

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION - LOWER WISCONSIN STATE RIVERWAY - RICHLAND COUNTY

FOR: JUNE 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has partnered with The Conservation Fund (TCF) to acquire and protect 125.5 acres of land for the Lower Wisconsin State Riverway. This is one of a number of critical parcels of land for important state conservation projects. The lands will be held by TCF and then purchased by the Department, assuming approvals, for \$488,082.23.

The property is located in Buena Vista Township in southeastern Richland County with 15 acres in the northeast corner falling outside of the project boundary. The parcel has a total of 3,800 feet of frontage along the Wisconsin River. Access is via adjoining state-owned lands and a driveway into the property. 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. If acquisition of the parcel is approved, the boundary will be modified to include the 15 acres currently out of the project boundary. State land borders both upstream and downstream from this parcel.

The Lower Wisconsin Scenic Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk city. A cooperative effort between citizens, environmental groups, politicians, and the Department ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board. This law established the land management and acquisition standard for the riverway and became effective on August 9, 1989. Approximately 80,000 acres of land on both sides of river have been designated as the Lower Wisconsin Scenic Riverway.

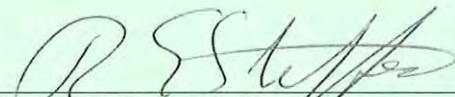
Acquisition of the subject property will provide additional opportunities for public recreation and better protect the natural and scenic resources of this site by preventing uses incompatible with the goals of the project and by promoting natural resource management.

RECOMMENDATION: That the Board approve the purchase of 125.5 acres of land for the Lower WI State Riverway for \$488,082.23 and that the Board approve a project boundary modification to include the entire parcel.

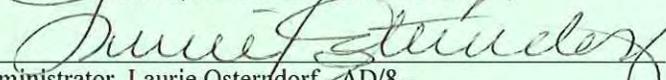
LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| 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 |

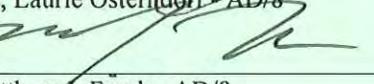
APPROVED:


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

6-2-10
Date


Administrator, Laurie Osterdorf - AD/8

6/2/10
Date


Secretary, Matthew J. Frank - AD/8

6-11-10
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: June 2, 2010
 TO: Governor Doyle
 FROM: Matthew J. Frank *MF*
 SUBJECT: Proposed Land Acquisition, The Conservation Fund (TCF) Tract,
 Approval is Requested by August 15, 2010

FILE REF: WR 70021

1. PARCEL DESCRIPTION:

Lower Wisconsin River
 Richland County

Grantor:

The Conservation Fund
 Attorney Jodi O'Day
 410 Severn Avenue, Suite 204
 Annapolis, MD 21403
 and
 The Conservation Fund
 Attorney Lily Engle
 1655 North Fort Meyer Drive, Suite 1300
 Arlington, VA 22209-3199

Acres: 125.5Price: \$488,082.23Appraised Value: \$487,500; \$535,000Interest: Fee Title Purchase

Location: The property is located in southeastern Richland County in the Town of Buena Vista about three miles northwest of Lone Rock and 40 miles west of Madison.

Land Description: Topography ranges from the upland terrace lands that area generally level to very gently rolling to the river bottomlands that are fairly level. There are 3,800 feet of Wisconsin River frontage.

Improvements: Barn foundation and house foundation.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Upland Woods	50.1
	Building Site	2.0
	Wetland	<u>73.4</u>
	TOTAL:	125.5

Zoning: Agriculture and ForestryPresent Use: RecreationProposed Use: Scenic Protection and Public RecreationTenure: 6 years (Bristol); TCF acquired the land on July 6, 2009 for \$440,000.Property Taxes: \$2,504Purchase Agreement Date: April 29, 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 has a contract to purchase a 125.5-acre parcel (former Bristol Estate) from TCF for the Lower Wisconsin Scenic Riverway. The property is located in Buena Vista Township in southeastern Richland County with 15 acres in the northeast corner falling outside of the project boundary. The parcel has a total of 3,800 feet of frontage along the Wisconsin River. Access is via adjoining state-owned lands and a driveway into the property. 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. If acquisition of the parcel is approved, the boundary will be modified to include the 15 acres currently out of the project boundary. State land borders both upstream and downstream from this parcel.

The Lower Wisconsin Scenic Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk city. A cooperative effort between citizens, environmental groups, politicians, and the Department ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board. This law established the land management and acquisition standard for the riverway and became effective on August 9, 1989. Approximately 80,000 acres of land on both sides of river have been designated as the Lower Wisconsin Scenic Riverway.

The Department recommends the acquisition of the subject property to provide additional opportunities for public recreation and to better protect the natural and scenic resources of this site by preventing uses incompatible with the goals of the project and by promoting natural resource management. With the approval of this transaction, the Department will modify project boundaries to include the 15 acres that fall outside the boundary of the Lower Wisconsin State Riverway.

Note: The Department is facilitating this transaction by using an intermediary buyer, The Conservation Fund (TCF), to assist with acquisition and timing of the purchase. This price is inclusive of TCF's closing costs, administrative and holding fees and assumes the Department can close by August 31, 2010.

3. FINANCING:

State Stewardship (FY11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$26,845,046

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 48,519.80
Acquisition Goal: 78,855.0 Acres
Percent Complete: 61.53%
Cost to Date: \$22,644,843.48

5a. APPRAISAL:

Appraiser: Mark Mitchell
Valuation Date: June 9, 2008
Appraised Value: \$487,500
Highest and Best Use: Recreation with residential development potential

Allocation of Values:

- a. land: 125.5 acres @ \$3,695 per acre: \$464,500.00*
- b. improvements (log cabin): \$23,000
- c. market data approach used, three comparable sales cited
- d. adjusted value range: \$3,709 to \$4,717 per acre

*Comments: The actual purchase price of \$440,000 was established as the seller removed the log cabin from the site as well as some personal property valued in the appraisal.

Appraisal Review: Ronald Olson – August 18, 2008

5b. APPRAISAL:

Appraiser: Paul Stone

Valuation Date: June 9, 2008

Appraised Value: \$535,000

Highest and Best Use: Recreation with residential development potential

Allocation of Values:

- a. land: 125.5 acres @ \$4,053 per acre: \$508,750
- b. improvements: \$26,250
- c. market data approach used, three comparable sales cited
- d. adjusted value range: \$3,923 to \$5,030 per acre

Appraisal Review: Ronald Olson – August 18, 2008

RECOMMENDED:

 Richard E. Steffes

6-2-10

 Date

 Bureau of Legal Services

6-2-10

 Date

 Laurie Osterndorf

6/2/10

 Date

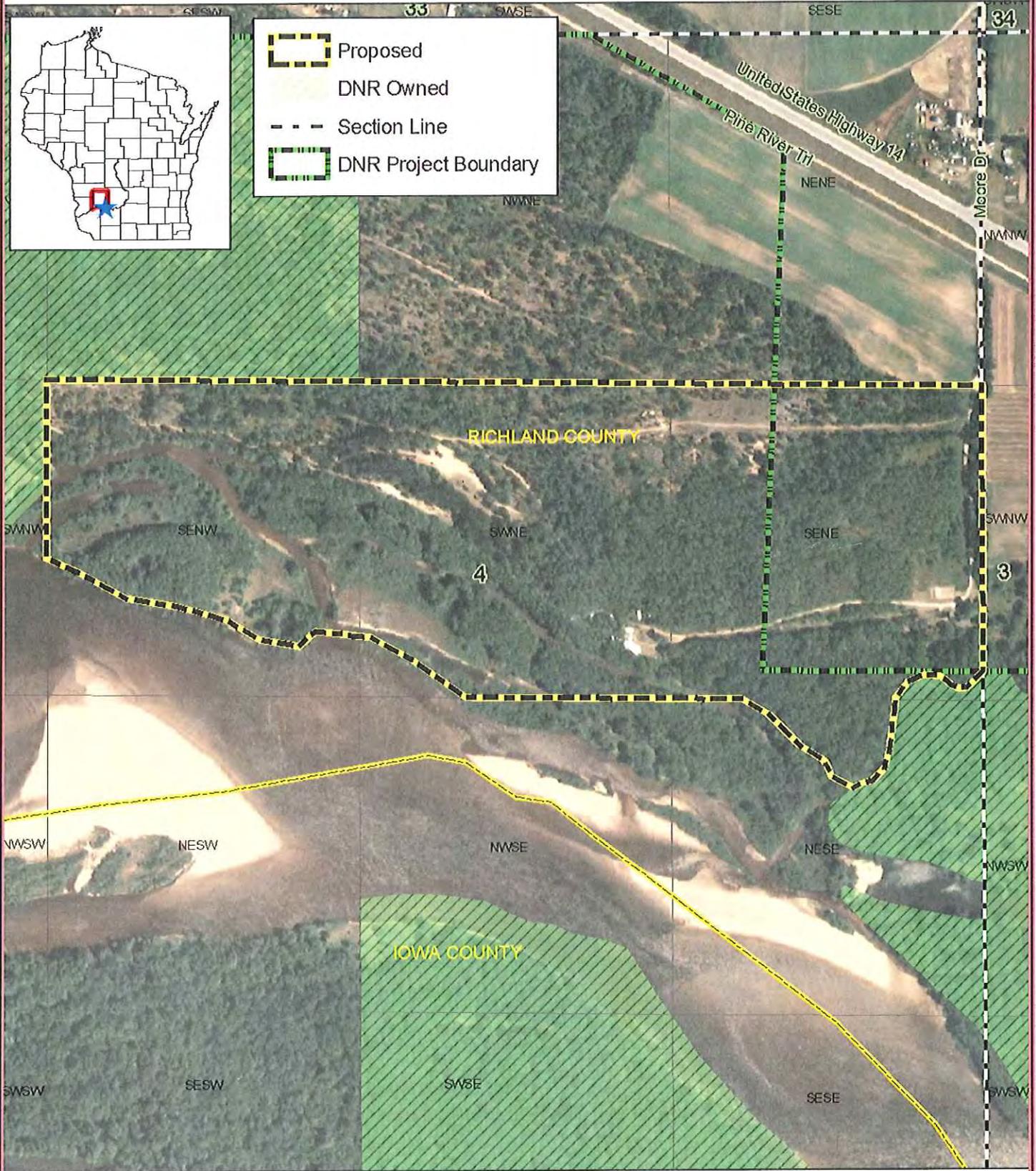
RES:ch/dv

The Conservation Fund

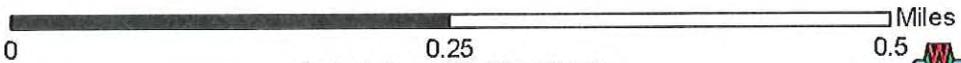
T8N R2E Sec. 4, Richland County, WI



	Proposed
	DNR Owned
	Section Line
	DNR Project Boundary



PROPOSED
WR 70021
 Lower Wisconsin
 State Riverway



Created by Bureau of Facilities and Lands
 Real Estate Section
 June 30, 2009



