (4) Wisc. Stats.

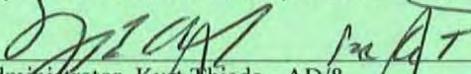
LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

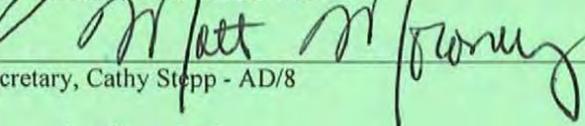
APPROVED:


Deputy Facilities and Lands Bureau Director, Douglas J Haag - LF/6

10-9-14
Date


Administrator, Kurt Thiede - AD/8

10-9-14
Date


Secretary, Cathy Stepp - AD/8

10/13/14
Date

- cc:
- S. Miller - LF/6
 - D. Haag - LF/6
 - L. Ross - AD/8
 - R. Rasmussen - WT/3
 - L. Osterndorf - SCR - MADISON

CORRESPONDENCE/MEMORANDUM

DATE: October 9, 2014 FILE REF: WR- 70070
 TO: Governor Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Sale, DNR to Village of Muscoda, File WR 70070
 Approval Requested by December 14, 2014

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
 Grant County

Grantor:

State Department of Natural Resources
 101 S. Webster Street
 Madison, WI 53707

Grantee:

Cinda Johnson
 Village of Muscoda
 P.O. Box 206
 Muscoda, WI 53573

Acres: 10.00

Price: \$100,000.00

Appraised Value: \$100,000

Interest: Fee Title

Improvements: None

Location: The property is located in the Village of Muscoda in Grant County.

Land Description: The subject land is level and partially wooded.

Covertypes Breakdown:

Type	Acreage
Lowland Woodland	10
Total:	10

Zoning: Agriculture

Present Use: Public Recreation

Proposed Use: Commercial

Tenure: 52 years

Property Taxes: Tax Exempt

Option Date: September 30, 2014

2. JUSTIFICATION:

The Department is proposing to sell 10 acres of land in the Lower Wisconsin State Riverway (LWSR) to the Village of Muscoda at the price of \$100,000. The 10-acre parcel is located adjacent to a 10-acre parcel that was sold to Scot Industries in 2009 for expansion of its Muscoda plant. The 10-acre parcel proposed for sale is bordered by Scot's large industrial facility to the South, the Village of Muscoda sewage lagoons to the east and a cemetery to the west. The fourth side is a road (Elm Street), which severs the 10-acres from remaining department lands. Since this property was

acquired in 1962, the village has expanded into the area south and west of the Department's project area and a school was also located within 450 feet of this tract. The 10 acre parcel does not provide any significant recreational opportunity, there is no water frontage and the land is posted closed to hunting due to the location of the nearby school. Department staff have reviewed the parcel for its natural resource and recreational values and have determined that the parcel is not needed by the Department for conservation purposes.

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3. FINANCING:

No land acquisition funding is needed for this sale of state land.

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989

Acres Purchased to Date: 45,617.09

Acquisition Goal: 78,855.00

Percent Complete: 57.85 %

Cost to Date: \$22,890,824.88

5. APPRAISAL:

The land value is an administrative determination of value. An appraisal was completed but the appraiser was unable to document an established market in the area for industrial/commercial properties similar to the subject and the Department did not believe the appraisal adequately represented the value of the property.

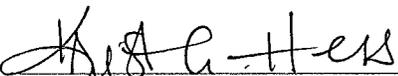
RECOMMENDED:



Douglas J Haag, Deputy Facilities and Lands Bureau Director

10-9-14

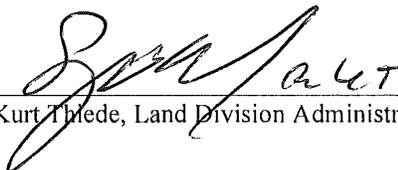
Date



Kristin A. Hess, Bureau of Legal Services

10/9/14

Date



Kurt Thiede, Land Division Administrator

10/9/14

Date

Village of Muscoda - Sale

T8N R1W Sec 1, Village of Muscoda, Grant County



Lower Wisconsin State Riverway



Subject



Previous Sale to Scot Industries

 DNR Fee Title Land

 QQ Section Lines

 DNR Project Boundary

 Section Line



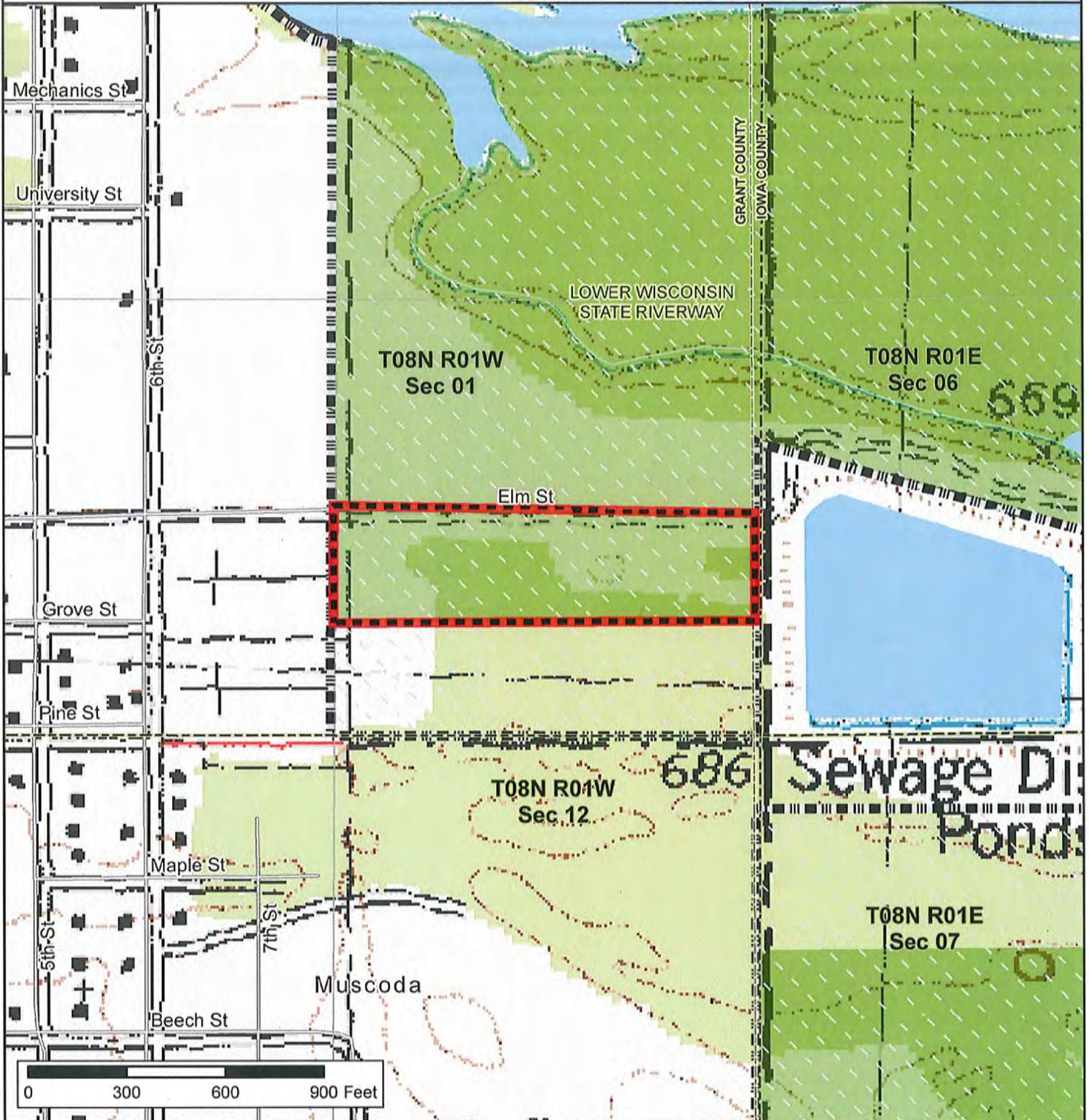
Oct 09, 2014 kmh

Real Estate Section
Bureau of Facilities and Lands

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Village of Muscoda - Sale

T8N R1W Sec 1, Village of Muscoda, Grant County



Lower Wisconsin State Riverway

 **Subject**

 DNR Fee Title Land

 DNR Project Boundary

 QQ Section Lines

 Section Line



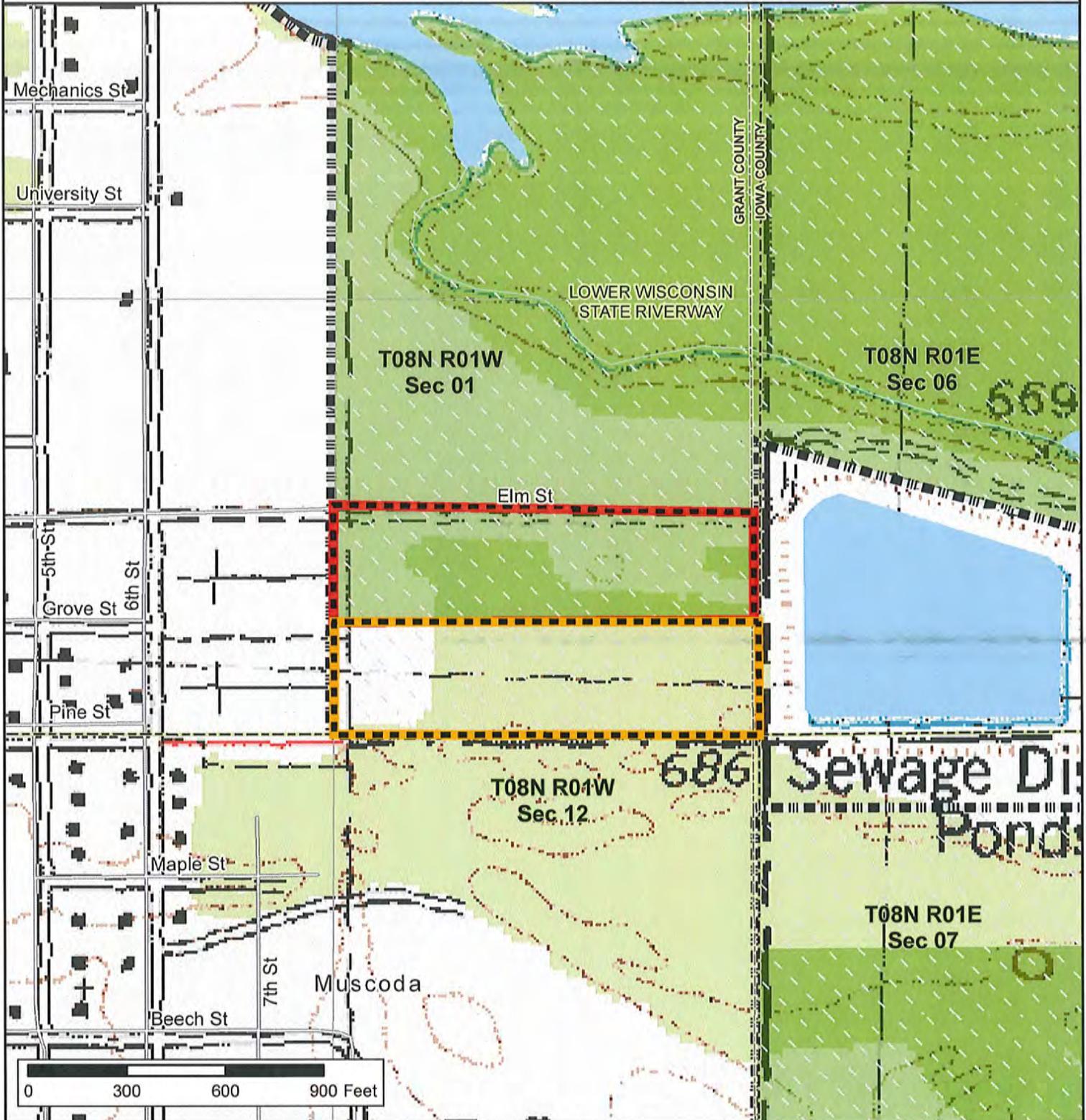
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Real Estate Section
Bureau of Facilities and Lands

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Village of Muscoda - Sale

T8N R1W Sec 1, Village of Muscoda, Grant County



Lower Wisconsin State Riverway



Subject



Previous Sale to Scot Industries

DNR Fee Title Land



DNR Project Boundary

Section Line

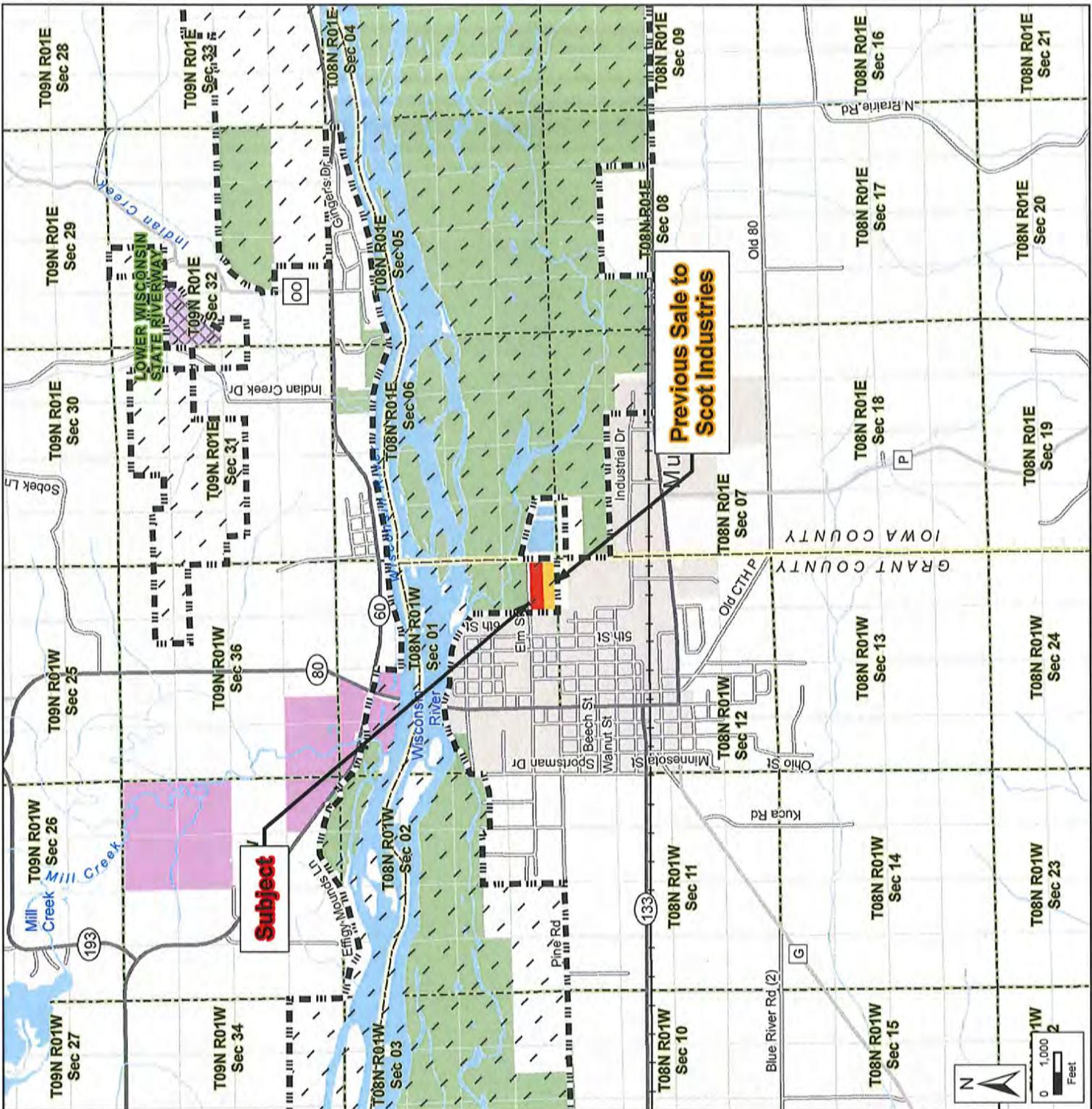
QQ Section Lines



Oct 09, 2014 kmh

Real Estate Section
Bureau of Facilities and Lands

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Village of Muscoda - Sale
 Lower Wisconsin State Riverway
 WR 70070
 T8N R1W Sec 1
 Village of Muscoda
 Grant County

Subject

Previous Sale to Scot Industries

- DNR Fee Title
- DNR Easement
- DNR Easement (Closed to Public Access)
- DNR Project Boundary
- Public Hunting Grounds/ Voluntary Public Access
- PLSS Section Line
- QQ Section Boundary

Regional View

Location of Property

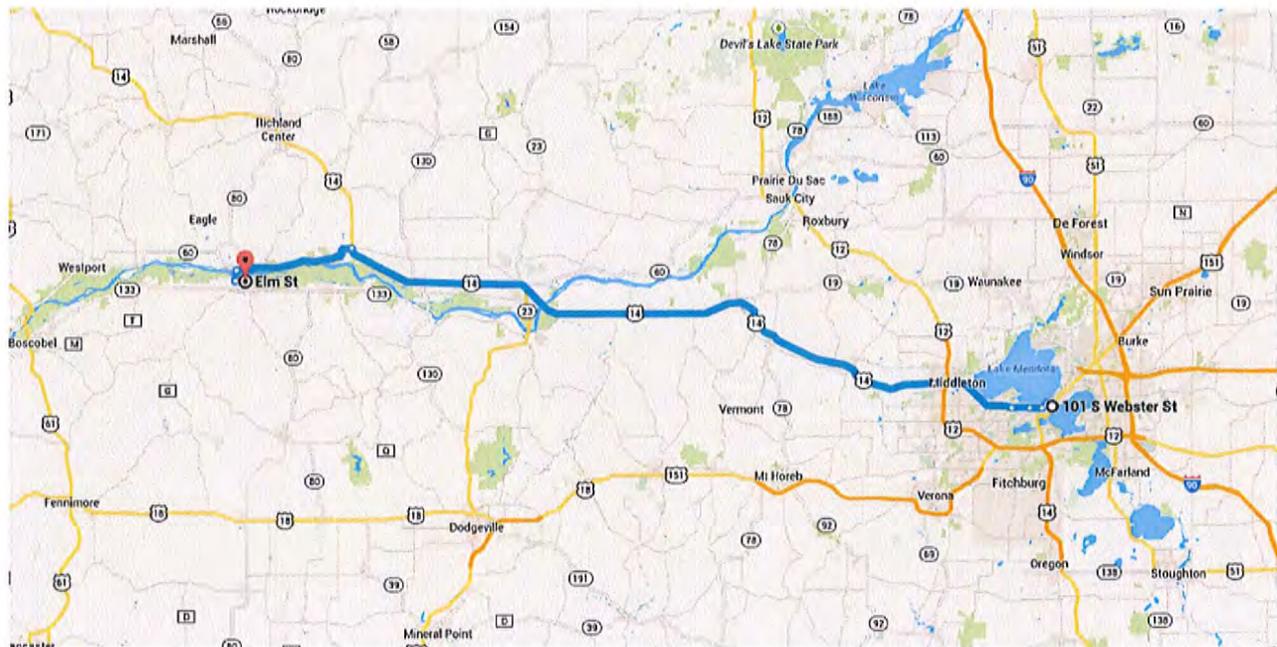
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Oct 09, 2014 kmh

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Drive 60.3 miles, 1 h 20 min

Directions from 101 S Webster St to Elm St

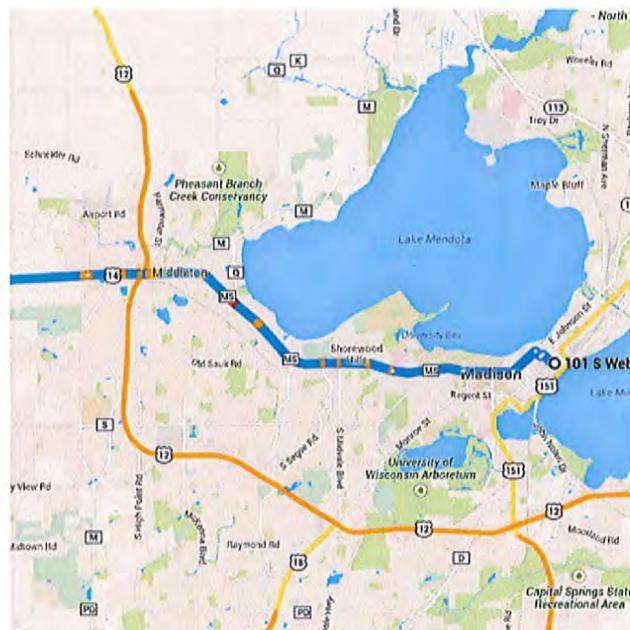


○ 101 S Webster St
Madison, WI 53703

Take **University Ave** to **US-14 W** in **Middleton**

8.7 mi / 19 min

- 1. Head northwest on **S Webster St** toward **E Main St**
0.2 mi
- 2. **S Webster St** turns slightly left and becomes **E Dayton St**
315 ft
- 3. Turn right onto **N Pinckney St**
0.1 mi
- 4. Turn left at the 2nd cross street onto **E Gorham St**
0.5 mi
- 5. Slight right onto **University Ave**
0.8 mi
- 6. Continue onto **Campus Dr**
1.2 mi



↑ 7. Continue onto University Ave 5.7 mi

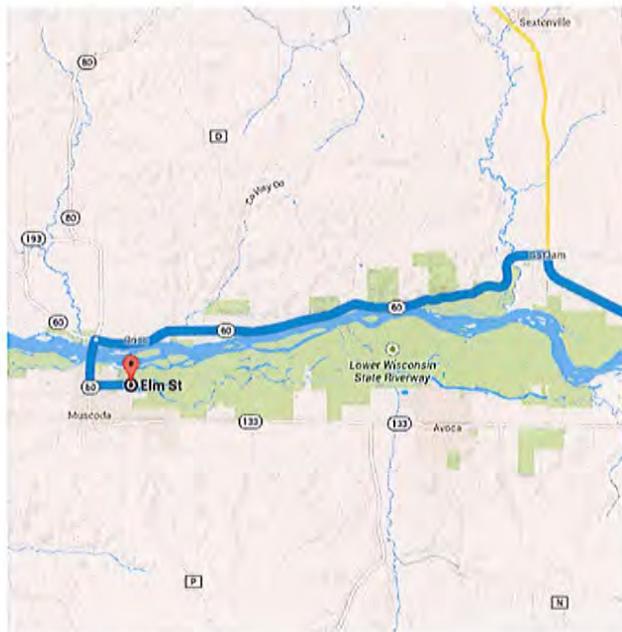
↑ Continue onto US-14 W 42.0 mi / 48 min

Continue on WI-60 Trunk W. Drive to E Elm St 9.6 mi / 14 min

↶ 9. Turn left onto WI-60 Trunk W 8.1 mi

↶ 10. Turn left onto Wisconsin 80 0.8 mi

↶ 11. Turn left onto E Elm St 0.7 mi



📍 Elm St
Muscoda, WI 53573

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.

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