

SUBJECT: EASEMENT ACQUISITION AND DONATION – RUSH RIVER STREAMBANK PROTECTION AREA - PIERCE COUNTY

FOR: SEPTEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase an easement on 10 acres of land from Phillip and Florence Jakes for \$60,000 for the Stream Bank Protection Program in Pierce County. This item is being submitted because the price exceeds appraised value and due to two donations totaling \$4,000.

The easement area is located in east central Pierce County in the Town of El Paso about 10 miles east of Ellsworth. It is being purchased for the Rush River Stream Bank Protection Area. There are about 3,000 feet of frontage along the east bank of the Rush River and about 1,500 feet of frontage along parts of the west bank of the Rush River for a total frontage of 4,500 feet. The total cost of the easement is \$60,000. The Department will pay the appraised value of \$56,000 and a donation of \$1,000 from the Eau Galle Rush River Sportsman's Club and a donation of \$3,000 from Twin Cities Chapter of Trout Unlimited will bring the total cost to \$60,000. This is the best price that could be negotiated.

The Rush River Fishery Area project was established in June of 2005 as part of the Stewardship Stream Bank Protection Program. The project was designed to protect stream bank corridors and secure public access primarily for trout fishing. The Rush River is currently classified as Exceptional Resource Water (ERW) and a Class II trout stream. The river is known nationally as one of the top brown trout fisheries in the Midwest and is the most heavily fished trout stream in Wisconsin. Fish population densities range from 4,000 to 7,500 fish per mile with the highest number of trout over 12 inches in the state. The Rush River's large size, aesthetic features and proximity to the Twin Cities metropolitan area has resulted in increased residential development. The loss of public fishing access is imminent unless buffer strips and access is provided by permanent easements.

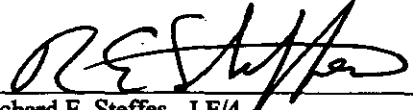
Acquisition of the Jakes' easement is needed to provide public access to the Rush River and to continue creating a corridor of public fishing and fish management easements to protect water quality and fish habitat.

RECOMMENDATION: That the Board approve the acquisition of the 10-acre easement for \$60,000. Secondly, that the Board accept a donation of \$4,000 to use toward the cost of this acquisition for the Rush River Stream Bank Protection Area and that a certificate of appreciation be given to the donors.

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 |

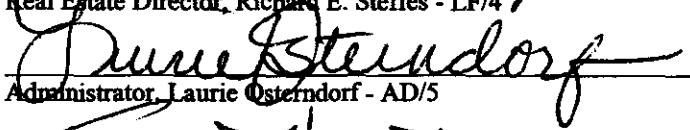
APPROVED:



Real Estate Director, Richard E. Steffes - LF/4

8-20-07

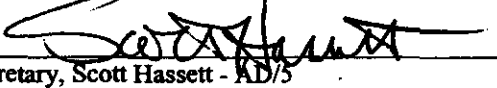
Date



Administrator, Laurie Osterndorf - AD/5

8/23/07

Date



Secretary, Scott Hassett - AD/5

8/27/07


Date

- cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
M. Staggs – WM/6
S. Humrickhouse – WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: August 27, 2007 FILE REF: E-2065

TO: Natural Resources Board

FROM: Scott Hassett 

SUBJECT: Proposed Stream Bank Protection Easement on the Jakes Tract, File # E-2065

1. PARCEL DESCRIPTION:

Stream Bank Protection Program - Rush River
Pierce County

Grantor:

Phillip and Florence Jakes
W3724 465th Avenue
Ellsworth, WI 54011

Acres: 10Price: \$60,000*Appraised Value: \$56,000Interest: Purchase of a Stream Bank Protection Program Easement with public access.Improvements: None

*Comments: Includes cash donations of \$3,000 from Trout Unlimited and \$1,000 from Eau Galle Rush River Sportsman's Club.

Location: The tract is located in east central Pierce County in the Town of El Paso.

Land Description: The tract is level to gently sloping.

Water: There are 3,034 feet of frontage along the east bank of the Rush River and 1,479 feet of frontage along parts of the west bank of the Rush River. Total frontage is 4,513 feet.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Lowland woodland	10

Zoning: General RuralPresent Use: RecreationalProposed Use: Public Recreation and Water Resource ProtectionEasement Date: July 16, 2007Tenure: 52 years2. JUSTIFICATION:

The Jakes have agreed to sell a public fishing easement on approximately 10 acres of land in east-central Pierce County in the Town of El Paso about 10 miles east of Ellsworth which is being purchased for the Rush River Stream Bank Protection Program. There is 3,034 feet of frontage along the east bank of the Rush River and 1,479 feet of frontage along parts of the west bank of the Rush River. The total frontage is 4,513 feet. The total cost of the easement is \$60,000. The Department will pay the appraised value of \$56,000 and a donation of \$1,000 from the Eau Galle Rush River Sportsman's Club and a donation of \$3,000 from Twin Cities Chapter of Trout Unlimited will bring the total cost to \$60,000. This frontage will provide the public opportunities for fishing, hiking, and wildlife observation. Additionally, the easement will allow for fishery habitat and stream bank improvement along its length.

The Rush River Fishery Area project was established in June of 2005 as part of the Stewardship Stream Bank Protection Program. The project was designed to protect stream bank corridors and secure public



access primarily for trout fishing. The Rush River is currently classified as Exceptional Resource Water (ERW) and a Class II trout stream. The river is known nationally as one of the top brown trout fisheries in the Midwest and is the most heavily fished trout stream in Wisconsin. Fish population densities range from 4,000 to 7,500 fish per mile with the highest number of trout over 12 inches in the state. The Rush River's large size, aesthetic features and proximity to the Twin Cities metropolitan area has resulted in rapid residential development. The loss of public fish access and fragmentation of riparian lands is imminent unless buffer strips and access is provided.

Acquisition of the Jakes' easement is recommended to provide for public access to the Rush River and to continue creating a corridor of public fishing and fish management easements to protect water quality and to improve habitat.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,435,804

4. ACQUISITION STATUS OF THE STREAM BANK EASEMENT PROGRAM:

Established: 1991
Acres Purchased to Date: 1,652.43 Acres
Acquisition Goal: 7,726.40 Acres
Percent Complete: 21.2%
Cost to Date: \$2,003,846.12

5. APPRAISAL:

Appraiser: Thomas Olson (Private Appraiser)
Valuation Date: April 17, 2007
Appraised Value: \$56,000
Highest and Best Use: Rural residential site and recreational land
Allocation of Values:

Before Value:	\$560,000
After Value:	<u>\$504,000</u>
Equals:	\$ 56,000

Appraisal Review: Ron Olson, May 29, 2007

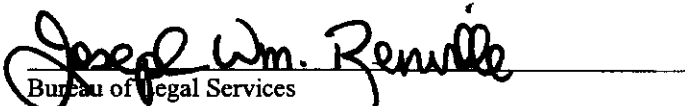
RECOMMENDED:



 Richard E. Steffes

8.20.07

 Date



 Bureau of Legal Services

8/21/07

 Date

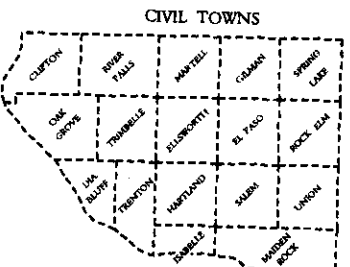
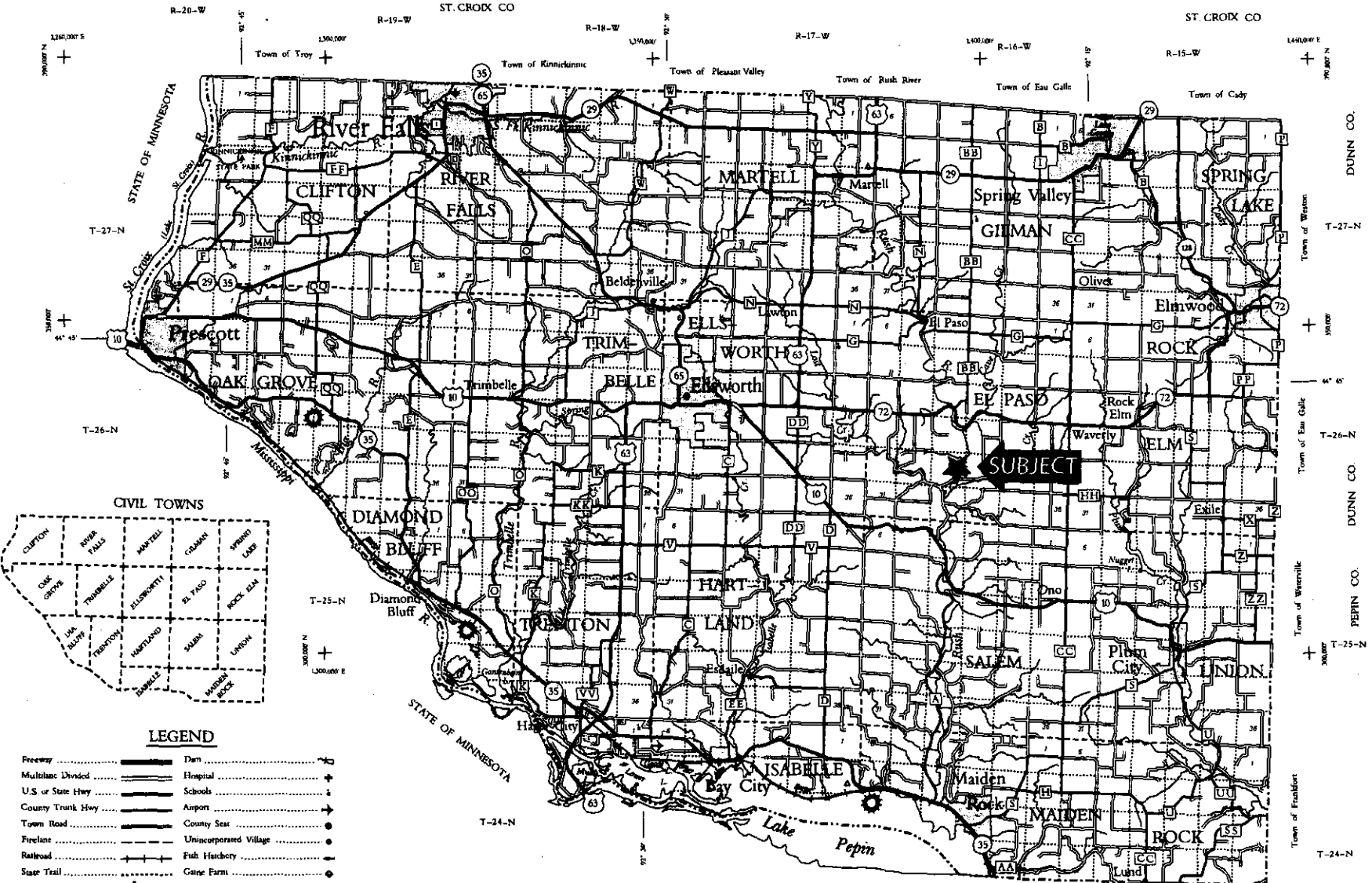
APPROVED:



 Laurie Osterndorf

8/23/07

 Date

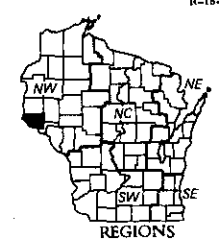


LEGEND

- Freeway Freeway
- Multilane Divided Multilane Divided
- U.S. or State Hwy U.S. or State Hwy
- County Trunk Hwy County Trunk Hwy
- Town Road Town Road
- Firelane Firelane
- Railroad Railroad
- State Trail State Trail
- Interchange Interchange
- Highway Separation Highway Separation
- Interstate Highway No. Interstate Highway No.
- U.S. Highway No. U.S. Highway No.
- State Highway No. State Highway No.
- County Highway Letter County Highway Letter
- Great River Road Great River Road
- State Boundary State Boundary
- County Boundary County Boundary
- Civil Town Boundary Civil Town Boundary
- Section Line Section Line
- Dam Dam
- Hospital Hospital
- Schools Schools
- Airport Airport
- County Seat County Seat
- Unincorporated Village Unincorporated Village
- Fish Hatchery Fish Hatchery
- Graze Farm Graze Farm
- Public Hunt or Fish Grds. Public Hunt or Fish Grds.
- Public Camp & Picnic Grds. Public Camp & Picnic Grds.
- Ranger Station Ranger Station
- State Park State Park
- County Park County Park
- Wild Facilities Wild Facilities
- Rest Area Rest Area
- Moisture Facilities Moisture Facilities
- Wayside Wayside
- Basic Facilities Basic Facilities
- Units of Wis. - River Falls Units of Wis. - River Falls

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

Grid based on the state plane coordinate system central zone and the NAD 27



SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
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

MILES OF HIGHWAY as of Dec 31, 2004

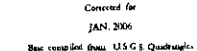
STATE	165
COUNTY	240
LOCAL ROADS	875
OTHER ROADS	9
TOTAL FOR COUNTY	1,279

Land Area (2000 Census) ... 577 sq mi
Population (2000 Census) ... 34,304
County Seat ... Ellsworth

PIERCE CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

Corrected for JAN. 2006
Base compiled from U.S.G.S. Quadrangle 1:80,000 Series










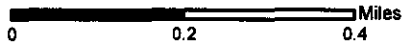
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for a hard copy of this document.**

Jakes Easement

Rush River SBP

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



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/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/caer/caservicecenter/locations.htm>

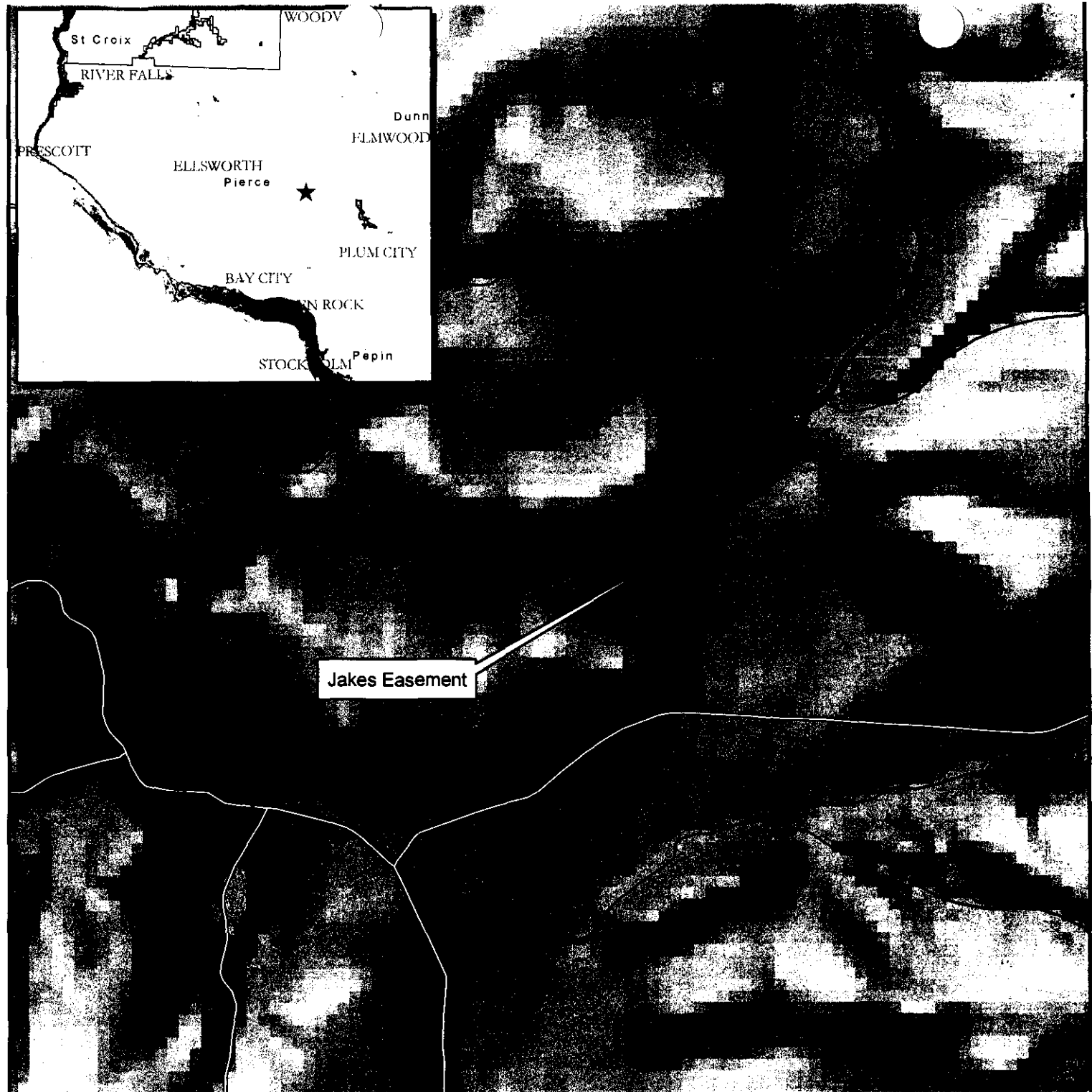
Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

August 16, 2007



Acknowledgment Of Gift

This is to certify that at its September 2007 meeting, the Natural Resources Board gratefully accepted a gift of \$1,000 from the

EAU GALLE RUSH RIVER SPORTSMAN'S CLUB

The donation will be used toward the purchase of an easement on 10 acres of land for the Rush River Stream Bank Protection Area in Pierce County. It is significant that organizations like yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine L. Thomas, CHAIR

Acknowledgment Of Gift

This is to certify that at its September 2007 meeting, the Natural Resources Board gratefully accepted a gift of \$3,000 from the

TWIN CITIES CHAPTER OF TROUT UNLIMITED

The donation will be used toward the purchase of an easement on 10 acres of land for the Rush River Stream Bank Protection Area in Pierce County. It is significant that organizations like yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine L. Thomas, CHAIR