

**SUBJECT: LAND ACQUISITION AND DONATION - EVANSVILLE WILDLIFE AREA – ROCK COUNTY**

**FOR: DECEMBER 2007 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has an agreement to purchase 30 acres of land from Roger Berg for \$149,000 for the Evansville Wildlife Area in Rock County. The item is being submitted because Roger Berg is donating \$46,000 of property value towards this acquisition. The appraised value of the land is \$195,000.

The property is located in Rock County in the Town of Union about 20 miles south of Madison and a half mile south of the City of Evansville. The property is within the Stream Bank Protection project boundary for Allen Creek. However, due to site characteristics the land would be better managed as part of the adjacent Evansville Wildlife Area. The parcel consists mainly of cropland and a small 5-acre wetland. Acquisition of this parcel would block in existing Department ownership, provide good access to the wildlife area for the public and for management purposes, provide additional opportunities for public recreation and education and provide resource protection and restoration.

The Evansville Wildlife Area created in 1963 consists of 6,567 acres of which 708 are department-owned and the rest is leased. The property is one of the largest wildlife areas in Rock County and is managed for wildlife, fishery and recreational uses such as hiking, hunting and fishing. The property is heavily used by local residents for hunting and fishing. Allen Creek, which flows through the project, is a Class II trout stream and is one of only three trout streams in Rock County.

Redesignation of this parcel from a Stream Bank Protection project to the Evansville Wildlife Area will allow more efficient wildlife habitat management while still providing water quality benefits.

**RECOMMENDATION:** That the Board approve the purchase of 30 acres of land for \$149,000 for the Evansville Wildlife Area in Rock County, accept a partial donation of value and that the Board approve modification of the project boundaries to include the parcel within the Evansville Wildlife Area.


**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

10-26-07  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/5

10/31/07  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/5

11/7/07  
\_\_\_\_\_  
Date

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

DATE: October 26, 2007 FILE REF: W-1732  
 TO: Governor Doyle  
 FROM: Matthew J. Franz *MJF*  
 SUBJECT: Proposed Land Acquisition, Roger Berg Tract, File # W-1732  
 Option Expires February 29, 2008

1. PARCEL DESCRIPTION:

Evansville Wildlife Area  
 Rock County

Grantor:

Roger Berg  
 P.O. Box 75  
 Evansville, WI 53536

Acres: 30Price: \$149,000Appraised Value: \$195,000 – (Mr. Berg is donating \$46,000 of the appraised value.)Interest: Purchase in feeImprovements: None

Location: The parcel is located in Rock County in the Town of Union about 20 miles south of Madison and ½-mile south of the City of Evansville.

Land and Covertype Description:

<u>Type:</u>	<u>Acres:</u>
Cropland	25.0
Wetland	<u>5.00</u>
TOTAL:	30.0

Zoning: AgriculturePresent Use: AgricultureProposed Use: Resource Protection and Public RecreationTenure: 5 years

Comment: The landowner has requested a 2007 closing, if possible.

2. JUSTIFICATION:

The Department recommends the acquisition of 30 acres of land from Roger Berg for the Evansville Wildlife Area in Jefferson County. The property is located in Rock County in the Town of Union about 20 miles south of Madison and ½-mile south of the City of Evansville. Mr. Berg is donating \$46,000 of property value towards this acquisition. The property is adjacent to state-owned lands to the south and the east and by a state highway to the west. The parcel consists mainly of cropland bordered by a drainage ditch and a small area of wetland. Acquisition of this parcel would block in existing department ownership, provide good access to the wildlife area for the public and for management purposes, provide additional opportunities for public recreation and education and provide resource protection. The Department plans to restore a small wetland and plant the cropland to wildlife habitat cover.



The Evansville Wildlife Area created in 1963 consists of 6,567 acres of which 708 are department-owned and the rest is leased. The property is one of the largest wildlife areas in Rock County and is managed for wildlife, fishery and recreational uses such as hiking, hunting and fishing. The property is heavily used by local residents for hunting and fishing. Allen Creek, which flows through the project, is a Class II trout stream and is one of only three trout streams in Rock County.

The Department recommends the purchase of the 30 acres to allow for scenic protection, wildlife habitat management, to consolidate state ownership and to provide public access for hunting and natural resource education. The Natural Resources Board, at its December 2007 meeting, considers redesignation of the parcel from the Stream Bank Protection program to the wildlife area. Redesignation of this parcel from a Stream Bank Protection project to the Evansville Wildlife Area will allow more efficient wildlife habitat management while still providing water quality benefits.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$7,124,000	\$4.888

4. ACQUISITION STATUS OF THE EVANSVILLE WILDLIFE AREA:

Established: 1963  
Acres Purchased to Date: 708.93  
Acquisition Goal: 741.1 Acres  
Percent Complete: 95%  
Cost to Date: \$244,062

5. APPRAISAL

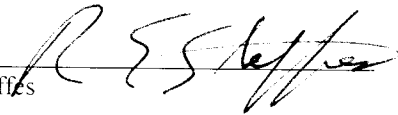
Appraiser: L.A. Duesterbeck and Associates (Private Appraiser)  
Valuation Date: July 5, 2007  
Appraised Value: \$195,000  
Highest and Best Use: Single-family home site

Allocation of Values:

- a. land: 30 acres @ \$6,500 per acre: \$195,000
- b. market data approach used. four comparable sales and one listing cited
- c. adjusted value range: \$5,197 to \$7,927 per acre

Appraisal Review: Paul Scott – August 23, 2007

RECOMMENDED:

  
Richard E. Steffes

10-26-07  
Date

  
Bureau of Legal Services

10/29/07  
Date

  
Laurie Osterndorf

10/31/07  
Date

RES:ch



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