

SUBJECT: Land Acquisition and Project Boundary Modification – Lower Wisconsin State Riverway – Grant County

FOR: MAY 2013 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: This item was moved from the April 2013 NRB Meeting to the May 2013 NRB Meeting. The Department has obtained an option to purchase 146.5 acres of land from Jo Ann Shea for \$410,000 for the Lower Wisconsin State Riverway in Grant County. The item is being submitted because purchase price is more than \$150,000.

This parcel, which is a high priority purchase for the Lower Wisconsin Riverway project, is completely bound along the east and west by state ownership. It is located approximately eight miles east of the City of Prairie du Chien and four miles southwest of the Village of Wauzeka. The parcel is primarily composed of upland woodlands located on a bluff above the Riverway and the majority of the property is enrolled in MFL.

The Lower Wisconsin State Riverway project area was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City as well as some additional lands to close separations between the wildlife area boundaries. The project, a significant statewide and national resource, was a cooperative effort between citizens, user groups, elected officials and the Department that ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin Riverway Board. The goals of the Lower Wisconsin State Riverway project area are to enhance the scenic qualities of the riverway, enhance wildlife habitat and meet the diverse recreational needs of the public.

Two threatened bird species, the Cerulean Warbler and the Acadian Flycatcher have been identified on or immediately adjacent to the site within the last two years and 34 other endangered, threatened or sensitive species, including the Bald Eagle, the Kentucky Warbler, and the Timber Rattlesnake have been identified in a one mile radius from the site.

Approximately 36 acres of the parcel are outside the Lower Wisconsin State Riverway boundary. The project boundary will be expanded to include this entire parcel if approved for acquisition. The property includes a house and outbuildings which will be leased to the landowner through October 2013 and then razed and sold for salvage.

The Department recommends purchase of the 146.5 acre parcel to provide opportunities for public recreation, allow natural resources management, consolidate state ownership and enhance the natural resources along the riverway corridor.

RECOMMENDATION: That the Board approve the purchase of 146.50 acres of land for \$410,000 for the Lower Wisconsin State Riverway in Grant County and modification of the project boundary to include this entire parcel.

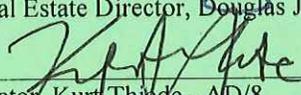
LIST OF ATTACHED MATERIALS:

- | | |
|--|--|
| 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 |

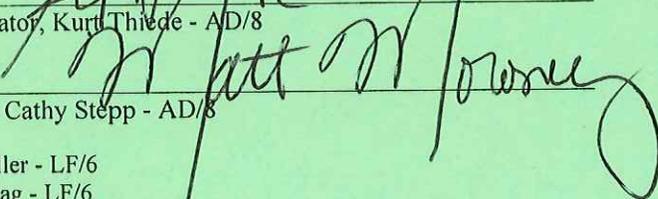
APPROVED:


Acting Real Estate Director, Douglas J Haag - LF/6

5-8-13
Date


Administrator, Kurt Thiede - AD/8

5-14-13
Date


Secretary, Cathy Stepp - AD/8

5/14/13
Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- R. Rasmussen - WT/3
- M. Aquino - SCR

CORRESPONDENCE/MEMORANDUM

DATE: May 8, 2013 FILE REF: WR 70061
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition and Project Boundary Modification, Jo Ann Shea Tract, File # WR 70061,
 Option Expires July 06, 2013

I. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
 Grant County

Grantor:

Jo Ann Shea
 14246 Campbell Ridge Road
 Prairie du Chien, WI 53821

Acres: 146.5Price: \$410,000Appraised Value: \$410,000 and \$425,000Interest: Fee Title PurchaseImprovements: 1,344 square foot farmhouse, garage and shedLocation: The property is located in Grant County 5 miles NE of BridgeportLand Description: The subject land is rolling to hilly.Covertypes Breakdown:

Type	Acreage
Upland Woodland	120
Wetland	0.5
Grass / Pasture	24
Building Site	2
Total:	146.5

Zoning: Exclusive AgriculturalPresent Use: Single family residence and accompanying recreational landProposed Use: As part of the Lower Wisconsin State RiverwayTenure: 40 YearsProperty Taxes: \$1,062.55Option Date: March 08, 2013Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross country skiing.

2. JUSTIFICATION:

The Department has obtained an option to purchase 146.5 acres of land from Jo Ann Shea for \$410,000 for the Lower Wisconsin State Riverway in Grant County. The item is being submitted because purchase price is more than \$150,000.

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3. LAND MANAGEMENT:

The land will be managed as part of the Lower Wisconsin State Riverway by Lands and Facilities staff from the Spring Green and Boscobel regional offices. There are buildings including a two story, 1,344 square foot farmhouse, an old garage and a small shed. After closing of the parcel, the landowner, Jo Ann Shea, will occupy the improvements through October 31, 2013 under a rental agreement with the State of Wisconsin. They will then be razed and sold for salvage and the property will be reclaimed to natural vegetation.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$710,000	\$45,380

5. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989

Acres Purchased to Date: 50,067.62

Acquisition Goal: 78,855 * Acquisition goal will be updated to include this parcel

Percent Complete: 63.49 %

Cost to Date: \$26,856,022.88

6. APPRAISAL 1:

Appraiser: Julie Hankes

Valuation Date: November 08, 2012

Appraised Value: \$410,000

Highest and Best Use: Single parcel of agricultural and recreational use.

Allocation of Values:

d. land and improvements: 146.5 acres @ \$2,800 per acre: \$410,000

e. market data approach used, 4 comparable sales cited

f. adjusted value range: \$2,385-\$3,093

Appraisal Review: Gregory Markus - 11/29/2012

APPRAISAL 2:

Appraiser: Michael Stone

Valuation Date: November 08, 2012

Appraised Value: \$425,000

Highest and Best Use: Mixed use rural residential-outdoor recreation

Allocation of Values:

a. land and improvements: 146.5 @ \$2,900 per acre: \$425,000

b. market data approach used, 5 comparable sales cited

c. adjusted value range: \$2,648-\$3,074

Appraisal Review: Gregory Markus - 11/29/2012

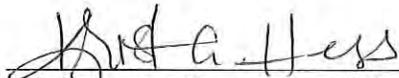
RECOMMENDED:



Douglas J Haag, Acting Real Estate Director

5-8-13

Date



Kristin A. Hess, Bureau of Legal Services

5/8/13

Date



Kurt Thiede, Land Division Administrator

5/14/13

Date

JoAnn Shea - Fee
 Lower Wisconsin
 State Riverway

WR 70061

T6N R5W Sec 4
 Town of Millville
 Grant County

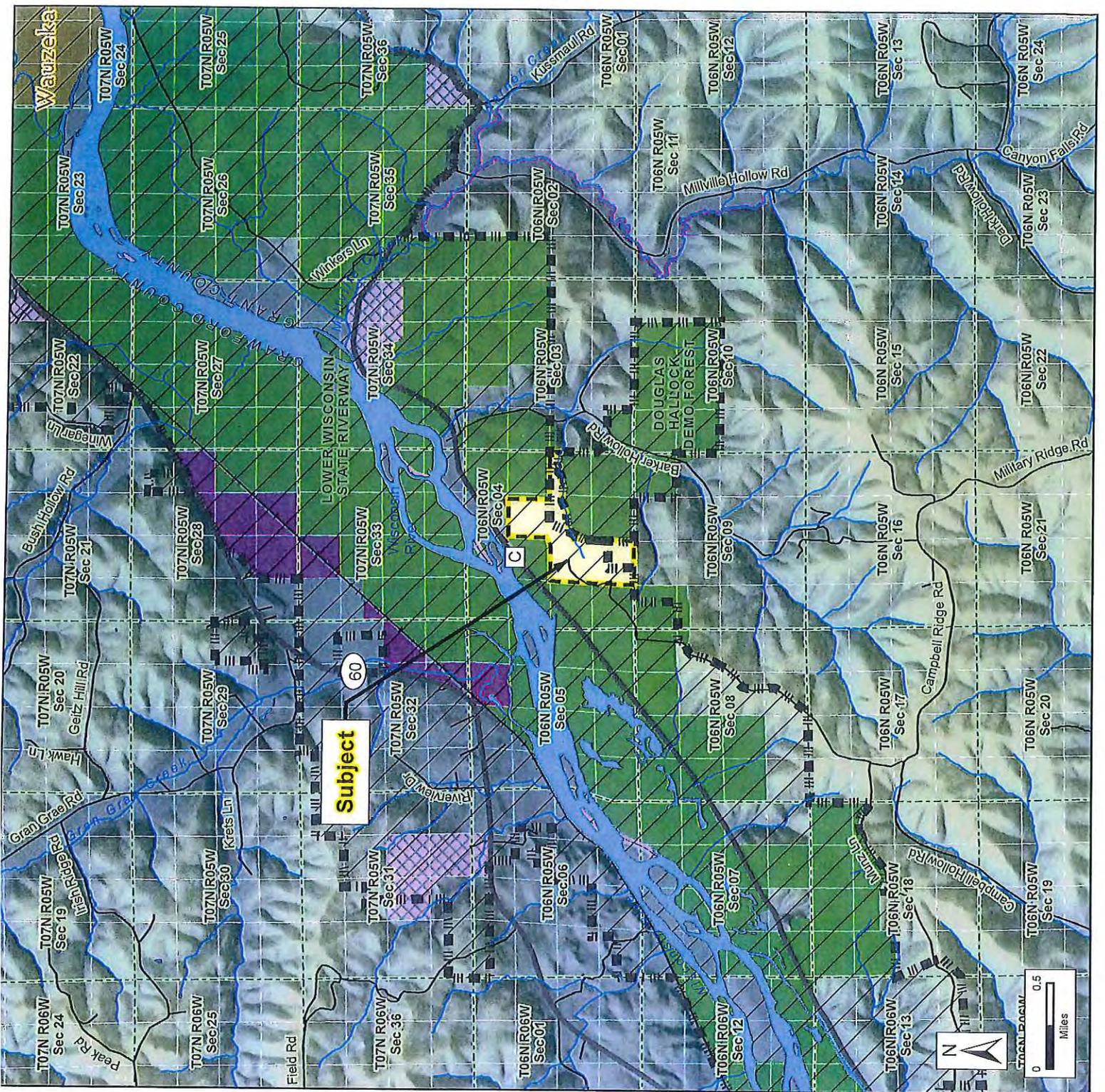


-  WDNR Fee Title
-  WDNR Easement
-  WDNR Easement (Closed to Public Access)
-  DNR Project Boundary
-  PLS Section Line
-  QQ Section Boundary

County View

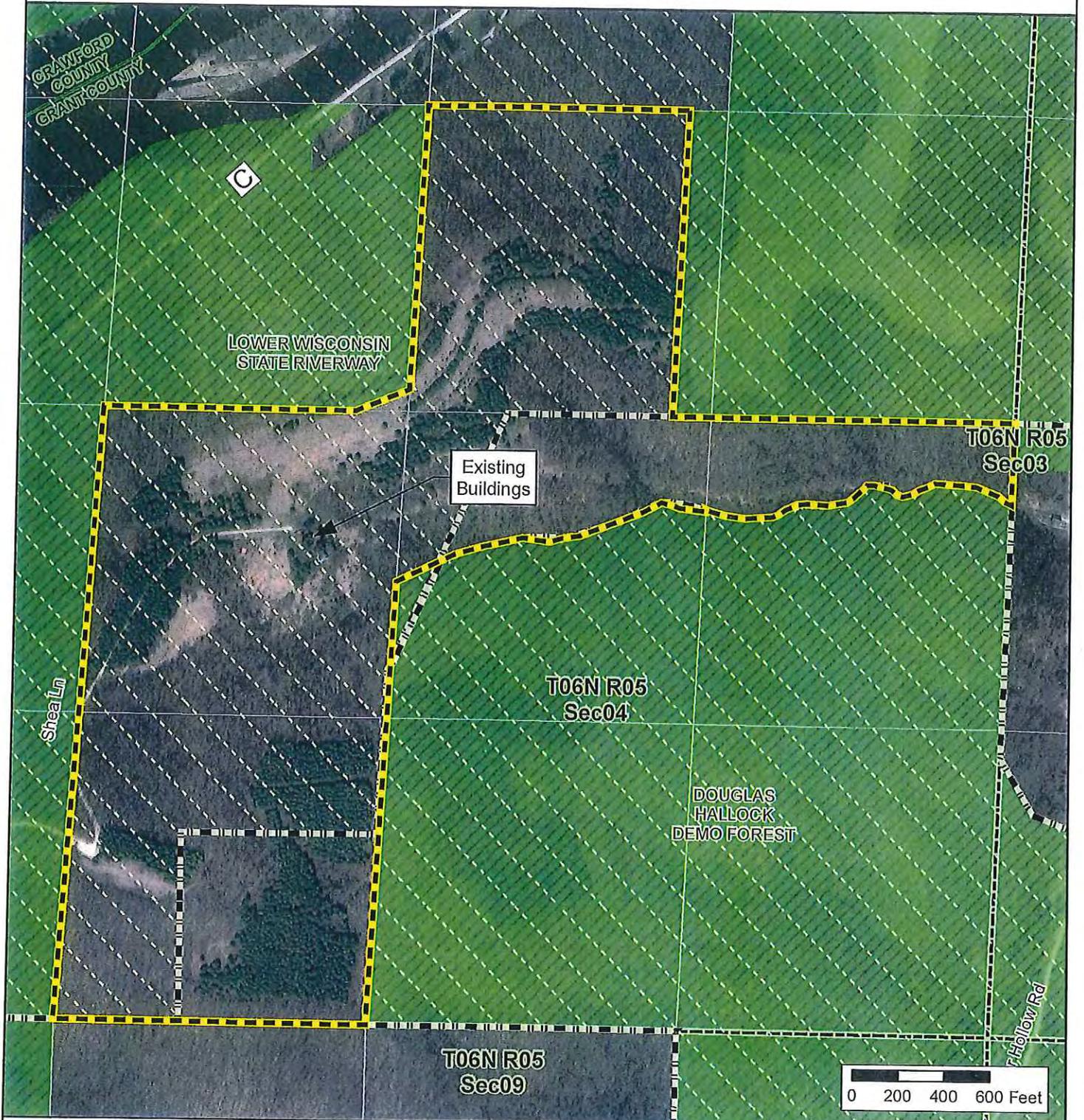
Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Mar 21, 2013 kmh



JoAnn Shea - Fee

T6N R5W Sec 4, Town of Millville, Grant County



Lower Wisconsin State Riverway



Subject

 DNR Fee Title

 DNR Eased

 WDNR Easement
(Closed to Public Access)

 DNR Project Boundary

 Section Line

 QQ Section Lines

0 200 400 600 Feet




Mar 25, 2013 kmh

Real Estate Section
Bureau of Facilities and Lands