Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.5

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – LOWER WISCONSIN STATE RIVERWAY - GRANT CO.

FOR: APRIL 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 104.29 acres of land from Rudolph and Jeanne Nigl for $250,000 for the Lower Wisconsin Riverway in Grant County. The item is being submitted because the purchase price exceeds $150,000.

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.

The Nigl parcel is located on the northern end of Grant County about four miles west of the City of Muscoda. About 40 acres in the southern portion of the property are outside of the project boundary. However, this 40 acres would provided a much needed additional road access point and parking area off of Highway 133. Department ownership in this area of the LWSR locally known as "Jones Slough" experiences heavy public use in the form of deer and small game hunting and fishing on this Wisconsin River backwater. In addition, the parcel is near department ownership to the west, which has been designated as the Blue River State Natural Area and is very popular place for snowshoeing, hiking, and cross-country skiing.

The 104.29-acre Nigl property is bordered by department ownership on its east and north sides. It has recently received some pressure for residential development as it has a desirable rural home settings with its cover of mature stands of Red and White pines and level grasslands. If acquired, the 104.29-acre Nigl property will protect the scenic and natural values of the tract and preserve these values for future generations as well as providing land for public outdoor recreation.

RECOMMENDATION: That the Board approve the purchase of 104.29-acres of land for $250,000 for the Lower Wisconsin State Riverway in Grant County and approve the addition of 40 acres in project boundary.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

R E Steffes — 3-14-07
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Ostrendorf — 3/16/07
Administrator, Laurie Ostrendorf - AD/5 — Date

Scott Hassett — 3/22/07
Secretary, Scott Hassett - AD/5 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
T. Hauge - WM/6
L. Eagan – SCR/Fitchburg

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: March 13, 2007 FILE REF: WR-612

TO: Governor Doyle

FROM: Scott Hassett PSH

SUBJECT: Proposed Land Acquisition, Nigl Tract, File # WR-612, Option Expires June 19, 2007

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Grant County

Grantor:

Rudolph and Jeanne Nigl
18526 Marshall Road
Gillingham, WI 53581

Acres: 104.29
Price: $250,000
Appraised Value: $218,900; $303,800
Interest: Purchase in fee.
Improvements: None

Location: The property is located in northern Grant County approximately four miles west of the community of Muscoda.

Land Description: The area varies from gently rolling to nearly level, sloping slightly to the adjacent floodplain.

Covertype Breakdown:	Type	Acreage
	Pine Plantation	87.00
	Grass & Brush	17.29
	Total:	104.29

Zoning: Agriculture
Present Use: Pine Plantation
Proposed Use: Resource Protection and Public Recreation
Tenure: 29 Years
Property Taxes: $174.07 (MFL)
Option Date: February 19, 2007

2. JUSTIFICATION:

The 104.29-acre Nigl property, located on the northern end of Grant County about four miles west of the City of Muscoda, is recommended for purchase for the Lower Wisconsin State Riverway (LWSR). About 40 acres that are along the southern portion of the property are outside the project boundary, although very important in terms of providing a road access point and parking area off of Highway 133. Department ownership in this area of the LWSR, locally known as "Jones Slough", experiences heavy public use in the form of deer and small game hunting and fishing on this Wisconsin River backwater. In addition, the parcel adjoins department ownership to the west, which has been designated as the Blue River State Natural Area and is very popular place for snowshoeing, hiking, and cross-country skiing.

State ownership borders the 104.29-acre Nigl property on the east and north sides. It has recently received some pressure for residential development as it has desirable rural home settings with its cover of mature

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stands of red and white pines and level grasslands. If acquired, the 104.29-acre Nigl property will protect the scenic and natural values of the tract and preserve these values for future generations.

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 planning 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 104.29-acre Nigl parcel to provide opportunities for public recreation, to allow natural resource management, to consolidate state ownership, to prevent development incompatible with the goals of the project, and to preserve the natural condition of the Wisconsin River.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$16,258,000	$462,780

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 47,410 Acres
Acquisition Goal: 78,855 Acres
Percent Complete: 60%
Cost to Date: $21,042,395

5a. APPRAISAL:

Appraiser: Mark Mitchell (Private Appraiser)
Valuation Date: February 16, 2005
Appraised Value: $218,900
Highest and Best Use: Outdoor Recreation

Allocation of Values:

a. land: 104.29 acres @ $2,098 per acre: $218,900
b. market data approach used, three comparable sales cited
c. adjusted value range: $1,805 to $2,686 per acre

Appraisal Review: Ron Olson – April 11, 2005

5b. APPRAISAL:

Appraiser: Robert Bredemus (Private Appraiser)
Valuation Date: May 11, 2005
Appraised Value: $303,800
Highest and Best Use: Rural Residential Subdivision and Timber Production

Allocation of Values:

a. land: 104.29 acres @ $2,913 per acre: $303,800 (rounded)
b. market data approach used, five comparable sales cited
c. adjusted value range: $2,125 to $3,429 per acre

Appraisal Review: Ron Olson – May 29, 2005

Comments: The price of $250,000 was negotiated with the Nigls based on the two appraisals.

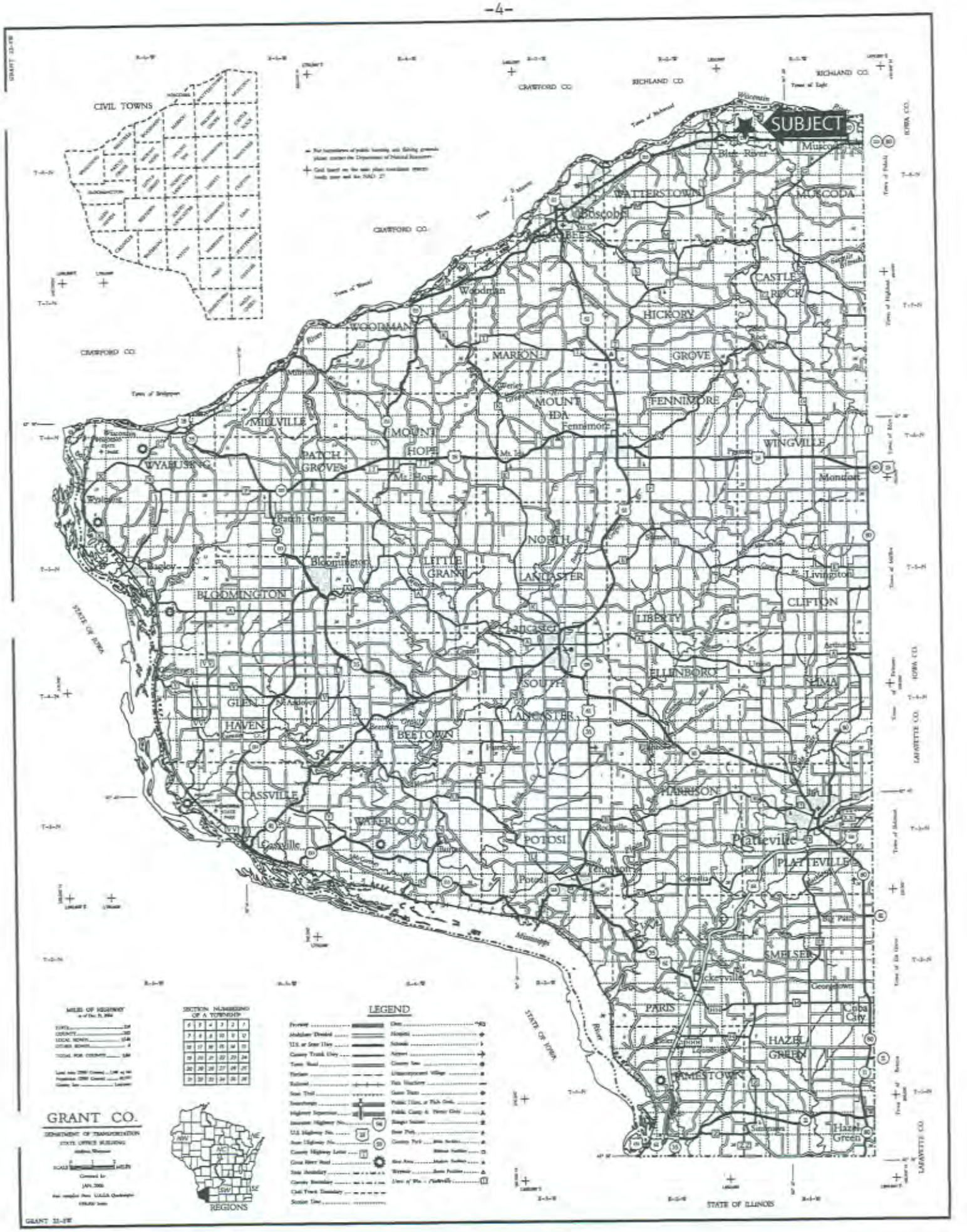
RECOMMENDED:

Richard E. Steffes — Date: 3-14-07

Bureau of Legal Services — Date: 3/14/07

Laurie Osterndorf — Date: 3/16/07

RES:ch


SUBJECT
CIVIL TOWNS
CRAWFORD CO.
RICHLAND CO.
IOWA CO.
LAFAYETTE CO.
STATE OF IOWA
STATE OF ILLINOIS
WATTERSTOWN
MUSCODA
Boscobel
CASTLE ROCK
HICKORY
GROVE
WOODMAN
MARION
MOUNT IDA
FENNIMORE
MILLVILLE
MOUNT HOPE
PATCH GROVE
WYALUSING
WINGVILLE
Mt. Hope
Patch Grove
Bloomington
LITTLE GRANT
NORTH LANCASTER
BLOOMINGTON
Livingston
CLIFTON
LIBERTY
ELLENBORO
LIMA
SOUTH LANCASTER
GLEN HAVEN
BEETOWN
CASSVILLE
WATERLOO
HARRISON
POTOSI
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PLATTEVILLE
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JAMESTOWN
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Blue River
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Nigl Property

Lower Wisconsin State Riverway

- Subject Property
- WDNR Owned
- WNDR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water

N W E S

0 0.5 1 Miles

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 (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

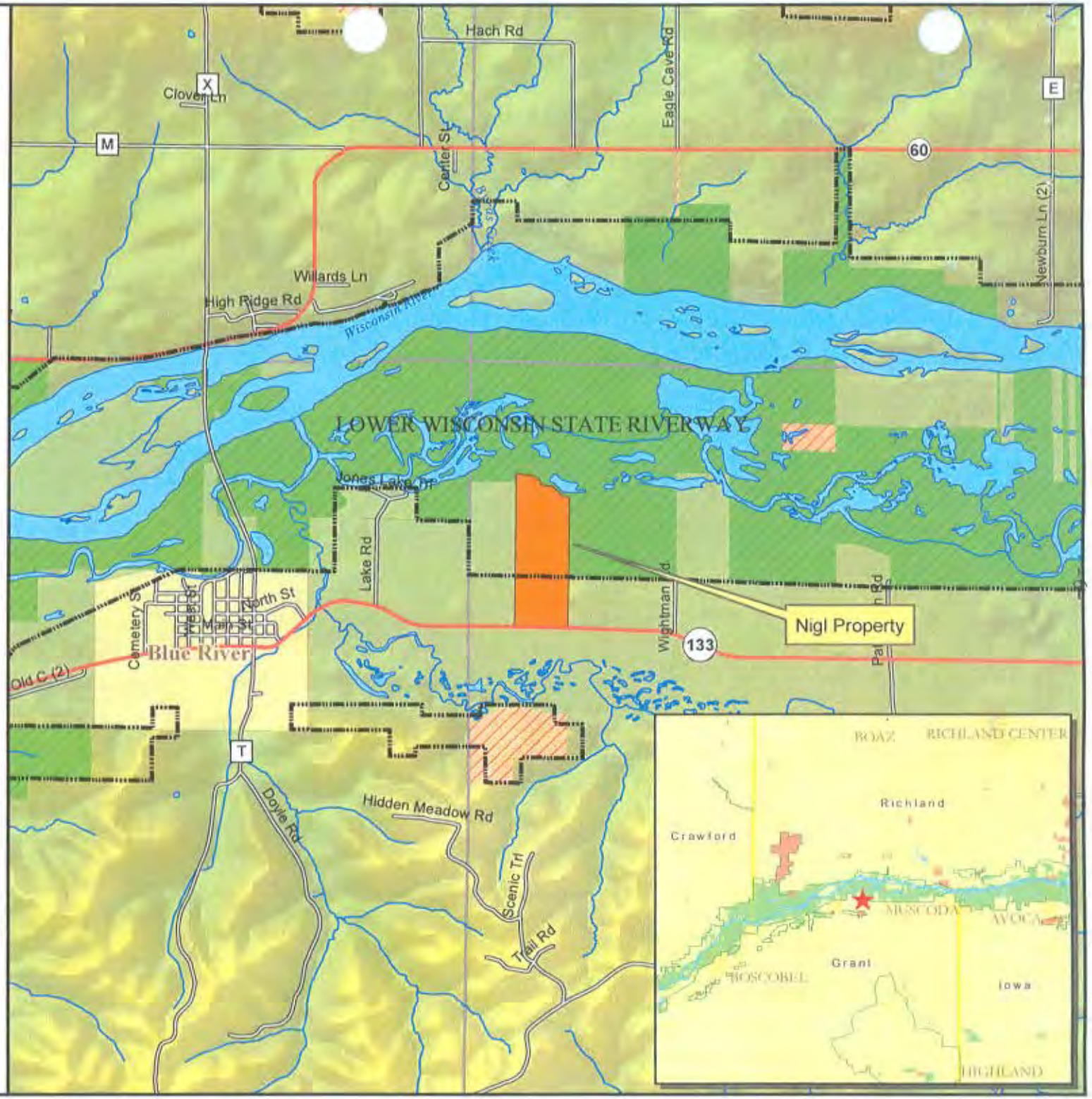
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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/caer/cs/servicecenter/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 12, 2007