

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

FOR: JUNE 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 117.8 acres of land from Lake Wisconsin Land Company, Inc. for \$294,500 for the Lower Wisconsin Riverway in Iowa County. The item is being submitted because the purchase price exceeds \$150,000 and approximately 78 acres of the parcel are outside of the project boundary.

The Lake Wisconsin Land Company parcel is located in northeastern Iowa County, one mile east of Arena and 21 miles west of Madison. The property is a mix of wetland, grassland, and floodplain forest. The parcel includes 5,280 feet of Blue Mounds Creek and 660 feet of Black Earth Creek. The land is proposed for acquisition to protect the scenic and natural values of the tract and preserve them for future generations, to provide opportunities for public recreation, and to allow natural resource management of the land.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between them, to protect scenic lands along the river and to meet recreational needs. A cooperative effort between citizens, environmental groups, elected officials and the DNR ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

The subject 117.8 acres is part of a larger 194-acre ownership. Public access to the parcel is available from State Highway 14, which borders the property on the south for a distance of 600 feet. Black Earth Creek and Blue Mounds Creek join within this property then flow about one mile downstream to the Wisconsin River. Both of these creeks are classified as trout streams, although the portions contained within this parcel are warm water fisheries. If acquired, this property is expected to be very popular for fishing and hunting. The creeks are navigable and it is also possible to canoe through the property to the Wisconsin River. Purchase of this property will complement nearby public lands along the Wisconsin River and provide new opportunities for fishing on both Black Earth and Blue Mounds Creeks.


The Department recommends purchase of the 117.8-acre Lake Wisconsin Land Company parcel as well as expanding the Lower Wisconsin Riverway project boundary by 78 acres to accommodate this ownership. Acquisition will provide opportunities for public recreation, allow natural resource management, consolidate state ownership, prevent development incompatible with the goals of the project, and preserve the natural scenic conditions of the Lower Wisconsin Riverway.

RECOMMENDATION: That the Board approve the purchase of 117.8-acres of land for \$294,500 for the Lower Wisconsin State Riverway in Iowa County and approve the addition of 78 acres to the project boundary.

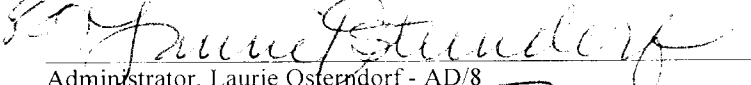
LIST OF ATTACHED MATERIALS:

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

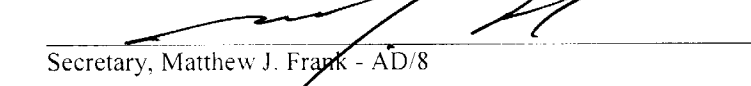
APPROVED:


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

5-15-08
Date


Administrator, Laurie Osterndorf - AD/8

5/19/08
Date


Secretary, Matthew J. Frank - AD/8

6/9/08
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: May 9, 2008 FILE REF: WR-624

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition. Lake Wisconsin Land Company, Inc. Tract, File # WR-624.
Approval is Requested by July 25, 2008

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Grant County

Grantor:

Lake Wisconsin Land Company, Inc.
c/o Jason Kratochwill
Keller Williams Realty
3 Point Place, Suite 100
Madison, WI 53719

Acres: 117.8*Price: \$294,500*Appraised Value: \$306,800**Interest: Purchase in fee.Improvements: None

*Comments: Acres and purchase price are subject to survey. Acres will be multiplied by the appraised value per acre, \$2,500, to determine the purchase price.

Location: The property is located in northern Iowa County approximately one mile east of the Village of Arena.

Land Description: The subject land is primarily level with some gently rolling areas.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Lowland Woods	66.0
	Wetland	49.8
	Water	2.0
	TOTAL:	117.8

Zoning: Agriculture/FloodplainPresent Use: Agriculture (Pasture) and RecreationProposed Use: Resource Protection and Public RecreationTenure: 2 years (Grantor purchased 194-acre larger parcel with improvements for \$644,000.)Property Taxes: \$1,390 (2006)Option Date: December 12, 2007

Stewardship Land Access: The property will be open to hunting, fishing, trapping and other nature-based outdoor recreation.

2. JUSTIFICATION:

The 117.8-acre Lake Wisconsin Land Company, Inc. property, located on the northern portion of Iowa County about one mile east of the Village of Arena, is recommended for purchase for the Lower Wisconsin State Riverway. About 78 acres, the southern portion of the property, are outside the project

boundary, but are very important in terms of protecting the water quality and providing public access to the Blue Mounds Creek and Black Earth fisheries.

The Lake Wisconsin Land Company parcel is located in northeastern Iowa County, one mile east of Arena and 21 miles west of Madison. The property is a mix of wetland, grassland, and floodplain forest. The parcel includes 5,280 feet of Blue Mounds Creek and 660 feet of Black Earth Creek. The land is proposed for acquisition to protect the scenic and natural values of the tract and preserve them for future generations, to provide opportunities for public recreation, and to allow natural resource management of the land.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between them, to protect scenic lands along the river and to meet recreational needs. A cooperative effort between citizens, environmental groups, elected officials and the DNR ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

The subject 117.8-acre is part of a larger 194 acre ownership consisting of a house, barn, silo, several storage buildings, pasture, wetlands, and lowland hardwoods. This 194 property was acquired in October of 2005 by the Lake Wisconsin Land Company, Inc. and is currently listed for sale with a realtor. Public access to the parcel is available from State Highway 14, which borders the property on the south. Black Earth Creek and Blue Mounds Creek join within this property, then flow about one mile downstream to the Wisconsin River. Both of these creeks are classified as trout streams, although the portions contained within this parcel are warm water fisheries.

If acquired, this property is expected to be very popular for fishing and hunting. The creeks are navigable, as it is possible to canoe through the property to the Wisconsin River. Purchase of this property will complement nearby public lands along the Wisconsin River and provide new opportunities for fishing on both Black Earth and Blue Mounds Creeks. The Department recommends purchase of the 117.8-acre Lake Wisconsin Land Company parcel as well as expanding the Lower Wisconsin Riverway project boundary by 78 acres to accommodate this property. Acquisition will provide opportunities for public recreation, allow natural resource management, consolidate state ownership, prevent development incompatible with the goals of the project, and preserve the natural scenic conditions of the Lower Wisconsin Riverway.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,705,400

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 47,842.10 Acres
Acquisition Goal: 78,855 Acres
Percent Complete: 61%
Cost to Date: \$21,727,343.48

5. APPRAISAL:

Appraiser: Michael Stone (Private Appraiser)
Valuation Date: September 17, 2007
Appraised Value: \$306,800**
Highest and Best Use: Outdoor Recreation

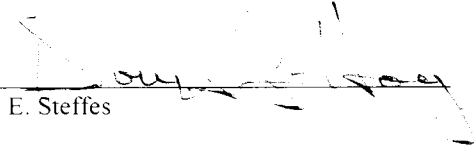
Allocation of Values:

- a. land: 118 acres @ \$2,600 per acre: \$306,800
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,836 to \$3,146 per acre

Appraisal Review: Ron Olson – October 4, 2007

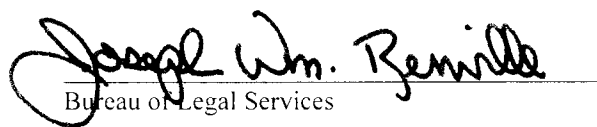
****Comments:** Based on the opinion of the Review Appraiser and the market conditions express in the appraisal, a value of \$2,500/acre was administratively established as the appraised market value, thus, creating a purchase price of \$294,500 for the approximately 117.8-acre parcel.

RECOMMENDED:



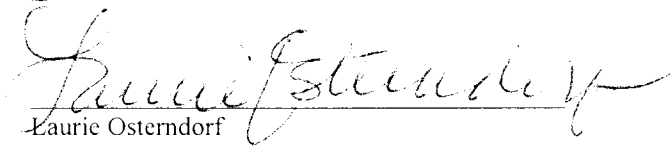
 Richard E. Steffes

5-19-08
 Date



 Bureau of Legal Services

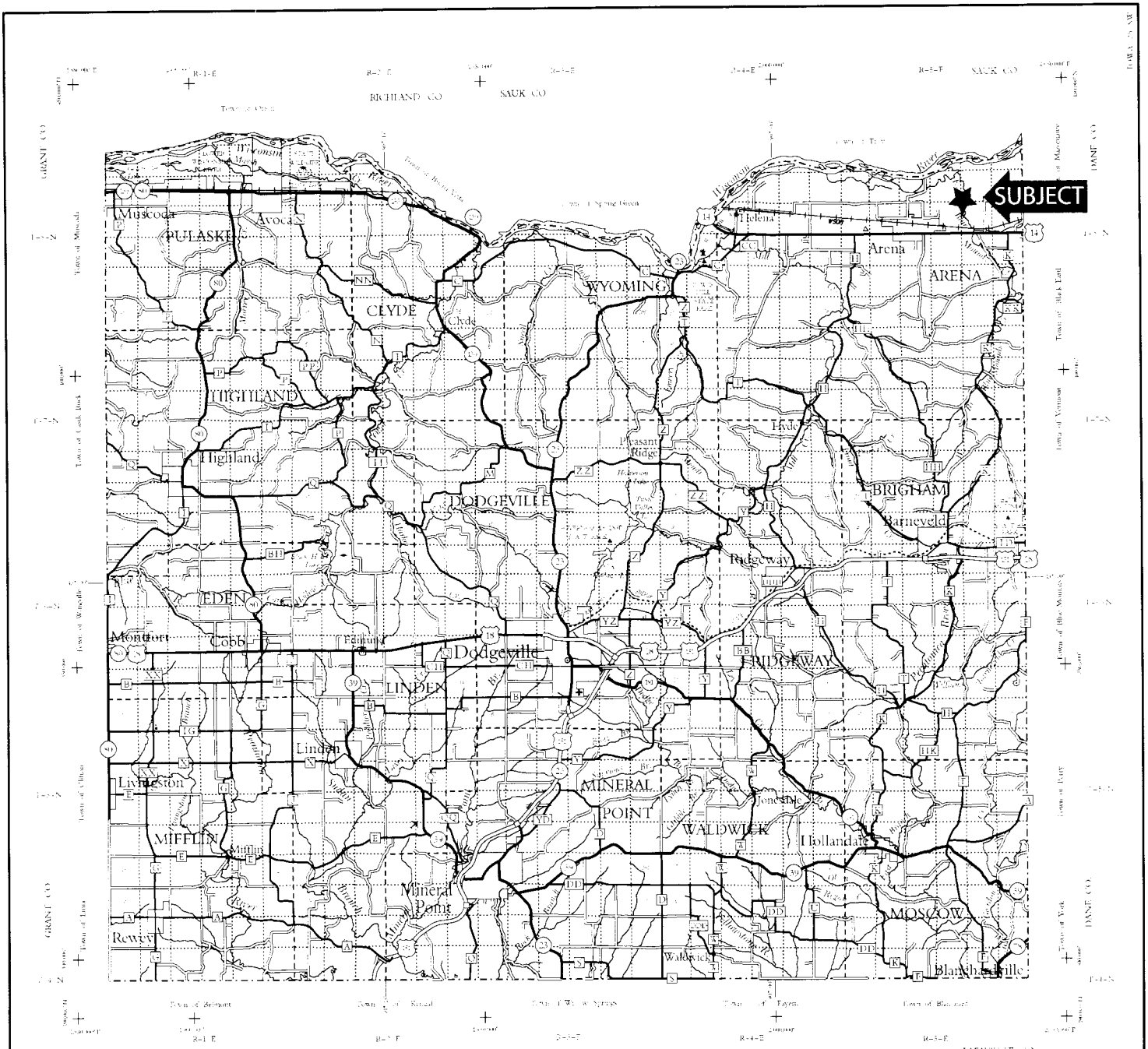
5/15/08
 Date



 Laurie Osterndorf

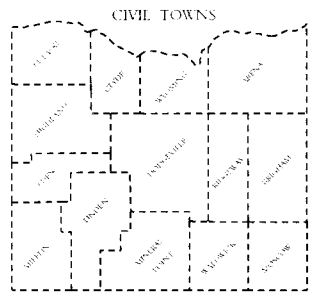
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RES:ch



LAFAYETTE CO. LAFAYETTE CO.

- LEGEND**
- Freeway
 - Multi-lane Divided
 - US or State Hwy
 - County Trunk Hwy
 - Town Rd
 - Fireline
 - Railroad
 - State Trail
 - Interchange
 - Highway Separation
 - Interstate Highway No.
 - US Highway No.
 - State Highway No.
 - County Road or Local
 - State Boundary
 - County Boundary
 - Section Line
 - City
 - Village
 - Schools
 - Airport
 - County Seat
 - Unincorporated Place
 - Fish Hatchery
 - Gate Farm
 - Public Land or Fish Park
 - Public Camp & Picnic Park
 - Ranger Station
 - State Park
 - County Park
 - Res. Area
 - Wayside



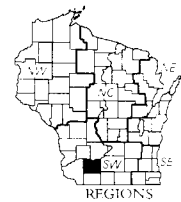
SECTION NUMBERING OF A TOWNSHIP

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

STATES OF HIGHWAY

STATE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
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• For boundaries of public lands and National Forests, please contact the Department of Natural Resources.
 + Grid based on the state plane of Illinois, Wisconsin and Iowa and the NAD 83.



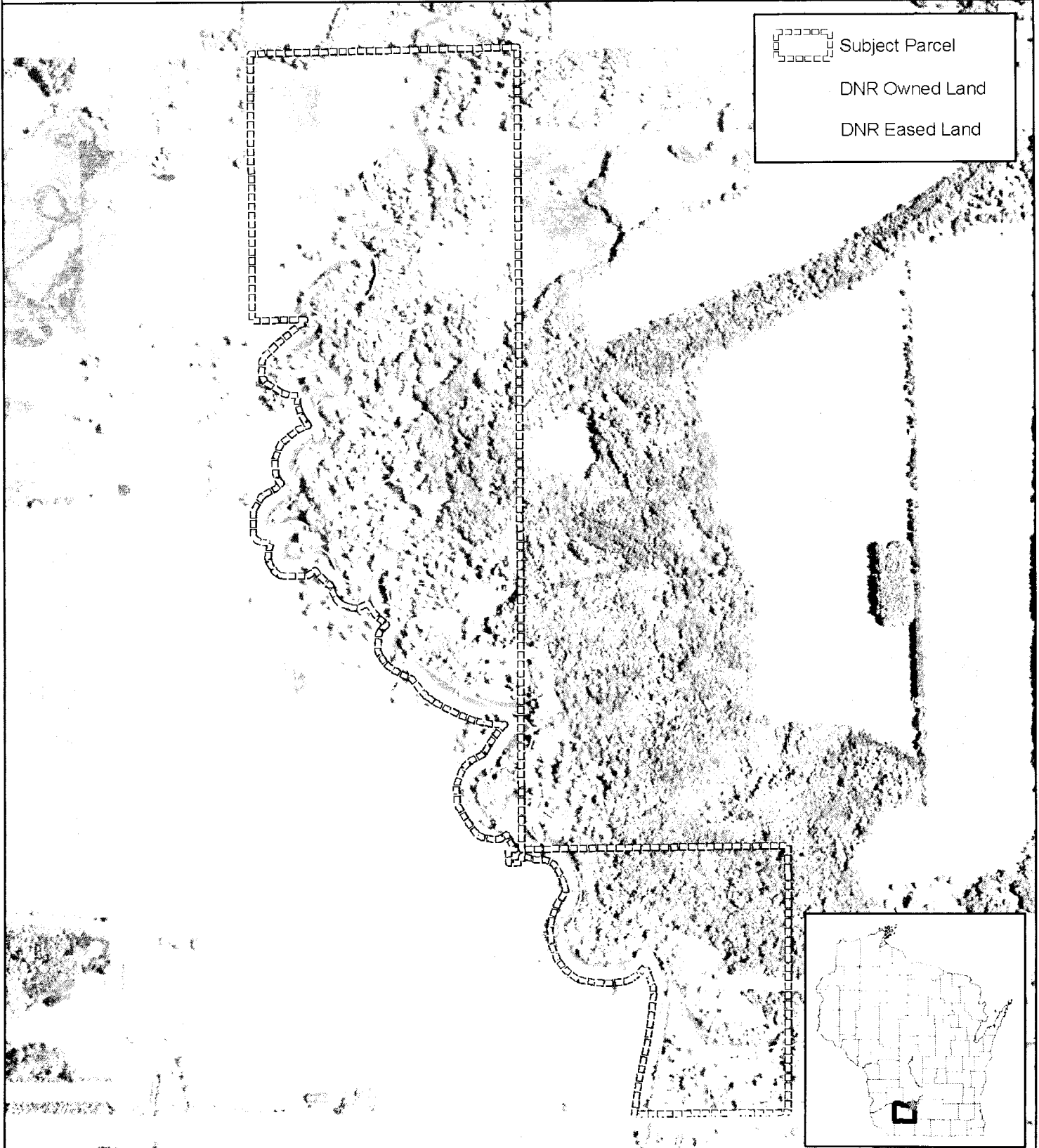
IOWA CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OF WISCONSIN
 DIVISION OF HIGHWAYS
 1:25,000
 1998
 2000
 2002
 2004
 2006
 2008
 2010
 2012
 2014
 2016
 2018
 2020

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for a hard copy of this document.**

Lake Wisconsin Land Co Property

T 8N R 5E Section 14, Town of Arena, Iowa County



Created by Bureau of Facilities and Lands
Real Estate Section
December 21, 2007



