

SUBJECT: LAND ACQUISITION – RUSH CREEK NATURAL AREA – CRAWFORD COUNTY

FOR: JUNE 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80.13 acres of land from Adolph and Judith Anderson for \$240,000.00 for the Rush Creek Natural Area in Crawford County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel is located about two miles southeast of the Village of De Soto and four miles northwest of the Village of Ferryville in northwestern Crawford County. The Anderson parcel is wooded with mature stands of white oak, red oak, shagbark hickory, elm, cherry, and aspen. It is accessible via a right-of-way road off Lawrence Ridge Road, a gravel-surfaced town road. Department ownership will protect the natural and scientific values of the land, allow natural area management, consolidate department ownership, and provide opportunities for public education and recreation.

The Rush Creek State Natural Area, which is located 30 miles south of the City of La Crosse in Crawford County, was established in 1980. The goals of the Rush Creek project are to protect and manage native plant and animal communities and provide opportunities for public recreation and natural history education. The project contains a series of dry and dry mesic prairies surrounded by upland forest on the bluffs overlooking the Mississippi River. Red and white oak dominate the upland forests. Silver maple, red maple, elm, and cottonwood dominate the lowland forests on the valley floors. Several state-threatened species are protected within the project, and several forest-interior bird species nest at the site. Turkey, deer and ruffed grouse are also found on the property. The area is used by school groups and the general public for nature study, for scientific purposes by researchers, and for recreational activities such as hunting, bird watching and hiking.

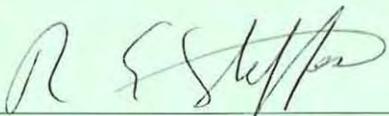
Acquisition of the 80.13-acre Anderson property will protect the land in its natural condition for scientific and educational purposes and provide opportunities for public recreation.

RECOMMENDATION: That the Board approve the purchase of 80.13 acres of land for \$240,000 for the Rush Creek Natural Area in Crawford 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 |

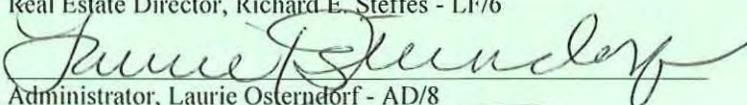
APPROVED:



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

5-10-10

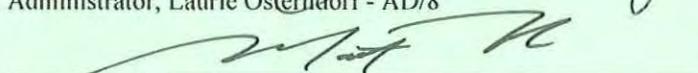
Date



Administrator, Laurie Osterndorf - AD/8

5/11/10

Date



Secretary, Matthew J. Frank - AD/8

6-7-10

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- E. Crain – ER/6
- S. Humrickhouse – WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: May 10, 2010
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, Anderson Tract, File # NA 20045,
 Option Expires August 9, 2010

FILE REF: NA 20045

1. PARCEL DESCRIPTION:

Rush Creek Natural Area
 Crawford County

Grantor:

Adolph and Judith Anderson
 3305 22nd Avenue
 Kenosha, WI 53140

Acres: 80.13Price: \$240,000.00Appraised Value: \$240,000.00Interest: Fee Title AcquisitionImprovements: Shed and cased wellLocation: The property is located in Crawford County two miles southeast of De Soto in the Town of Freeman.Land Description: The subject land varies from level valley floor to steep hillsides.

<u>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland Woodland	80.13

Zoning: No comprehensive zoningPresent Use: RecreationProposed Use: Natural Area Protection and Public RecreationTenure: 29 yearsProperty Taxes: 2,686.35Option Date: March 17, 2010Stewardship 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 for the 80.13-acre Anderson property in the Rush Creek State Natural Area. The parcel is located about two miles southeast of the Village of De Soto and four miles northwest of the Village of Ferryville in the northwestern Crawford County. The property is within the project boundary. Department ownership will protect the natural and scientific values of the land, allow natural area management and provide opportunities for public education and recreation.

The Rush Creek State Natural Area, which is located 30 miles south of the City of La Crosse in Crawford County, was established in 1980 with the purchase of a 1,100-acre tract from The Nature Conservancy. The goals of the Rush Creek project are to protect and manage native plant and animal communities and provide opportunities for public recreation and natural history education. The project contains a series of



dry and dry mesic prairies surrounded by upland forest on the bluffs overlooking the Mississippi River. Red and white oak dominate the upland forests. Silver maple, red maple, elm, and cottonwood dominate the lowland forests on the valley floors. Several state-threatened species are protected within the project, and several forest-interior bird species nest at the site. Turkey, deer, squirrel, and ruffed grouse are also found on the property. The area is used by school groups and the general public for nature study, for scientific purposes by researchers, and for recreational activities such as hunting, bird watching and hiking.

The Anderson property has approximately 80.13 acres of upland woodlands. The parcel has a mature stand of trees including such species as white oak, red oak, shagbark hickory, elm, cherry, and aspen. Because the parcel lies within an extensive forested area management will emphasize interior forest bird habitat and no active woodland management will occur under department ownership. As with other woodlands on Rush Creek State Natural Area, forest succession will be allowed to proceed with minimal human intervention. The Anderson parcel is accessible via a right-of-way road off Lawrence Ridge Road, a gravel-surfaced town road. The stream on the property is intermittent.

The Department recommends acquisition of the 80.13-acre Anderson property to protect the land in its natural condition for scientific and educational purposes and to provide opportunities for public recreation.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$26,845,046

4. ACQUISITION STATUS OF THE RUSH CREEK NATURAL AREA:

Established: 1980
Acres Purchased to Date: 2,541.81
Acquisition Goal: 7,775.00 Acres
Percent Complete: 32.69%
Cost to Date: \$2,481,214.00

5. APPRAISAL:

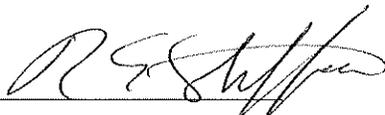
Appraiser: Ron Olson
Valuation Date: May 21, 2009
Appraised Value: \$240,000.00
Highest and Best Use: Recreation and Rural Residential

Allocation of Values:

- a. land: 80.13 acres @ \$2,900 per acre: \$232,377
- b. improvements: \$ 7,800
- c. total: \$240,000 (Rounded)
- d. market data approach used, three comparable sales cited
- e. adjusted value range: \$2,812.00 to \$3,065.00 per acre

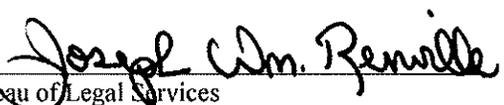
Appraisal Review: Peter Wolter – July 8, 2009

RECOMMENDED:



Richard E. Steffes

5-10-10
Date



Bureau of Legal Services

5-11-10
Date



Laurie Osterndorf

5/11/10
Date

RES:ch



CRAWFORD 12-SW

For boundaries of public housing and fishing grounds, please contact the Department of Natural Resources.

CRAWFORD CO.
 DEPARTMENT OF TRANSPORTATION
 STATE CHIEF BUILDING
 Madison, Wisconsin
 DIVISION OF HIGHWAYS
 DIVISION OF TRANSPORTATION
 DIVISION OF TRANSPORTATION

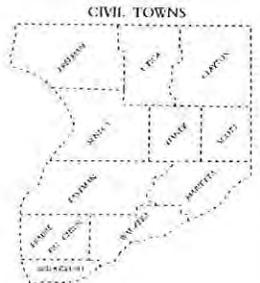
State of Wisconsin
 DIVISION OF HIGHWAYS
 DIVISION OF TRANSPORTATION
 DIVISION OF TRANSPORTATION

MILES OF HIGHWAY
— 1950 & 1949

STATE	100
COUNTY	100
U.S. HIGHWAYS	100
STATE HIGHWAYS	100
TOTAL HIGHWAYS	100

SECTION NUMBERING OF 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

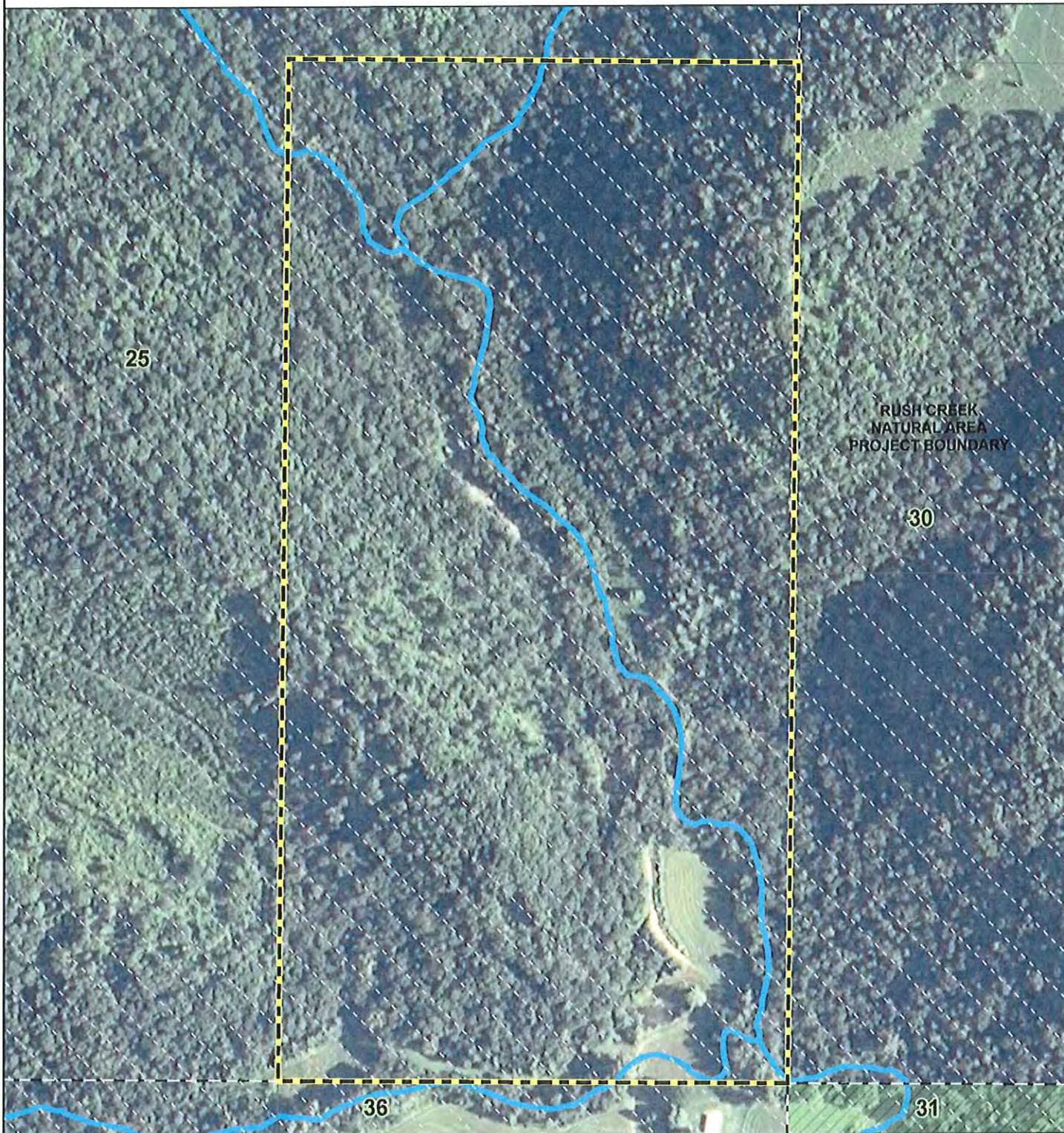


LEGEND

Feetway	—	—	—
Military Install.	—	—	—
U.S. or Star Hwy	—	—	—
County Trunk Hwy	—	—	—
Town Road	—	—	—
Footway	—	—	—
Parkway	—	—	—
State Trail	—	—	—
Interchange	—	—	—
Highway Separation	—	—	—
Interstate Highway	—	—	—
U.S. Highway No.	—	—	—
State Highway No.	—	—	—
County Highway	—	—	—
Great River Road	—	—	—
State Boundary	—	—	—
County Boundary	—	—	—
City/Town Boundary	—	—	—
Section Line	—	—	—

Judith and Adolph Anderson Parcel

T11N R7W Section 25, Town of Freeman W., Crawford County, WI (80.13 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned

Subject Property

NA 20045

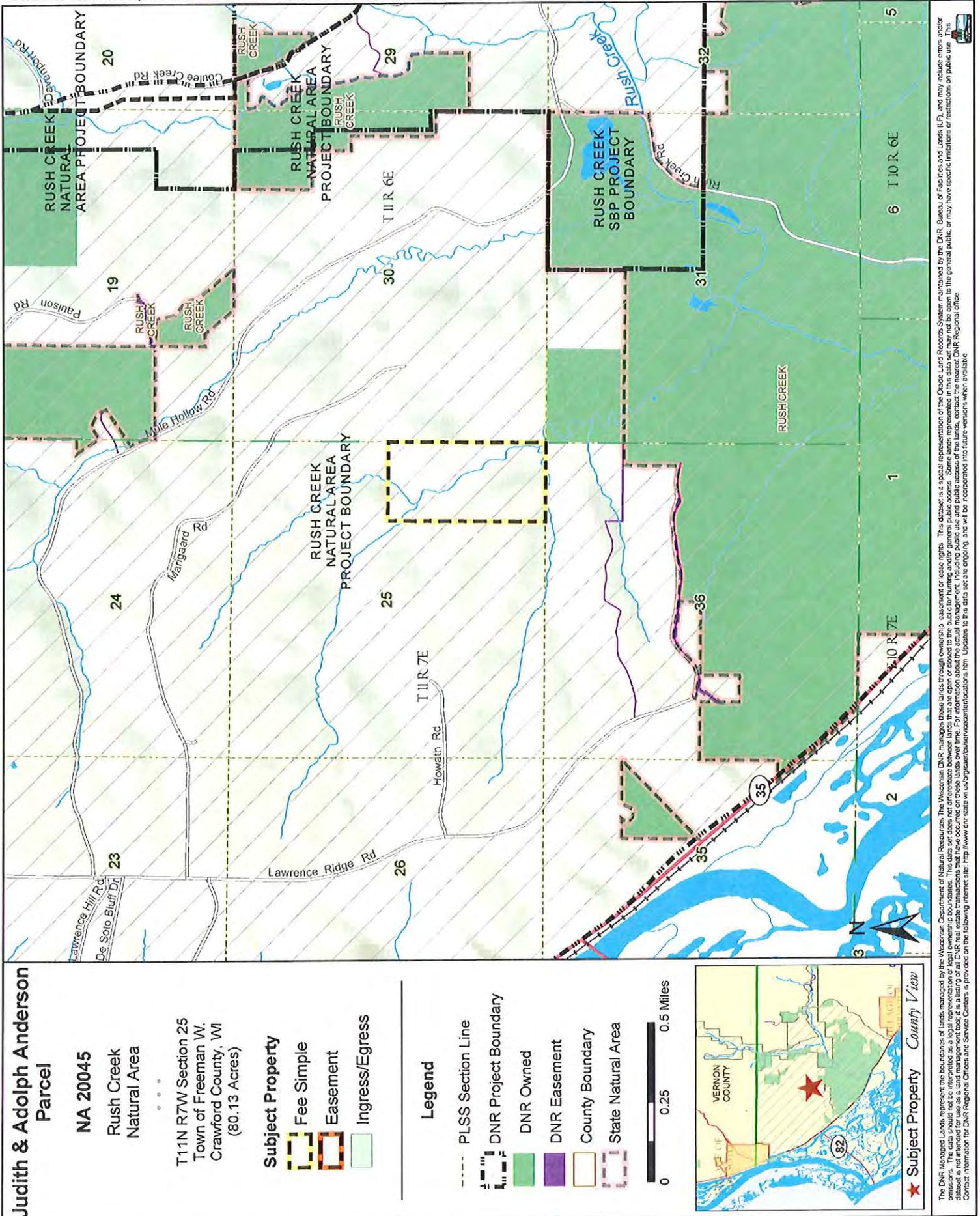
Rush Creek Natural Area

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin

March 31, 2010
Real Estate Section
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



Judith & Adolph Anderson Parcel
NA 20045
 Rush Creek Natural Area

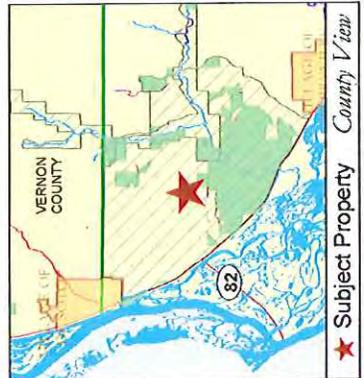
T11N R7W Section 25
 Town of Freeman W.
 Crawford County, WI
 (80.13 Acres)

Subject Property

- Fee Simple
- Easement
- Ingress/Egress

Legend

- PLSS Section Line
- DNR Project Boundary
- DNR Owned
- DNR Easement
- County Boundary
- State Natural Area



Subject Property *County View*

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 dataset is a spatial representation of the Ohio Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors 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 owners represented in this data set do not appear on the public access map. The data set is for informational purposes only. For more information, please contact the DNR Regional Office or Service Centers. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site: <http://www.dnr.state.wi.us/org/arc/arc/contacts/contacts.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.