

SUBJECT: LAND ACQUISITION – WILDCAT MOUNTAIN STATE PARK – VERNON COUNTY

FOR: DECEMBER 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 40 acres of land from Cesar Moran for \$168,900 for the Wildcat Mountain State Park in Vernon County. The item is being submitted because the price exceeds \$150,000.

The property is within the state park boundary and adjoins state land along the southern and western boundary. It is located in northeastern Vernon County approximately three miles south of Ontario and 50 miles east of La Crosse. The parcel contains 21 acres of upland woods and 19 acres of open ground consisting of pasture and grassland. County Highway "F" runs through the property for a distance of 900 feet providing good walk-in access. Billings Creek, a Class II brook and brown trout stream, flows in a northeast to southwest direction across the southern part of the subject for a distance of 2,300 feet. Acquisition of this parcel would provide a buffer to the existing parkland, prevent residential development from encroaching upon the park and add to state ownership.

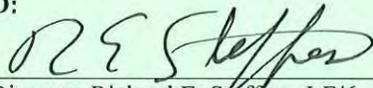
Wildcat Mountain State Park was established in 1948 to provide recreational opportunities and natural history education in the scenic Kickapoo River Valley in southwestern Wisconsin. The park encompasses portions of Billings Creek, Cheyenne Creek, and the Kickapoo River. These flow through the highly dissected landscape of the Driftless Area. The park contains a diverse assemblage of plants and animals including several listed species. The park also contains forest types that are unusual in the southern part of the state, but are still found in the cool, moist microclimates on north facing slopes, including a stand of hemlock, white pine, and northern hardwoods. The Kickapoo River is very popular for canoeing and many canoeists launch at the park. In addition, the park is used for hiking, camping, cross-country skiing, fishing, and nature observation.

RECOMMENDATION: That the Board approve the purchase of 40 acres of land for \$168,900 for Wildcat Mountain State Park in Vernon County.

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 |

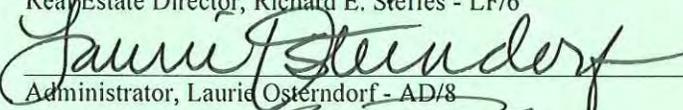
APPROVED:



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

10.27.09

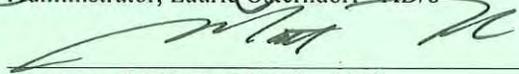
Date



Administrator, Laurie Osterndorf - AD/8

11/02/09

Date



Secretary, Matthew J. Frank - AD/8

11/11/09

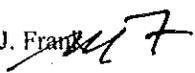
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- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- D. Schuller, PR/6
- S. Humrickhouse – WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: October 27, 2009

TO: Governor Doyle

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, Moran Tract, File # PR 40063,
Option Expires February 2, 2010

FILE REF: PR 40063

1. PARCEL DESCRIPTION:

Wildcat Mountain State Park
Vernon County

Grantor:

Cesar Moran
3926 Nakoma Road
Madison, WI 53711

Acres: 40*Price: \$168,900*Appraised Value: \$168,900Interest: Fee Title PurchaseImprovements: None

*Comment: Final acreage to be determined by survey; final price to be \$4,223 per acre times surveyed acreage.

Location: The tract is located in the Coulee Region of southwestern Wisconsin about three miles southeast of Ontario and 50 miles east of La Crosse in northeastern Vernon County.

Land Description: The subject area ranges from a fairly narrow and level stream valley, which extends in a northeast-southwest direction across the southern part of the property to steep hillsides along the northern and southern sides of the property.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Upland/Woodland	21
	Grass/Pasture	<u>19</u>
	TOTAL:	40

Zoning: No comprehensive zoningPresent Use: RecreationalProposed Use: Resource protection and public outdoor recreationTenure: 5 years – Purchased as part of a larger parcel.Property Taxes: \$750Option Date: October 5, 2009

Stewardship Land Access: This property will be open to the public for nature-based outdoor recreational activities to include fishing, hiking, and cross-country skiing. The property will be open to the public for the first three spring turkey hunting seasons as well as muzzle loader and late archery deer hunts. Each fall 200 to 300 deer hunters participate.

2. JUSTIFICATION:

The Department is proposing to acquire a 40-acre parcel adjacent to Wildcat Mountain State Park from Cesar Moran. The property is within the state park boundary and adjoins the park along the southern and western boundary. It is located in northeastern Vernon County approximately three miles south of Ontario and 50 miles east of La Crosse in the Town of Whitestown. The parcel contains 21 acres of upland woods and 19 acres of open ground consisting of pasture and grassland. County Highway "F" runs through the property for a distance of 900 feet providing good walk-in access. Billings Creek, a Class II brook and brown trout stream, flows in a northeast to southwest direction across the southern part of the subject for a distance of 2,300 feet. Acquisition of this parcel would provide a buffer to the existing parkland, prevent residential development from encroaching upon the park and add to state ownership. The landowner has additional land he is retaining. That land is located north and east of the 40 acres to be sold to the Department.

Wildcat Mountain State Park was established in 1948 to provide recreation opportunities and natural history education in the scenic Kickapoo River Valley in southwestern Wisconsin. The park encompasses portions of Billings Creek, Cheyenne Creek, and the Kickapoo River. These flow through the highly dissected landscape of the Driftless Area. The park contains a diverse assemblage of plants and animals including several listed species. The park also contains forest types that are unusual in the southern part of the state, but are still found in the cool, moist microclimates on north facing slopes, including a stand of hemlock, white pine, and northern hardwoods. The Kickapoo River is very popular for canoeing and many canoeists launch at the park. In addition, the park is used for hiking, camping, cross-country skiing, fishing, and nature observation.

The Department recommends purchase of this parcel to provide a buffer to the existing parkland, consolidate state ownership and prevent development that would be incompatible with adjacent public uses within the park boundaries.

3. FINANCING:

State Stewardship bond funds (FY 2010 Parks allocation) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,096,200	\$614,744

4. ACQUISITION STATUS OF THE WILDCAT MOUNTAIN STATE PARK:

Established: 1948
Acres Purchased to Date: 3,705.63
Acquisition Goal: 3,975.93
Percent Complete: 93.20%
Cost to Date: \$936,777.00

5. APPRAISAL:

Appraiser: Tom Smith
Valuation Date: August 15, 2009
Appraised Value: \$168,920.00
Highest and Best Use: Rural residential/recreation

Allocation of Values:

- a. land: 40.0 acres @ \$4,223.00 per acre: \$168,920.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3,420 to \$4,022 per acre

Appraisal Review: Peter Wolter - September 9, 2009

RECOMMENDED:

Richard E. Steffes *RES Steffes*

10-27-09
Date

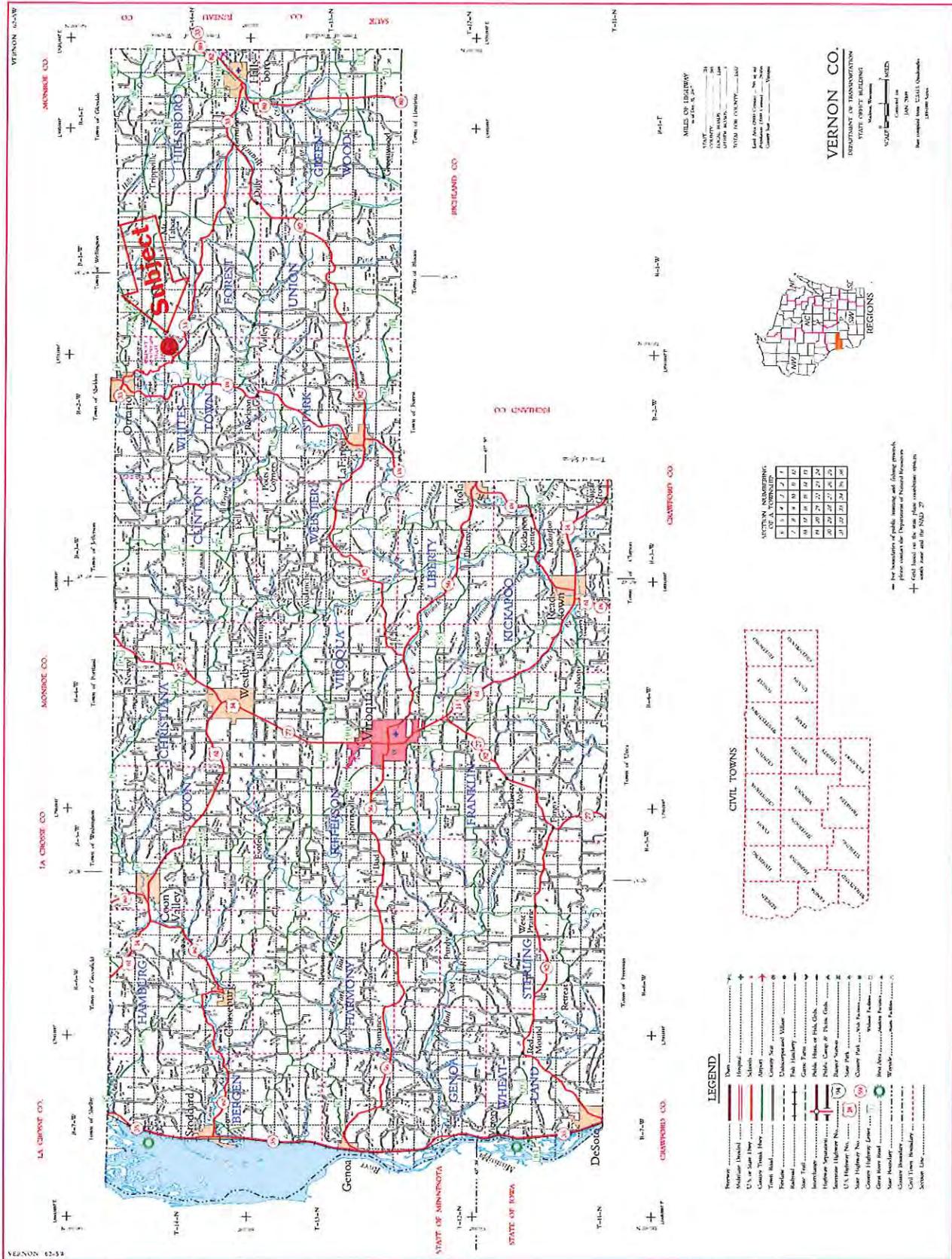
Bureau of Legal Services *Joseph Wm. Benville*

10/29/09
Date

Laurie Osterdorf *Laurie Osterdorf*

11/02/09
Date

RES:dv



VERNON 62-54

MILES OF HIGHWAY
 as of June 30, 1967

STATE	100
COUNTY	100
TOTAL FOR COUNTY	200

Legend for highway types:
 - 100: Interstate
 - 10: State
 - 1: County
 - 100: Other

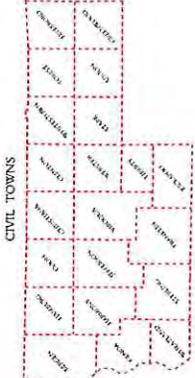
VERNON CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 100 N. MAIN ST.
 VERNON, WISCONSIN 53593



SOUTHERN ADJACENTING
 TO A TOWNSHIP

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	33	34	35	36	37	38	39	40

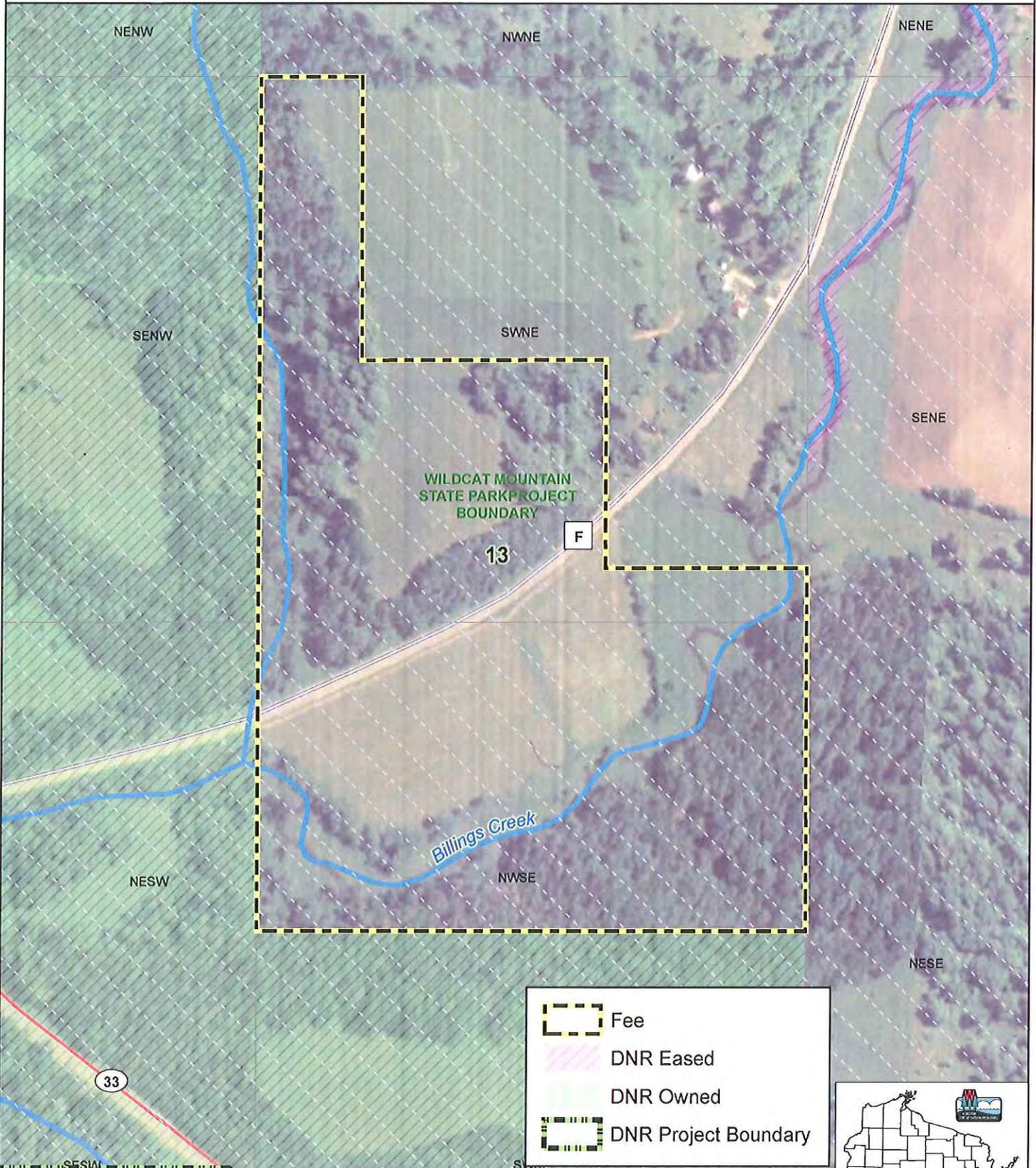
For boundaries of public, unincorporated and other areas, please contact the Department of Natural Resources.
 * Grid based on the state plane coordinate system used here and for NSD '27



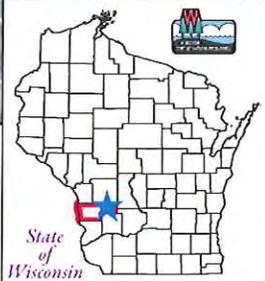
- LEGEND**
- Town
 - School
 - U.S. State Line
 - County Road
 - County Spur
 - Township
 - Unincorporated Village
 - Fish Hatchery
 - State Trail
 - Game Path
 - Public House of Fish, Game
 - Public Camp or Trapper Cabin
 - Historic Site
 - U.S. Highway No. 1
 - U.S. Highway No. 2
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 - U.S. Highway No. 100

Cesar Moran Fee

T14N R2W Section 13, Town of Whitestown, Vernon County, WI (40.00 Acres)



	Fee
	DNR Eased
	DNR Owned
	DNR Project Boundary



PR 40063

Wildcat Mountain State Park



0 525 1,050 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
October 23, 2009

Cesar Moran Fee

T14N R2W Section 13
Town of Whitestown
Vernon County, WI
(40.00 Acres)

PR 40063

Wildcat Mountain
State Park



	PLSS Section
	Project Boundary
	WDNR Owned
	WDNR Easement
	Fee
	State Natural Area



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands for the benefit of the people of Wisconsin. This map is a spatial representation of the Geospatial Information System maintained by the DNR, Bureau of Facilities and Lands (FL), 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, however, may be open to the general public, or may have specific access rules. This data set may not be open to the general public, or may not be 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/clearing/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
October 23, 2009

