

SUBJECT: LAND AND EASEMENT ACQUISITION – LOWER WISCONSIN STATE RIVERWAY – CRAWFORD COUNTY

FOR: AUGUST 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase a 145-acre scenic easement and 95 acres in fee title from John and Janis Miller for \$716,050 for the Lower Wisconsin Riverway in Crawford County. The item is being submitted because the purchase price exceeds \$150,000. The fee title part of the transaction is along the river. The scenic easement covers the other land visible from the Wisconsin River.

The Miller parcel is located in Marietta Township in southeastern Crawford County. Department lands adjoin the subject property on the south and east sides, effectively blocking in state ownership in this area. This acquisition is within the project boundary, and is seen as an excellent opportunity to protect a substantial amount of land, using fee and easement acquisition. A 10-acre exception will remain in the Miller ownership and surround the improvements located on the property.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between them, to protect scenic lands along the river and to meet recreational needs. A cooperative effort between citizens, environmental groups, elected officials and the DNR ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

The subject is a mixture of cropland and upland woodland. Topography ranges from floodplain in the valley on the east side of the property, to a rapid incline of over 350 feet to the bluff uplands on the southwest side of the property that represent some of the most visible properties within the riverway. It should be noted that this parcel has been called one of the key parcels to acquire within the entire riverway project, due to the high visibility of the uplands, which can be seen from 20 miles upstream and to the south from the City of Boscobel. It should be noted that a development company has made an attempt to purchase this property for a residential development within the past year. The scenic easement that will encumber the bluff lands will eliminate any future development, and is seen as a highly important and timely tool for this purpose.

The 95-acre fee title parcel will provide opportunities for public recreation, allow natural resource management and consolidate state ownership. The easement on an additional 145 acres will prevent development incompatible with the goals of the project, and preserve the natural scenic conditions of the Lower Wisconsin Riverway. The Department will receive a right-of-first-refusal on the easement part of the property.

RECOMMENDATION: That the Board approve the purchase a 145-acre scenic easement and 95 acres in fee title from John and Janis Miller for \$716,050 for the Lower Wisconsin State Riverway in Crawford County.

LIST OF ATTACHED MATERIALS:

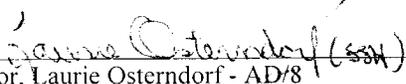
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|--|--|
| No <input checked="" type="checkbox"/> Fiscal Estimate Required | Yes <input type="checkbox"/> Attached |
| No <input checked="" type="checkbox"/> Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> Attached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

APPROVED:



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

Date



Administrator, Laurie Osterndorf - AD/8

7/14/08

Date

Secretary, Matthew J. Frank - AD/8

Date

- | | | |
|----------------------|-----------------|--------------------------|
| cc: S. Miller – LF/6 | L. Ross – AD/8 | L. Eagan – SCR/Fitchburg |
| R. Steffes – LF/6 | T. Hauge – WM/6 | |

CORRESPONDENCE/MEMORANDUM

DATE: July 11, 2008
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, John Miller Tract, File # WR 70002,
 Option Expires October 1, 2008

FILE REF: WR 70002

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
 Crawford County

Grantor:

John and Janis Miller
 42101 Marietta Valley Road
 Boscobel, WI 53805

Acres: 240Price: \$716,050Appraised Value: \$791,000; \$655,500Interest: 145-acre scenic easement and 95-acre fee titleImprovements: None

Location: The property is located in southeastern Crawford County in the Town of Marietta overlooking the Wisconsin River. Prairie du Chien is 20 miles to the southwest of the parcel. Boscobel is across the river to the south.

Land Description: The land is mainly steep and rolling and dominated by two high ridges on the east and west sides. The 95-acre fee title part is separated from the Wisconsin River by State Highway 61.

Covertypes Breakdown:

Type:	Acreage:
Upland/Woodland	170
Cropland	<u>70</u>
TOTAL	240

Zoning: NonePresent Use: AgricultureProposed Use: Scenic easement and preservation of natural resources.Tenure: 32 yearsOption Date: June 3, 2008

Stewardship Land Access: The scenic easement is closed to public access. The 95 acres of fee lands will be open to hunting, trapping, cross-country skiing and other nature-based outdoor recreation.

2. JUSTIFICATION:

The Department has obtained an option to purchase a 145-acre scenic easement and 95 acres in fee title from John and Janis Miller for \$716,050 for the Lower Wisconsin Riverway in Crawford County. The Miller parcel is located in Marietta Township in southeastern Crawford County. Department lands adjoin the property on the south and east sides, effectively blocking in state ownership in this area and making this

acquisition highly important. This acquisition is within the project boundary and is seen as an excellent opportunity to protect a substantial amount of land, using fee and easement acquisition. A 10-acre exception will remain in the Miller ownership and surround the improvements located on the subject property.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between them, to protect scenic lands along the river and to meet recreational needs. A cooperative effort between citizens, environmental groups, elected officials and the DNR ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

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3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$275,378

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 51,235.42
Acquisition Goal: 78,855.00
Percent Complete: 65%
Cost to Date: \$23,440,536.58

5. APPRAISALS:

Appraiser: Michael Augustyn - (Private Appraiser)
Appraised Value: \$791,000
Highest and Best Use: Residential/Recreational

Appraisal Review: Ron Olson, Review Appraiser

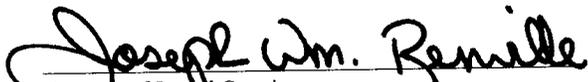
5a. Appraiser: Robert Bredemus – (Private Appraiser)
Appraised Value: \$655,500
Highest and Best Use: Residential/Recreational

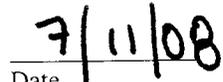
Appraisal Review: Ron Olson, Review Appraiser

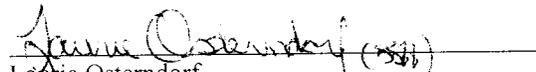
RECOMMENDED:

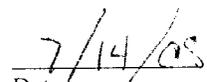

Richard E. Steffes


Date

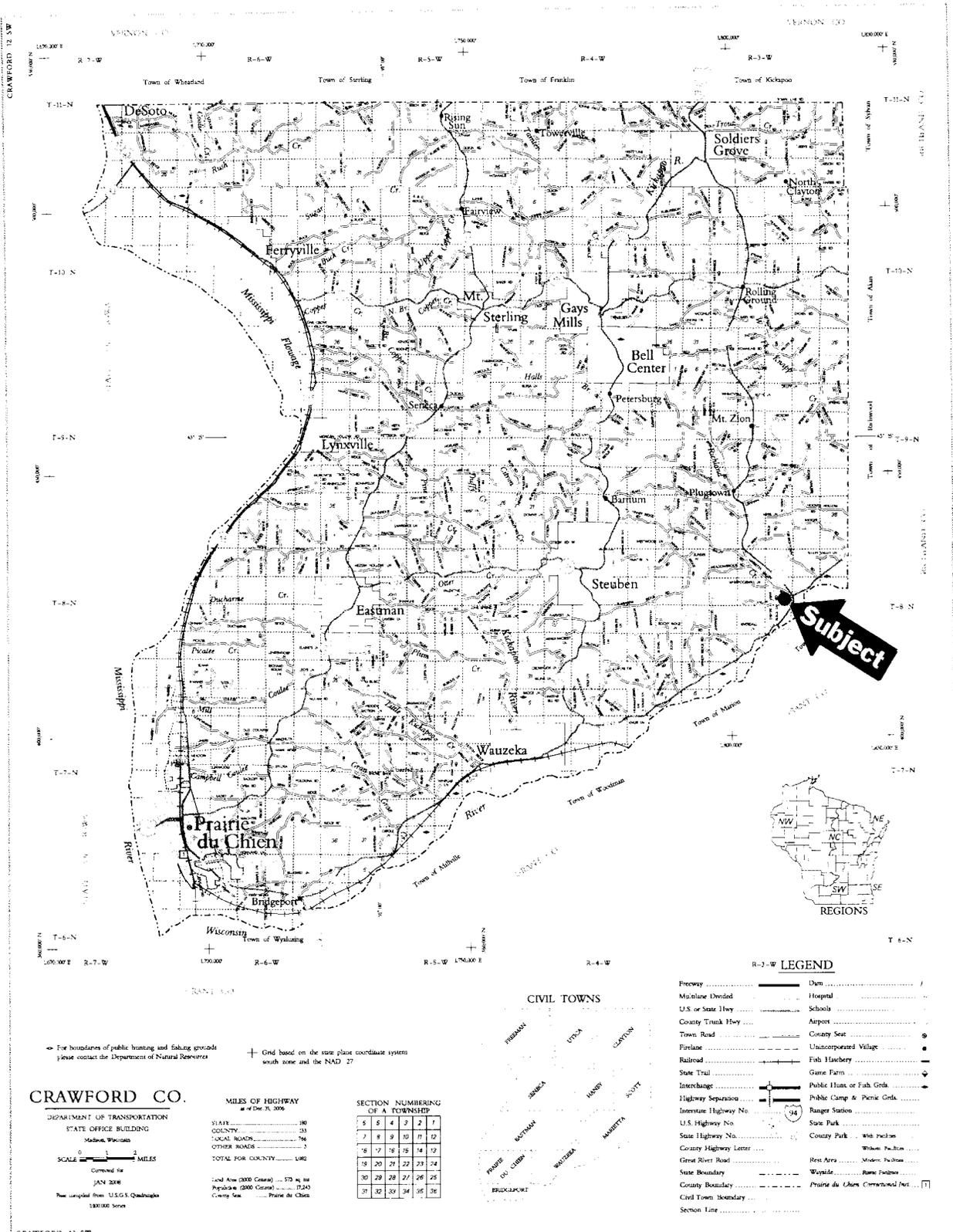

Bureau of Legal Services


Date


Lacie Osterndorf


Date

RES: dv

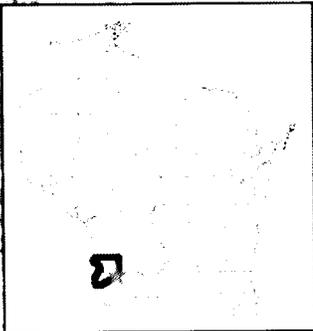
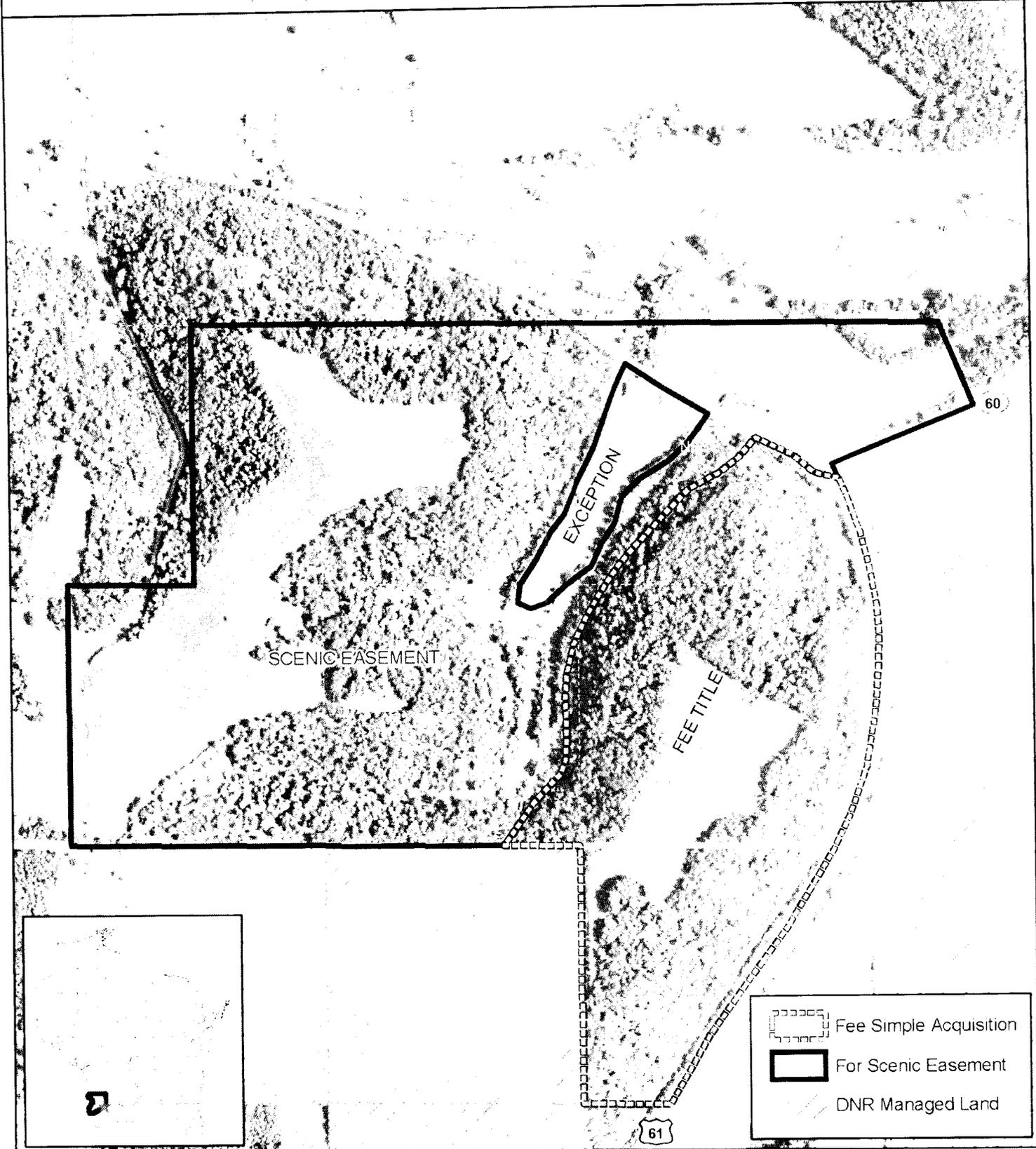


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for a hard copy of this document.**

Miller Property

T 8N, R 3W, Sections 14 & 15 & 22, Town of Marietta, Crawford County



	Fee Simple Acquisition
	For Scenic Easement
	DNR Managed Land



Created by Bureau of Facilities and Lands
Real Estate Section
July 10, 2008



Miller Property Pershing Wildlife Area

Scenic Easement

Fee Simple

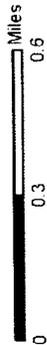
WDNR Owned

WDNR Eased

WDNR Leased

Ice Age Trail

Project Boundary



This map was prepared to represent the boundaries of land owned by the State of Wisconsin and the Pershing Wildlife Area. The map was prepared by the Wisconsin Department of Natural Resources, Bureau of Facilities and Lands, in cooperation with the Wisconsin Department of Transportation, Bureau of Planning and Development. The map was prepared by the Wisconsin Department of Natural Resources, Bureau of Facilities and Lands, in cooperation with the Wisconsin Department of Transportation, Bureau of Planning and Development. The map was prepared by the Wisconsin Department of Natural Resources, Bureau of Facilities and Lands, in cooperation with the Wisconsin Department of Transportation, Bureau of Planning and Development.

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STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

1998

