

SUBJECT: Land Donation – Lower Chippewa River State Natural Area– Dunn County

FOR: FEBRUARY 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J. Haag

SUMMARY: The Estate of Roger K. Lange has offered to donate 21.48 acres of land for the Lower Chippewa River State Natural Area in Dunn County to the Department. This property lies roughly half way between the cities of Menomonie and Durand, and is roughly 1 hour from the Twin Cities and 30 minutes from Eau Claire.

The proposed donation lies entirely within the boundary of the Lower Chippewa River State Natural Area project boundary and is immediately adjacent to the Dunnville Wildlife Area. The property lies between the Red Cedar River and County Hwy Y, and is bounded by Department owned lands to the north, as well as across the Red Cedar River to the northeast, and across County Highway Y to the southeast. The donation also includes 5 small lots across County Y from Department land. These parcels do not serve a conservation purpose however the Estate has authorized the Department to sell those parcels and use the proceeds for land management activities within the Lower Chippewa River State Natural Area boundary.

Access to the parcel is attained off of County Hwy. Y, and also includes roughly 1/3 of a mile of frontage on the Red Cedar River. The property includes a roughly 3 acre open field which is currently being mowed for hay. The remainder of the property is wooded, consisting of mixed hardwoods with scattered large white pines on the uplands, transitioning to bottomland hardwoods along the river. A significant escarpment becomes a distinct land feature along the river bank on the north end of the property.

Acceptance of this donation would provide ownership on both banks of the Red Cedar from the confluence with the Chippewa River to 3+ miles upstream. Such acquisitions are highlighted as priorities in the Dunnville WA and Lower Chippewa River SNA Master Plan. Lying adjacent to the Dunnville Wildlife Area, this property will create continuity through blocking with current State ownership and provide increased opportunities for habitat enhancement and riverbank protection along with public recreation. Accepting this property will allow for the value of the property to be used as match to help leverage grant funding for potential wetland habitat work on the Dunnville Wildlife Area.

RECOMMENDATION: That the Board accepts the donation of 21.48 acres of land for the Lower Chippewa River State Natural Area program and authorizes the sale of 5 small lots that are not needed by the Department for conservation purposes and use the proceeds of that sale for land management purposes within the project boundary and that a certificate of appreciation be sent to the Estate of Roger K. Lange and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

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 |

CORRESPONDENCE/MEMORANDUM

DATE: January 22, 2014
 TO: Natural Resources Board
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Donation, Roger K. Lange Estate
 Tract, File # NA 20112

FILE REF: NA 20112

1. PARCEL DESCRIPTION:

Lower Chippewa River State Natural Area
 Dunn County

Grantor:

Roger K. Lange Estate
 c/o Riegelman & Mueckler, S.C.
 917 Main Street
 Racine, WI 53403

Acres: 21.48Price: GiftAppraised Value: n/aInterest: Fee simpleImprovements: None

Location: The tract is located halfway between Menomonie and Durand and is roughly 30 minutes from Eau Claire.

Land Description: The subject land is fairly level with an open field and mixed hardwoods with scattered white pine on the uplands, transitioning to bottomland hardwoods along the river; an escarpment becomes a distinct land feature along the river bank on the north end of the parcel.

Covertypes Breakdown:

Type	Acreage
Grass/Pasture	3.0
Upland woodland	15.0
Lowland woodland	3.48
Total:	21.48

Zoning: Residential and Agricultural ResidentialPresent Use: RecreationalProposed Use: Public recreationTenure: 25 yearsOption Date: n/a

Stewardship 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 proposed Roger K. Lange Estate donation lies entirely within the boundary of the Lower Chippewa River State Natural Area project boundary and is immediately adjacent to the Dunnville Wildlife Area. This parcel is 21.48 acres in size, less 2 small out lots which include the home and buildings, which will be

donated to a different recipient. The property lies between the Red Cedar River and County Hwy Y, and is bounded by Department owned lands to the north, as well as across the Red Cedar River to the northeast, and across County Highway Y to the southeast. The donation also includes 5 small lots across County Y from Department land. These parcels do not serve a conservation purpose however, the Estate has authorized the Department to sell those parcels and use the proceeds for land management activities within the Lower Chippewa River State Natural Area boundary. Access to the parcel is attained off of County Hwy. Y, and also includes roughly 1/3 of a mile of frontage on the Red Cedar River. The property includes a roughly 3 acre open field which is currently being mowed for hay. The remainder of the property is wooded, consisting of mixed hardwoods with scattered large white pines on the uplands, transitioning to bottomland hardwoods along the river. A significant escarpment becomes a distinct land feature along the river bank on the north end of the property.

Acceptance of this donation would provide ownership on both banks of the Red Cedar from the confluence with the Chippewa River to 3+ miles upstream. Such acquisitions are highlighted as priorities in the Dunnville WA and Lower Chippewa River SNA Master Plan. Lying adjacent to the Dunnville Wildlife Area, this property will create continuity through blocking with current State ownership and provide increased opportunities for habitat enhancement and riverbank protection along with public recreation. Accepting this property will allow for the value of the property to be used as match to help leverage grant funding for potential wetland habitat work on the Dunnville Wildlife Area. The Department recommends acceptance of this donation

3. LAND MANAGEMENT:

The parcel will be managed as part of the Lower Chippewa River State Natural Area for habitat and riverbank protection. The property manager plans to use this parcel as match to leverage for grant funding for wetland habitat work.

4. FINANCING:

No funding is required for this transaction.

5. ACQUISITION STATUS OF THE LOWER CHIPPEWA RIVER STATE NATURAL AREA:

Established: 2000
Acres Purchased to Date: 1,713.76
Acquisition Goal: 15,470.00
Percent Complete: 11.08 %
Cost to Date: \$2,937,458.14

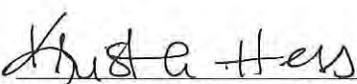
RECOMMENDED:



Douglas J Haag, Acting Real Estate Director

1-28-14

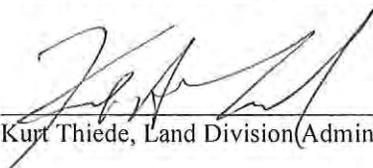
Date



Kristin A. Hess, Bureau of Legal Services

2/3/14

Date



Kurt Thiede, Land Division Administrator

2/6/14

Date

Acknowledgment Of Gift

This is to certify that at its February 2014 meeting, the Natural Resources Board gratefully accepted a gift of 21.48 acres of land in Dunn County for the Lower Chippewa River State Natural Area from the

Roger K. Lange Estate

It is significant that estates such as this one are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

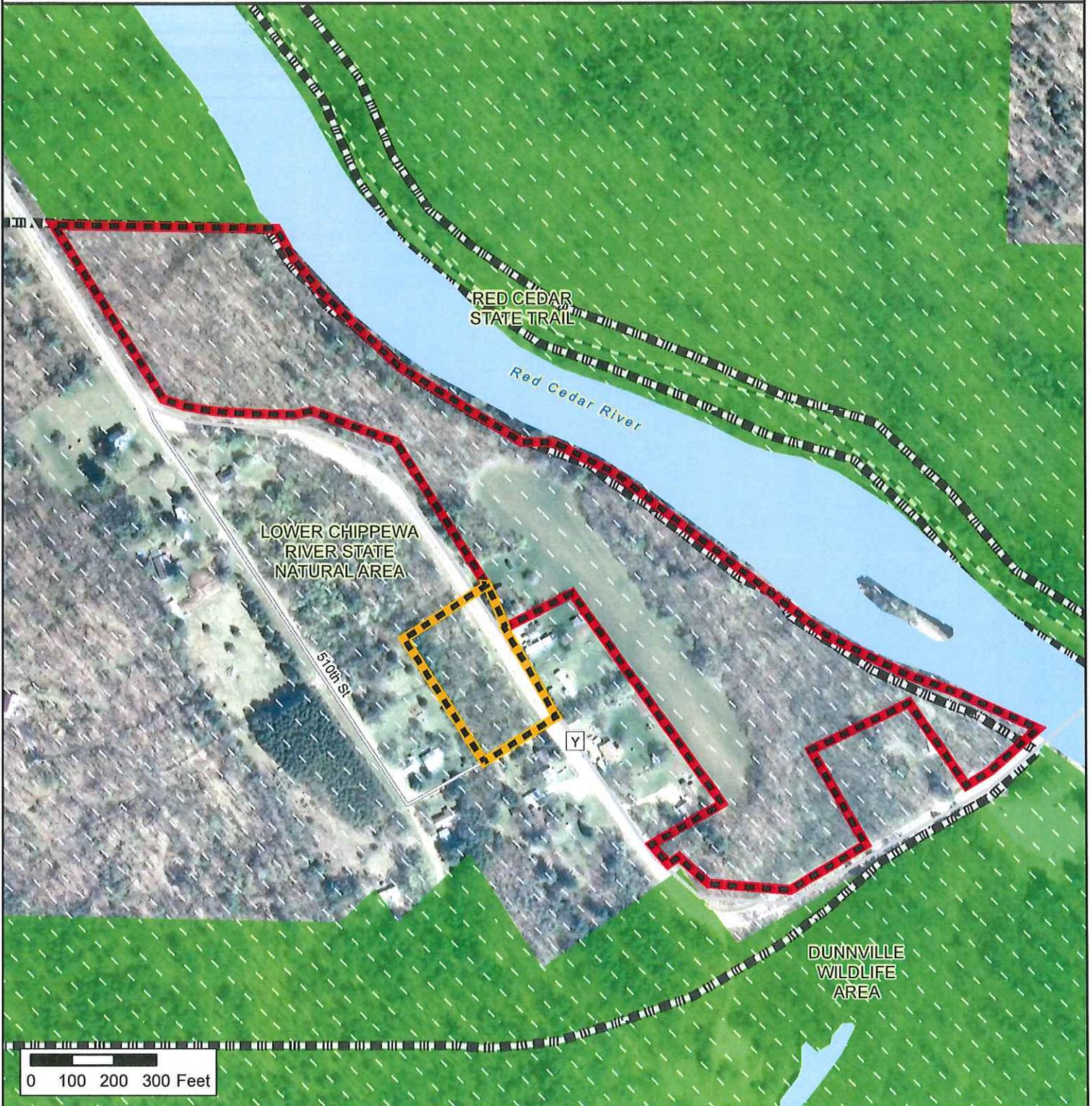
An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank the estate for its thoughtfulness and generosity.

Natural Resources Board

Preston D. Cole, CHAIRMAN

Roger Lange - Fee/Gift

T26N R13W Sec 24, Town of Dunn, Dunn County



Black River State Forest



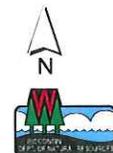
Subject

Portion to Sell

 DNR Fee Title Land

 DNR Project Boundary

 Recreation Trail



Jan 27, 2014 kmh

Real Estate Section
Bureau of Facilities and Lands

**Roger Lange -
Fee/Gift
Lower Chippewa
River State Natural Area**

NA 20112

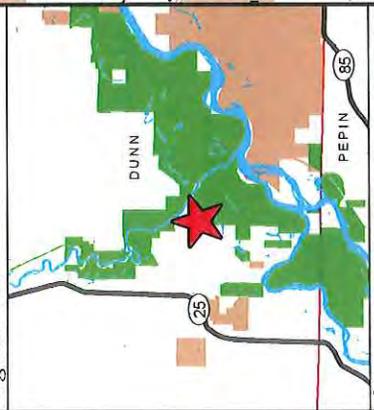
T26N R13W Sec 24
Town of Dunn
Dunn County

Subject

Portion to sell

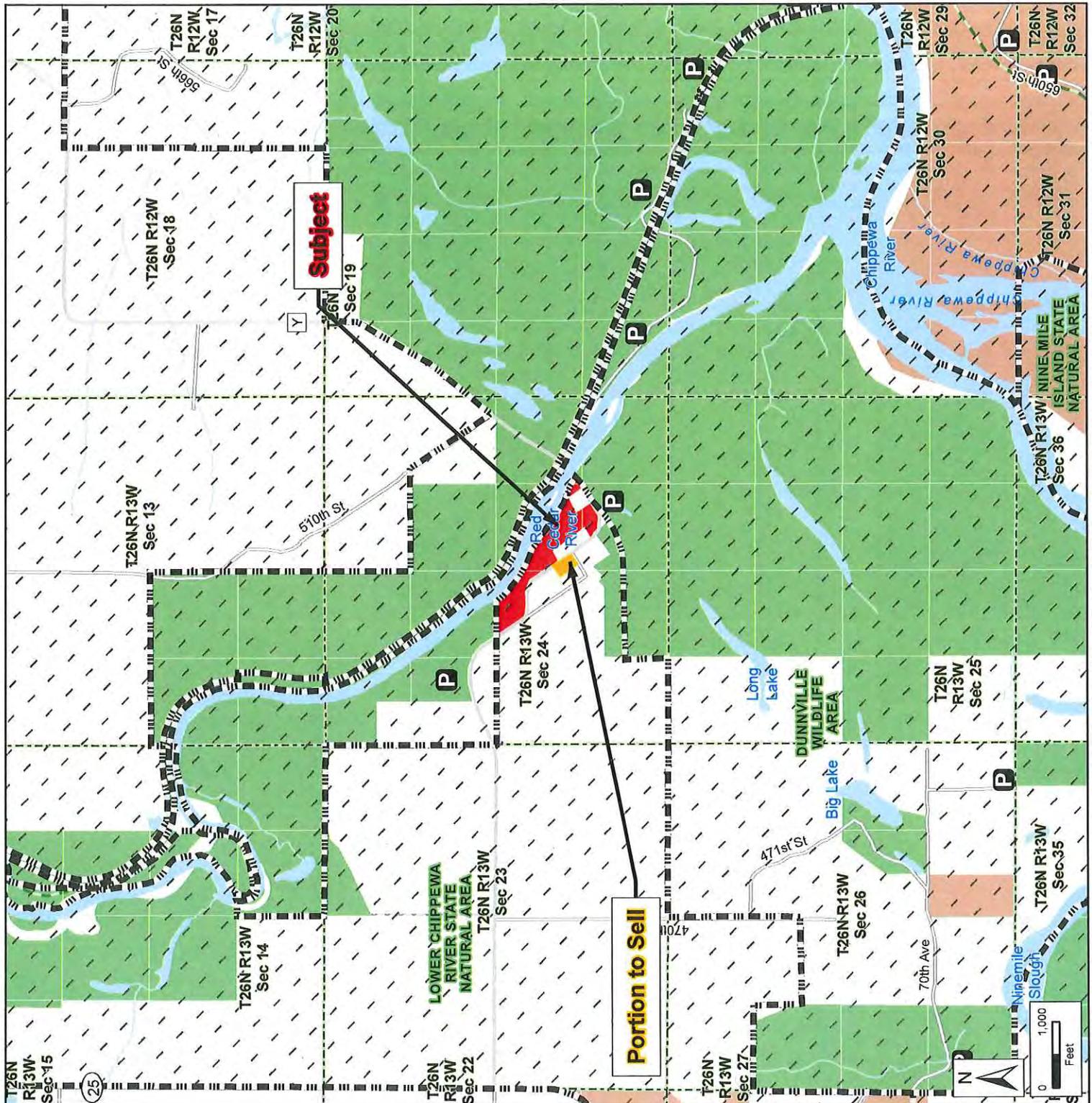
-  DNR Fee Title
-  DNR Easement (Closed to Public Access)
-  DNR Project Boundary
-  Public Hunting Grounds / Voluntary Public Access
-  Recreation Trail
-  PLSS Section Line
-  QQ Section Boundary

Regional View



 Location of Property

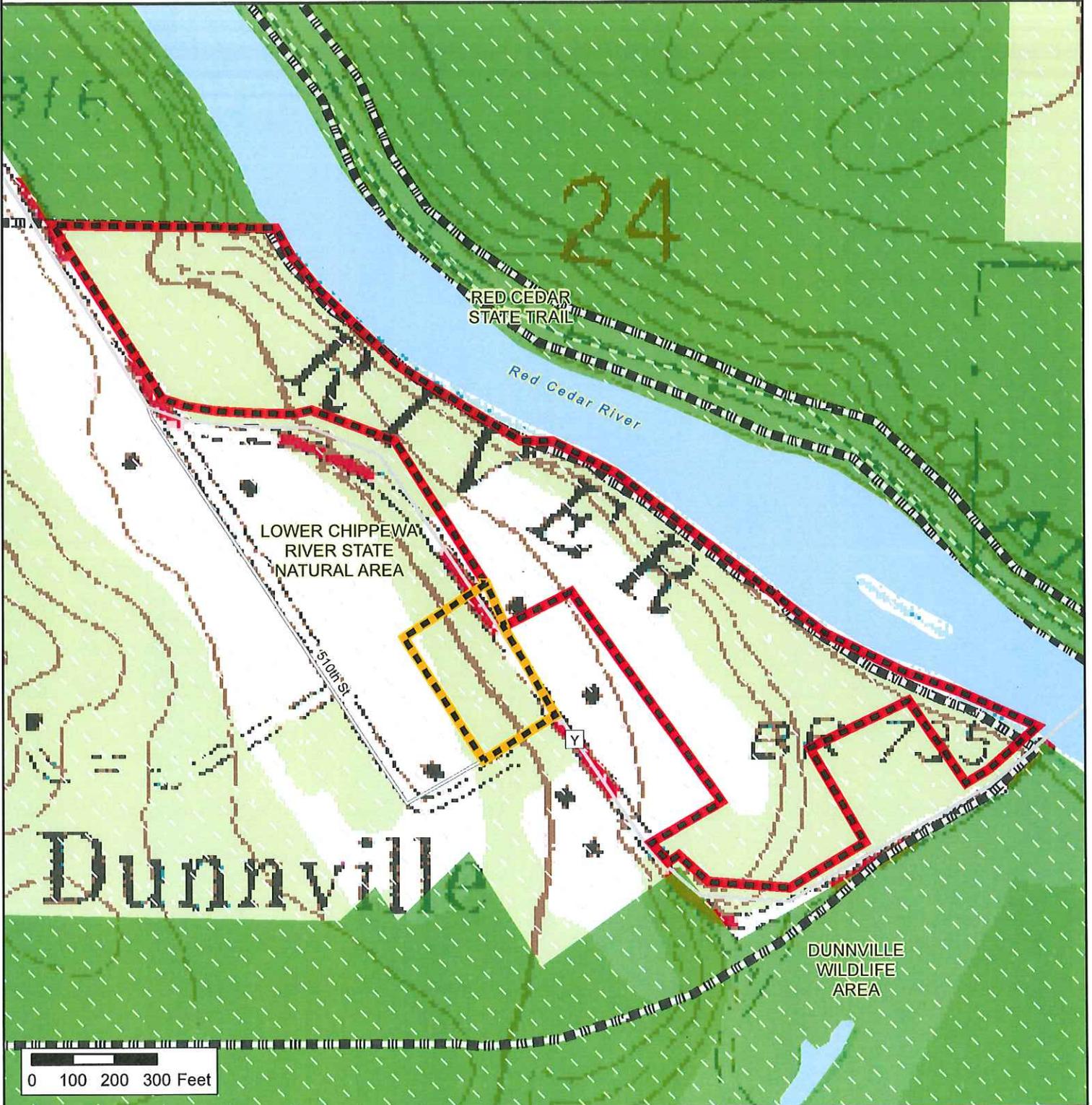
WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jan 27, 2014 Km/h



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

Roger Lange - Fee/Gift

T26N R13W Sec 24, Town of Dunn, Dunn County



Black River State Forest



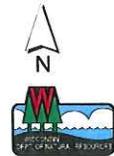
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Jan 27, 2014 kmh

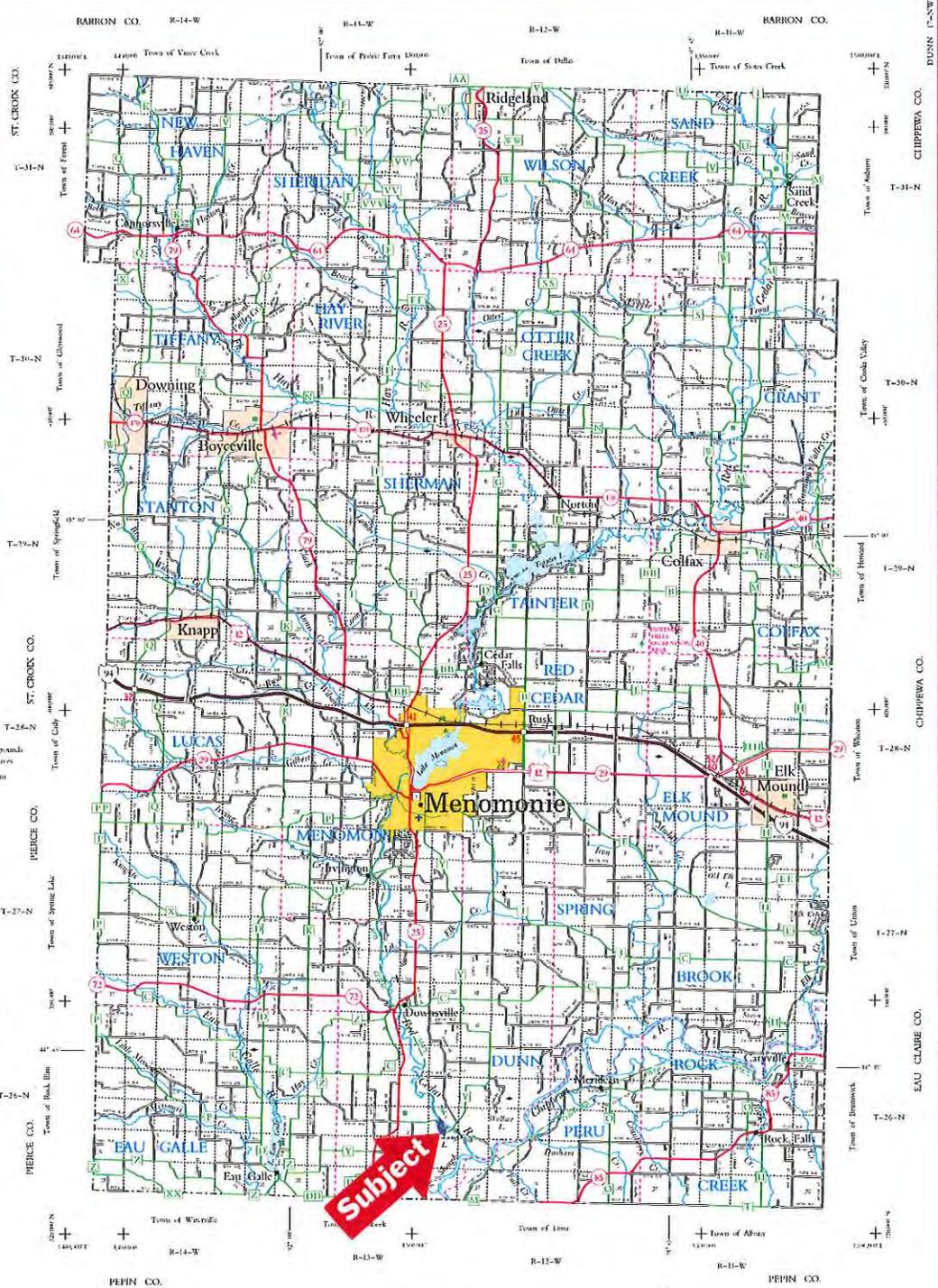
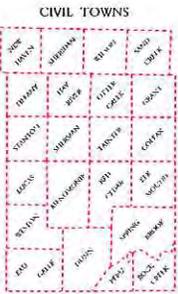
Real Estate Section
Bureau of Facilities and Lands

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LEGEND

- Freeway
- Multi-Lane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fireline
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Iron
- Hospital
- School
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Gnd
- Public Camp & Park Gnd
- Range Station
- State Park
- County Park with Facilities
- Wilderness Area
- Rest Area
- Wapiti
- University of Wisconsin

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
 Grid based on the state plane coordinate system
 coordinate and the NAD 83



Subject

DUNN CO.

DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 WISCONSIN
 SCALE 1" = 1 MILE
 Created by
 JNS-203
 For complete form, visit the website
 10/2009

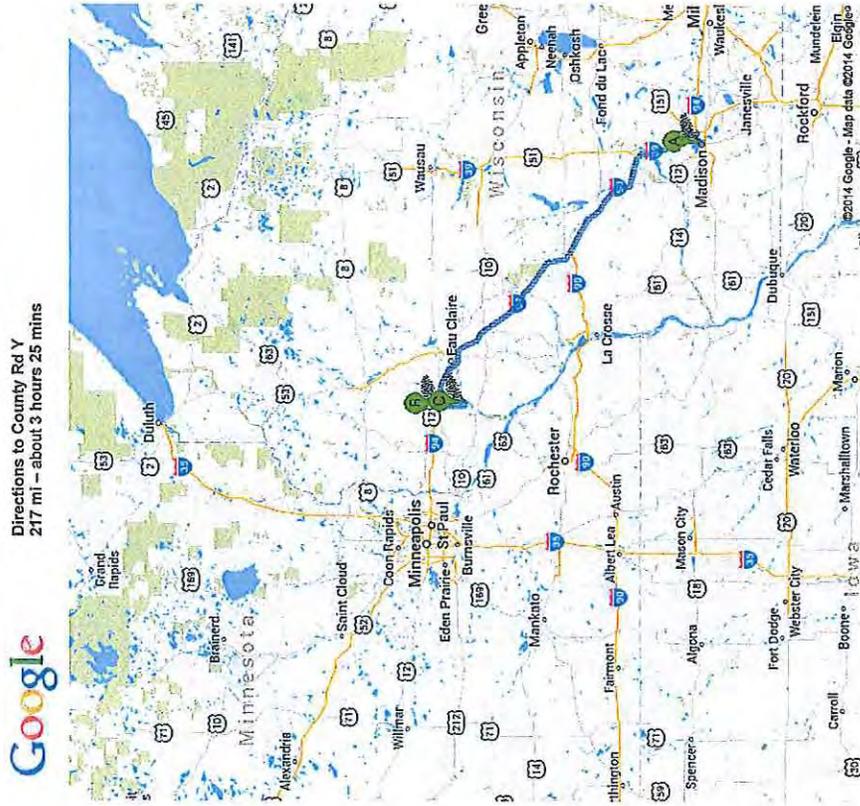
SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
26	25	24	23	22	21
33	32	31	30	29	28
39	38	37	36	35	34

AREAS OF HIGHWAY

STATE 26
 COUNTY 175
 LOCAL ROAD 429
 OTHER ROAD 9
 TOTAL FOR COUNTY 620
 Last Area (2009) 192 sq mi
 Population (2000 Census) 30,000
 County Seat: Menomonie



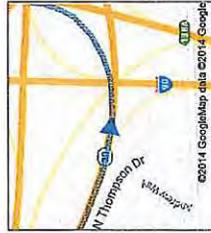


Directions to County Rd Y
217 mi - about 3 hours 25 mins

101 S Webster St, Madison, WI 53703

- Head northwest on S Webster St toward E Main St
go 0.1 mi
total 0.1 mi
- Take the 2nd right onto E Washington Ave
About 6 mins
go 2.9 mi
total 3.0 mi
- Take the Wisconsin 30 E ramp to Interstate 94
go 0.2 mi
total 3.3 mi
- Merge onto WI-30 E
About 3 mins
go 2.6 mi
total 5.8 mi

39 5. Take the exit on the left onto I-39 N/I-90 W toward I-94 W/Wis Dells About 26 mins



go 29.2 mi total 35.1 mi

94 6. Keep left to continue on I-94 W About 2 hours 19 mins



go 158 mi total 193 mi

12 7. Take exit 52 to merge onto US-12 W/WI-29 Trunk W About 11 mins



go 9.8 mi total 203 mi

8. Turn left onto 9th St E



go 0.2 mi total 203 mi

9. Take the 3rd left onto Wilson Ave



go 46 ft total 203 mi

B Total: 203 mi - about 3 hours 6 mins total 0.0 mi



10. Head west on Wilson Ave toward 9th St E go 46 ft total 46 ft



11. Take the 1st left onto 9th St E About 2 mins



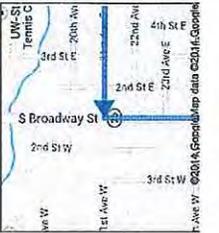
go 0.8 mi total 0.8 mi

12. Turn right onto 21st Ave E About 1 min



go 0.5 mi total 1.3 mi

25 13. Turn left onto WI-25 S/Broadway St S Continue to follow WI-25 S About 12 mins



go 10.4 mi total 11.7 mi

14. Turn left onto County Rd Y
About 3 mins

go 1.5 mi
total 13.2 mi

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1300's Ave

County Rd Y

Total: 13.2 mi - about 18 mins

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9100 St

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.



FALL 2012 Air Photo

This map shows the approximate relative location of property boundaries but as not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes."

