

Wisconsin Department of Natural Resources
Natural Resources Board Agenda Item

Item No: 2.B.4.

SUBJECT: Land Acquisition – Lower Wisconsin State Riverway – Sauk County**FOR: OCTOBER 2016 BOARD MEETING****TO BE PRESENTED BY: Terry Bay, Bureau Director****SUMMARY:**

The Department has obtained an option to purchase 92.9 acres of land from Jones-Radel Century Plus Farm LLC for \$215,000.00 for the Lower Wisconsin State Riverway in Sauk County. 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 three sides. The parcel is accessible to the public from HWY 60. The purchase will be paid with funds from previous land sales in the Lower Wisconsin State River project boundary, in the Village of Muscoda pursuant to s. 23.15(4) Stats. The item is being submitted because the purchase price is over \$150,000.

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.

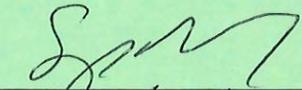
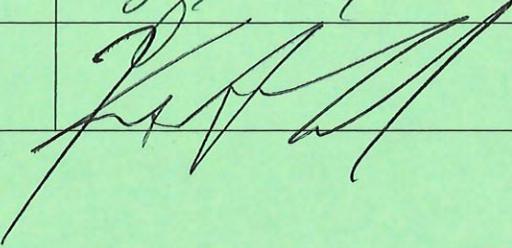
The subject property is bottomland hardwoods and borders Department owned lands on multiple sides. It provides approximately 300 feet of frontage on the main channel of the Lower Wisconsin River. Included on the property is Jones Slough, a seven acre slough containing northern pike, which is a popular fishing location, especially ice fishing. It will also provide waterfowl hunting and trapping opportunities.

Acquisition of this property along with the adjacent lands, including the recently acquired Giebel track to the south, will create a 350 acre block of contiguous state ownership. More importantly it will provide public access to Department lands from a public highway and an existing Department parking lot. In addition to the improved access, this parcel will provide increased 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 Jones-Radel Century Plus Farm LLC of 92.9 acres of land for \$215,000.00 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
Terry H. Bay Bureau Director		10/6/16
Sanjay Olson Division Administrator		10/7/16
Cathy Stepp, Secretary		10/7/16

CORRESPONDENCE/MEMORANDUM

DATE: September 29, 2016 FILE REF: WR 70083
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Jones-Radel Century Plus Farm LLC Tract, File # WR 70083,
 Option Expires December 11, 2016

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
 Sauk County

Grantor:

Jones-Radel Century Plus Farm LLC
 Attn: Mr. Lee Radel
 S12253 Thuli Road
 Spring Green WI 53588

Acres: 92.9

Price: \$215,000.00

Appraised Value: \$215,000.00

Interest: Fee Title

Improvements: None

*Acres and price could slightly change based upon a survey of the north line of the property.

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

Land Description: The subject land is gently rolling.

Covertypes Breakdown:

Type	Acreage
Lowland Woodland	92.90
Total:	92.90

Zoning: RC-Resource Conservancy

Present Use: Recreation

Proposed Use: Recreation

Tenure: More than 150 years

Property Taxes: Estimated for 92.9 acres: \$1,141.05

Option Date: September 13, 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:

The Department has obtained an option to purchase 92.9 acres of land from Jones-Radel Century Plus Farm LLC for \$215,000.00 for the Lower Wisconsin State Riverway in Sauk County. 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 three sides. The parcel is accessible to the



public from HWY 60. The purchase will be paid with funds from previous land sales in the Lower Wisconsin State River project boundary, in the Village of Muscoda pursuant to s. 23.15(4) Stats. The item is being submitted because the purchase price is over \$150,000.

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.

The subject property is bottomland hardwoods and borders Department owned lands on multiple sides. It provides approximately 300 feet of frontage on the main channel of the Lower Wisconsin River. Included on the property is Jones Slough, a seven acre slough containing northern pike, which is a popular fishing location, especially ice fishing. It will also provide waterfowl hunting and trapping opportunities.

Acquisition of this property along with the adjacent lands, including the recently acquired Giebel track to the south, will create a 350 acre block of contiguous state ownership. More importantly it will provide public access to Department lands from a public highway and an existing Department parking lot. In addition to the improved access, this parcel will provide increased opportunities for public recreation, allow for efficiencies in management by consolidating state ownership and provide wildlife and fish habitat.

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 and 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:

Funds to purchase the property will come from the Wild Rivers sale revenue account. These funds are proceeds from the sale of state land no longer needed for conservation purposes in accordance with s. 23.15(4).

5. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989

Acres Purchased to Date: 45,547.22

Acquisition Goal: 78,855.00

Percent Complete: 57.76 %

Cost to Date: \$41,923,976.68

6. APPRAISAL:

Appraiser: Dustin Dolezalek

Valuation Date: April 17, 2016

Appraised Value: \$215,000.00

Highest and Best Use: Recreation

Allocation of Values:

- a. land: 92.90 acres @ \$2,314.32 per acre: \$215,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,877.00-\$2,664.00 per acre

Appraisal Review:

Jolene Brod

Date:4/26/2016

RECOMMENDED:

Terry Bay

10/6/16

Terry H. Bay, Bureau Director, Bureau of Facilities and Lands

Date

Diane L. Miller
Diane L. Miller

9/30/16

Richard W. Henneger, Bureau of Legal Services

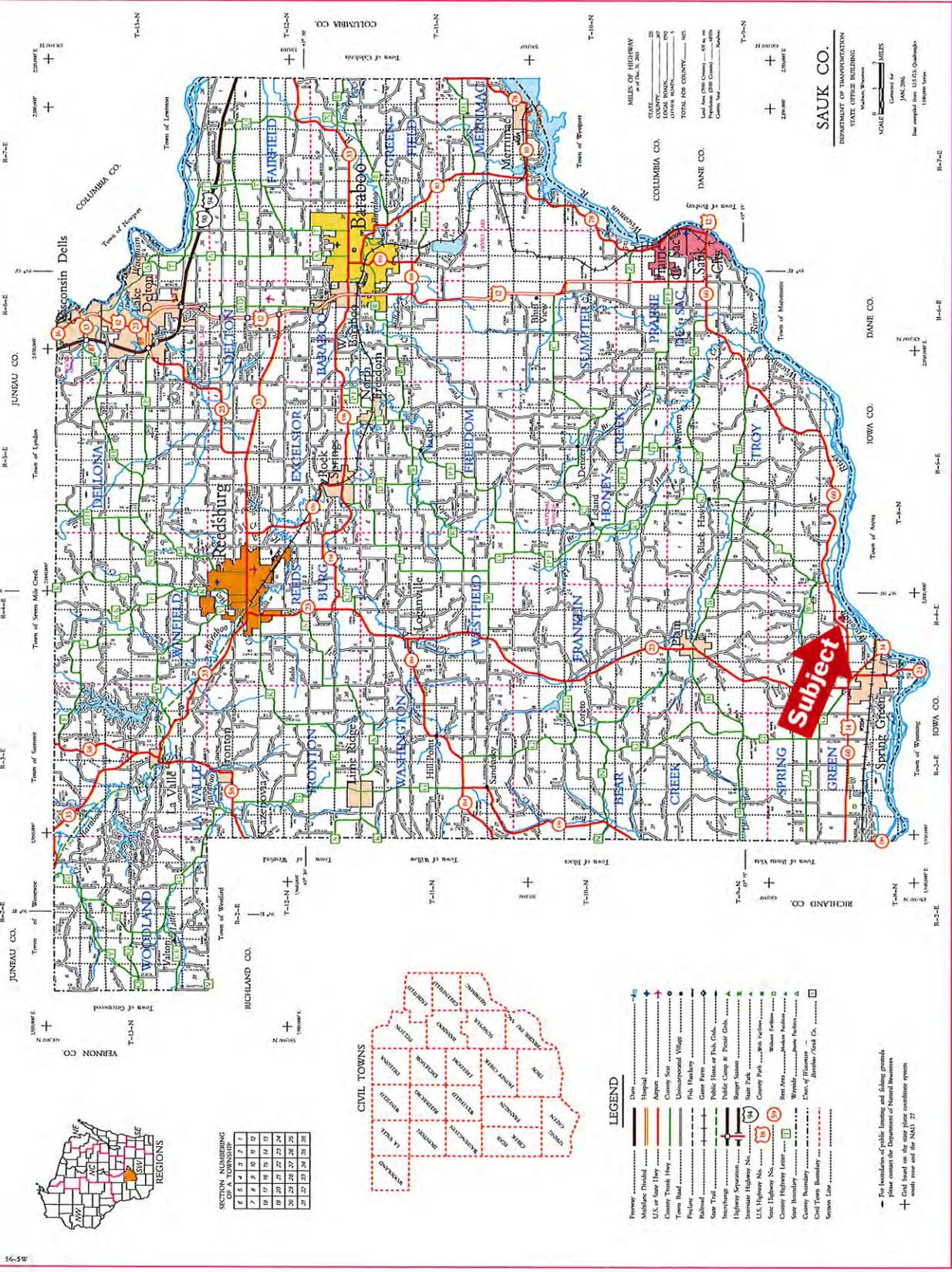
Date

Sanjay Olson

12/7/16

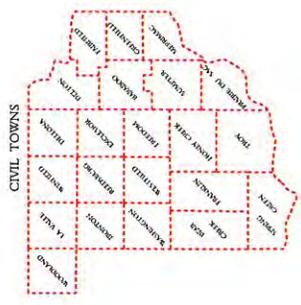
Sanjay Olson, Fish, Wildlife and Parks Division Administrator

Date



SUCTION NUMBERING
OF A TOWNSHIP

6	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	31	32	33	34	35	36	37	38



LEGEND

- Ditch
- Mileage Divided
- U.S. or State Hwy
- County Road Hwy
- Plank
- Road
- State Trill
- Highway Separation
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- State Boundary
- County Boundary
- Section Line
- Hospital
- County Seat
- City
- Village
- Public Park
- State Park
- National Park
- Wildlife Refuge
- State of Wisconsin
- State of Illinois
- State of Iowa
- State of Minnesota
- State of Missouri
- State of Arkansas
- State of Louisiana
- State of Mississippi
- State of Alabama
- State of Georgia
- State of Florida
- State of South Carolina
- State of North Carolina
- State of Virginia
- State of West Virginia
- State of Kentucky
- State of Tennessee
- State of Mississippi
- State of Louisiana
- State of Arkansas
- State of Missouri
- State of Illinois
- State of Indiana
- State of Ohio
- State of Pennsylvania
- State of Maryland
- State of Delaware
- State of New Jersey
- State of New York
- State of Connecticut
- State of Rhode Island
- State of Massachusetts
- State of Vermont
- State of New Hampshire
- State of Maine
- State of New Brunswick
- State of Ontario
- State of Quebec
- State of Prince Edward Island
- State of Nova Scotia
- State of New Brunswick
- State of Ontario
- State of Quebec
- State of Prince Edward Island
- State of Nova Scotia

For boundaries of public lands and filing grounds
please contact the Department of Natural Resources
Grid based on the state plane coordinate system
with north and the NAD 83

SAUK CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
JAN 2006
SCALE 1" = 1 MILE
Line compiled from USGS Quadmaps
Copyright 2006

MILES OF HIGHWAY
as of Dec. 31, 2005

STATE	23
COUNTY	10
TOWNSHIP	10
TOTAL FOR COUNTY	103

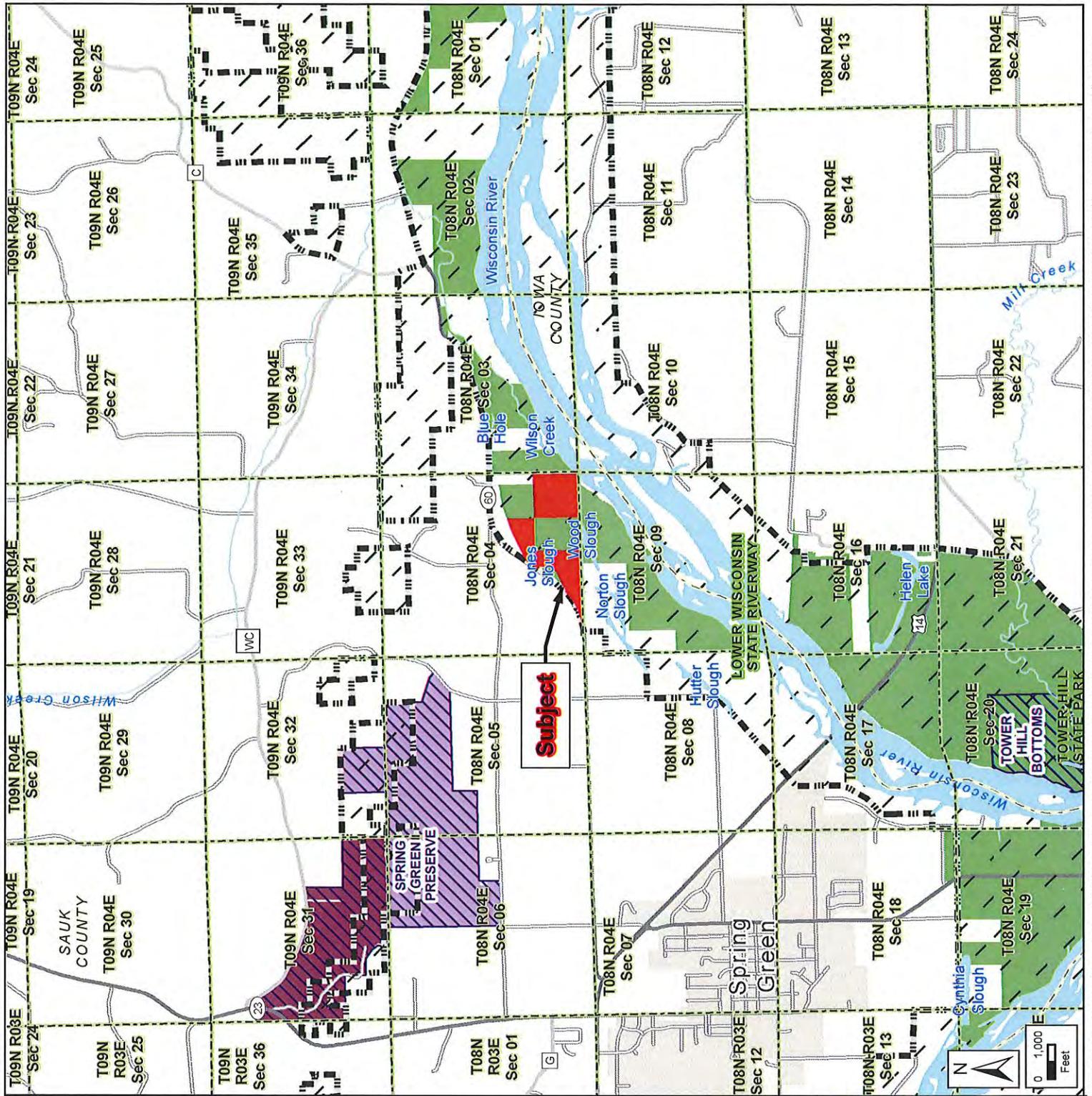
Land Area Class (Class 100) as of
Population (2000 Census) with
County Seat

Jones - Radel Century Plus Farm - Fee
 Lower Wisconsin State Riverway
 WR 70083
 T08N R04E Sec 04
 Town of Spring Green
 Sauk County

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



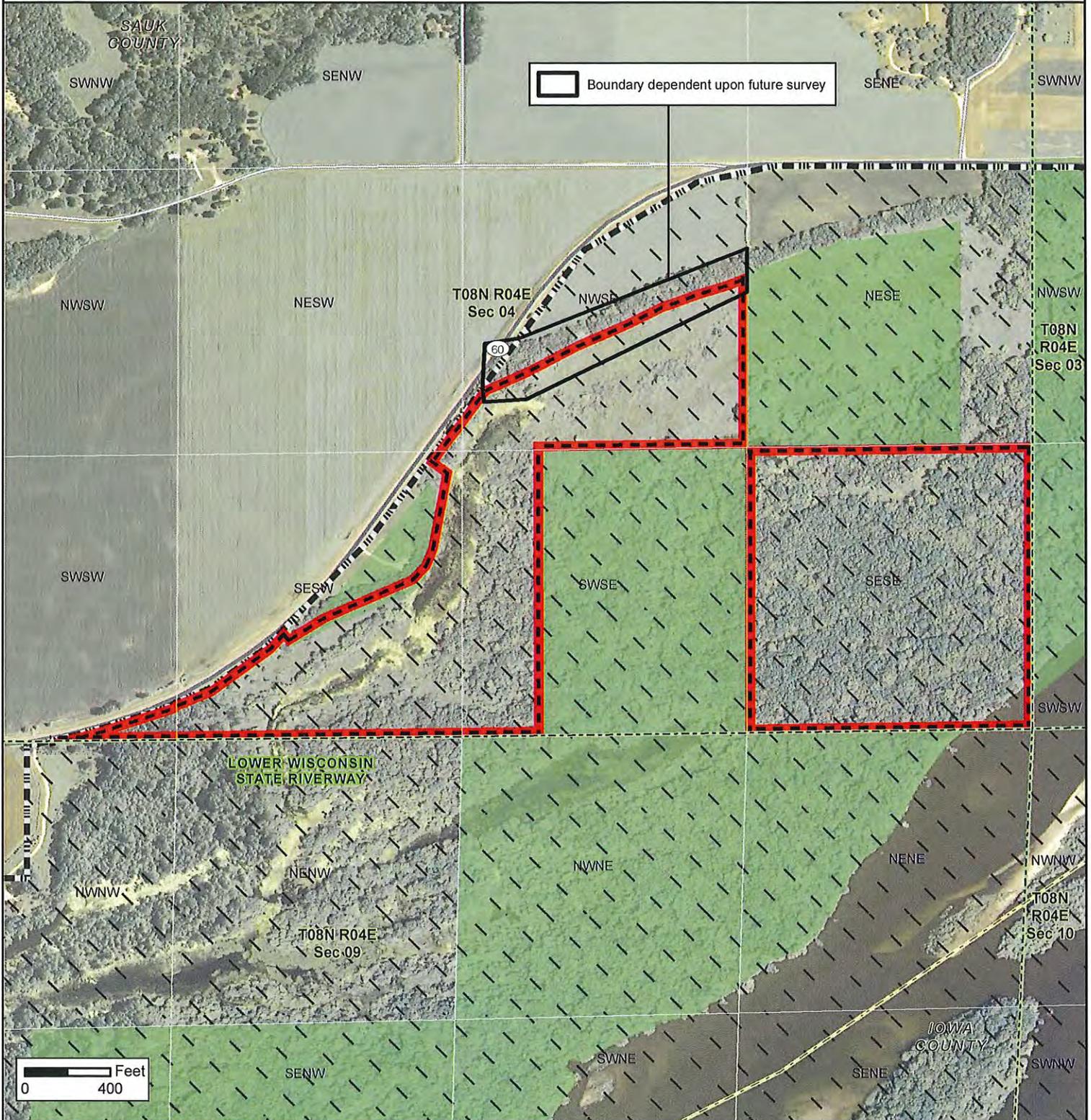
Location of Property
 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Sep 26, 2016 .jpk



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, applicability for a particular use, completeness, or legality of the information depicted on this map.

Jones-Radel Century Plus Farm - Fee

T08N R04E Sec 04, Town of Spring Green, Sauk County



Boundary dependent upon future survey

0 400 Feet

Lower Wisconsin State Riverway

Subject

- Project Boundary Not Subject to Act 20 JFC Review
- DNR Fee Title
- County Boundary
- Section Boundary
- QQ Section Boundary



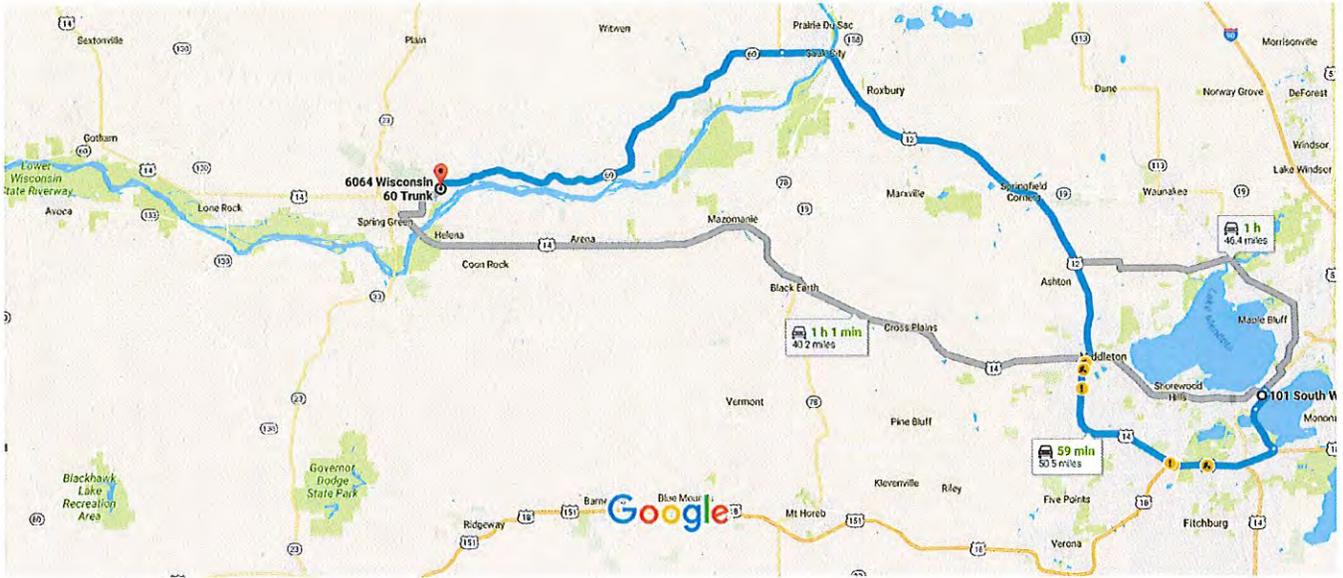
Sep 26, 2016 jpk

Real Estate Section
Bureau of Facilities and Lands

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, applicability for a particular use, completeness, or legality of the information depicted on this map.



101 S Webster St, Madison, WI to 6064 Wisconsin 60 Trunk, Spring Green, WI 53588 Drive 50.5 miles, 59 min



Map data ©2016 Google 2 mi

101 South Webster Street

Madison, WI 53703

Take E Washington Ave to S Blair St

- ↑ 1. Head northwest on S Webster St toward E Main St 1 min (0.3 mi)
- ↪ 2. Use any lane to turn right at the 2nd cross street onto E Washington Ave 0.1 mi
- ↪ 3. Turn right onto S Blair St 0.2 mi

Follow US-12 W to WI-60 Trunk W in Prairie du Sac

- ↪ 3. Turn right onto S Blair St 40 min (33.2 mi)
- ↑ 4. S Blair St turns slightly right and becomes John Nolen Dr 0.2 mi
- ↑ 5. Continue straight to stay on John Nolen Dr 0.8 mi
- ↪ 6. Keep right at the fork, follow signs for US-12 W/US-18 W and merge onto US-12 W/US-18 W 1.8 mi
i Continue to follow US-12 W 30.4 mi

7

↩ 7. Turn left onto WI-60 Trunk W

18 min (16.9 mi)

6064 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.