

SUBJECT: LAND ACQUISITION – LOWER WISCONSIN STATE RIVERWAY– SAUK COUNTY

FOR: MAY 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 220.98 acres of land from Frederick Wyttenbach for \$508,254.00 for the Lower Wisconsin State Riverway in Sauk County. The item is being submitted because purchase price exceeds \$150,000.

The Department proposes to purchase 220.98 acres from Mr. Wyttenbach for the Lower Wisconsin State Riverway project. The parcel adjoins state-owned lands along one side and provides access to a 20-acre state-owned parcel, which to date has only been accessible via the river. The parcel includes 2,700 feet of frontage along a side channel of the Wisconsin River. The property is open pasture and bottomland hardwoods. It is located 2.5 miles southwest of Sauk City/Prairie du Sac and 35 miles northwest of Madison. 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.

The Lower Wisconsin State Riverway project area 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 Lower Wisconsin State Riverway 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 220.98-acre parcel will provide opportunities for public recreation, allow natural resource management, consolidate state ownership and preserve the natural condition of the Lower Wisconsin State Riverway project area.

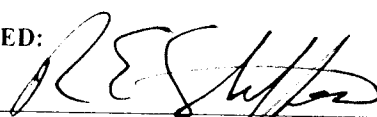
RECOMMENDATION: That the Board approve the purchase of 220.98 acres of land for \$508,254.00 for the Lower Wisconsin State Riverway in Sauk County.

LIST OF ATTACHED MATERIALS:

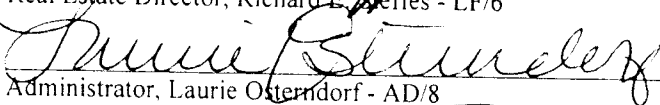
- No Fiscal Estimate Required
- No Environmental Assessment of Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attached

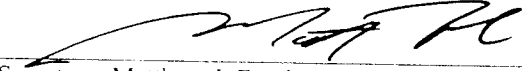
APPROVED:



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



Administrator, Laurie Osterndorf - AD/8



Secretary, Matthew J. Frank - AD/8

4-20-09

Date


4/29/09

Date

5-14-09

Date

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

DATE: April 20, 2009 FILE REF: WR 70018
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Frederick J. Wytttenbach Tract, File # WR 70018,
 Option Expires June 24, 2009

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
 Sauk County

Grantor:

Frederick Wytttenbach
 E10941 River Road
 Sauk City, WI 53583

Acres: 220.98Price: \$508,254.00*Appraised Value: \$507,600.00 and \$464,000Interest: Fee title purchaseImprovements: None

*Comments: \$2,300/acre was the best-negotiated price for the 220.98 acres, totaling \$508,254.

Location: The property is located 14 miles southwest of the City of Baraboo.

Land Description: The subject land is level with some lowland depressions

<u>Covertime Breakdown:</u>	Type:	Acreage:
	Lowland/Woodland	110.00
	Grass/Pasture	<u>110.98</u>
	TOTAL:	220.98

Zoning: FloodplainPresent Use: Recreation and PastureProposed Use: Scenic Riverway Protection and Public RecreationTenure: In family for 45 yearsProperty Taxes: \$360.18 (use value assessment)Option Date: February 24, 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 proposes to purchase 220.98 acres from Frederick Wytttenbach in the Town of Prairie du Sac in Sauk County for the Lower Wisconsin State Riverway project. It falls completely within the project boundary. The parcel adjoins state-owned lands along one side and provides access to a 20-acre state-owned parcel, which to date has only been accessible via the river. It is also within one mile of department ownership on the west and northeast sides. The parcel includes 2,700 feet of frontage along a side channel of the Wisconsin River. The property is open pasture and bottomland hardwoods. It is located

2.5 miles southwest of Sauk City/Prairie du Sac and 35 miles northwest of Madison. 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.

The Lower Wisconsin State Riverway project area 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 Lower Wisconsin State Riverway project area are to protect scenic lands along the river, enhance wildlife habitat and to 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 220.98-acre parcel to 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 condition of the Lower Wisconsin State Riverway project area.

3. FINANCING:

State Stewardship bond funds are anticipated (FY10):

Funds allotted to program:	Balance after proposed transaction:
\$2,500,000	\$1,991,746

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 48,351.31
Acquisition Goal: 78,855.00
Percent Complete: 61.32%
Cost to Date: \$22,644,843.48

5a. APPRAISAL:

Appraiser: Mark Mitchell
Valuation Date: January 27, 2008
Appraised Value: \$507,600.00
Highest and Best Use: Recreational with limited rental income

Allocation of Values:

- a. land: 220.98 acres @ \$2,297.04 per acre: \$507,600.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,568.00 to \$2,297.00 per acre

Appraisal Review: Ronald Olson – March 13, 2008

5b. APPRAISAL:

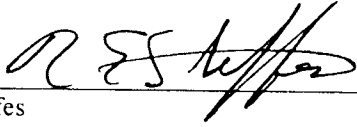
Appraiser: Michael Stone
Valuation Date: February 22, 2008
Appraised Value: \$464,000.00
Highest and Best Use: Recreational with limited rental income

Allocation of Values:

- a. land: 220.98 acres @ \$2,100 per acre: \$507,600.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$1,859 to \$2,608.00 per acre

Appraisal Review: Ronald Olson - March 13, 2008

RECOMMENDED:


Richard E. Steffes

4-20-09
Date

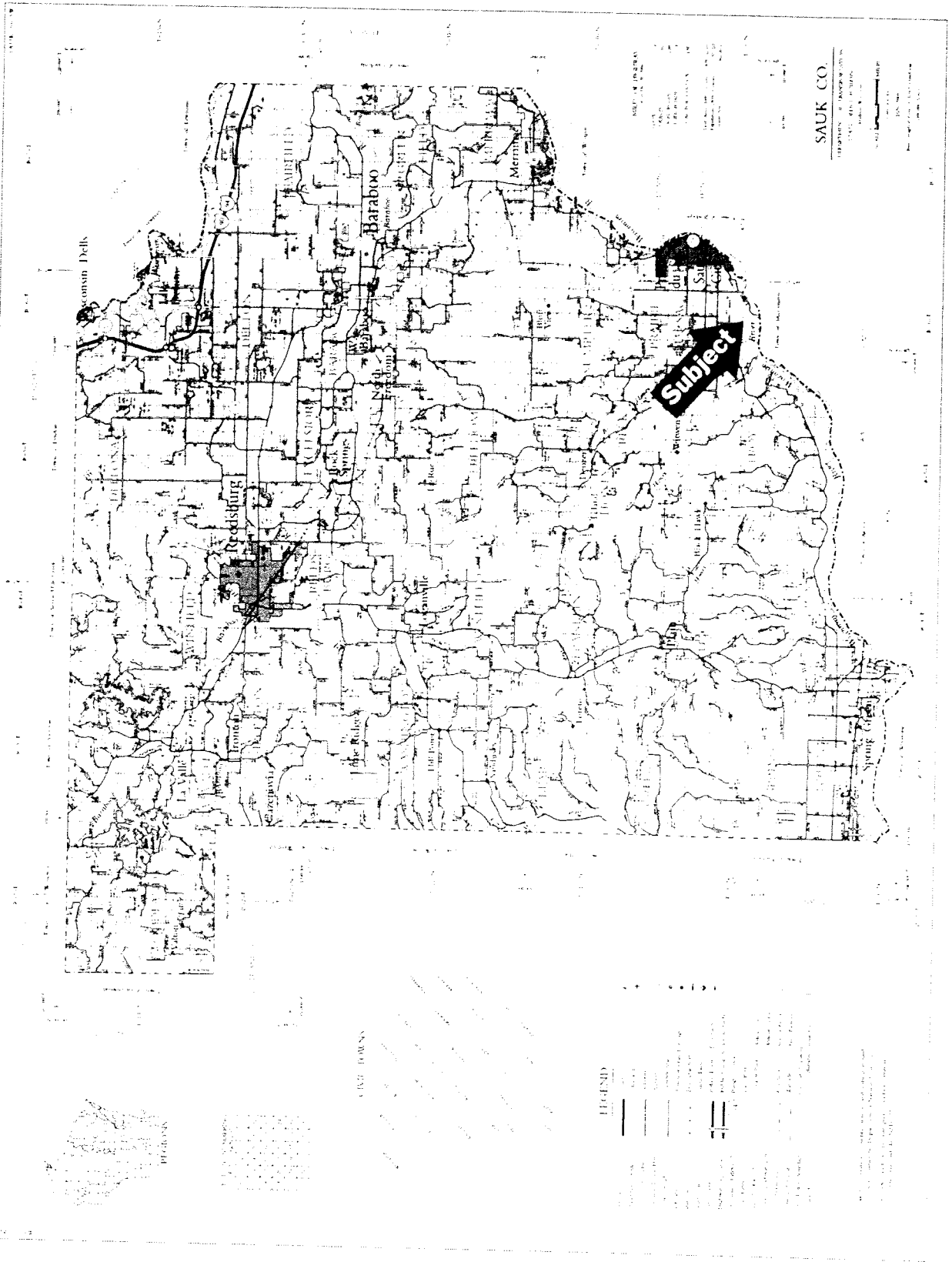

Bureau of Legal Services

4/20/09
Date


Laurie Osterdorf

4/29/09
Date

RES:ch



SAUK CO

Subject

LEGEND

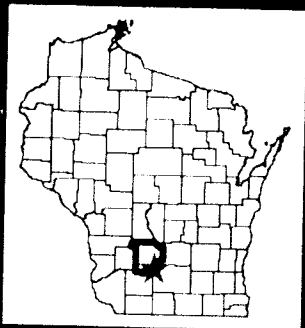
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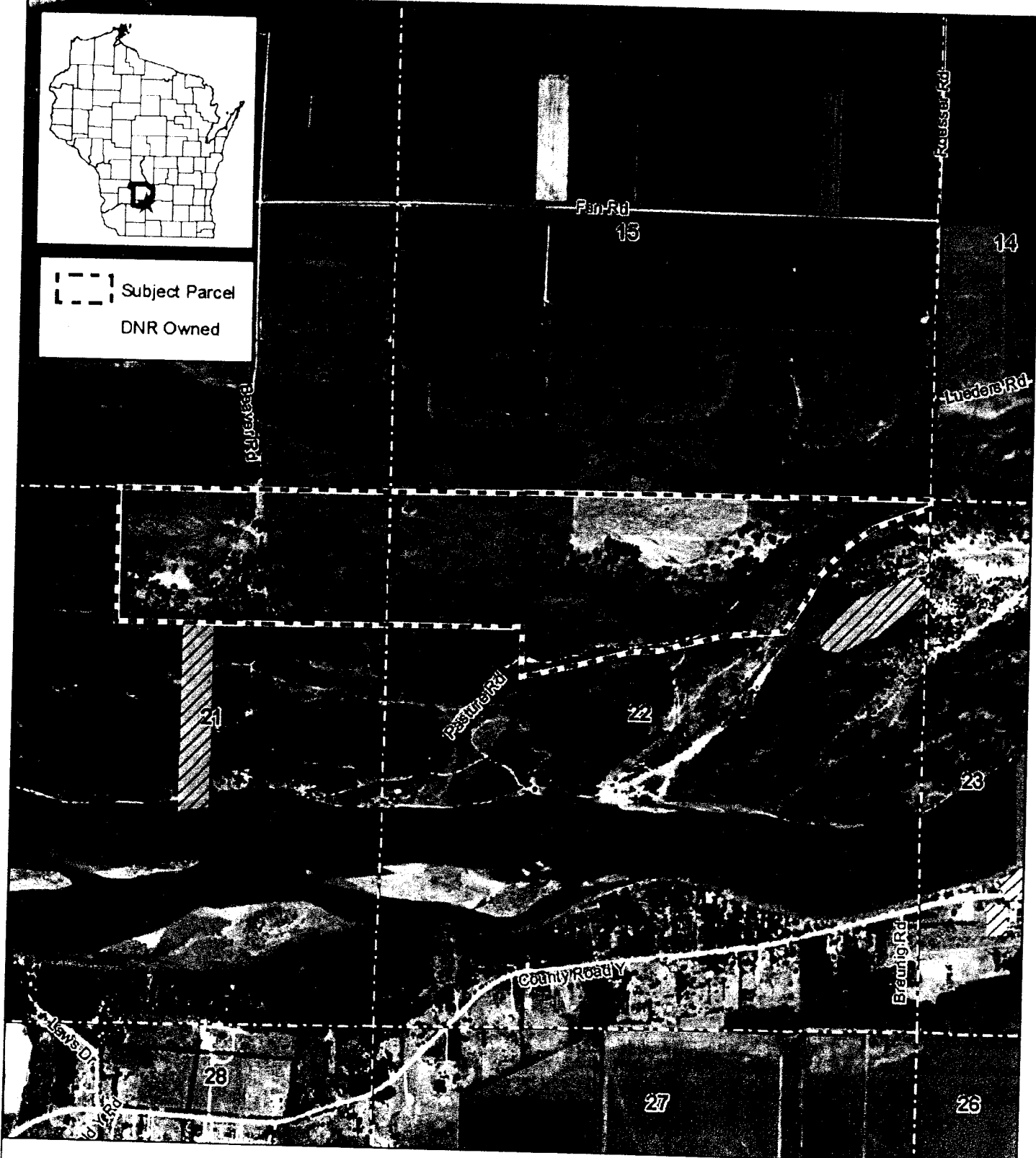


Frederick J. Wyttenbach Property

T09N R06E Secs 21 & 22, Town of Prairie du Sac, Sauk County



 Subject Parcel
 DNR Owned



Created by Bureau of Facilities and Lands
Real Estate Section
March 24, 2009



