

**SUBJECT: LAND ACQUISITION –STATEWIDE REMNANT PROGRAM – PIERCE COUNTY**

**FOR: DECEMBER 2007 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an agreement to purchase 4.7 acres of land from Franklin and Delores Bjurquist for the Statewide Remnant Area Program in Pierce County. The purchase price is \$31,000 or 26% higher than the Department’s appraised value of \$24,600. Two local chapters of Trout Unlimited (TU) are donating a total of \$6,400 covering the difference between the purchase price and the appraised value. The Kiaptuwish Chapter of Hudson and the Twin Cities Chapter are each contributing \$3,200.

The Statewide Remnant Area program was initiated when the Outdoor Recreation Act Program (ORAP) was introduced in 1961. The focus of the Remnant Area program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. In 1985, a master plan was created for the project defining the criteria needed for streams to qualify for the program. The water resource targeted for protection contains critical habitat such as spawning areas and spring heads critical to the fish species intended for management. The parcel has potential for increased production of important fish species through development on lands encompassing the critical habitat; and the parcel will safeguard critical habitat from destruction through incompatible land use, such as risk of erosion or non-point source pollution.

The property is triangular in shape and bordered by County Highway “AA” on the north and east sides. It is also contiguous with 84 acres of land to the west and 148 acres of land to the northeast of County Highway “AA” owned by West Wisconsin Land Trust (WWLT). Both WWLT parcels are open to the public for outdoor recreation including hunting and fishing. This acquisition will provide a block of over 236 acres of land open to public recreation and will allow for continuation of stream habitat enhancement work along Pine Creek.

The Department recommends the purchase of the 4.7-acre tract, taking this opportunity to partner with other conservation organizations to allow fishery habitat management, to provide public access for recreation, to consolidate public lands and to protect the natural and enhance the resources of the parcel. The parcel includes 1,000 feet of Pine Creek.

**RECOMMENDATION:** That the Board approves the purchase of 4.7 acres of land for \$31,000 for the Statewide Remnant Area program in Pierce County; accept the donations of funds to be used toward the purchase; that expressions of appreciation be made a part of the official records of the Board and that two certificates of appreciation be given to the Kiaptuwish Trout Unlimited Chapter of Hudson and the Twin Cities Trout Unlimited Chapter for each contributing \$3,200.

**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 |

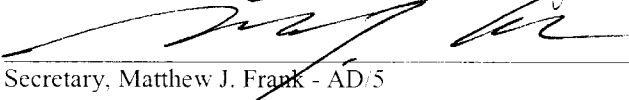
**APPROVED:**

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

10-25-07  
\_\_\_\_\_  
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
- M. Staggs, FH/4
- S. Humrickhouse – WCR/Eau Claire

DATE: October 25, 2007 FILE REF: FI-2884

TO: Governor Doyle

FROM: Matthew J. Frank *MJF*

SUBJECT: Proposed Land Acquisition, Franklin and Delores Bjurquist, File # FI-2884,  
Approval Requested by January 16, 2008

1. PARCEL DESCRIPTION:

Statewide Remnant Area Program  
Pierce County

Grantor:

Franklin and Delores Bjurquist  
c/o Attorney Michael Jacobson  
P.O. Box 467  
River Falls, WI 54022

Acres: 4.7

Price: \$31,000

Appraised Value: \$24,600

Interest: Purchase in fee.

Improvements: None

Location: The property is located in southwestern Pierce County east of Lake Pepin and four miles southeast of the Village of Maiden Rock

Water Resources: The subject includes approximately 1,000 feet of frontage along Pine Creek.

Land Description: The land is lowland hardwoods and floodplain.

Cover type Description:

<u>Type</u>	<u>Acreage</u>
Wooded Lowland	3.0
Wetland	<u>1.7</u>
TOTAL	4.7

Zoning: Floodplain

Present Use: Recreation

Proposed Use: Fishery Management and Public Recreation.

Tenure: These lands have been held by the Bjurquist family for over 40 years.

2. JUSTIFICATION:

The Department recommends the acquisition of 4.7 acres of land from Franklin and Delores Bjurquist for \$31,000 for the Statewide Remnant Area program in Pierce County. The purchase price of \$31,000 is 26% higher than the Department's appraised value of \$24,600. Two local chapters of Trout Unlimited (TU) are donating \$6,400 covering the difference between the purchase price and the appraised value. The Kiptuwish Chapter of Hudson and the Twin Cities Chapter are each contributing \$3,200. Department ownership of the property will provide opportunities to restore and protect fish habitat, provide additional opportunities for public recreation, and provide resource protection.

The Statewide Remnant Area program was initiated when the Outdoor Recreation Act Program (ORAP) was introduced in 1961. The focus of the Remnant Area program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. In 1985, a master plan was created for the project defining the criteria needed for streams to qualify for the program. The water resource must include two of the three following criteria. The water resource contains critical habitat such as spawning areas, spring heads, or that, which is otherwise critical to the fish species intended for management. The parcel has potential for increased production of important fish species through development on lands encompassing the critical habitat; and the parcel will safeguard critical habitat from destruction through incompatible land use, such as risk of erosion or non-point source pollution.

The property is triangular in shape and bordered by County Highway "AA" on the north and east sides. It is also contiguous with 84 acres of land to the west and 148 acres of land to the northeast of County Highway "AA" owned by West Wisconsin Land Trust (WWLT). Both WWLT parcels are open to the public for outdoor recreation including hunting and fishing. This acquisition will provide a block of over 236 acres of land open to public recreation and will allow for continuation of stream habitat enhancement work along Pine Creek.

Pine Creek suffers from accelerated erosion rates that have reduced trout spawning success, invertebrate proliferation and macrophyte establishment. This degraded condition will be addressed through aggressive habitat restoration and stream bank stabilization efforts partially funded by the Twin Cities TU and Kiapuwish TU chapters. Unfortunately, with the high flash flood nature of Pine Creek coupled with inadequate bridge flood passage, highly destabilizing stream channel occur within the Bjurquist stream frontage. Brook trout numbers fluctuate widely throughout the stream with limited or no annual recruitment some years due to lack of pool refuge habitat. Trout population levels from 2007 fishing surveys indicate a population of 1,350 trout per mile of which 90% are brook trout with the remainder brown trout. Potential trout numbers project 6-8,000 per mile with aggressive restoration and stabilization. This assumption is based on past restoration techniques undertaken on streams with similar traits and water quality.

The subject is approximately one mile east of State Highway 35 that borders the Mississippi River and is known as the Great River Road because of its scenic views of the high wooded bluffs along the river. The neighborhood is primarily agricultural and recreational in nature. It is a combination of small farms on top of the bluffs and steep wooded land. The wooded land is in high demand as private hunting land. The area attracts residents from the Twin Cities just an hour and one half drive away to the north due to its proximity to the Mississippi River and the surrounding small picturesque river towns.

The Department recommends the purchase of the 4.7-acre tract, taking this opportunity to partner with other conservation organizations to allow fishery habitat management, to provide public access for recreation, to consolidate public lands and to protect the natural and enhance the resources of the parcel.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$ 2,000,000	\$688,861

4. ACQUISITION STATUS OF THE STATEWIDE REMNANT AREA PROGRAM:

Established: 1996  
Acres Purchased to Date: 12,172  
Acquisition Goal: 16,849  
Percent Complete: 72%  
Cost to Date: \$7,158,519

5. APPRAISAL:

Appraiser: Mary VanFossen and Ronald Olson (Staff Appraisers)

Valuation Date: July 13, 2007

Appraised Value: \$24,600

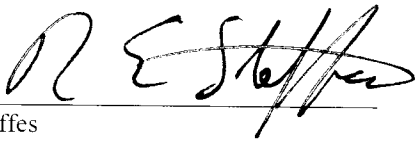
Highest and Best Use: Recreation

Allocation of Values:

- a. land: 4.7 acres @ \$5,234 per acre: \$24,600 (Rounded)
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$5,214 to \$5,489 per acre

Appraisal Review: Ronald Olson – August 15, 2008

RECOMMENDED:



Richard E. Steffes

10-25-07  
Date



Bureau of Legal Services

Bureau of Legal Services

10/25/07  
Date



Laurie Osterndorf

Laurie Osterndorf

10/31/07  
Date

RES:ch



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