

SUBJECT: EASEMENT ACQUISITION – LOWER WISCONSIN RIVERWAY - CRAWFORD COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase a scenic easement on 139.12 acres of land from the MacEachern's for \$195,000 for the Lower Wisconsin Riverway in southwest Crawford County. This item is being submitted because the purchase price exceeds \$150,000.

The easement area is highly visible from the Wisconsin River with state-owned lands located within one mile to the east and west. The property includes 97 acres of upland hardwoods and 42 acres of cropland. This highly visible parcel would protect and preserve the Wisconsin River view shed. The easement is being acquired to protect the scenic and natural values of the tract within the Lower Wisconsin State Riverway.

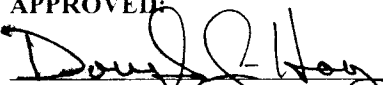
The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between them, to protect scenic lands along the river and to meet recreational needs.

RECOMMENDATION: That the Board approve the acquisition of the MacEachern easement for a total of \$195,000 for the Lower Wisconsin Riverway.


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 |

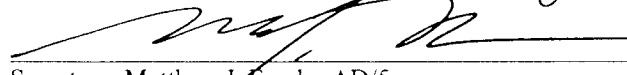
APPROVED:

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

11/6/07
Date


Administrator, Laurie Osterndorf - AD/5

11/17/07
Date


Secretary, Matthew J. Frank - AD/5

11/28/07
Date

- cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
L. Eagan. SCR

CORRESPONDENCE/MEMORANDUM

DATE: November 6, 2007

TO: Laurie Osterndorf

FROM: Richard E. Steffes *REH*

SUBJECT: Proposed Scenic Easement on the MacEachern Tract, File # E-2071
Easement Expires January 1, 2008

FILE REF: E-2071

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Crawford County

Grantor:

Michael and Shirley MacEachern
57350 State Highway 60
Prairie du Chien, WI 53821

Acres: 139.12Price: \$195,000Appraised Value: \$195,000Interest: Purchase of a scenic easement without public access.Improvements: NoneLocation: The tract is located in southwest Crawford County in the Town of Bridgeport.Land Description: The subject area is steep.

<u>Covertime Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	97.12
	Cropland	42.00
	TOTAL	139.12

Zoning: AgriculturePresent Use: HomesteadProposed Use: Scenic view shed protectionEasement Date: August 3, 20072. JUSTIFICATION:

The Department recommends the purchase of a scenic easement from the MacEachern's for the Lower Wisconsin State Riverway on the 139.12-acre tract in southwest Crawford County. The easement area is highly visible from the Wisconsin River with state-owned lands located within one mile to the east and west. The property includes 97 acres of upland hardwoods and 42 acres of cropland. The easement is important 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 and to protect the view shed from the Wisconsin Riverway and to achieve the goals of the Lower Wisconsin Riverway project area.

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.

The Department recommends purchase of the MacEachern easement to protect scenic values of the property and to prevent development incompatible with the goals of the project, and to preserve the natural condition of the Wisconsin River.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,330,640

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 45,734.46
Acquisition Goal: 78,855.0 Acres
Percent Complete: 58.0%
Cost to Date: \$18,047,730

5. APPRAISAL:

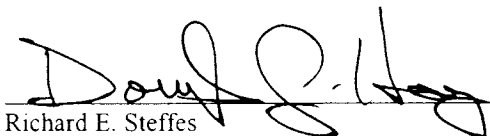
Appraiser: R.N. Bredemus (Private Appraiser)
Valuation Date: June 6, 2007
Appraised Value: \$195,000
Highest and Best Use: Resource Protection and Management

Allocation of Values:


Before Value: \$473,000
After Value: \$278,000
Equals: \$195,000

Appraisal Review: Ron Olson – July 5, 2007

RECOMMENDED:

for 
Richard E. Steffes

11/6/07
Date


Bureau of Legal Services

11/6/07
Date

APPROVED:


Laurie Osterndorf

11/7/07
Date



CRAWFORD CO.

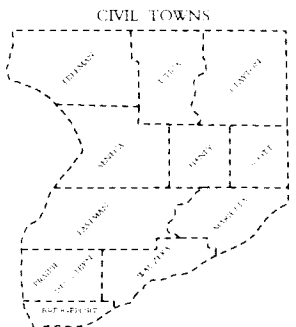
DEPARTMENT OF TRANSPORTATION
 STATE OFFICE OF TRANSPORTATION
 MAP OF CRAWFORD COUNTY, WISCONSIN
 SCALE 1:50,000
 1954

SHEET OF HIGHWAY

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

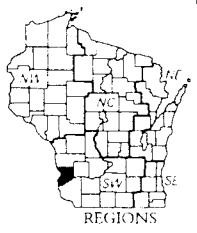
CIVIL TOWN NUMBERS
 (W. & FORESHOPE)

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



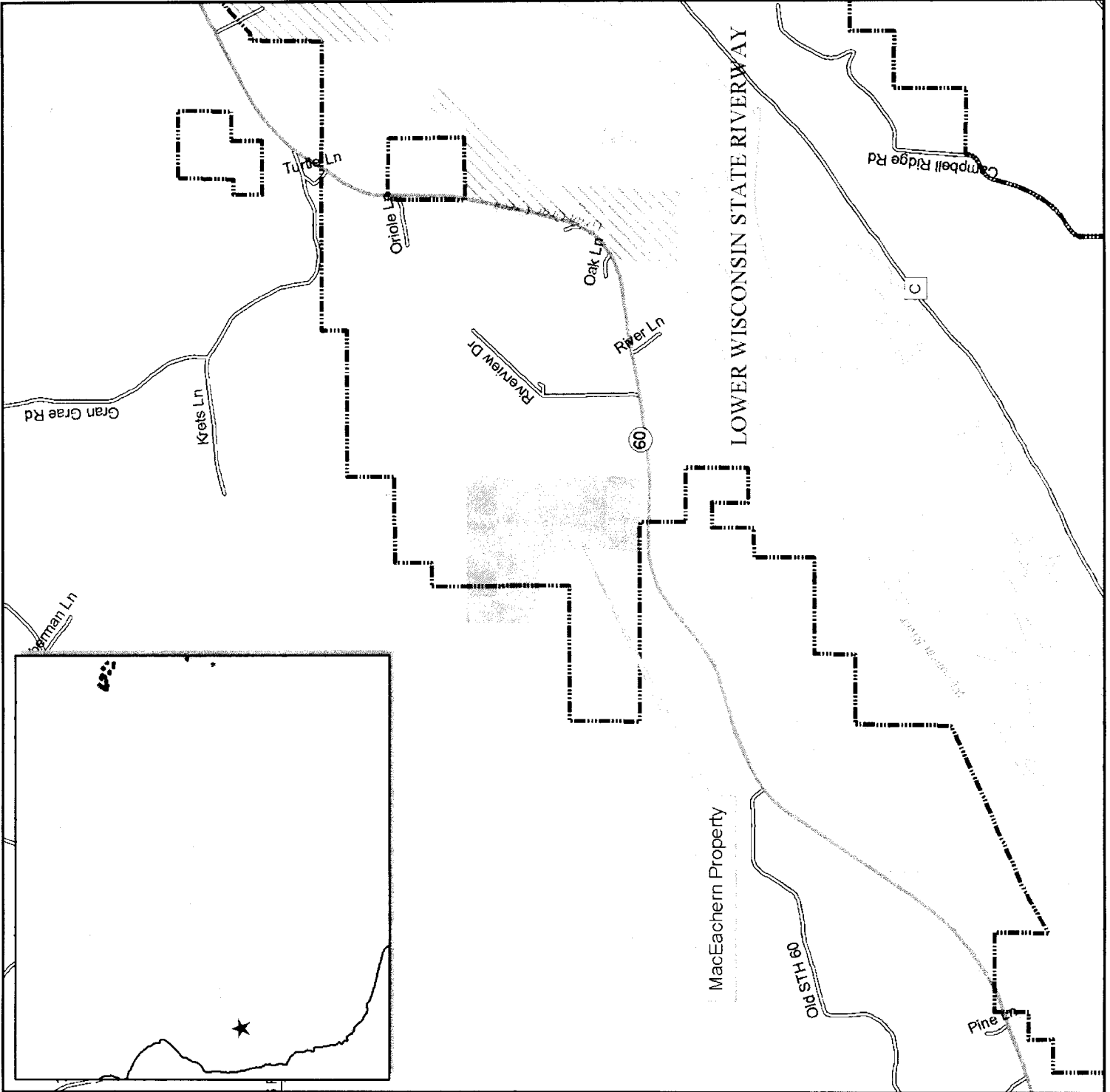
LEGEND

- Freeway
- Major Thruway
- U.S. State Hwy
- County Road Hwy
- Town Road
- Feeder
- Belt
- State Trail
- Interstate
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Line
- Interstate Exit
- State Boundary
- County Boundary
- U.S. State Boundary
- Section Line
- Range
- Hospital
- Station
- Airport
- County Seat
- Unincorporated Village
- City
- State Term
- Public House of Assembly
- Public Camp & State Park
- Range Station
- State Park
- County Park
- State Fair
- U.S. National Cemetery
- Public School
- Public










**Due to copyright laws, this page is not
available online.**

**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**



MacEachern Easement Lower Wisconsin State Riverway

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased
-  Ice Age Trail
-  Project Boundary
-  Open Water



The DNR Managed Lands Inventory (the boundaries of lands managed by the Wisconsin Department of Natural Resources) The Wisconsin DNR Managed Lands Inventory is a GIS-based system that provides a spatial representation of the DNR's land and resource management system. The data is maintained by the DNR, Bureau of Facilities and Lands (BFL), and may include minor errors 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 data set 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/wa/area/interoffice.htm>

Updates to this data set are ongoing, and will be incorporated into future versions when available.

**STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES**



Bureau of Facilities and Lands

September 17, 2007