

SUBJECT: LAND ACQUISITION – STATEWIDE NATURAL AREA – SAUK COUNTY

FOR: JUNE 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 40.0 acres of land from Tye Gribb for \$200,000 for the Statewide Natural Area program in Sauk County. The item is being submitted because the purchase price is more than \$150,000.

The property is within the Lower Narrows State Natural Area project boundary and it abuts state owned land on three sides. It is all woodland with several unique steep rock outcrops. Department ownership will provide opportunities for public recreation, will consolidate department ownership and prevent incompatible development in the area.

The Lower Narrows was designated a State Natural Area in 2006. Its boundary includes some very scenic and unique, nationally significant geological features of the Baraboo Range, and the project is an important educational tool that helps explain the glacial history of the area. Stretching about 900 feet wide and 230 feet high, the Narrows represents a historic break in the Baraboo Range through which the Baraboo River now flows. Historically, the Narrows was probably cut by a pre-glacial river before the last ice age some 12,000 years ago. Although most of the gorge is Precambrian Baraboo quartzite, part of the bluff is composed of rhyolite, and here one can see the vertical stratification in the Baraboo quartzite and also see the under laying volcanic rhyolite. The area is quite scenic and supports several rare and uncommon species including maidenhair spleenwort, shadowy goldenrod, violet bush-clover, and prairie fame flower. Along the west flank of the Narrows is a southern dry-mesic forest dominated by red oak, white oak, and basswood. Plans are to maintain southern dry-mesic forest and to restore other parts to oak savanna, oak woodland, and bedrock glade habitat. The ground flora contains numerous showy spring-blooming wildflowers including Dutchman’s-breeches, rue anemone, wild geranium, bloodroot, shooting star, and large-flowered bellwort. Other species include common ninebark, red elder, wild columbine, maidenhair fern, white baneberry, and black snakeroot.

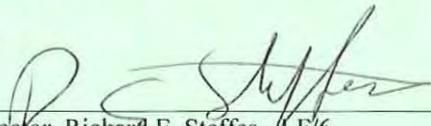
Purchase of this 40-acre property will help protect the scenic resources within Lower Narrows State Natural Area, provide management access to the top of the bluff, provide for invasive species management and provide for research, education and public recreation use.

RECOMMENDATION: That the Board approve the purchase of 40-acres for \$200,000.00 for the Statewide Natural Area in Sauk County.

LIST OF ATTACHED MATERIALS:

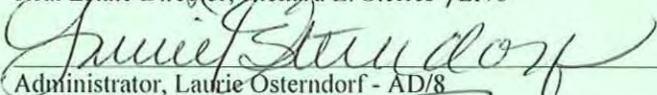
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input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

APPROVED:



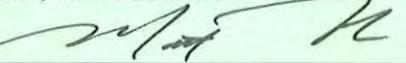
Real Estate Director, Richard E. Steffes - LF/6

5-10-10
Date



Administrator, Laurie Osterndorf - AD/8

5/11/10
Date



Secretary, Matthew J. Frank - AD/8

6-7-10
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: May 10, 2010

TO: Governor Doyle

FROM: Matthew J. Evans *MJE*

SUBJECT: Proposed Land Acquisition, Gribb Tract, File # NA 20047,
Option Expires August 18, 2010

FILE REF: NA 20047

1. PARCEL DESCRIPTION:

Statewide Natural Area Program
Sauk County

Grantor:

Tye Gribb
3737 Hillcrest Drive
Madison, WI 53705

Acres: 40.0Price: \$200,000.00Appraised Value: \$200,000 and \$220,000Interest: Fee Title PurchaseImprovements: None

Location: The property is located in Sauk County five miles northeast the City of Baraboo in the Town of Fairfield.

Land Description: The subject land is steep and rolling with rock cliffs.

Covertypes Breakdown:

Type:

Acreage:

Upland Woodland

40.0

Zoning: AgriculturalPresent Use: RecreationProposed Use: Resource Protection and Public RecreationTenure: 10 yearsProperty Taxes: 397.88 (MFL)Option Date: April 20, 2010

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 obtained an option to acquire a 40-acre parcel from Tye Gribb in Sauk County in the Town of Fairfield. The property is within the Lower Narrows State Natural Area project boundary and it abuts state-owned land on three sides. It is all woodland with several unique steep rock outcrops. Department ownership will provide opportunities for public recreation, consolidate Department ownership and prevent incompatible development in the area.

The Lower Narrows was designated a State Natural Area in 2006. Its boundary includes some very scenic and unique, nationally significant geological features of the Baraboo Range, and the project is an important educational tool that helps explain the glacial history of the area. Stretching about 900 feet wide and

230 feet high, the Narrows represents a historic break in the Baraboo Range through which the Baraboo River now flows. Historically, the Narrows was probably cut by a pre-glacial river before the last ice age some 12,000 years ago. Although most of the gorge is Precambrian Baraboo quartzite, part of the bluff is composed of rhyolite, and here one can see the vertical stratification in the Baraboo quartzite and also see the under laying volcanic rhyolite. The area is quite scenic and supports several rare and uncommon species including maidenhair spleenwort, shadowy goldenrod, violet bush-clover, and prairie fame flower. Along the west flank of the Narrows is a southern dry-mesic forest dominated by red oak, white oak, and basswood. Plans are to maintain southern dry-mesic forest and to restore other parts to oak savanna, oak woodland, and bedrock glade habitat. The ground flora contains numerous showy spring-blooming wildflowers including Dutchman's-breeches, rue anemone, wild geranium, bloodroot, shooting star, and large-flowered bellwort. Other species include common ninebark, red elder, wild columbine, maidenhair fern, white baneberry, and black snakeroot.

Purchase of this 40-acre property is recommended to prevent development that is incompatible with the goals of the project, to protect the scenic resources within Lower Narrows State Natural Area, to provide management access to the top of the bluff, to provide for invasive species management, and to provide for research, education and public recreation use.

3. FINANCING:

State Stewardship Natural Areas (FY11) bond funds are anticipated:

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

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA PROGRAM:

Established: 1972
Acres Purchased to Date: 44,443.69
Acquisition Goal: 41,000.00 Acres
Percent Complete: 108.40%
Cost to Date: \$24,201,777.30

5a. APPRAISAL:

Appraiser: Paul Scott
Valuation Date: September 24, 2009
Opinion of Value: \$200,000.00*
Highest and Best Use: Rural residential – one home site

Allocation of Values:

- a. land: 40.00 acres @ \$5,000.00 per acre: \$200,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$4,653.00 to \$5,310.00 per acre

*Comment: The Reviewer completed an Opinion of Value using the comparable sales in the Hanks appraisal and established the value at \$5,000/acre or \$200,000 for the subject parcel. He recommends applying a downward adjustment because of the steep terrain and geological features attributed to the subject property. Home construction on the subject would be more expensive for septic systems, wells, and foundation installation. In addition, the property may need to be withdrawn from the MFL program with requirement of a surrender penalty payment.

5b. APPRAISAL:

Appraiser: Julie Hanks
Valuation Date: April 7, 2009
Appraised Value: \$220,000.00
Highest and Best Use: Rural residential; one homesite

Allocation of Values:

- a. land: 40.0 acres @ \$5,500.00 per acre: \$220,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$4,855.00 to \$5,633.00 per acre

Appraisal Review: Paul Scott – September 24, 2009

RECOMMENDED:


Richard E. Steffes

5-10-10
Date


Bureau of Legal Services

5-11-10
Date

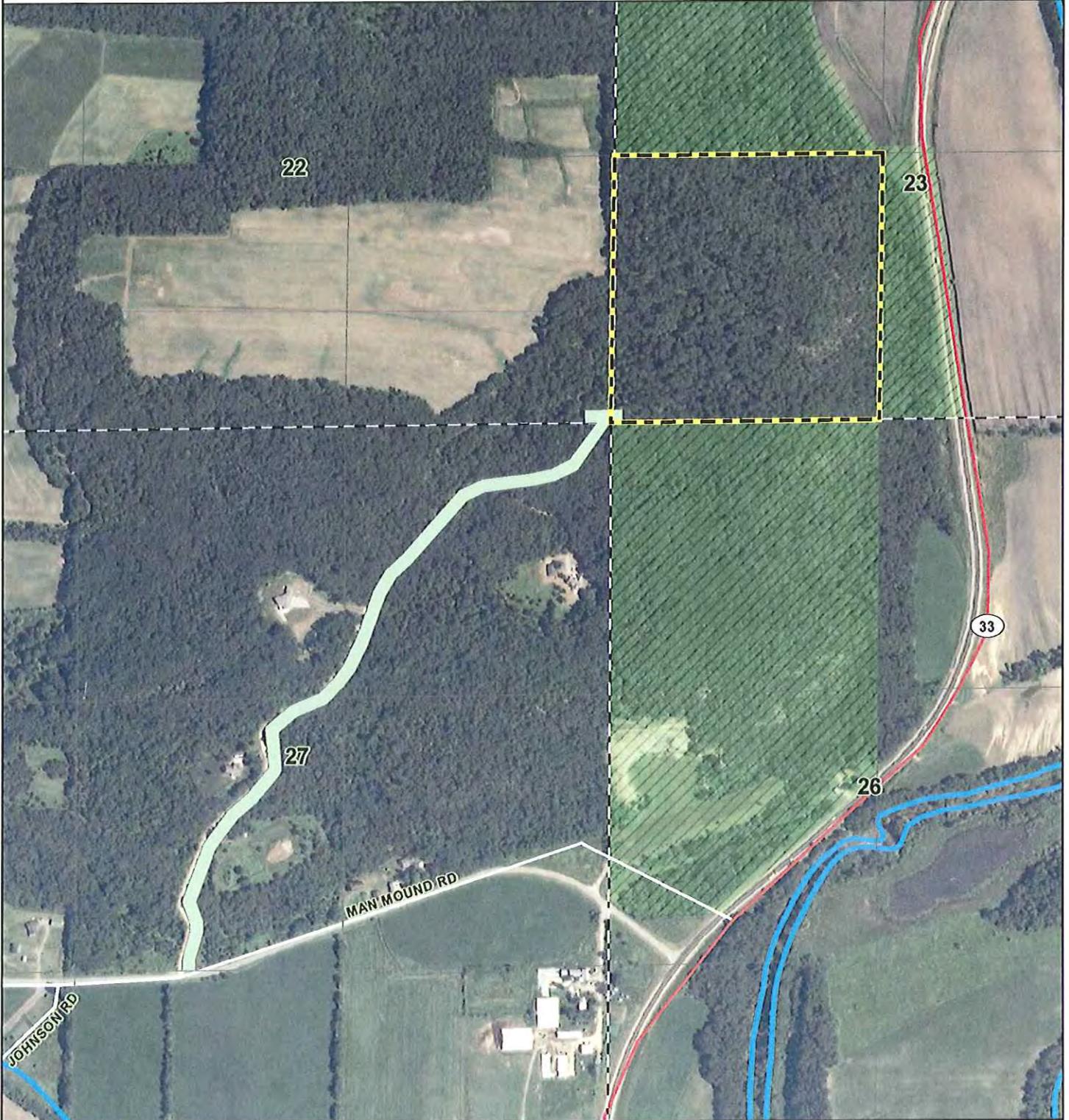

Laurie Osterndorf

5/11/10
Date

RES:ch

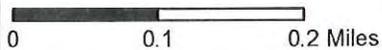
Tye Gribb Parcel

T12N R7E Sections 22, 23, 27, Town of Fairfield, Sauk County, WI (40.00 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- ▨ DNR Project Boundary
- ▨ County Boundary
- ▨ DNR Eased
- ▨ DNR Owned



Subject Property

NA 20047

Statewide Natural Area

- ▨ Fee Simple
- ▨ Easement
- ▨ Ingress/Egress

State of Wisconsin

May 4, 2010
Real Estate Section
Bureau of Facilities and Lands

Use Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.

Tye Gribb Parcel NA 20047

Statewide Natural Area

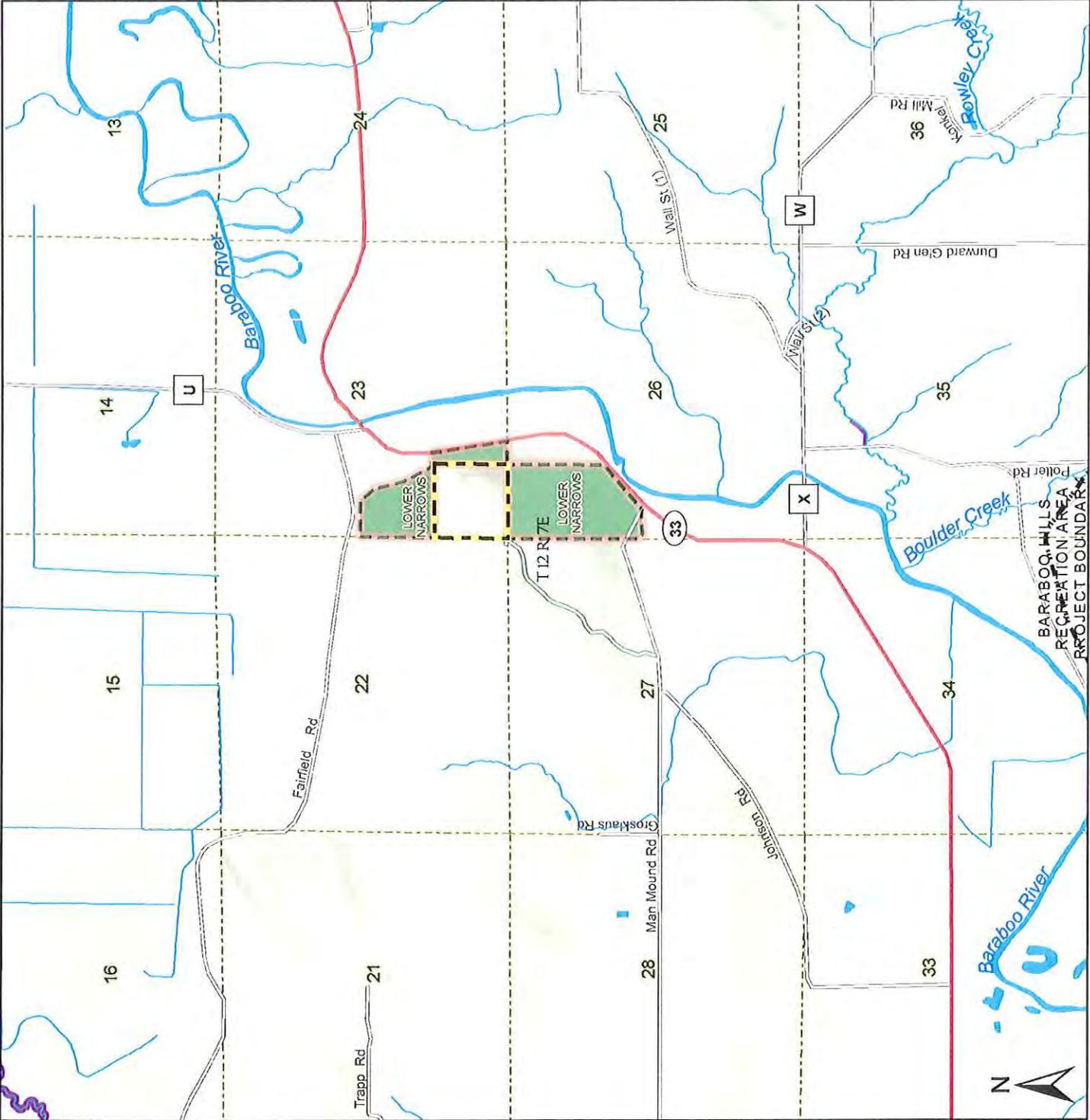
T12N R7E Section 22, 23, 27
Town of Fairfield
Sauk County, WI
(40.00 Acres)

Subject Property

-  Fee Simple
-  Easement
-  Ingress/Egress

Legend

-  PLSS Section Line
-  DNR Project Boundary
-  DNR Owned
-  DNR Easement
-  County Boundary
-  State Natural Area



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 dataset 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 dataset 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/pwrc/srvc/centraloffices.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.