

**Wisconsin Department of Natural Resources  
Natural Resources Board Agenda Item**

**SUBJECT: Land Sale – Lower Wisconsin State Riverway – Iowa County**

**FOR: FEBRUARY 2016 BOARD MEETING**

**TO BE PRESENTED BY: Douglas J Haag**

**SUMMARY: The Department proposes to sell approximately 22.15 acres of land to the Village of Muscoda for \$225,100.00. The land is no longer needed by the Department for conservation purposes for the Lower Wisconsin State Riverway in Iowa County.**

The 22.15 acre parcel is located near a 10 acre parcel that was sold to the Village of Muscoda in 2014. This 22.15 acre parcel proposed for sale is bordered by the Village’s sewage lagoons to the north, Scot Industries’ large industrial facility to the west, Meister Cheese Company to the south and Department owned lands to the east.

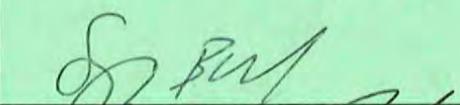
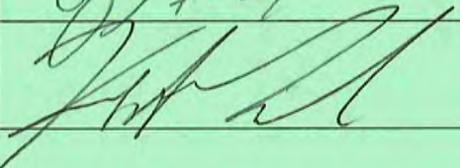
Since this property was acquired in 1962, the Village has expanded into the area south and west of the Department's project area. This parcel does not provide any significant recreational opportunity, there is no water frontage and the parcel only shares one common boundary with Department land to the east. Department staff have reviewed the parcel for its natural resource and recreational values and have determined that the parcel is not needed by the Department for conservation purposes.

The Village of Muscoda requested that the Department sell the land in order to allow for expansion of local businesses. The Village went through a comprehensive plan amendment to ensure that the sale parcel was included in their comprehensive plan and that the local township and members of the public were aware of the proposal. The parcel will be annexed into the Village to complete the plan amendment process if the sale is approved by the Natural Resources Board. Proceeds from the sale will be used to purchase land within the Lower Wisconsin Riverway Boundary.

**RECOMMENDATION: That the Board finds the 22.15 acre tract is no longer needed by the Department for conservation purposes for the Lower Wisconsin State Riverway and approve the sale of the land at the price of \$225,100.00 under the authority of s. 23.15 Stats.**

**LIST OF ATTACHED MATERIALS (Check all that are applicable):**

- Background Memo
- Maps and Documents

Approved By	Signature	Date
Douglas Haag Deputy Bureau Director		2-12-16
Sanjay Olson Division Administrator		2-12-16
Cathy Stepp, Secretary		2-12-16

**CORRESPONDENCE/MEMORANDUM**

DATE: February 12, 2016  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Sale, DNR to Village of Muscodia, File WR-70078,  
 Approval requested by March 31, 2016

FILE REF: WR-70078

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway  
 Iowa County

Grantor:

State of Wisconsin DNR  
 101 S. Webster Street  
 Madison, WI 53707

Grantee:

Village of Muscodia  
 Cinda Johnson  
 P.O. Box 206  
 Muscodia, WI 53573

Acres: 22.15  
Price: \$225,100.00  
Appraised Value: \$225,100.00  
Interest: Fee Title  
Improvements: None

Location: The property is located in the Village of Muscodia in Iowa County.

Land Description: The subject land is level and partially wooded.

Coverttype Breakdown:

Type	Acreage
Lowland woodland	22.15
Total:	22.15

Zoning: Agriculture  
Present Use: Public Recreation  
Proposed Use: Commercial  
Tenure: 53 years  
Property Taxes: Exempt

2. JUSTIFICATION:

The 22.15 acre parcel is located near a 10 acre parcel that was sold to the Village of Muscodia in 2014. This 22.15 acre parcel proposed for sale is bordered by Village's sewage lagoons to the North, Scot Industries' large industrial facility to the West, Meister Cheese Company to the south and Department owned lands to the east.

Since this property was acquired in 1962, the Village has expanded into the area south and west of the Department's project area. This parcel does not provide any significant recreational opportunity, there is no water frontage and the parcel only shares one common boundary with Department land to the east. Department staff have reviewed the parcel for its natural resource and recreational values and have determined that the parcel is not needed by the Department for conservation purposes.



The Village of Muscoda requested that the Department sell the land in order to allow for expansion of local businesses. The Village went through a comprehensive plan amendment to ensure that the sale parcel was included in their comprehensive plan and that the local township and members of the public were aware of the proposal. The parcel will be annexed into the Village to complete the plan amendment process if the sale is approved by the Natural Resources Board. Proceeds from the sale will be used to purchase land within the Lower Wisconsin Riverway Boundary.

5. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989  
Acres Purchased to Date: 45,617.82  
Acquisition Goal: 78,855.00  
Percent Complete: 57.85 %  
Cost to Date: \$41,967,026.68

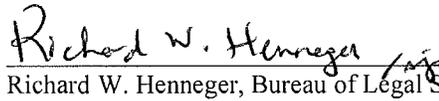
6. APPRAISAL I:

The land value is based on an administrative determination of value derived from previous sales to the Village.

RECOMMENDED:

  
\_\_\_\_\_  
Douglas J. Haag, Deputy Director, Bureau of Facilities and Lands

2-12-16  
Date

  
\_\_\_\_\_  
Richard W. Henneger, Bureau of Legal Services

2/12/16  
Date

  
\_\_\_\_\_  
Sanjay Olson, Fish, Wildlife and Parks Division Administrator

2-12-16  
Date



**Village of Muscoda -  
Lower Wisconsin  
State Riverway**

Lower Wisconsin  
State Riverway  
WR 70078

T8N R1E Sec 7  
Village of Muscoda  
Iowa County

**Subject**

-  Project Boundary Not Subject to Act 20 JFC Review
-  State Natural Area
-  Project Boundary
-  DNR Fee Title
-  DNR Easement
-  DNR Easement Closed to Public Access
-  Public Land - Funded by Stewardship Grants
-  State Natural Area
-  State Trail Network
-  Project Boundary

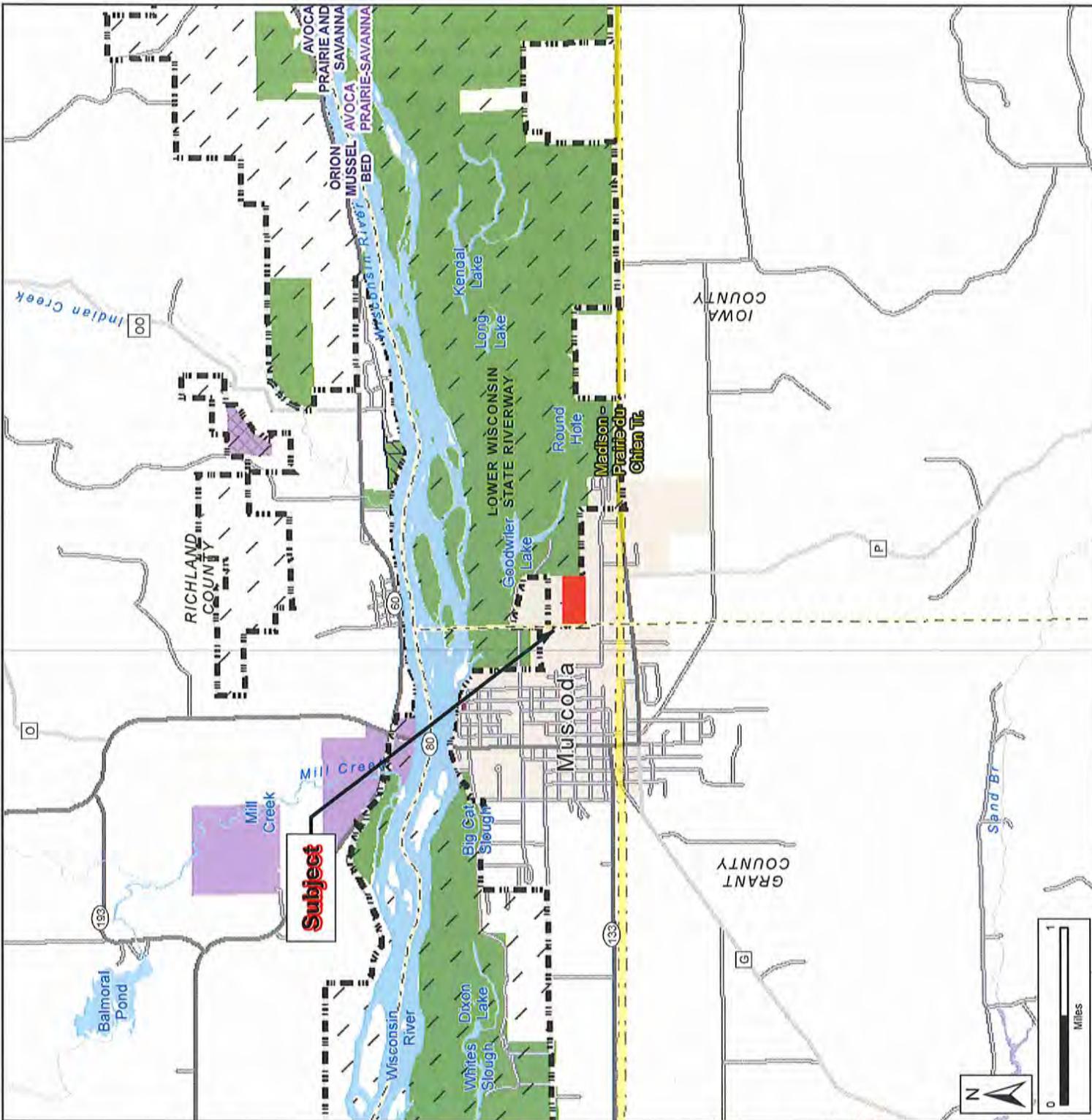
*Regional View*



**Location of Property**



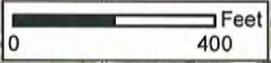
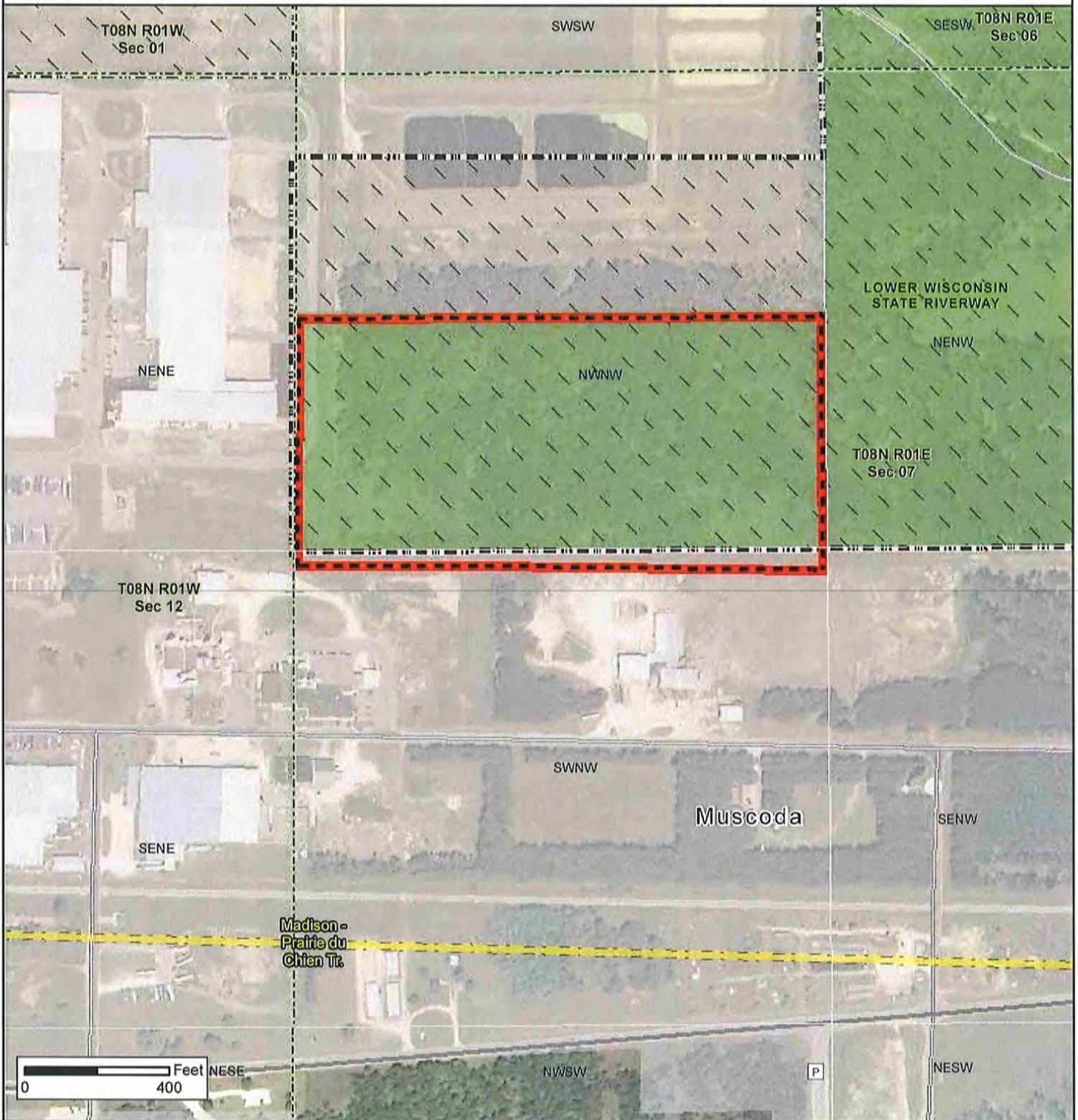
WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities or Lands  
Map Created: Feb 12, 2016 ars



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, completeness, or legality of the information depicted on this map.

# Village of Muscoda - Lower Wisconsin State Riverway

T8N R1E Sec 7, Village of Muscoda, Iowa County



**Lower Wisconsin State Riverway**

 **Subject**

-  Project Boundary Not Subject to Act 20 JFC Review
-  DNR Fee Title
-  State Trail Network Project Boundary

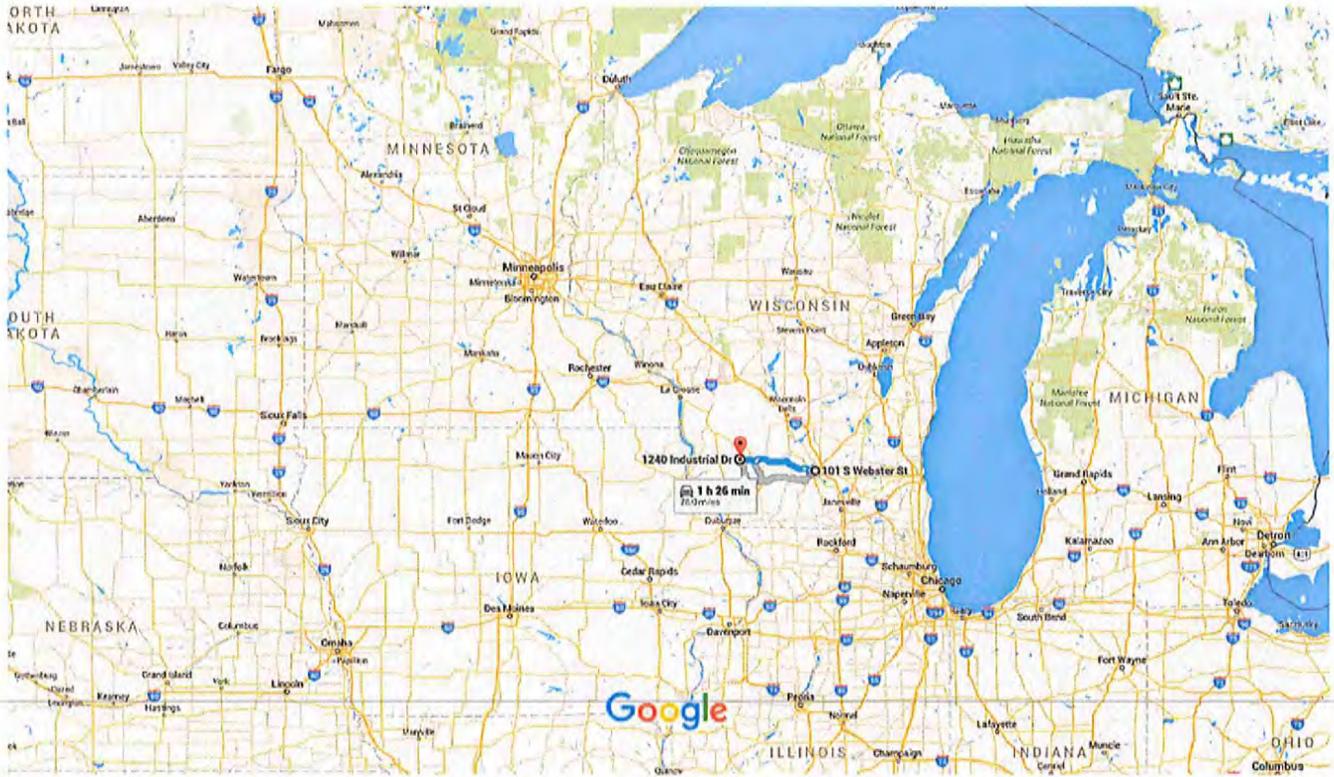


Feb 11, 2016 jst  
Real Estate Section  
Bureau of Facilities and Lands

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.



101 South Webster Street, Madison, WI Drive 59.8 miles, 1 h 23 min to 1240 Industrial Dr, Muscoda, WI 53573



Map data ©2016 Google 50 mi

### 101 S Webster St

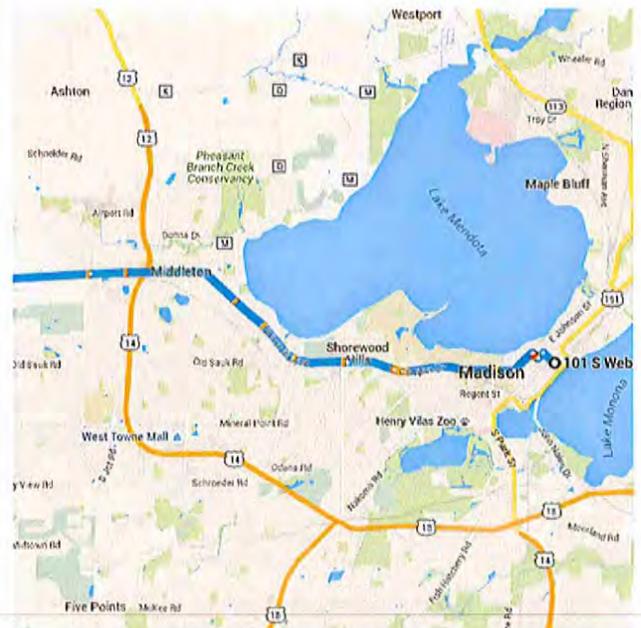
Madison, WI 53703

### Take Campus Dr and University Ave to US-14 W in Middleton

22 min (8.7 mi)

- ↑ 1. Head northwest on S Webster St toward E Main St
- ↙ 2. Use the middle lane to turn slightly left onto E Dayton St
- ↘ 3. Turn right onto Wisconsin Ave
- ↖ 4. Turn left at the 2nd cross street onto W Gorham St

0.2 mi  
0.1 mi  
0.1 mi  
0.4 mi



- ↗ 5. Use any lane to turn slightly right onto University Ave  
0.8 mi
- ↑ 6. Continue straight onto Campus Dr  
1.2 mi
- ↑ 7. Continue onto University Ave  
0.8 mi
- ↑ 8. Continue straight to stay on University Ave  
4.9 mi
- ↑ 9. Continue onto US-14 W  
42 min (35.3 mi)

**Take WI-133 S/WI-133 Trunk S to your destination**

- ↖ 10. Turn left onto Porter Rd  
0.7 mi
- ↘ 11. Turn right onto Kennedy Rd  
1.0 mi
- ↑ 12. Continue onto Blau Rd/County Line Rd  
0.3 mi
- ↙ 13. Slight left onto WI-130 S/WI-130 Trunk S/WI-133 S/WI-133 Trunk S  
1.0 mi
- ↘ 14. Turn right onto WI-133 S/WI-133 Trunk S  
12.2 mi
- ↘ 15. Turn right onto S Howard Ave  
0.2 mi
- ↖ 16. Turn left onto E Industrial Dr  
0.3 mi
- ↘ 17. Turn right  
0.2 mi



**1240 Industrial Dr**

Muscoda, WI 53573

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