

**SUBJECT: LAND ACQUISITION – LOWER WISCONSIN STATE RIVERWAY - IOWA COUNTY**

**FOR: DECEMBER 2007 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 86.79 acres of land from Lyle Salava for \$234,300 for the Lower Wisconsin Riverway in Iowa County. The item is being submitted to the Board because the purchase price exceeds \$150,000.

The Lower Wisconsin State Riverway (LWSR) 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 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 86.79-acre Salava parcel lies entirely within the Lower Wisconsin Riverway Boundary and is located in the northeastern corner of Iowa County, about 2.5 miles north of Arena and 20 miles west of Madison. This parcel is primarily floodplain forest with a mix of open grassland and brush. The parcel includes approximately 700 feet of frontage along a side channel of the Lower Wisconsin River. The subject is mostly lowland hardwoods including wetland area, a small creek, and a drainage ditch on the eastern property border. Acquisition of this key parcel will lessen the gap between department ownership along the river. Other department lands are within 1/2-mile on either side of the subject. In addition, the parcel helps protect a much-needed public access to this part of the river. The property may be accessed directly from a town road, Amenda Road, which dead ends on the eastern property line. If acquired the property will likely be popular for deer and small game hunting, fishing, hiking, snowshoe and cross country skiing.

The Department recommends purchase of the 86.79-acre Salava parcel to provide opportunities for public recreation, to allow natural resource management, to prevent development incompatible with the goals of the project, and to preserve the natural condition of the Lower Wisconsin Riverway.

**RECOMMENDATION:** That the Board approve the purchase of 86.79 acres of land for \$234,500 for the Lower Wisconsin State Riverway in Iowa County.

**LIST OF ATTACHED MATERIALS:**

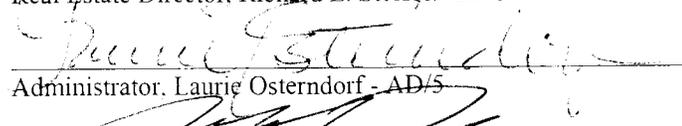
- No  Fiscal Estimate Required
- No  Environmental Assessment of Impact Statement Required
- No  Background Memo

- Yes  Attached
- Yes  Attached
- Yes  Attached

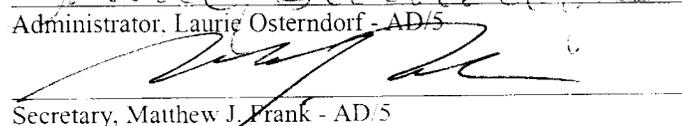
**APPROVED:**

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

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/5

11/25/07  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/5

11/7/07  
\_\_\_\_\_  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/5
- T. Hauge - WM/6
- L. Eagan – SCR/Fitchburg

## CORRESPONDENCE/MEMORANDUM

DATE: October 23, 2007  
 TO: Governor Doyle  
 FROM: Matthew J. Franke   
 SUBJECT: Proposed Land Acquisition, Salava Tract, File # WR-622.  
 Option Expires January 17, 2008

FILE REF: WR-622

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway  
 Iowa County

Grantor:

Lyle Salava  
 711 Brodhead  
 Mazomanie, WI 53560

Acres: 86.79Price: \$234,300Appraised Value: \$234,300Interest: Purchase in fee.Improvements: None

Location: The property is located along the northeastern border of Iowa County in the Town of Arena along the Wisconsin River about 2.5 miles northeast of Arena.

Land Description: The subject is fairly level tract that is subject to seasonal flooding.

Water Frontage: The subject has about 700 feet of frontage along a southern channel to the Wisconsin River.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Lowland Woods	40.0
	Wetland	20.79
	Grass/Pasture	10.0
	Brush	<u>16.0</u>
	TOTAL:	86.79

Zoning: Agriculture/Floodplain-ShorelandPresent Use: Outdoor RecreationProposed Use: Resource Protection and Public RecreationTenure: 37 YearsProperty Taxes: \$299Option Date: September 19, 20072. JUSTIFICATION:

The 86.79-acre Salava parcel lies entirely within the Lower Wisconsin Riverway boundary and is located in the far northeastern corner of Iowa County, about 2.5 miles north of Arena, and 20 miles west of Madison. The parcel includes approximately 700 feet of frontage along a southern channel of the Wisconsin River and will provide a key access point to the river. This parcel is primarily floodplain forest with a mix of open grassland and brush. 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 (LWSR) 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 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 86.79-acre subject is mostly lowland hardwoods including wetland area, a small creek, and a drainage ditch on the eastern property border. Acquisition of this key parcel will lessen the gap between department ownership along the river. Other department lands are within 1/2-mile on either side of the subject. In addition, the parcel helps protect and enhance a much-needed public access to this part of the river for a variety of uses. The property may be accessed directly from a town road, Amenda Road, which dead ends on the eastern property line. If acquired, the property will be very popular site for deer and small game hunting, fishing, hiking, snowshoe and cross country skiing.

The Department recommends purchase of the 86.79-acre Salava 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.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$ 2,000,000	\$737,539

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989  
Acres Purchased to Date: 47,826.85 Acres  
Acquisition Goal: 78,855 Acres  
Percent Complete: 60.7%  
Cost to Date: \$21,714,743.48

5. APPRAISAL:

Appraiser: Mike Stone (Private Appraiser)  
Valuation Date: August 3, 2007  
Appraised Value: \$234,300  
Highest and Best Use: Outdoor recreation

Allocation of Values:

- a. land: 86.79 acres @ \$2,700 per acre: \$234,300
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,924 to \$3,281 per acre

Appraisal Review: Ron Olson -- August 27, 2007

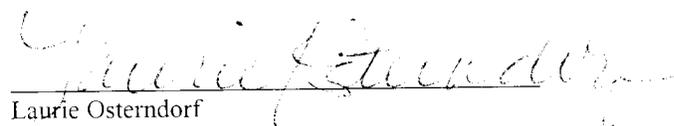
RECOMMENDED:

  
\_\_\_\_\_  
Richard E. Steffes

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Bureau of Legal Services

10/24/07  
Date

  
\_\_\_\_\_  
Laurie Osterndorf

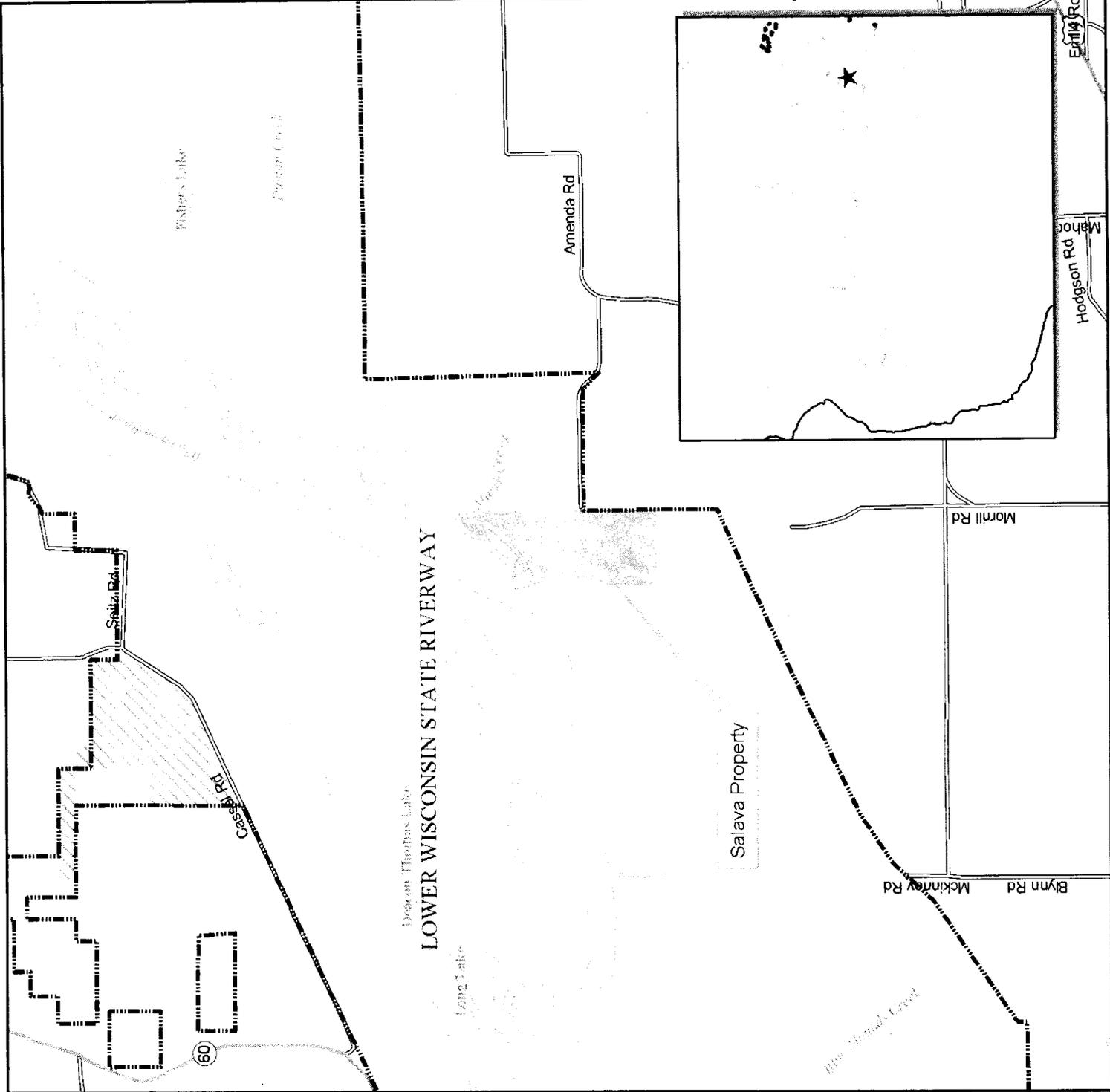
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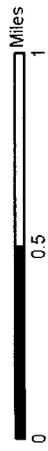
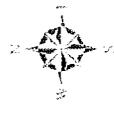
**Please contact [laurie.ross@wisconsin.gov](mailto:laurie.ross@wisconsin.gov)  
for a hard copy of this document.**



**Salava Property**  
Lower WI  
State Riverway

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased

-  Ice Age Trail
-  Project Boundary
-  Open Water



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 (FL), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

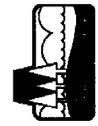
This data set does not differentiate between lands that are open or closed to the public for purchase and/or general public access. Some lands, or may be restricted in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a management tool. It is a listing of all DNR real estate parcels that have or desire to have or correct 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/bureaus/bureaufacilities/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

October 22, 2007