

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – LOWER WISCONSIN STATE RIVERWAY – IOWA COUNTY

FOR: MAY 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 48 acres of land from Anita Wilkins Trust for \$216,000 for the Lower Wisconsin State Riverway in Iowa County. The item is being submitted because the purchase price is over \$150,000.

The parcel is located in the Town of Wyoming in Iowa County about four miles southwest of Spring Green. The parcel is bordered on the south by state-owned lands. All but 10 acres of this parcel is located within the riverway project boundary. The parcel includes an upland wooded ridge visible from the river and has a large grassy open area. If acquired, it will be an important access point to department-owned lands that are further from CTH C. Acquisition of the parcel will significantly improve access to riverway property, protect the scenic and natural values of the area, and provide new opportunities for public recreation and habitat management.

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 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 Wilkins Trust parcel will provide opportunities for public recreation, habitat management, improved access to existing department-owned lands and will preserve the natural scenic values of the Lower Wisconsin State Riverway.

RECOMMENDATION: That the Board approve the purchase of 48 acres of land for \$216,000 for the Lower Wisconsin State Riverway in Iowa County and modification of the project boundary to include the entire parcel.

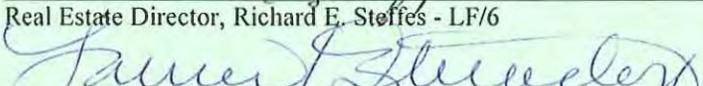
LIST OF ATTACHED MATERIALS:

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

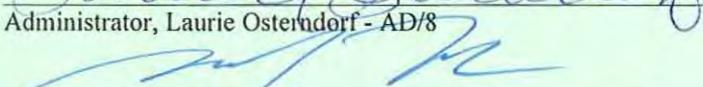
APPROVED:



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



Administrator, Laurie Osterndorf - AD/8



Secretary, Matthew J. Frank - AD/8

3-30-10

Date

3/31/10

Date

5/3/10

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: March 30, 2010
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, Wilkins Trust Tract, File # WR 70030,
 Option Expires August 1, 2010

FILE REF: WR 70030

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
 Iowa County

Grantor:

Anita Wilkins Trust
 c/o Robert Arcese
 P.O. Box 2278
 Kirkland, WA 98083

Acres: 48
Price: \$216,000
Appraised Value: \$216,000
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Iowa County about four miles southwest of Spring Green in the Town of Wyoming.

Land Description: The subject land is high and rolling.

<u>Covertyp</u> e Breakdown:	Type:	Acreage:
	Upland Woodland	32
	Grassland	16
	TOTAL:	48

Zoning: Agricultural
Present Use: Recreational
Proposed Use: Public outdoor recreational and natural resource protection
Tenure: 30 years
Property Taxes: \$2,345
Option Date: January 26, 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 proposes to purchase the 48-acre Anita R. Wilkins Trust property that is located in the Town of Wyoming in Iowa County about four miles southwest of Spring Green for the Lower Wisconsin State Riverway project area. The parcel is bordered on the south by state-owned lands. All but 10 acres of this parcel is located within the riverway project boundary. The parcel includes an upland wooded ridge visible from the river and has a large grassy open area. If acquired, it will be an important access point to department-owned lands that are further from CTH C. Acquisition of the parcel will significantly improve access to riverway property, protect the scenic and natural values of the area, and provide new opportunities for public recreation and habitat management.



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 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 Wilkins Trust parcel to provide opportunities for public recreation, habitat management, improved access to existing department-owned lands, and will preserve the natural scenic values of the Lower Wisconsin State Riverway. If acquired, the Department will incorporate the 10 acres into the project boundary.

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: 49,341.92
Acquisition Goal: 78,855.00 Acres
Percent Complete: 62.57%
Cost to Date: \$24,617,069.06

5. APPRAISAL:

Appraiser: Greg Delwiche
Valuation Date: June 16, 2009
Appraised Value: \$216,000.00
Highest and Best Use: Rural Residential/Recreational

Allocation of Values:

- a. land: 48 acres @ \$4,500.00 per acre: \$216,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$4,159.00 to \$5,000.00 per acre

Appraisal Review: Paul Scott - November 25, 2009

RECOMMENDED:


Richard E. Steffes

3-30-10
Date


Bureau of Legal Services

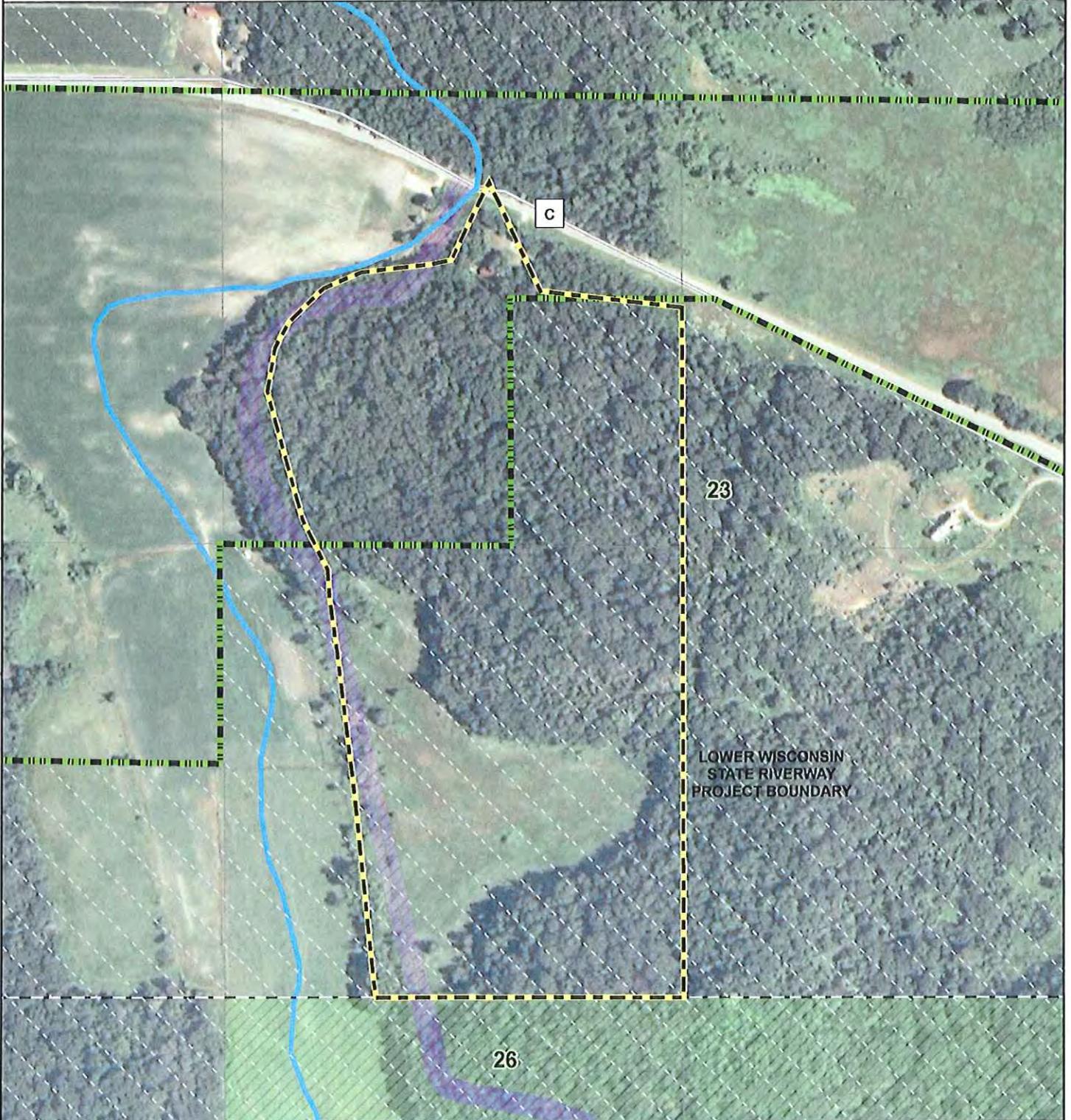
3-31-10
Date

Laurie Osterndorf

Date

Anita R. Wilkins Trust Parcel

T8N R3E Section 23, Town of Wyoming, Iowa County, WI (48.00 Acres)



Legend

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

0 0.0250.05 Miles

Subject Property

WR 70030

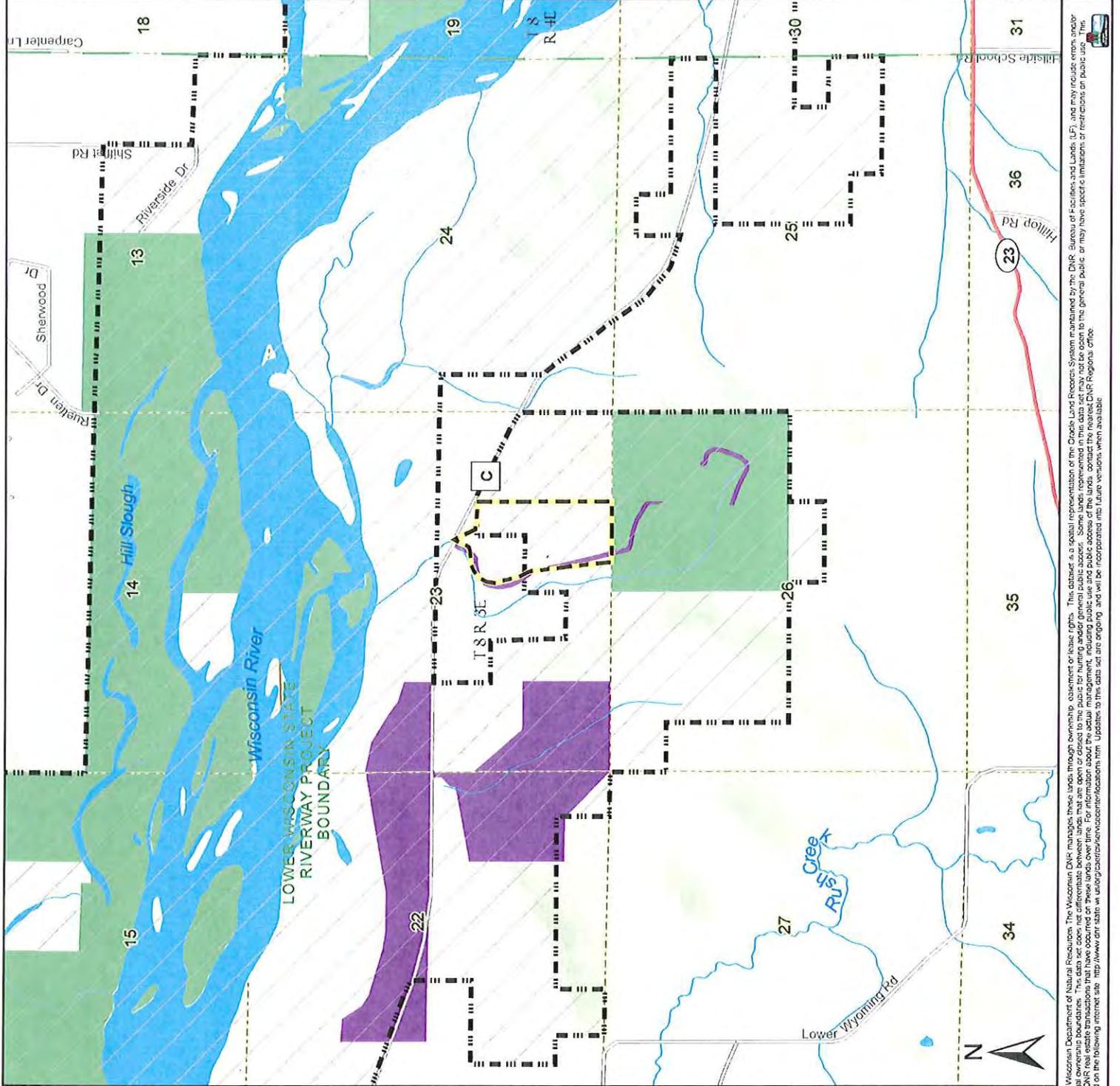
Lower Wisconsin State Riverway

- ▨ Fee Simple
- ▩ Easement
- Ingress/Egress

State of Wisconsin

February 11, 2010
Real Estate Section
Bureau of Facilities and Lands

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Anita R. Wilkins Trust Parcel

WR 70030

Lower Wisconsin State Riverway

T8N R3E Section 23
Town of Wyoming
Iowa County, WI
(48.00 Acres)

Subject Property

- Fee Simple
- Easement
- Ingress/Egress

Legend

- PLSS Section Line
- DNR Project Boundary
- DNR Owned
- DNR Easement
- County Boundary



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. This dataset should not be used for legal purposes. The 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 reviewed for accuracy by the Wisconsin Department of Natural Resources. Updates to this data set are ongoing, and will be incorporated into future versions when available. Contact information for DNR Regional Office and Service Centers is provided on the following internet site: <http://www.dnr.state.wi.us/geospatial/subjectproperties.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.