Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.22

SUBJECT: **EASEMENT DONATION & BOUNDARY MODIFICATION - WILLOW CREEK FISHERY AREA - RICHLAND COUNTY**

FOR: **DECEMBER 2007 BOARD MEETING**

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department proposes to acquire a 102.96-acre conservation easement from Philip and Dale Grimm. The item is being submitted because it is a donation and because a portion of the parcel falls outside the Willow Creek Fishery Area.

The land is located in the Town of Willow in Richland County on Robin Hollow Creek, a feeder stream to the Willow Creek. About 13 acres of the property are within the project boundary area for the fishery area. The Department owns land to the north and west that includes most of the actual stream frontage on these streams. It is proposed that the easement area be added to the fishery area for management purposes. The parcel includes 300 feet of frontage on each bank of Willow Creek. Willow Creek and Robin Hollow Creek, a feeder stream to the Willow Creek are both Class I trout streams. That section of stream has a public fishing easement acquired in 1974. This conservation easement will prevent subdivision and protect the natural and scenic qualities of the land.

Acceptance of this easement donation will ensure that the land will be protected and the wetland restoration completed on the property as well as prevent it from subdivision into several home sites.

RECOMMENDATION: That the Board accept the donation of the conservation easement on 102.96 acres of land, approve a modification of the project boundary and increase the acreage goal from 784.25 acres to 874.25 acres in order to accommodate the Willow Creek Fishery Area to include the parcel. Lastly, that a certificate of appreciation be sent to the donors, and that an expression of appreciation be made part of the official records of the Natural Resources Board.

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 11-7-07

for Administrator, Laurie Osterndorf - AD/5 — Date 11/7/07

Secretary, Matthew J. Frank - AD/5 — Date 11/28/07

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
M. Staggs – FH/4
L. Eagan – SCR/Fitchburg

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: November 2, 2007

FILE REF: E-2086

TO: Laurie Osterndorf

FROM: Richard Steffes

SUBJECT: Proposed Easement Acquisition, Philip and Dale Grimm Tract, File #E-2086

1. PARCEL DESCRIPTION:

Willow Creek Fishery Area
Richland County

Grantor:

Philip and Dale Grimm
1026 Hillside Avenue
Madison, WI 53705

Acres: 102.96
Price: Donation
Interest: Conservation Easement.
Improvements: House and outbuildings - One limited area of development under the easement.

Location: The parcel is located nine miles northeast of Richland Center in northeast Richland County.

Land Description: The subject is rolling to steep

Covertype Breakdown:

Type	Acreage
Upland Woods	25.0
Cropland	50.0
Grass/Pasture	17.96
Wetland	10.0
TOTAL	102.96

Water Frontage: There are 300 feet of frontage along Willow Creek as well as frontage on Robin Hollow Creek, a feeder stream to Willow Creek. Both streams are Class I trout streams.

Zoning: Agricultural and Floodplain
Present Use: Recreation and Agriculture
Proposed Use: Natural Resource Protection and Scenic Protection
Tenure: 12 years

2. JUSTIFICATION:

Philip and Dale Grimm have offered the donation of a 102.96-acre conservation easement located in the Town of Willow in Richland County, two miles from the Sauk County line, for the Willow Creek Fishery Area. About 13 acres of the property are within the project boundary. The Department owns land to the north and west that includes most of the actual stream frontage on these streams. It is proposed that the easement area be added to the fishery area for management purposes. The parcel includes 300 feet of frontage on each bank of Willow Creek. Willow Creek and Robin Hollow Creek, a feeder stream to the Willow Creek are both Class I trout streams. That section of stream has a public fishing easement acquired in 1974. This conservation easement will prevent subdivision and protect the natural and scenic qualities of the land.

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The subject is located on Robin Hollow Creek, a feeder stream to the Willow Creek Fishery Area. The Willow Creek Fishery Area is located in southwest Wisconsin, 40 miles west of Madison. Willow Creek is one of the longest trout streams in southwest Wisconsin, and attracts anglers from all parts of the state. Natural reproduction of brown and some brook trout occurs in this section of the stream that serves as a natural hatchery for Willow Creek. The project was established to manage the creek for trout fishing and other recreational use. The property is currently managed for fishing and fish habitat improvement. It is used by the public for fishing, hunting, trapping, hiking and other outdoor recreation.

The Grimm property includes steep, scenic hillsides facing Willow and Robin Hollow Creeks. Part of the bluff contains a remnant population of hemlock. The owners have engaged in several wetland and prairie restoration projects since acquiring the property.

The Department recommends the acceptance of this donation to preserve the open, undeveloped characteristics of the property and the natural and scenic qualities of the land. Acceptance of this donation will also provide a scenic buffer to the fishery area, protect water quality of the stream, and consolidate ownership in the Willow Creek Fishery Area.

3. FINANCING:

No funds are necessary

4. ACQUISITION STATUS OF THE WILLOW CREEK FISHERY AREA:

Established: 1986
Acres Purchased to Date: 720.3
Acquisition Goal: 784.3 Acres
Percent Complete: 91.8%
Cost to Date: $429,646.48

5. APPRAISAL: None

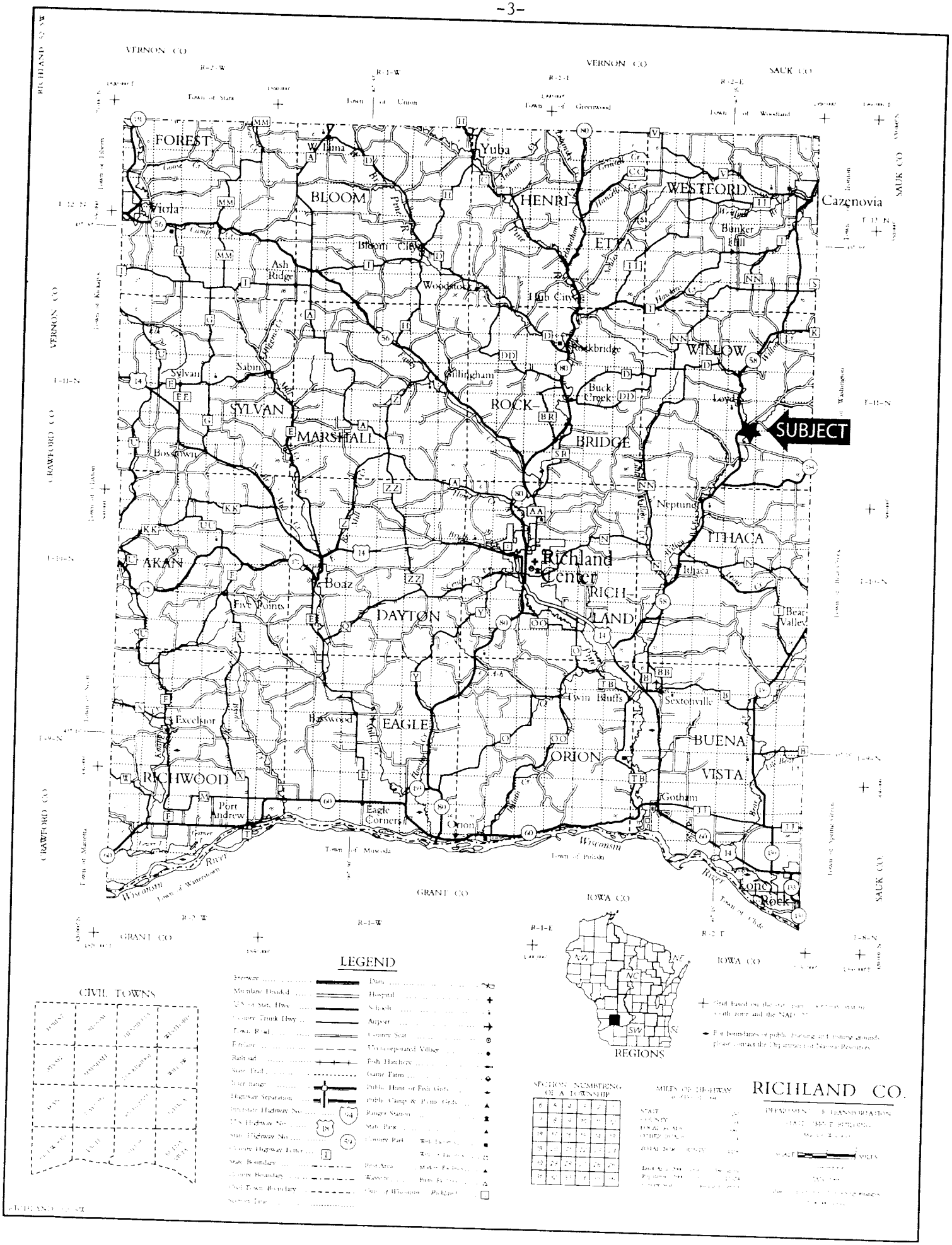
RECOMMENDED:

Richard E. Steffes — Date: 11-5-06

Bureau of Legal Services — Date: 11/5/07

Laurie Osterndorf — Date: 11/7/07

RES:ch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ROCK-BRIDGE
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EAGLE
ORION
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RICHWOOD
Viola
Yuba
Cazenovia
Bloom City
Ash Ridge
Woodstock
Hub City
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Boaz
Five Points
Bear Valley
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Basswood
Port Andrew
Eagle Corners
Orion
Gotham
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REGIONS
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MILES OF HIGHWAY
RICHLAND CO.

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Grimm Property

Willow Creek Fishery Area

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water

0 0.5 1 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 (BFL), 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:

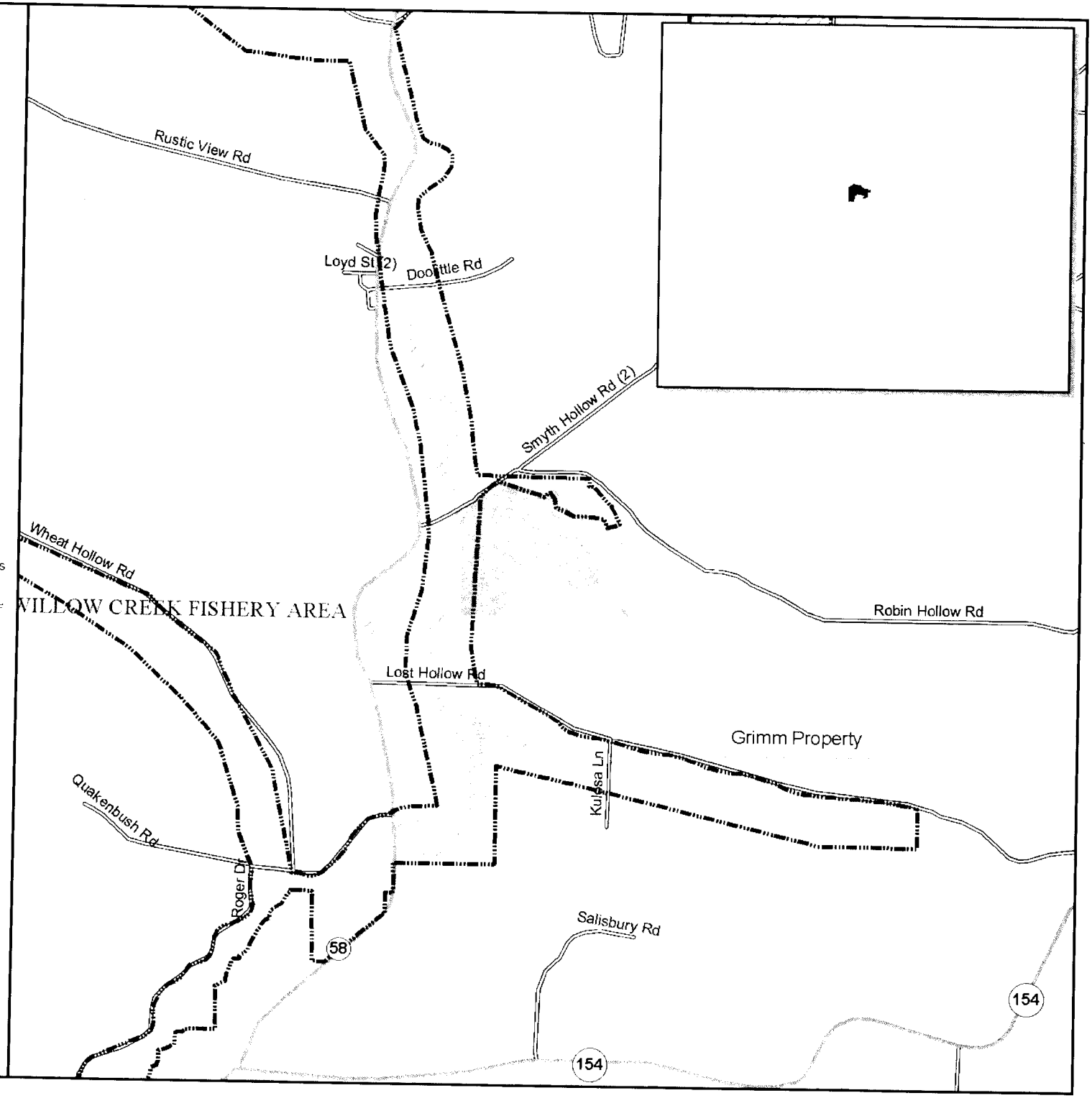
http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm

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

November 1, 2007



Acknowledgment Of Gift

This is to certify that at its December 2007 meeting, the Natural Resources Board gratefully accepted a gift of a conservation easement on 102.96 acres of land in Richland County for the Willow Creek Fishery Area from

PHILIP AND DALE GRIMM

It is significant that individuals like you are interested in helping to protect Wisconsin's natural heritage and contribute materially toward this end.

Our expression of appreciation on behalf of Wisconsin's citizens is hereby recorded in the official records of the Natural Resources Board. We acknowledge this generous contribution.

Natural Resources Board

Christine Thomas, CHAIRMAN