

SUBJECT: LAND ACQUISITION – LOWER WISCONSIN STATE RIVERWAY - RICHLAND COUNTY

FOR: AUGUST 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 35.7 acres of land from Monica Gronert for \$214,000, for the Lower Wisconsin State Riverway (LWSR), and also the Gotham Jack Pine Barrens State Natural Area in Richland County. Acquisition of the parcel will protect the scenic and natural values of the tract, in addition to providing opportunities for public recreation and natural resource management. The item is being submitted because the purchase price is more that \$150,000.

The parcel includes 1,800 feet of frontage along the north bank of the Wisconsin River and a secondary channel. Access to the property is via adjoining state lands along an unimproved sand road. Department lands border on the north and east, making this acquisition important for creating continuous state ownership along the river. The parcel lies between two parts of the Gotham Jack Pine Barrens State Natural Area and acquisition would create a connection and allow for better vegetative management. Once acquired, this parcel will be managed as part of the natural area, as well as the Lower Wisconsin State Riverway project in which it is imbedded.

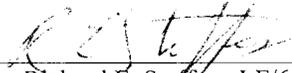
The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City as well as some additional lands to close separations between the wildlife area boundaries. The goals of the LWSR are to protect scenic lands along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

RECOMMENDATION: That the Board approve the purchase of 35.7 acres of land for \$214,000 for the Lower Wisconsin State Riverway.

LIST OF ATTACHED MATERIALS:

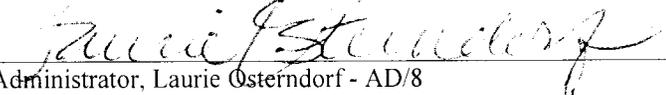
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|--|--|
| No <input checked="" type="checkbox"/> Fiscal Estimate Required | Yes <input type="checkbox"/> Attached |
| No <input checked="" type="checkbox"/> Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> Attached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

7/11/08

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: July 10, 2008
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Monica Gronert Tract, File # WR 70006,
 Option Expires September 30, 2008

FILE REF: WR 70006

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
 Richland County

Grantor:

Monica Gronert
 498 Merrit Lane
 Birmingham MI 48009

Acres: 35.7Price: \$214,000Appraised Value: \$214,000Interest: FeeImprovements: NoneLocation: The property is located four miles northwest of Lone Rock in Richland County.Land Description: The land is rolling and slopes to the Wisconsin River.Water Resources: The subject includes 1,800 feet of frontage along the north bank of Wisconsin River and a secondary channel.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Lowland/Woodland	35.0
	Building Site	<u>0.7</u>
	TOTAL	35.7

Zoning: Agriculture, Forestry and some FloodplainPresent Use: Outdoor RecreationProposed Use: Natural Resource Protection and Public RecreationTenure: 15 yearsProperty Taxes: \$1,492.25Option Date: 6/16/2008Stewardship Access: If acquired, the property will be open to the public for hunting, trapping, fishing, hiking, cross-country skiing, and other nature-based outdoor activities.2. JUSTIFICATION:

The Department proposes to purchase the 35.7-acre Gronert tract for \$214,000, which is located in the Town of Buena Vista in southeastern Richland County. The parcel falls completely within the project boundary and is bordered by state-owned lands along its north and east sides. The parcel includes 1,800 feet of frontage along the northern bank of the Wisconsin River and a secondary channel. Acquisition of the parcel will protect the scenic and natural values of the tract, in addition to providing opportunities for public recreation and natural resource management of the land.

Access is to the property is via adjoining State lands and an unimproved sand road. Department lands surround the subject on the north and east, making this acquisition a key parcel, creating continuous ownership along the river, and also adding a significant fee ownership in this area. The parcel lies between two parts of the Gotham Jack Pine Barrens State Natural Area and acquisition would create a connection and allow for better vegetative management. Once acquired, this parcel will be managed as part of the natural area, as well as the Lower Wisconsin State Riverway project in which it is imbedded.

Located on Wisconsin River sand terraces, Gotham Jack Pine Barrens contains the largest and best remaining black oak and Jack pine barrens in Richland County. Also present is a floodplain forest of young timber and a small, shallow oxbow lake of high water quality, a sedge and grass dominated wet meadow, dry sand prairie, and open sand blows. The barrens are located on undulating terrain composed of very old sand blows and dunes and is recovering from past grazing. The tree canopy is quite closed and the understory remains nearly shrub-free with a ground layer dominated by sedges. Some areas are still moderately rich in native species including big and little bluestem, Indian grass, prairie cord grass, green milkweed, silky aster, flax-leaved aster, prairie coreopsis, gray goldenrod, rough blazing star, goat's-rue, and bird's-foot violet. The floodplain forest is composed of silver maple, green ash, river birch, swamp white oak, and American elm. The unusual wet meadow is dominated by cord grass, blue-joint grass, rushes, and sedges and contains no shrubs and is nearly devoid of forbs. The area contains numerous rare plants and animals. Plant species of concern are small forget-me-not, poppy mallow, and sycamore. Animal species of concern are tiger beetle and flat floater freshwater mussel. Gotham Jack Pine Barrens was designated a State Natural Area in 1994.

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 is to protect scenic lands along the river, enhance wildlife habitat and to meet the recreational the 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.

The Department recommends acquisition of the Gronert parcel to provide opportunities for public recreation, to allow natural resource management, to consolidate state ownership, to prevent development incompatible with the goals of the project, and to preserve the natural condition of the Lower Wisconsin Riverway and to expand the Gotham Jack Pine Barren State Natural Area. Upon approval of this acquisition, the Department will modify the boundary of Gotham Jack Pine Barrens State Natural Area to include this 35.7-acre tract.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,791,538

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: 70%
Cost to Date: \$23,440,536.58

5. APPRAISAL:

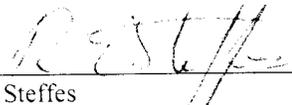
Appraiser: Robert Bredemus (Private Appraiser)
Valuation Date: November 26, 2007
Appraised Value: \$214,000
Highest and Best Use: Two rural residential lots

Allocation of Values:

- a. land: 35.7 @ \$5,994 per acre: \$214,000 (Rounded)
- b. market data approach used four comparable sales cited
- c. adjusted value range: \$4,976 to \$9,917 per acre

Appraisal Review: Ron Olson - November 26, 2007

RECOMMENDED:



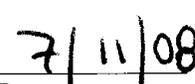
Richard E. Steffes



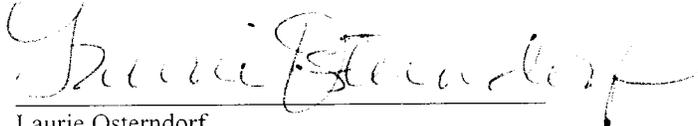
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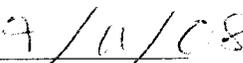
Bureau of Legal Services



Date

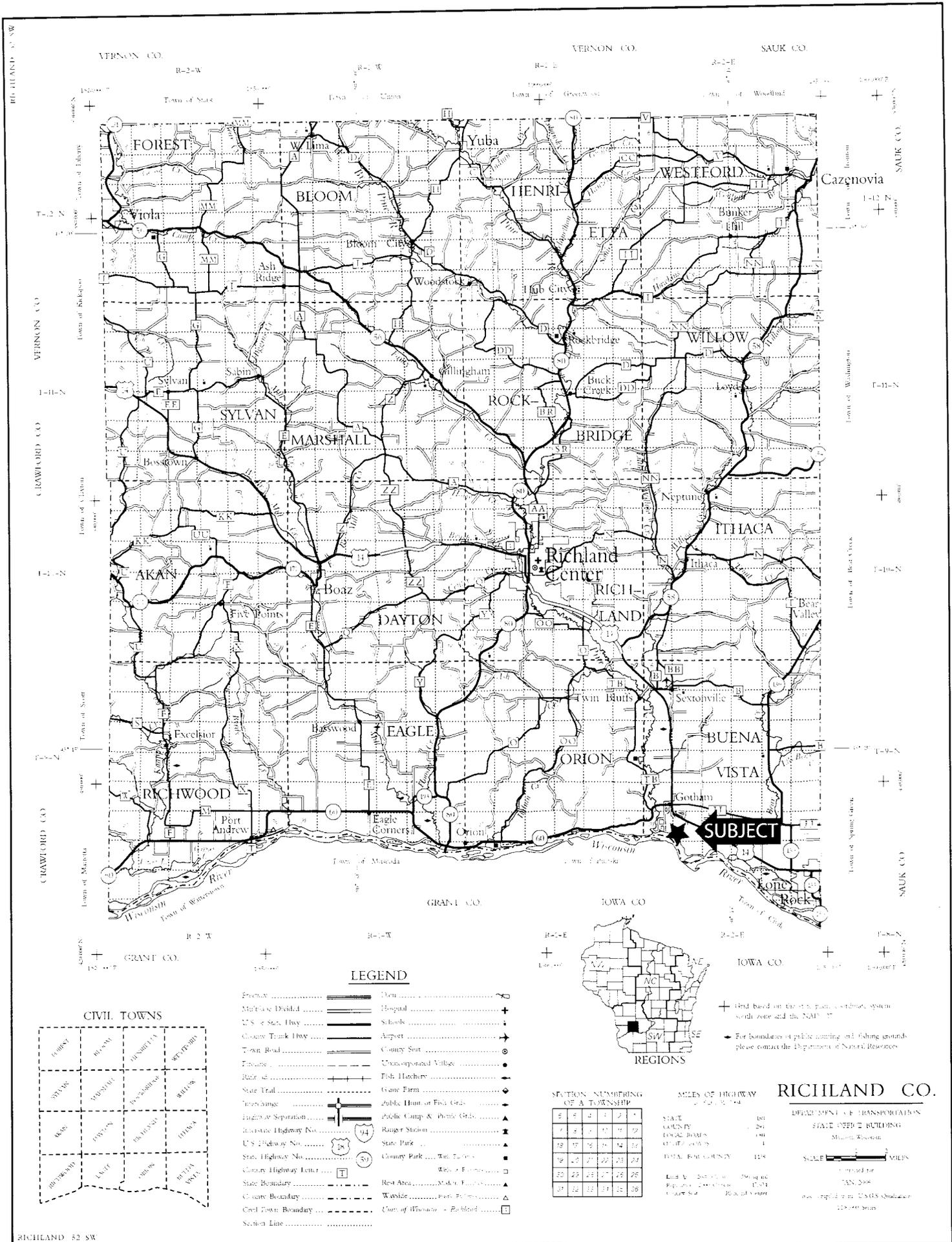


Laurie Osterndorf



Date

RES:ch



LEGEND

- Freeway
- Met/Ex Divided
- U.S. State Hwy
- County Trunk Hwy
- Town Road
- Traverse
- Railroad
- State Trail
- Interchange
- Right of Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Well
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Area
- Public Camp & Picnic Grd.
- Ranger Station
- State Park
- County Park
- Wild Refuge
- Rest Area
- Wildlife Refuge
- County of Wisconsin - Parkland



STATION NUMBERING OF A TOWNSHIP

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

MILES OF HIGHWAY

STATE	180
COUNTY	281
TOTAL	461
STATE	1
COUNTY	124

RICHLAND CO.

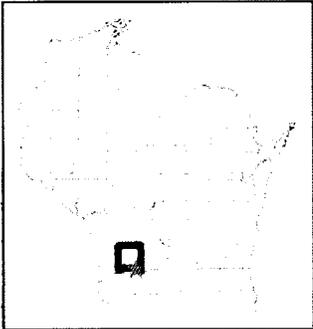
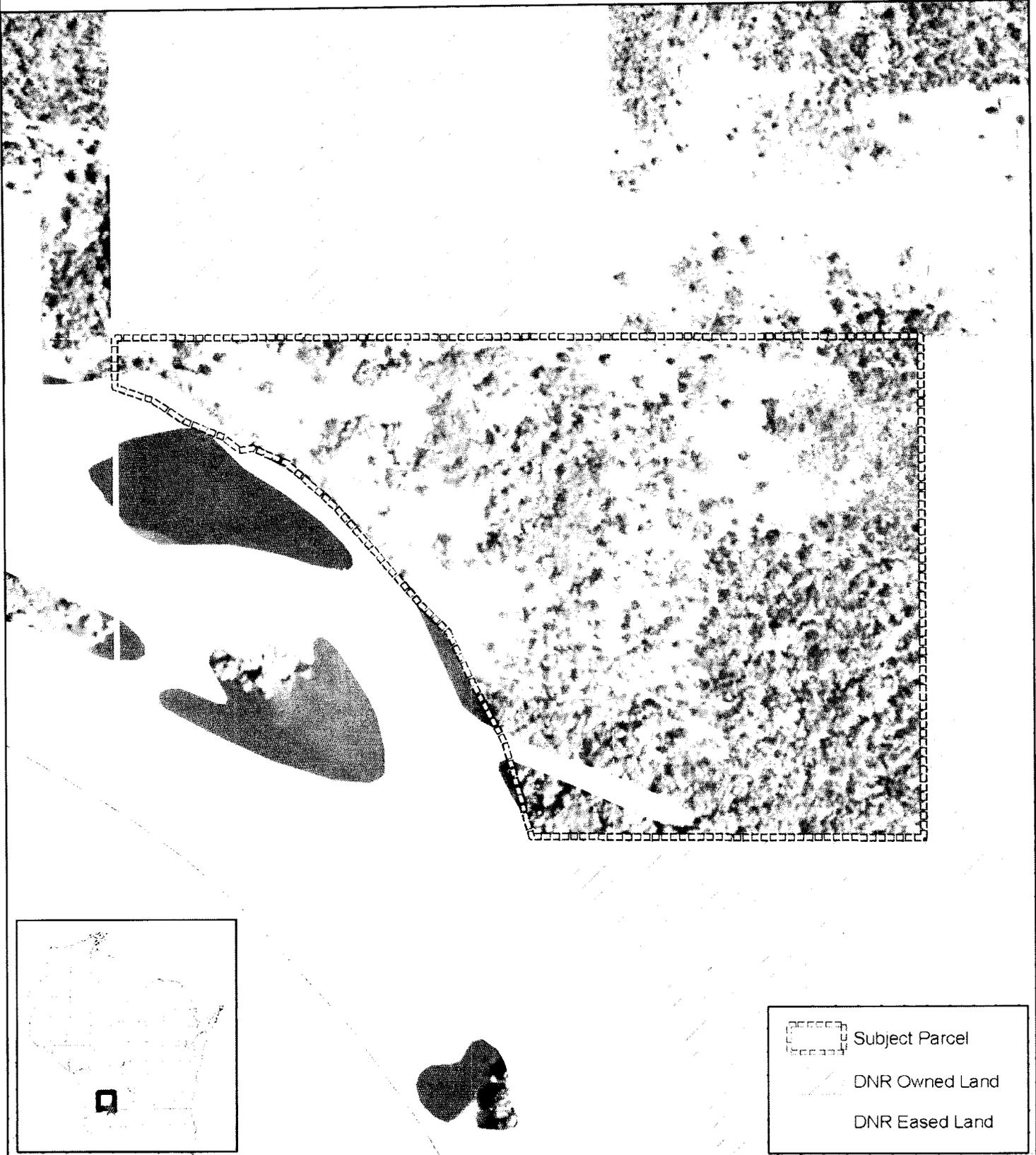
DEPARTMENT OF TRANSPORTATION
 STATE SPEED BUILDING
 MILWAUKEE, WISCONSIN
 SCALE: 1" = 1 MILE
 Revised for JAN 2006
 Wisconsin Dept. of Transportation
 1225 East Wisconsin Ave., Madison, WI 53706

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for a hard copy of this document.**

Gronert Property

T 9N, R 2E, Section 32, Town of Buena Vista, Richland County



Legend:

- Subject Parcel
- DNR Owned Land
- DNR Eased Land



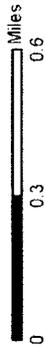
Created by Bureau of Facilities and Lands
Real Estate Section
July 10, 2008



Gronert Property

Lower Wisconsin State Riverway
& Gotham Jack Pine Barrens SNA

-  Subject Property
-  WDNR Owned
-  WDNR Eased
-  WDNR Leased
-  Ice Age Trail
-  Project Boundary
-  SNA Project Boundary



The Data Map uses UTM to represent the boundaries of lands managed on the
 Wisconsin State Riverway and the Wisconsin State Natural Areas. The
 map shows the boundaries of the Wisconsin State Riverway and the
 Wisconsin State Natural Areas. The map also shows the boundaries of
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The data was collected and digitized from various sources including
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STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

