Form 1100-1
Rev 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No 3.B.7

SUBJECT: LAND ACQUISITION – LOWER WISCONSIN STATE RIVERWAY– SAUK COUNTY

FOR: MAY 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 220.98 acres of land from Frederick Wyttenbach for $508,254.00 for the Lower Wisconsin State Riverway in Sauk County. The item is being submitted because purchase price exceeds $150,000.

The Department proposes to purchase 220.98 acres from Mr. Wyttenbach for the Lower Wisconsin State Riverway project. The parcel adjoins state-owned lands along one side and provides access to a 20-acre state-owned parcel, which to date has only been accessible via the river. The parcel includes 2,700 feet of frontage along a side channel of the Wisconsin River. The property is open pasture and bottomland hardwoods. It is located 2.5 miles southwest of Sauk City/Prairie du Sac and 35 miles northwest of Madison. 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.

The Lower Wisconsin State Riverway project area 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 Lower Wisconsin State Riverway are to protect scenic lands along the river, enhance wildlife habitat and 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.

Acquisition of the 220.98-acre parcel will provide opportunities for public recreation, allow natural resource management, consolidate state ownership and preserve the natural condition of the Lower Wisconsin State Riverway project area.

RECOMMENDATION: That the Board approve the purchase of 220.98 acres of land for $508,254.00 for the Lower Wisconsin State Riverway in Sauk County.

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 4-20-09

Administrator, Laurie Osterndorf - AD/8 — Date 4/29/09

Secretary, Matthew J. Frank - AD/8 — Date 5-14-09

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

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: April 20, 2009

FILE REF: WR 70018

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Frederick J. Wyttenbach Tract, File # WR 70018, Option Expires June 24, 2009

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Sauk County

Grantor:

Frederick Wyttenbach
E10941 River Road
Sauk City, WI 53583

Acres: 220.98
Price: $508,254.00*
Appraised Value: $507,600.00 and $464,000
Interest: Fee title purchase
Improvements: None

*Comments: $2,300/acre was the best-negotiated price for the 220.98 acres, totaling $508,254.

Location: The property is located 14 miles southwest of the City of Baraboo.

Land Description: The subject land is level with some lowland depressions

Covertype Breakdown:

Type:	Acreage:
Lowland/Woodland	110.00
Grass/Pasture	110.98
TOTAL:	220.98

Zoning: Floodplain
Present Use: Recreation and Pasture
Proposed Use: Scenic Riverway Protection and Public Recreation
Tenure: In family for 45 years
Property Taxes: $360.18 (use value assessment)
Option Date: February 24, 2009

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.

2. JUSTIFICATION:

The Department proposes to purchase 220.98 acres from Frederick Wyttenbach in the Town of Prairie du Sac in Sauk County for the Lower Wisconsin State Riverway project. It falls completely within the project boundary. The parcel adjoins state-owned lands along one side and provides access to a 20-acre state-owned parcel, which to date has only been accessible via the river. It is also within one mile of department ownership on the west and northeast sides. The parcel includes 2,700 feet of frontage along a side channel of the Wisconsin River. The property is open pasture and bottomland hardwoods. It is located

Printed on Recycled Paper

2.5 miles southwest of Sauk City/Prairie du Sac and 35 miles northwest of Madison. 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.

The Lower Wisconsin State Riverway project area 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 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 and the Lower Wisconsin State Riverway Board.

The Department recommends acquisition of the 220.98-acre parcel to provide opportunities for public recreation, allow natural resource management, consolidate state ownership, prevent development incompatible with the goals of the project, and preserve the natural condition of the Lower Wisconsin State Riverway project area.

3. FINANCING:

State Stewardship bond funds are anticipated (FY10):

Funds allotted to program:	Balance after proposed transaction:
$2,500,000	$1,991,746

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 48,351.31
Acquisition Goal: 78,855.00
Percent Complete: 61.32%
Cost to Date: $22,644,843.48

5a. APPRAISAL:

Appraiser: Mark Mitchell
Valuation Date: January 27, 2008
Appraised Value: $507,600.00
Highest and Best Use: Recreational with limited rental income

Allocation of Values:

a. land: 220.98 acres @ $2,297.04 per acre: $507,600.00
b. market data approach used, four comparable sales cited
c. adjusted value range: $1,568.00 to $2,297.00 per acre

Appraisal Review: Ronald Olson – March 13, 2008

5b. APPRAISAL:

Appraiser: Michael Stone
Valuation Date: February 22, 2008
Appraised Value: $464,000.00
Highest and Best Use: Recreational with limited rental income

Allocation of Values:

a. land: 220.98 acres @ $2,100 per acre: $507,600.00
b. market data approach used, five comparable sales cited
c. adjusted value range: $1,859 to $2,608.00 per acre

Appraisal Review: Ronald Olson - March 13, 2008

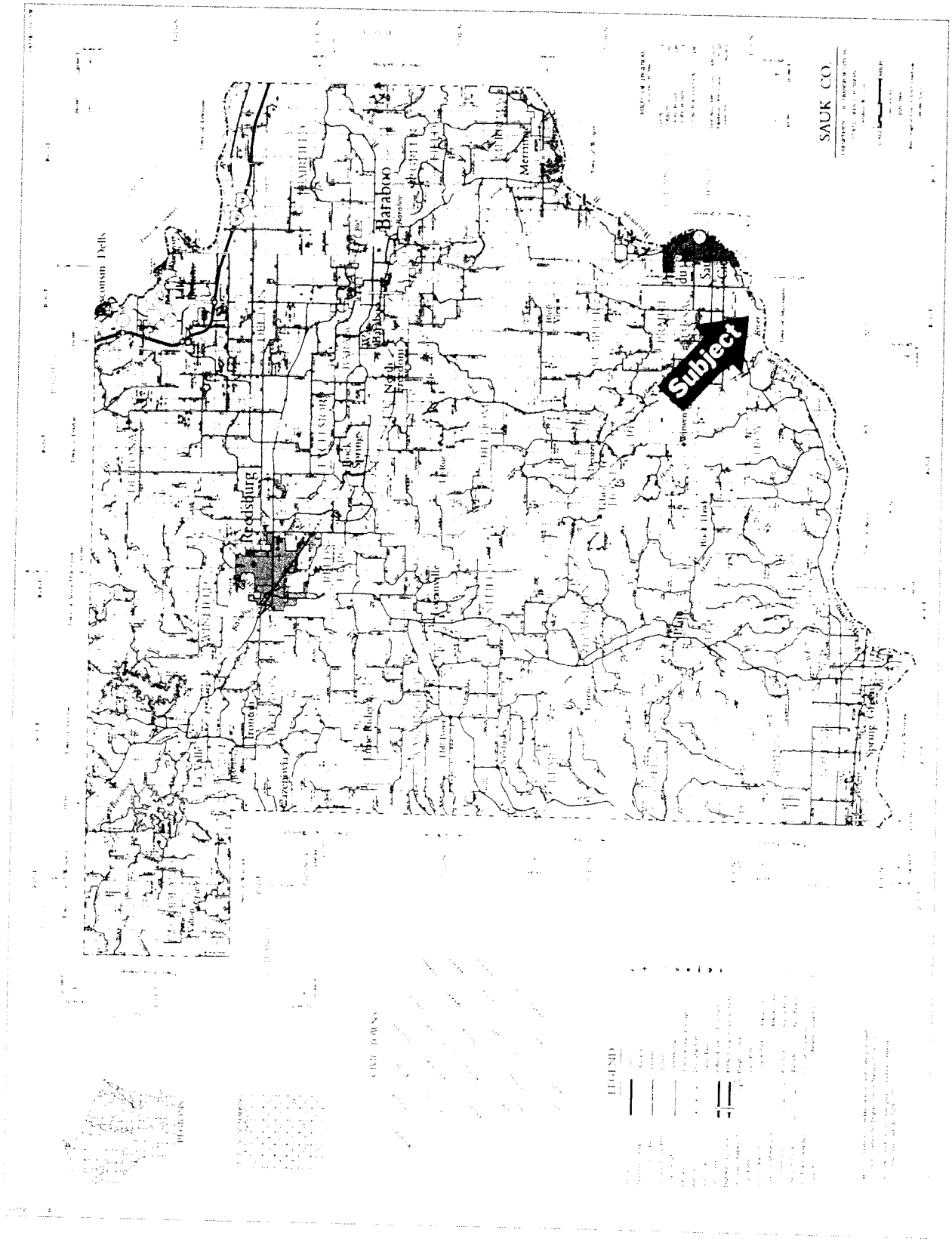
RECOMMENDED:

Richard E. Steffes — Date: 4-20-09

Bureau of Legal Services — Date: 4/20/09

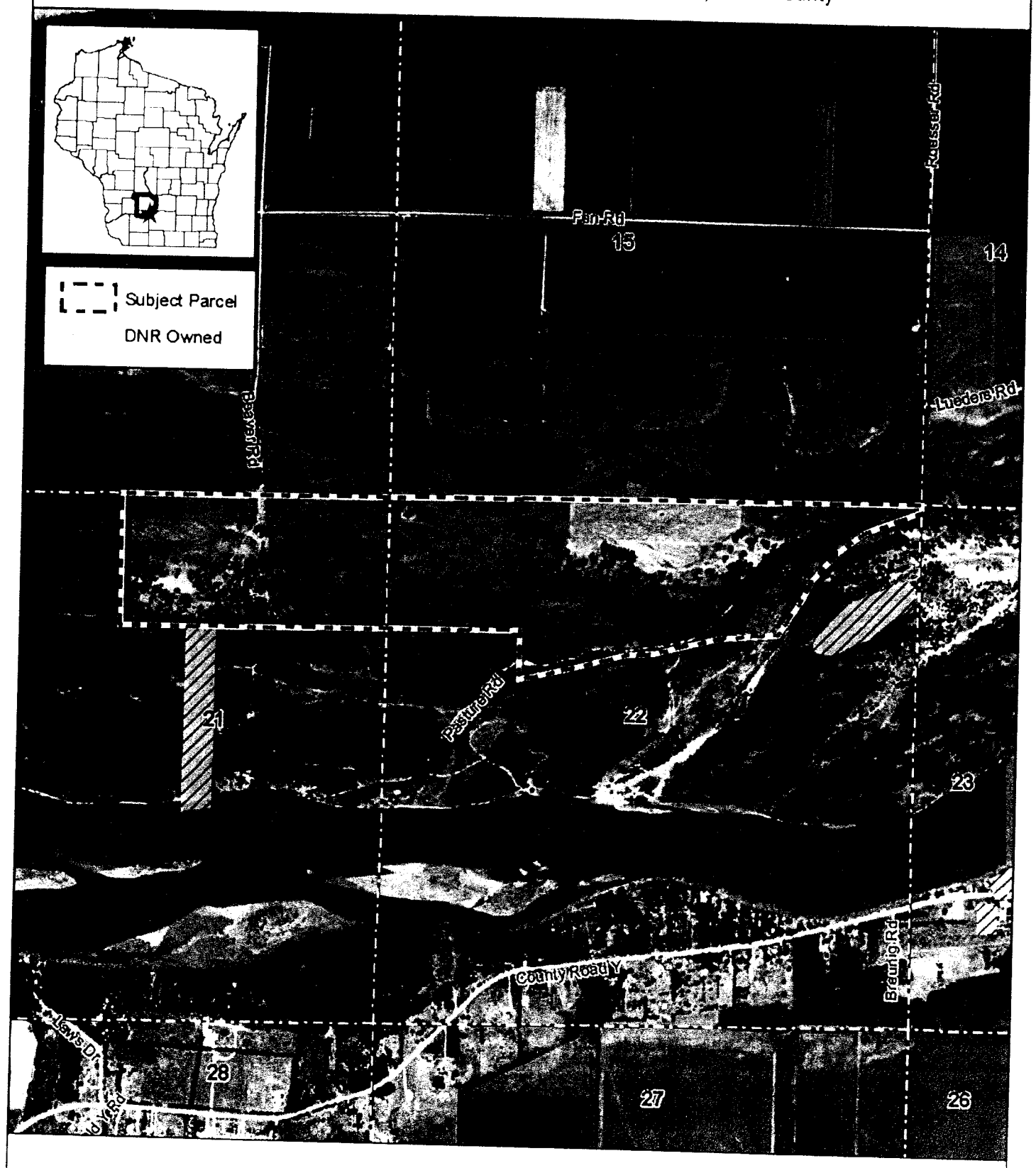
Laurie Osterndorf — Date: 4/29/09

RES:ch


Subject
Reedsburg
Baraboo
Merrimac
Wisconsin Dells
SAUK CO.
LEGEND

Frederick J. Wyttenbach Property

T09N R06E Secs 21 & 22, Town of Prairie du Sac, Sauk County



N

0 0.25 Miles

Created by Bureau of Facilities and Lands
Real Estate Section
March 24, 2009

Frederick J. Wyttenbach Property

Lower Wisconsin State Riverway

WR 70018

Subject Property

WDNR Owned

WDNR Easement

Project Boundary

0 0.5 Miles

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, 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.

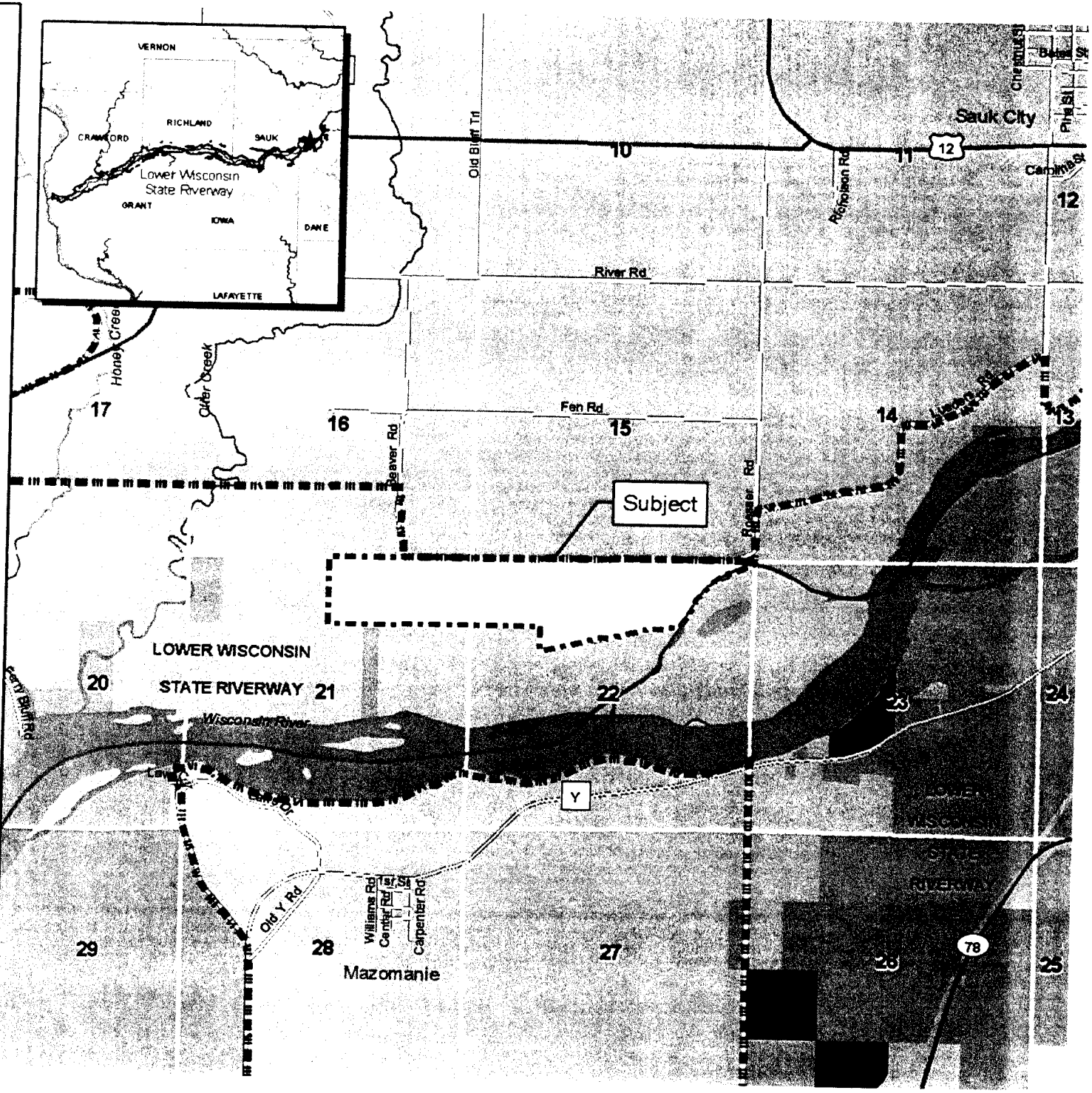
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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/aer/cs/servicecenterlocations.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

March 24, 2009