Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.10

SUBJECT: LAND ACQUSITION, SNOW BOTTOM STATE NATURAL AREA – GRANT COUNTY

FOR: AUGUST 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 20.1 acres of land from Anthony and Marilyn Gust for $100,000 for the Snow Bottom State Natural Area in Grant County. The item is being submitted because the purchase price exceeds the appraised value of $92,500. The amount in excess of appraisal value will be gifted to the Department from an individual, James O'Brien ($2,500) and from Trout Unlimited ($5,000)

The parcel lies within the Snow Bottom State Natural Area and contains 1,000 feet of frontage on the south bank of Castle Rock Creek. It is adjacent to a recently acquired 163-acre parcel owned by the Department, which has difficult access. Thus, the parcel adjoins department-owned lands to the north and across Cedar Rock Road to the south. Acquiring the Gust parcel would provide parking for those accessing Castle Rock Creek since the parcel has 1,000 feet of frontage along Cedar Rock Road. In addition to access for fishing, the public will be able to walk from this parcel to the 163 acres of state land abutting on the north side for hunting and other outdoor recreational uses.

Castle Rock Creek has a national reputation and clientele. It annually ranks in the top five water resources in the state for fishing pressure per mile. It receives heavier pressure than any stream in southwestern Wisconsin. The stream has been intensively managed for the past 50 years leading to a reputation as a "big trout" fishery.

RECOMMENDATION: That the Board approve the purchase of 20.1 acres of land for $100,000 for the Snow Bottom State Natural Area as well as accept a donation of $5,000 from the Trout Unlimited and $2,500 from James O'Brien to be used toward the purchase. In addition, that an expression of appreciation be made a part of the official records of the Natural Resources Board and a certificate of appreciation be given to the donors.

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:

Real Estate Director, Richard E. Steffes - LF/6 — Date

Administrator, Laurie Osterndorf - AD/8 — Date 7/10/08

Secretary, Matthew J. Frank - AD/8 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
S. Holtz –ER/6
L. Eagan – SCR/Fitchburg

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: July 7, 2008

FILE REF: NA-20001

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Gust Tract, File # NA-20001, Approval is Requested By September 15, 2008

1. PARCEL DESCRIPTION:

Snow Bottom State Natural Area
Grant County

Grantor:

Mr. and Mrs. Anthony Gust
c/o Jenny Johnson
Realty Executives
200 West Main Street
Mount Horeb, WI 53572

Acres: 20.1
Price: $100,000*
Appraised Value: $92,500
Interest: Purchase in fee.
Improvements: None

*Comment: Includes a gift of $2,500 from James O'Brien and $5,000 from Trout Unlimited.

Location: The tract is located in northeastern Grant County in the Town of Castle Rock.

Land Description: The subject area starts in floodplain along the river and climbs up 200 feet to the road on the south side of the property.

Water Resources: There are 1,000 feet of frontage along the south side of Castle Rock Creek.

Covertype Breakdown:	Type	Acreage
	Wooded Upland	20.1

Zoning: Town lacks comprehensive zoning. Floodplain/shoreland zoning for land along the stream.
Present Use: Vacant
Proposed Use: Resource Protection and Public Recreation
Tenure: 10 years
Property Taxes: $471
Option Date: May 23, 2008
Stewardship Land Access: The property will be open to the public for all nature-based outdoor recreational activities including hunting, fishing, trapping and skiing.

2. JUSTIFICATION:

The Department is proposing to purchase the predominantly wooded 20.1-acre Gust tract located in northeastern Grant County in the Town of Castle Rock for the Snow Bottom Natural Area. The subject parcel lies entirely within the Snow Bottom State Natural Area and contains 1,000 feet of frontage on the

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south bank of Castle Rock Creek. It is adjacent to a recently acquired 163-acre parcel owned by the Department, which has difficult access and adjoins department-owned lands to the north and across Cedar Rock Road to the south. Acquiring the Gust parcel would provide parking for those accessing Castle Rock Creek since the parcel has 1,000 feet of frontage along Cedar Rock Road. In addition, the purchase improves public access to the state land to the north.

Snow Bottom State Natural Area features a diverse and spectacular landscape encompassing the most significant remaining pine relicts in Wisconsin, as well as many other important and uncommon native plant communities including fen and springs, southern dry-mesic forest and oak woodland, riparian areas, and geological features. Located on the scattered sandstone outcrops are the pine relicts, isolated stands of white and red pine with occasional jack pine. Understory plant species include numerous evergreen and ericaceous species such as blueberry, huckleberry, pipsissewa, and partridgeberry. Red oak dominates the dry-mesic forest with white oak, sugar maple, basswood, and red maple and the herbaceous understory is diverse with jack-in-the-pulpit, enchanter's nightshade, large-flowered bellwort, interrupted fern, lady fern, tick trefoils, and hog peanut. To the detriment of the oaks, more mesophytic, shade-tolerant tree species are becoming established under current management practices and fire suppression. Also present is a diverse wetland of calcareous fen and springs that supports numerous calciphitic plants such as shrubby cinquefoil, grass-of-parnassus, Kalm's lobelia, Ohio goldenrod, boneset and swamp thistle.

In addition, the water resources on the Gust property are considered excellent by department fisheries staff. The acquisition includes 1,000 feet of frontage on the south bank of Castle Rock Creek, a Class I trout stream. Castle Rock Creek has a national reputation and clientele. It annually ranks in the top five water resources in the state for fishing pressure per mile. It receives heavier pressure than any stream in southwestern Wisconsin. The stream has been intensively managed for the past 50 years, and was the first stream in the state to enforce artificial lures and no-kill zones, leading to a reputation as a "big trout" fishery.

The Department recommends acquisition of the 20.1-acre Gust tract. The property is located within the Snow Bottoms Natural Area boundary and Castle Rock Creek Fishery Area and will serve to block existing and future department ownership. Acquiring the subject property will allow the Department to provide additional opportunities for public recreation and to better protect the natural and scenic resources of this site by preventing development incompatible with the goals of the project and by promoting natural resource management.

3. FINANCING:

State Stewardship bond funds for Nature Areas are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,000,000	$1,691,538

4. ACQUISITION STATUS OF THE SNOW BOTTOM STATE NATURAL AREA:

Established: 2002
Acres Purchased to Date: 163.2*
Acquisition Goal: 9,995 acres
Percent Complete: 1.63%
Cost to Date: $500,000

*Comment: Department ownership fee and easement acres, currently in the boundary, as shown on the project map, were purchased under the Fish Remnant program prior to establishment of the natural area.

5. APPRAISAL:

Appraiser: Robert Bredemus (Private Appraiser)
Valuation Date: January 19, 2007
Appraised Value: $92,500
Highest and Best Use: rural residential site with excellent outdoor recreational amenities

Allocation of Values:
a. land: 20.1 acres @ $4,600 per acre: $92,500 (Rounded)
b. market data approach used, four sales
c. adjusted value range: $3,046 to $4,936 per acre

Appraisal Review: Ron Olson – March 20, 2007

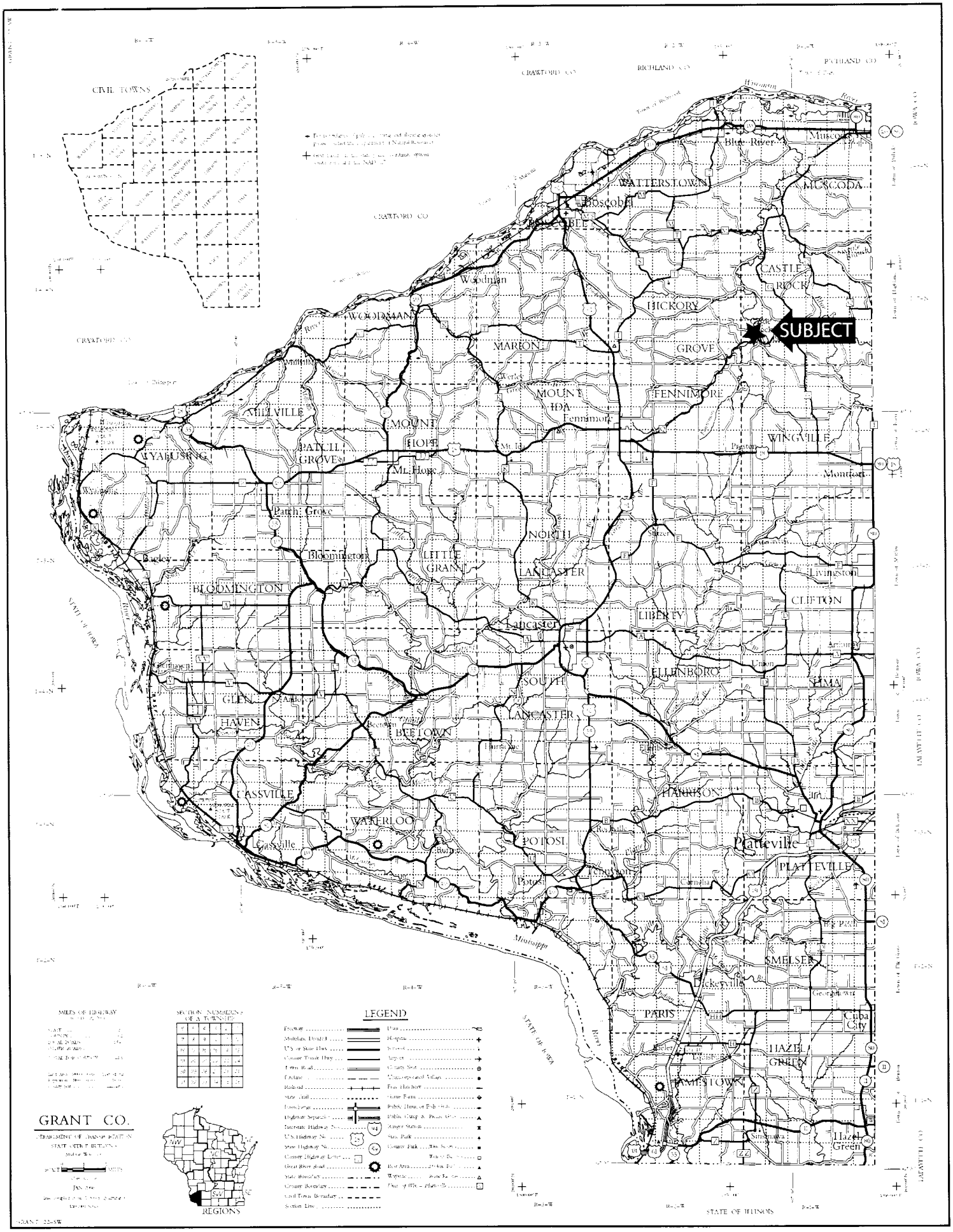
RECOMMENDED:

Richard E. Steffes — Date: 7-7-08

Bureau of Legal Services — Date: 7/9/08

Laurie Osterndorf — Date: 7/10/08

RES:ch


SUBJECT
CIVIL TOWNS
CRAWFORD CO
RICHLAND CO
IOWA CO
LAFAYETTE CO
STATE OF IOWA
STATE OF ILLINOIS
Blue River
Muscoda
WATTERSTOWN
MUSCODA
Boscobel
BOSCOBEL
CASTLE ROCK
HICKORY
GROVE
Woodman
WOODMAN
MARION
MOUNT IDA
Fennimore
FENNIMORE
WINGVILLE
Montfort
MILLVILLE
MOUNT HOPE
Mt. Hope
PATCH GROVE
WYALUSING
Wyalusing
Patch Grove
Bagley
Bloomington
LITTLE GRANT
NORTH LANCASTER
Lancaster
Livingston
CLIFTON
LIBERTY
ELLENBORO
Union
SHIMA
BLOOMINGTON
GLEN HAVEN
SOUTH LANCASTER
BEETOWN
Beetown
CASSVILLE
Cassville
WATERLOO
POTOSI
Potosi
HARRISON
Platteville
PLATTEVILLE
SMELSER
Dickeyville
PARIS
Cuba City
HAZEL GREEN
JAMESTOWN
Hazel Green
Mississippi River
LEGEND
MILES OF HIGHWAY
SECTION NUMBERING OF A TOWNSHIP
GRANT CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
REGIONS
NW
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SW
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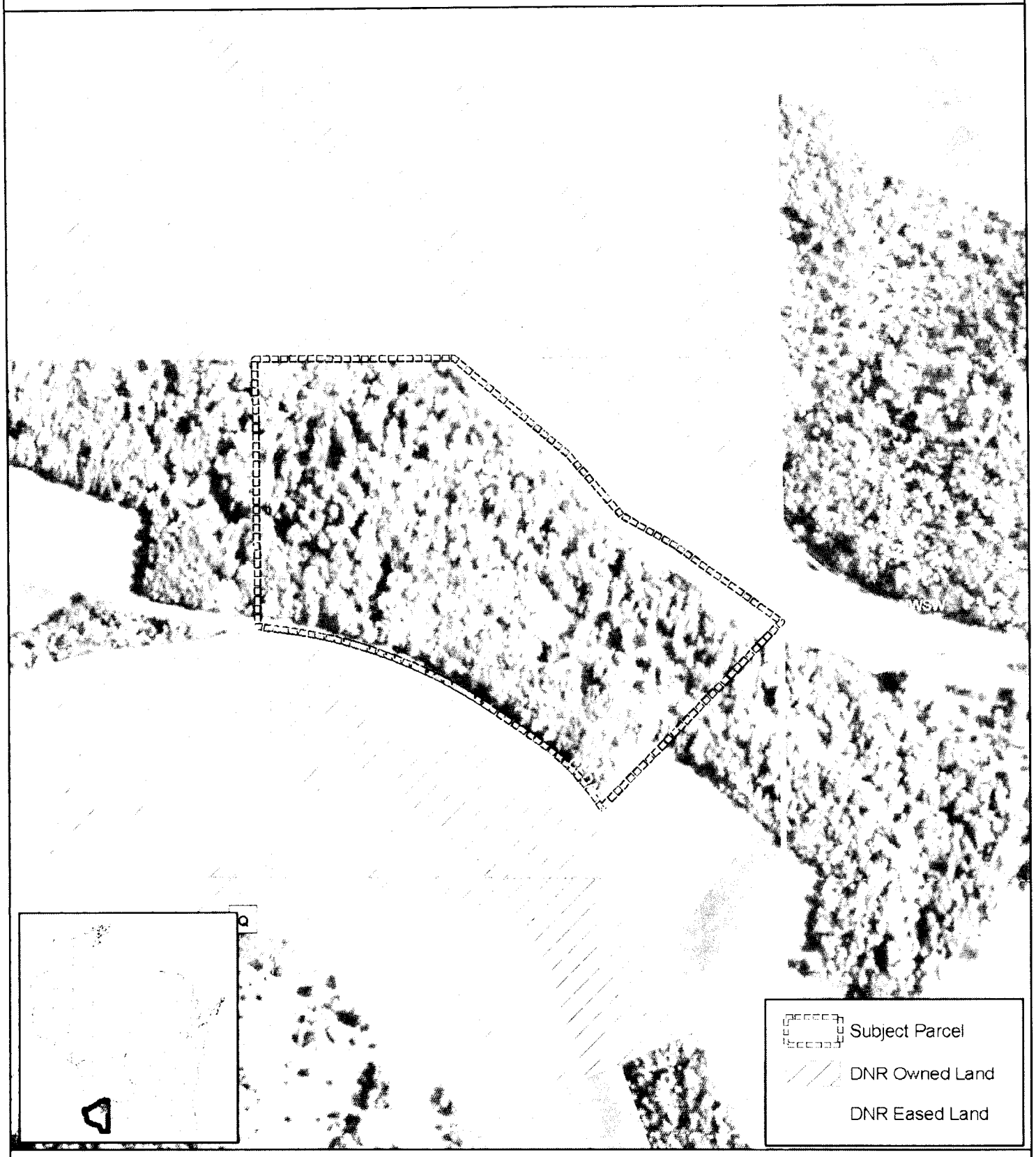
GRANT 22-SW

Gust Property

T 7N, R 1W, Section 30, Town of Castle Rock, Grant County



N

0 287.5 575 1,150 1,725 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
June 23, 2008

Gust Property

Snow Bottom State Natural Area

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

0 0.3 0.6 Miles

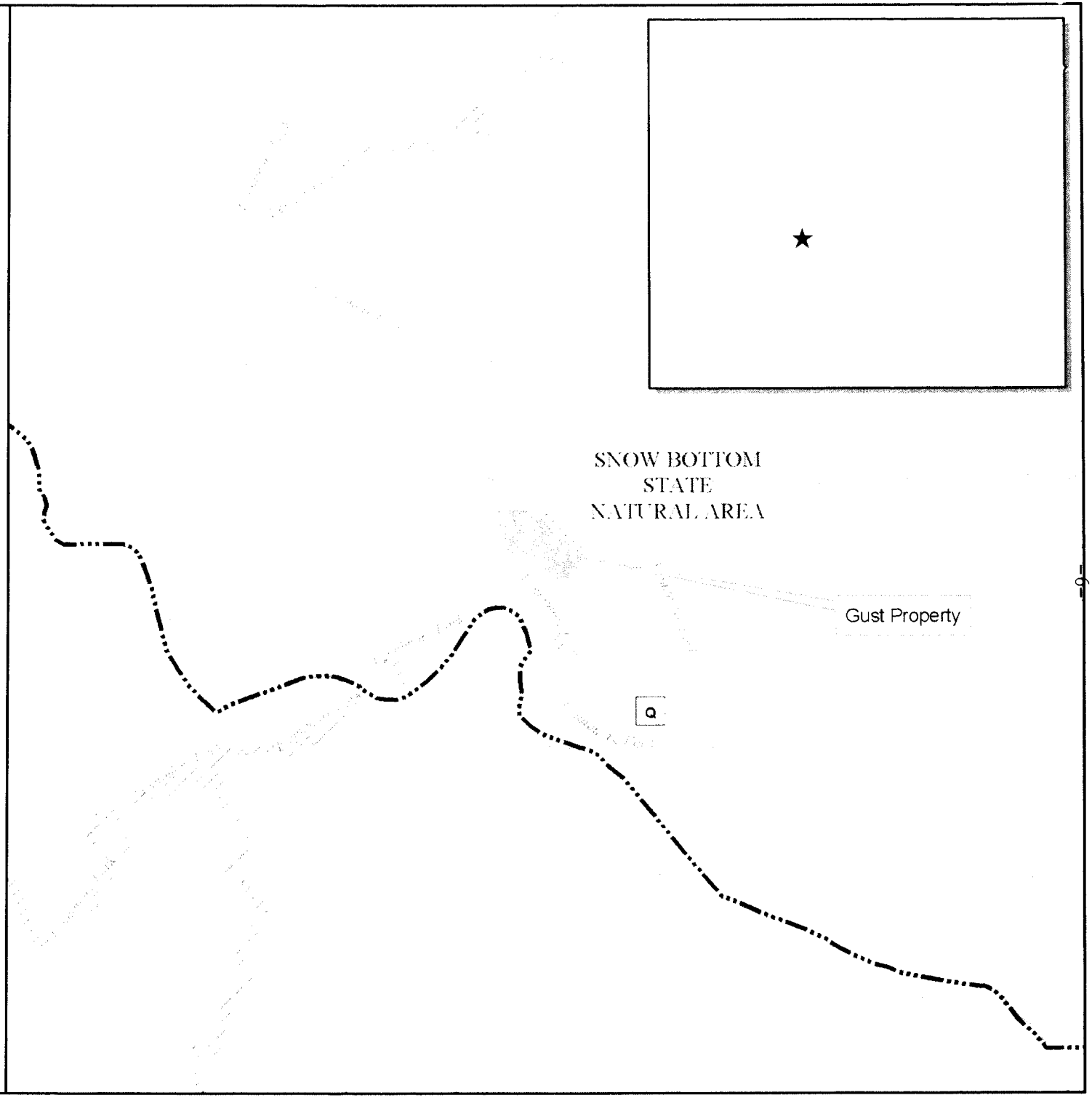
The DNR Managed Lands represent the boundaries of lands managed by the [illegible] Department of Natural Resources. The [illegible] DNR manages these lands through ownership, easement or lease rights. This data set is a [illegible] representation of the [illegible] DNR [illegible] Bureau of Facilities and Lands (LF) and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to the public for hunting and [illegible] public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool. It is a listing of all DNR real estate transactions that have occurred on these lands over time.

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site:

http://www.dnr.state.wi.us/org/caer/cs/service/center/locations.htm

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands