

**SUBJECT: LAND ACQUISITION – LOWER WISCONSIN STATE RIVERWAY – SAUK COUNTY**

**FOR: JUNE 2008 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 40.19 acres of land from Ronald Hughes, etal for \$156,000 for the Lower Wisconsin Riverway in Sauk County. The item is being submitted because the purchase price exceeds \$150,000.

The Hughes, etal parcel is located in the very southern part of Sauk County about one mile north of the Wisconsin River in the Town of Troy about 12 miles southeast of Sauk City within the boundary of the Lower Wisconsin Scenic Riverway. The subject lies within the view shed of the Wisconsin River. Access is via a township road from State Highway 60, which is located 3/4-mile to the south. The property is a mix of open land enrolled in the Conservation Reserve Program with the remaining 27 acres being woods/brush. Department-owned lands are located along the western edge of the parcel and several department-owned scenic easements are located within 1/2-mile of the subject. The land is proposed for acquisition to protect the scenic and natural values of the tract and preserve them for future generations, to provide opportunities for public recreation, and to allow natural resource management of the land.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between them, to protect scenic lands along the river and to meet recreational needs. A cooperative effort between citizens, environmental groups, elected officials and the DNR ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

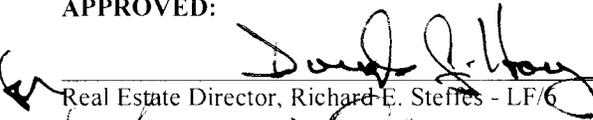
The 40.19-acre Hughes, etal parcel will provide opportunities for public recreation, allow natural resource management, consolidate state ownership, prevent development incompatible with the goals of the project, and preserve the natural scenic conditions of the Lower Wisconsin Riverway.

**RECOMMENDATION:** That the Board approve the purchase of 40.19 acres of land for \$156,000 for the Lower Wisconsin State Riverway in Sauk County.

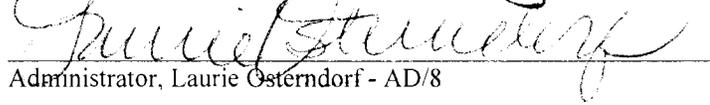
**LIST OF ATTACHED MATERIALS:**

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

5-14-08  
Date

  
Administrator, Laurie Osterndorf - AD/8

5/19/08  
Date

Secretary, Matthew J. Frank - AD/8

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- T. Hauge - WM/6
- L. Eagan – SCR/Fitchburg

## CORRESPONDENCE/MEMORANDUM

DATE: May 14, 2008  
 TO: Governor Doyle  
 FROM: Matthew J. Frank  
 SUBJECT: Proposed Land Acquisition, Hughes et al. Tract, File # WR-628,  
 Option Expires August 1, 2008

FILE REF: WR-628

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway  
 Sauk County

Grantor:

Raymond Hughes, etal  
 c/o Ray Kuehl  
 Century 21 Realty  
 204 Main Street  
 Waunakee, WI 53597

Acres: 40.19Price: \$156,000Appraised Value: \$181,000Interest: Purchase in fee.Improvements: None

Location: The property is located in south-central Sauk County about one mile north of the Wisconsin River in the Town of Troy about 12 miles southeast of Sauk City.

Land Description: The subject land is rolling to steep with a ridge running through the subject in a generally northeast to southwest direction.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Upland Woods	27.19
	Grass Pasture	<u>13.00</u>
	TOTAL:	40.19

Zoning: AgriculturePresent Use: VacantProposed Use: Resource Protection and Public RecreationTenure: 12 yearsProperty Taxes: \$531Option Date: February 4, 2008

Stewardship Land Access: The property will be open to hunting, trapping and other nature-based outdoor recreation.

2. JUSTIFICATION:

The Hughes, etal parcel is located in the very southern part of Sauk County about one mile north of the Wisconsin River in the Town of Troy about 12 miles southeast of Sauk City within the boundary of the Lower Wisconsin Scenic Riverway. The subject lies within the view shed of the Wisconsin River. Access is via a township road from State Highway 60, which is located ¼-mile to the south. The property is a mix of open land enrolled in the Conservation Reserve Program with the remaining 27 acres being woods/brush. Department-owned lands are located along the western edge of the parcel and several

department-owned scenic easements are located within 1/2-mile of the subject. The land is proposed for acquisition to protect the scenic and natural values of the tract and preserve them for future generations, to provide opportunities for public recreation, and to allow natural resource management of the land.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between them, to protect scenic lands along the river and to meet recreational needs. A cooperative effort between citizens, environmental groups, elected officials and the DNR ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

The Department recommends purchase of the 40.19-acre Hughes, etal parcel, which will provide opportunities for public recreation, allow natural resource management, consolidate state ownership, prevent development incompatible with the goals of the project, and preserve the natural scenic conditions of the Lower Wisconsin State Riverway.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,549,400

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989  
Acres Purchased to Date: 47,842.10 Acres  
Acquisition Goal: 78,855 Acres  
Percent Complete: 61%  
Cost to Date: \$21,727,343.48

5. APPRAISAL:

Appraiser: Robert Bredemus (Private Appraiser)  
Valuation Date: October 22, 2007  
Appraised Value: \$181,000  
Highest and Best Use: Hobby farm with outdoor recreational amenities

Allocation of Values:

- a. land: 40.19 acres @ \$4,500 per acre: \$181,000 (Rounded)
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$4,442 to \$4,890 per acre

Appraisal Review: Ron Olson on January 2, 2008

Comments: While the appraised value is \$181,000, the landowner was asking \$4,000 per acre or \$156,000. Therefore, the price was set at the asking level.

RECOMMENDED:

for Richard E. Steffes

5-18-08  
Date

Joseph Wm. Benville  
Bureau of Legal Services

5/15/08  
Date

Laurie Osterdorf

5/19/08  
Date

RES:ch

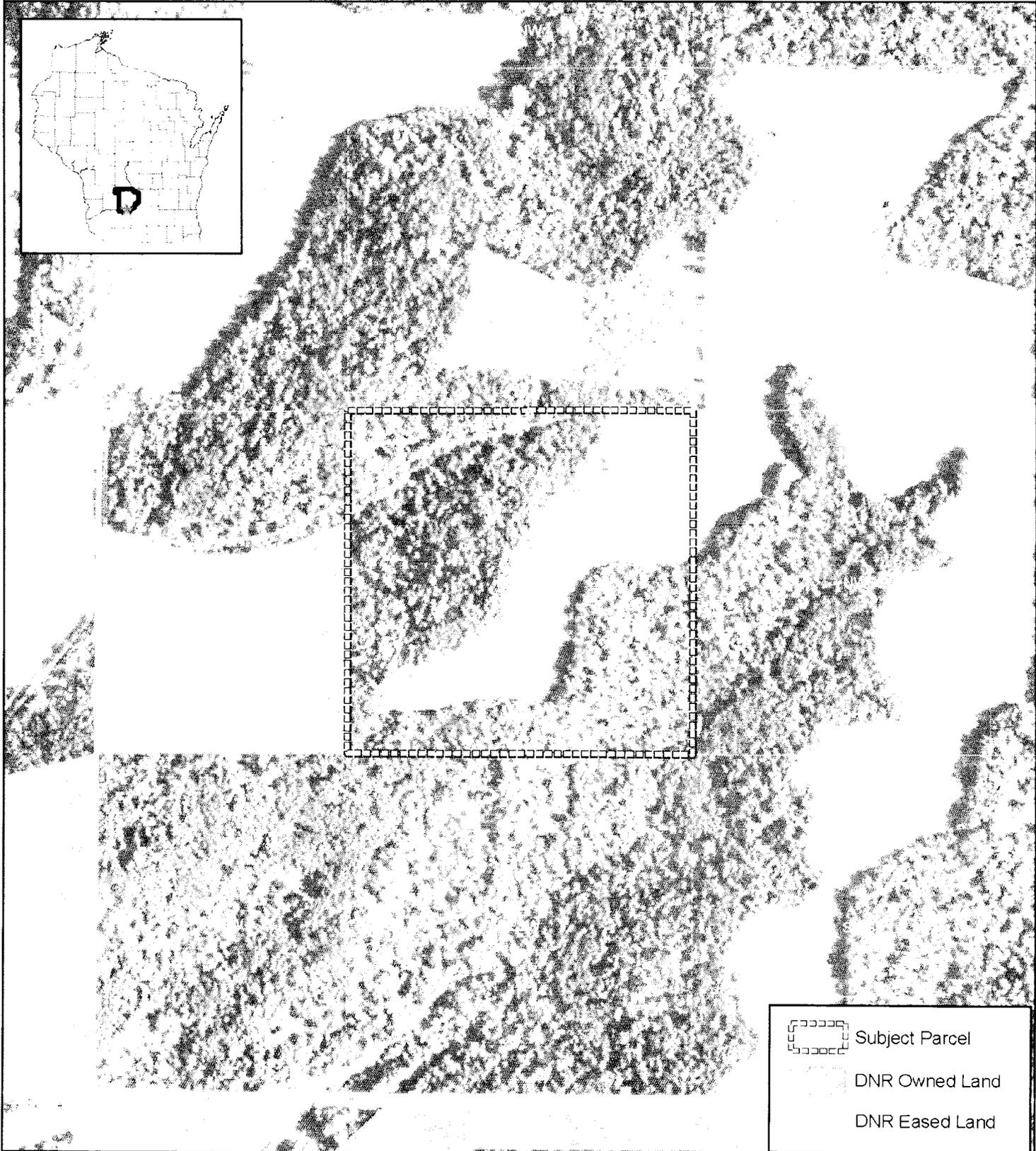
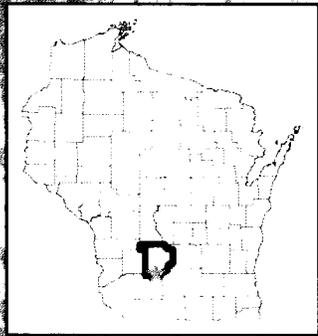


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# Hughes & Brokopp Property

T 9N R 5E Section 31, Town of Troy, Sauk County



 Subject Parcel

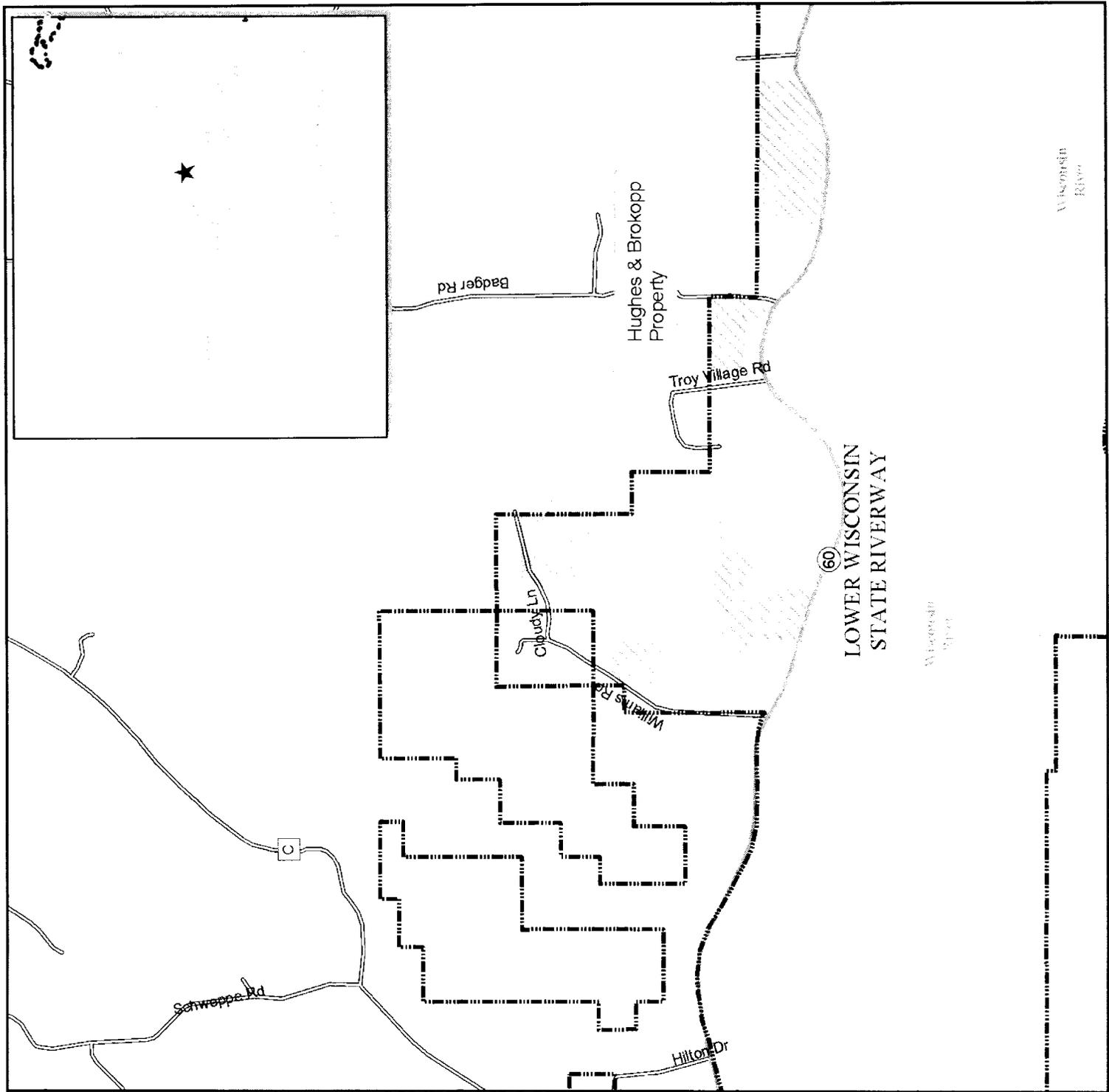
 DNR Owned Land

 DNR Eased Land



Created by Bureau of Facilities and Lands  
Real Estate Section  
March 17, 2008



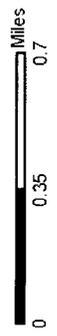


# Hughes & Brokopp Property

Lower Wisconsin State Riverway

-  Subject Property
-  WDNR Owned
-  WNDR 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 (JL), 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 or water bodies are not open to the general public or may have specific, limited access to the public. 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/cadre/scw/center/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

March 17, 2008

Wisconsin River