

SUBJECT: Land Acquisition – Lower Wisconsin State Riverway – Sauk County**FOR: JUNE 2016 BOARD MEETING****TO BE PRESENTED BY: Douglas J Haag****SUMMARY:**

The Department has obtained an option to purchase 66.75 acres of land from Steven Giebel et al for \$155,000.00 for the Lower Wisconsin State Riverway. The property is located two miles northeast of Spring Green in Sauk County. The land is located entirely within the boundary of the Lower Wisconsin State Riverway and is adjacent to Department lands on the north and west. The parcel is accessible to the public from the river, other Department lands and by boat through sloughs to the north. Fifty percent of the cost will be paid with funds from previous land sales in the Village of Muscoda and 50% of the cost will be paid with Warren Knowles-Gaylord Nelson Stewardship Program funds. The item is being submitted because the purchase price is over \$150,000.00.

The Lower Wisconsin State Riverway project area was formed by combining nine existing wildlife areas, and some scattered lands along the Wisconsin River between Prairie du Chien and Sauk City. The goals of the Lower Wisconsin State Riverway project area are to protect scenic lands along the river, enhance wildlife habitat and to 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 project and the Lower Wisconsin State Riverway Board.

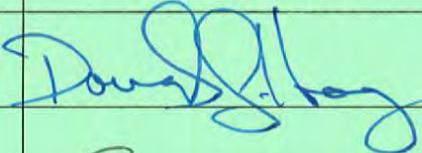
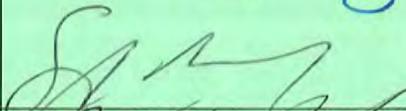
This 66.75 acre parcel will fill in a gap in Department ownership within the Lower Wisconsin State Riverway project boundary. The parcel has approximately 2500 feet of Wisconsin River frontage and intersects Wood Slough, which is connected to two other Sloughs to the north. This slough will provide waterfowl hunting and trapping opportunities on the property. Jones slough to the northwest is a popular fishing location, especially for ice fishing.

The parcel is a bottomland hardwoods/floodplain forest community, which is often utilized as nesting habitat for species such as wood duck, prothonotary warblers, red-shouldered hawks, and eagles. This parcel will provide opportunities for public recreation, allow for efficiencies in management by consolidating state ownership and provide wildlife and fish habitat.

RECOMMENDATION: That the Board approve the purchase from Steven Giebel et al of 66.75 acres of land for \$155,000.00 for Lower Wisconsin State Riverway in Sauk County.

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

- Background Memo
 Maps and Documents

Approved By	Signature	Date
C. Thompson Bureau Director		6-7-16
Sanjay Olson Division Administrator		6/10/16
Cathy Stepp, Secretary		6/8/16

CORRESPONDENCE/MEMORANDUM

DATE: June 7, 2016 FILE REF: WR 70080
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Steven Giebel et al Tract, File # WR 70080,
 Option Expires July 31, 2016

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
 Sauk County

Grantor:

Steven Giebel et al
 3118 Rolling Hills Drive
 Manitowoc, WI 54220

Acres: 66.75
Price: \$155,000.00
Appraised Value: \$155,000.00
Interest: Fee Title Purchase
Improvements: None

Location: The property is located 2 miles northeast of Spring Green, in Sauk County.

Land Description: The subject land is flat lowland, adjacent to the Lower Wisconsin River.

Covertypes Breakdown:

Type	Acreage
Lowland Woodland	66.75
Total:	66.75

Zoning: Resource Conservancy
Present Use: recreation
Proposed Use: recreation
Tenure: since 1982
Property Taxes: \$966.76
Option Date: May 02, 2016

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

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3. LAND MANAGEMENT:

The Management goals for the parcel include management for water quality and natural communities (both aquatic and terrestrial) that may exist on the property.

Maintenance and overall property management activities will be overseen by the southern district Facilities & Lands Property Management Team. The majority of funds to manage the property will come from the annual budget allocated for the Property Management Team. Additional funding may come from capital development requests or similar requests for any special projects if needed for the property.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,640,000.00	\$2,470,802.00

5. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989

Acres Purchased to Date: 45,617.82

Acquisition Goal: 78,855.00

Percent Complete: 57.85 %

Cost to Date: \$41,967,026.68

6. APPRAISAL:

Appraiser: Garth Scott

Valuation Date: April 17, 2016

Appraised Value: \$155,000.00

Highest and Best Use: recreation

Allocation of Values:

- a. land: 66.75 acres @ \$2,322.10 per acre: \$155,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,791.00 - \$2,674.00

Appraisal Review:

2

Jolene Brod

Date:4/25/2016

RECOMMENDED:



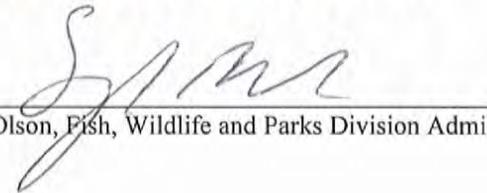
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

6-7-16
Date



Richard W. Henneger, Bureau of Legal Services

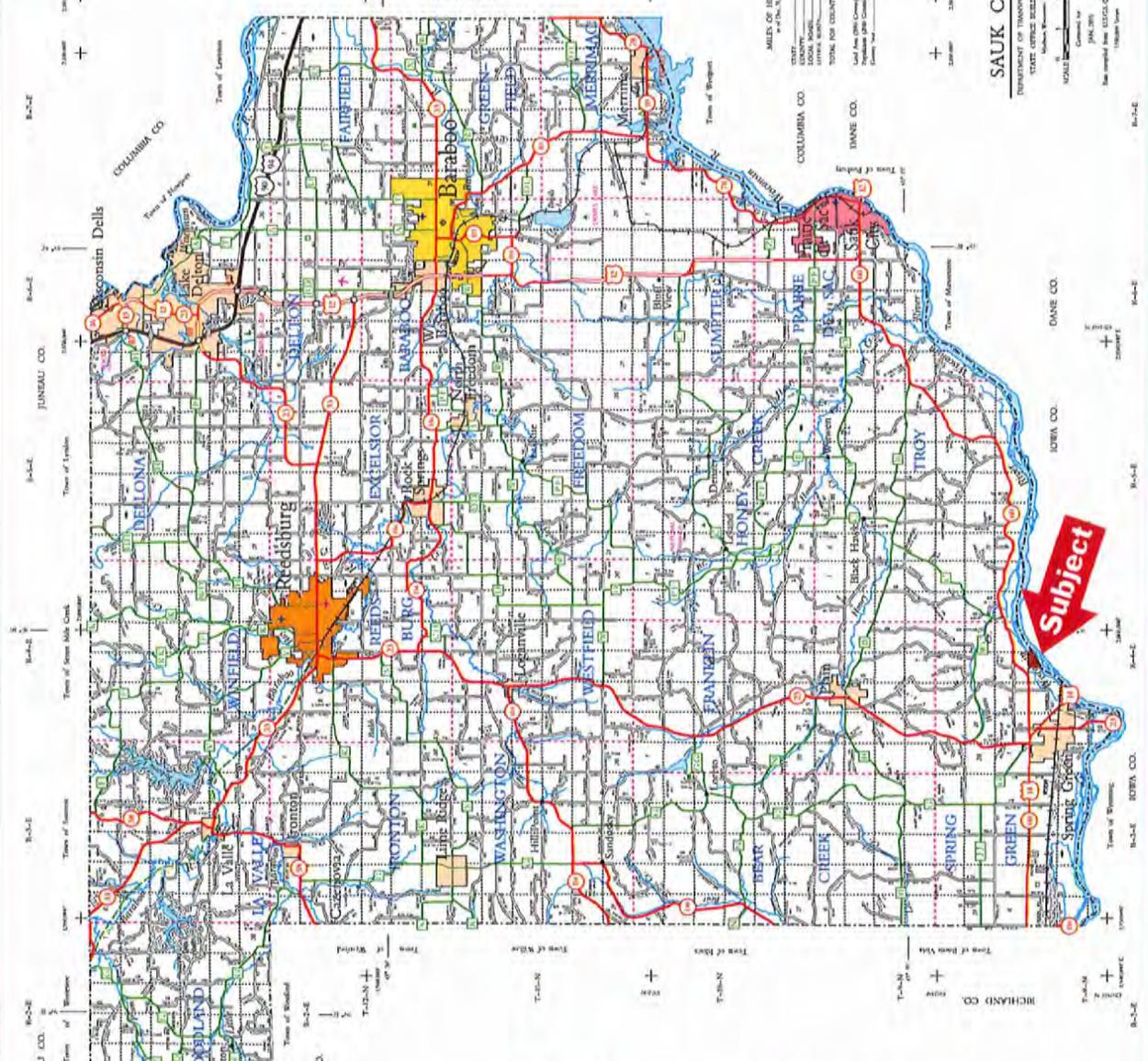
6/7/16
Date



Sanjay Olson, Fish, Wildlife and Parks Division Administrator

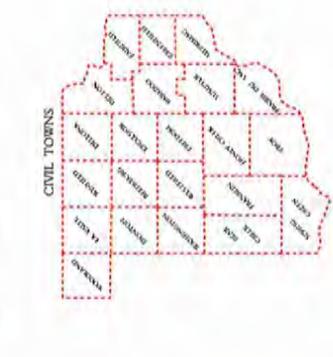
6/10/16
Date

3



SECTION NUMBERING

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



- LEGEND**
- Ferry
 - Mileage Double
 - U.S. or State Hwy
 - County Trunk Hwy
 - Town Road
 - Paved
 - Gravel
 - State Trunk
 - Highway Separation
 - Interstate Highway
 - U.S. Highway No.
 - State Highway No.
 - State Boundary
 - Civil Town Boundary
 - Section Line
 - Hospital
 - Camp Site
 - Unincorporated Village
 - Pub. Building
 - Clear Pine
 - Public Home or Pk. Club
 - N.M.C. Camp or Tract Club
 - Home Station
 - Star Park
 - Chamber Park
 - U.S. Highway No.
 - State Highway No.
 - State Boundary
 - Civil Town Boundary
 - Section Line

SAUK CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wis.
 Contained for
 (2011-2012)
 See website for LEGAL Questions
 Highway System

AMILES OF HIGHWAY
 FEDERAL AID
 STATE AID
 COUNTY AID
 LOCAL AID
 TOTAL FOR COUNTY: 100
 SAUK CO. 100%
 DANE CO. 0%
 COLUMBIA CO. 0%
 IOWA CO. 0%
 RICHMOND CO. 0%
 WISCONSIN STATE

4

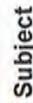
Steven Giebel
et al - Fee Title

Lower Wisconsin
State Riverway

WR 70080

T8N R4E Sec 9

Town of Spring Green
Sauk County



- Project Boundary Not Subject to Act 20 JFC Review
- DNR Fee Title
- DNR Easement
- DNR Easement Closed to Public Access
- Public Land - Funded by Stewardship Grants
- State Natural Area
- County Boundary
- State Trail Network
- Project Boundary

Regional View



Location of Property

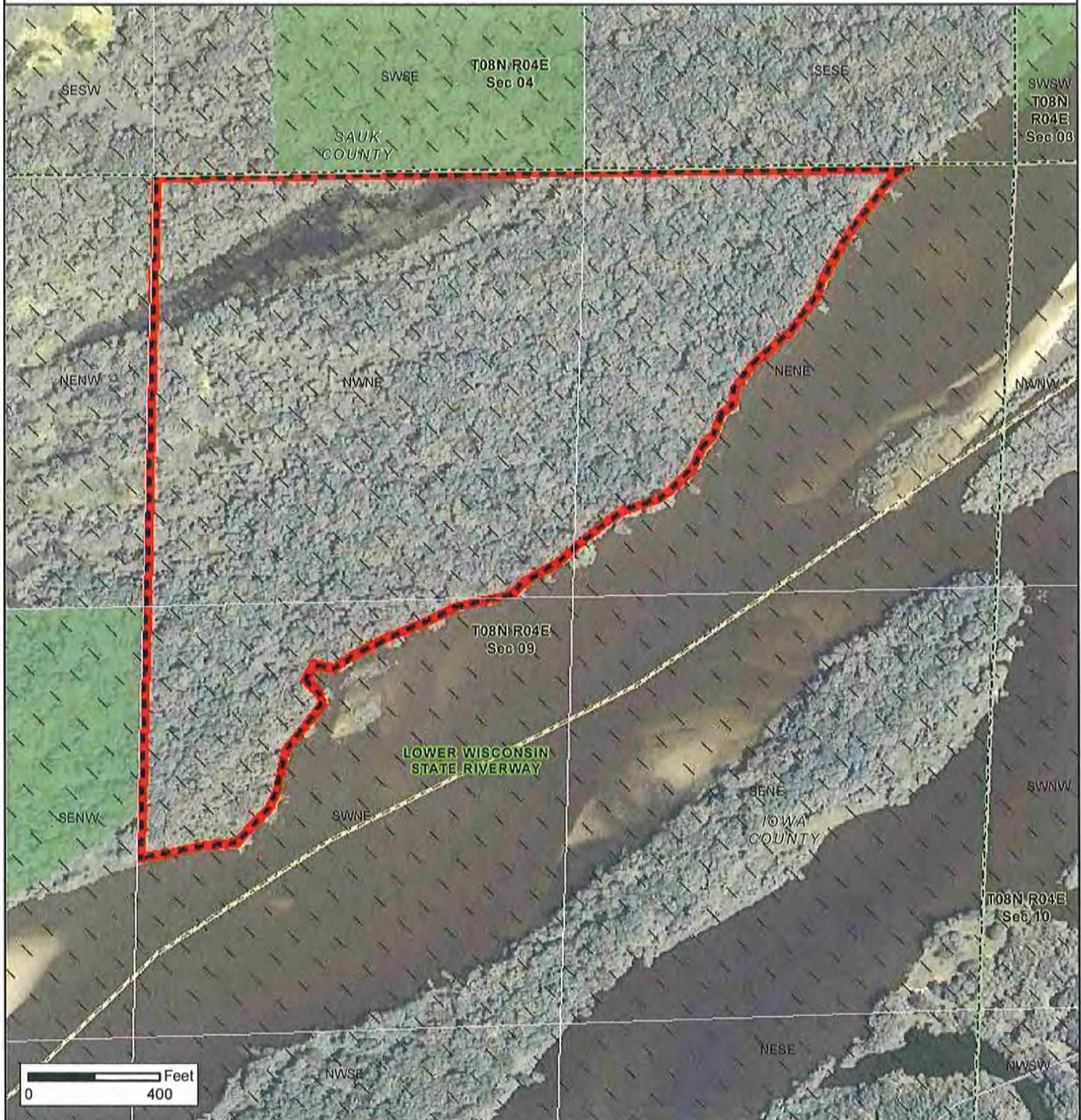


WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: May 08, 2016 .jst

The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, completeness, or legality of the information depicted on this map.

Steven Giebel et al - Fee Title

T8N R4E Sec 9, Town of Spring Green, Sauk County



Lower Wisconsin State Riverway



Subject



Project Boundary Not Subject to Act 20 JFC Review



DNR Fee Title



County Boundary

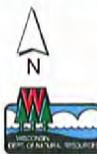


Section Boundary



QQ Section Boundary

6



May 06, 2016 jst

Real Estate Section
Bureau of Facilities and Lands

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101 S Webster St, Madison, WI to Wisconsin 60 Trunk, Spring Green, WI 53588

Drive 40.0 miles, 59 min



101 S Webster St

Madison, WI 53703

Take Campus Dr and University Ave to US-14 W in Middleton

- | | |
|-----------------------------------------------------------------|-----------------|
| | 22 min (8.7 mi) |
| ↑ 1. Head northwest on S Webster St toward E Main St | 0.1 mi |
| ↑ 2. Continue straight onto N Webster St | 0.1 mi |
| ↙ 3. Use the middle lane to turn slightly left onto E Dayton St | 0.1 mi |
| ↘ 4. Turn right onto Wisconsin Ave | 0.1 mi |
| ↙ 5. Turn left at the 2nd cross street onto W Gorham St | 0.4 mi |
| ↗ 6. Use any lane to turn slightly right onto University Ave | 0.8 mi |
| ↘ 7. Keep right to continue on Campus Dr | 1.2 mi |
| ↑ 8. Continue onto University Ave | 0.8 mi |
| ↘ 9. Keep right to stay on University Ave | 4.9 mi |

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↑ 10. Continue onto US-14 W

34 min (29.1 mi)

Continue on Rainbow Rd. Drive to WI-60 Trunk E

↗ 11. Turn right onto Rainbow Rd

3 min (2.2 mi)

↗ 12. Turn right onto WI-60 Trunk E

1.5 mi

0.6 mi

Wisconsin 60 Trunk

Spring Green, WI 53588

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.

Google Maps

