Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.10

SUBJECT: LAND ACQUISITION – LOWER WISCONSIN STATE RIVERWAY - IOWA COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 86.79 acres of land from Lyle Salava for $234,300 for the Lower Wisconsin Riverway in Iowa County. The item is being submitted to the Board because the purchase price exceeds $150,000.

The Lower Wisconsin State Riverway (LWSR) was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City as well as some additional lands to close separations between the wildlife area boundaries. The goals of the LWSR are to protect scenic lands along the river, enhance wildlife habitat and to meet the recreational the needs of the public. A cooperative effort between citizens, environmental groups, elected officials and the Department ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

The 86.79-acre Salava parcel lies entirely within the Lower Wisconsin Riverway Boundary and is located in the northeastern corner of Iowa County, about 2.5 miles north of Arena and 20 miles west of Madison. This parcel is primarily floodplain forest with a mix of open grassland and brush. The parcel includes approximately 700 feet of frontage along a side channel of the Lower Wisconsin River. The subject is mostly lowland hardwoods including wetland area, a small creek, and a drainage ditch on the eastern property border. Acquisition of this key parcel will lessen the gap between department ownership along the river. Other department lands are within ½-mile on either side of the subject. In addition, the parcel helps protect a much-needed public access to this part of the river. The property may be accessed directly from a town road, Amenda Road, which dead ends on the eastern property line. If acquired the property will likely be popular for deer and small game hunting, fishing, hiking, snowshoe and cross country skiing.

The Department recommends purchase of the 86.79-acre Salava parcel to provide opportunities for public recreation, to allow natural resource management, to prevent development incompatible with the goals of the project, and to preserve the natural condition of the Lower Wisconsin Riverway.

RECOMMENDATION: That the Board approve the purchase of 86.79 acres of land for $234,500 for the Lower Wisconsin State Riverway in Iowa County.

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:

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

Administrator, Laurie Osterndorf - AD/5 — Date 11/05/07

Secretary, Matthew J. Frank - AD/5 — Date 11/7/07

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

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

FILE REF: WR-622

DATE: October 23, 2007

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Salava Tract, File # WR-622, Option Expires January 17, 2008

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Iowa County

Grantor:

Lyle Salava
711 Brodhead
Mazomanie, WI 53560

Acres: 86.79
Price: $234,300
Appraised Value: $234,300
Interest: Purchase in fee.
Improvements: None

Location: The property is located along the northeastern border of Iowa County in the Town of Arena along the Wisconsin River about 2.5 miles northeast of Arena.

Land Description: The subject is fairly level tract that is subject to seasonal flooding.

Water Frontage: The subject has about 700 feet of frontage along a southern channel to the Wisconsin River.

Covertype Breakdown:	Type	Acreage
	Lowland Woods	40.0
	Wetland	20.79
	Grass/Pasture	10.0
	Brush	16.0
	TOTAL:	86.79

Zoning: Agriculture/Floodplain-Shoreland
Present Use: Outdoor Recreation
Proposed Use: Resource Protection and Public Recreation
Tenure: 37 Years
Property Taxes: $299
Option Date: September 19, 2007

2. JUSTIFICATION:

The 86.79-acre Salava parcel lies entirely within the Lower Wisconsin Riverway boundary and is located in the far northeastern corner of Iowa County, about 2.5 miles north of Arena, and 20 miles west of Madison. The parcel includes approximately 700 feet of frontage along a southern channel of the Wisconsin River and will provide a key access point to the river. This parcel is primarily floodplain forest with a mix of open grassland and brush. Acquisition of the parcel will protect the scenic and natural values of the tract, in addition to providing opportunities for public recreation and natural resource management of the land.

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The Lower Wisconsin State Riverway (LWSR) was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City as well as some additional lands to close separations between the wildlife area boundaries. The goals of the LWSR are to protect scenic lands along the river, enhance wildlife habitat and to meet the recreational the needs of the public. A cooperative effort between citizens, environmental groups, elected officials and the Department ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

The 86.79-acre subject is mostly lowland hardwoods including wetland area, a small creek, and a drainage ditch on the eastern property border. Acquisition of this key parcel will lessen the gap between department ownership along the river. Other department lands are within ½-mile on either side of the subject. In addition, the parcel helps protect and enhance a much-needed public access to this part of the river for a variety of uses. The property may be accessed directly from a town road, Amenda Road, which dead ends on the eastern property line. If acquired, the property will be very popular site for deer and small game hunting, fishing, hiking, snowshoe and cross country skiing.

The Department recommends purchase of the 86.79-acre Salava 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 Lower Wisconsin Riverway.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$ 2,000,000	$737,539

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 47,826.85 Acres
Acquisition Goal: 78,855 Acres
Percent Complete: 60.7%
Cost to Date: $21,714,743.48

5. APPRAISAL:

Appraiser: Mike Stone (Private Appraiser)
Valuation Date: August 3, 2007
Appraised Value: $234,300
Highest and Best Use: Outdoor recreation

Allocation of Values:

a. land: 86.79 acres @ $2,700 per acre: $234,300
b. market data approach used, four comparable sales cited
c. adjusted value range: $1,924 to $3,281 per acre

Appraisal Review: Ron Olson – August 27, 2007

RECOMMENDED:

Richard E. Steffes

Date

Joseph Wm. Remille

Bureau of Legal Services

10/24/07

Date

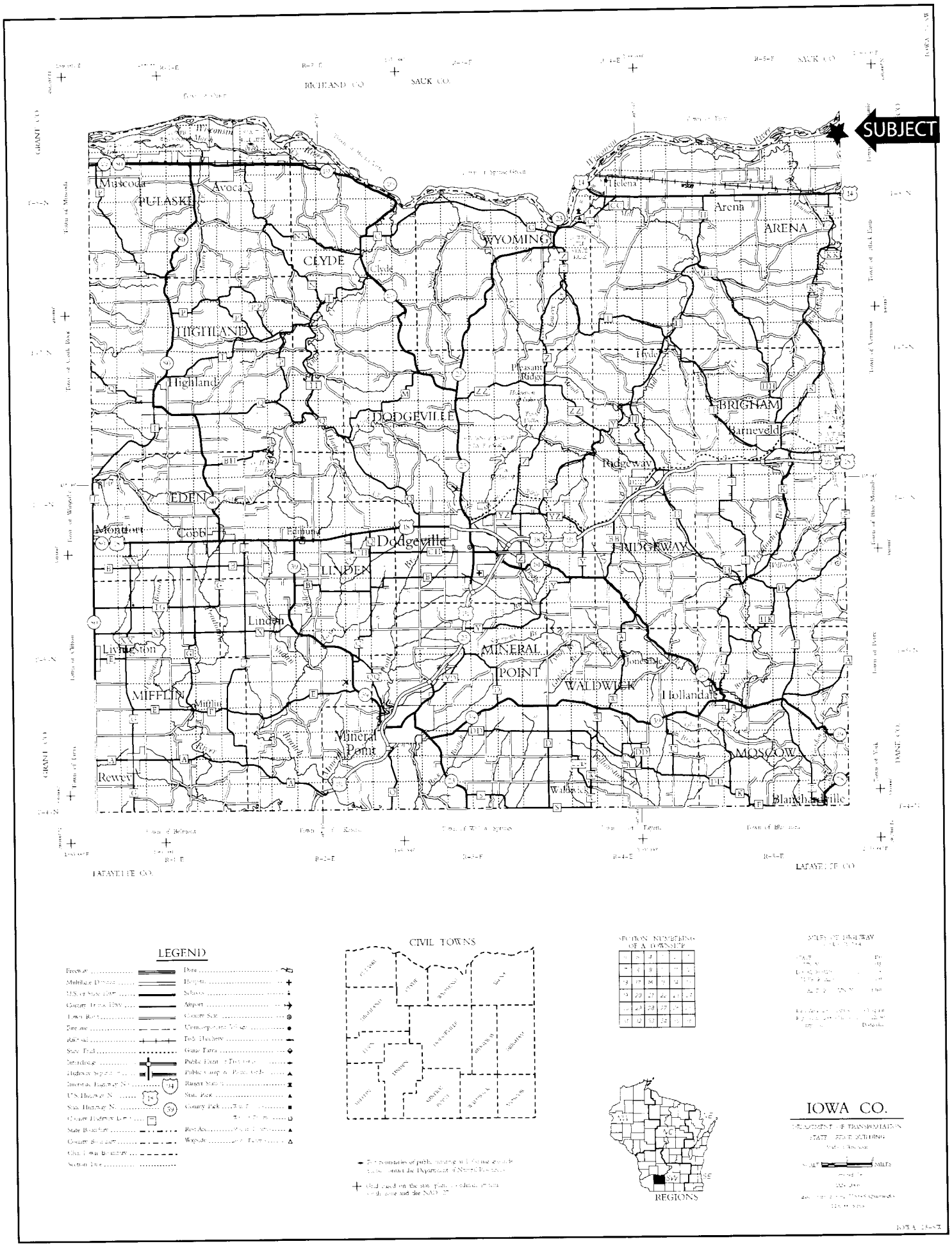
Laurie Osterndorf

Laurie Osterndorf

10/24/07

Date

RES:dv


SUBJECT
RICHLAND CO.
SAUK CO.
GRANT CO.
LAFAYETTE CO.
DANE CO.
Muscoda
PULASKI
Avoca
CLYDE
Clyde
WYOMING
Helena
Arena
ARENA
HIGHLAND
Highland
Hyde
Pleasant Ridge
DODGEVILLE
BRIGHAM
Barneveld
Ridgeway
EDEN
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RIDGEWAY
LINDEN
Linden
Livingston
MINERAL POINT
Jonesdale
WALDWICK
Hollandale
MIFFLIN
Mifflin
Mineral Point
MOSCOW
Rewey
Waldwick
Blanchardville
LEGEND
Freeway
Multilane Divided
U.S. or State Hwy
County Trunk Hwy
Town Road
Fire Line
Railroad
State Trail
Interchange
Highway Separation
Interstate Highway No.
U.S. Highway No.
State Highway No.
Country Highway Letter
State Boundary
County Boundary
Civil Town Boundary
Section Line
Dam
Hospital
Schools
Airport
County Seat
Unincorporated Village
Fish Hatchery
Game Farm
Public Camp & Picnic Grids
Ranger Station
State Park
County Park
Rest Area
Wayside
CIVIL TOWNS
SECTION NUMBERING OF A TOWNSHIP
REGIONS
IOWA CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
MILES

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Salava Property

Lower WI
State Riverway

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

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

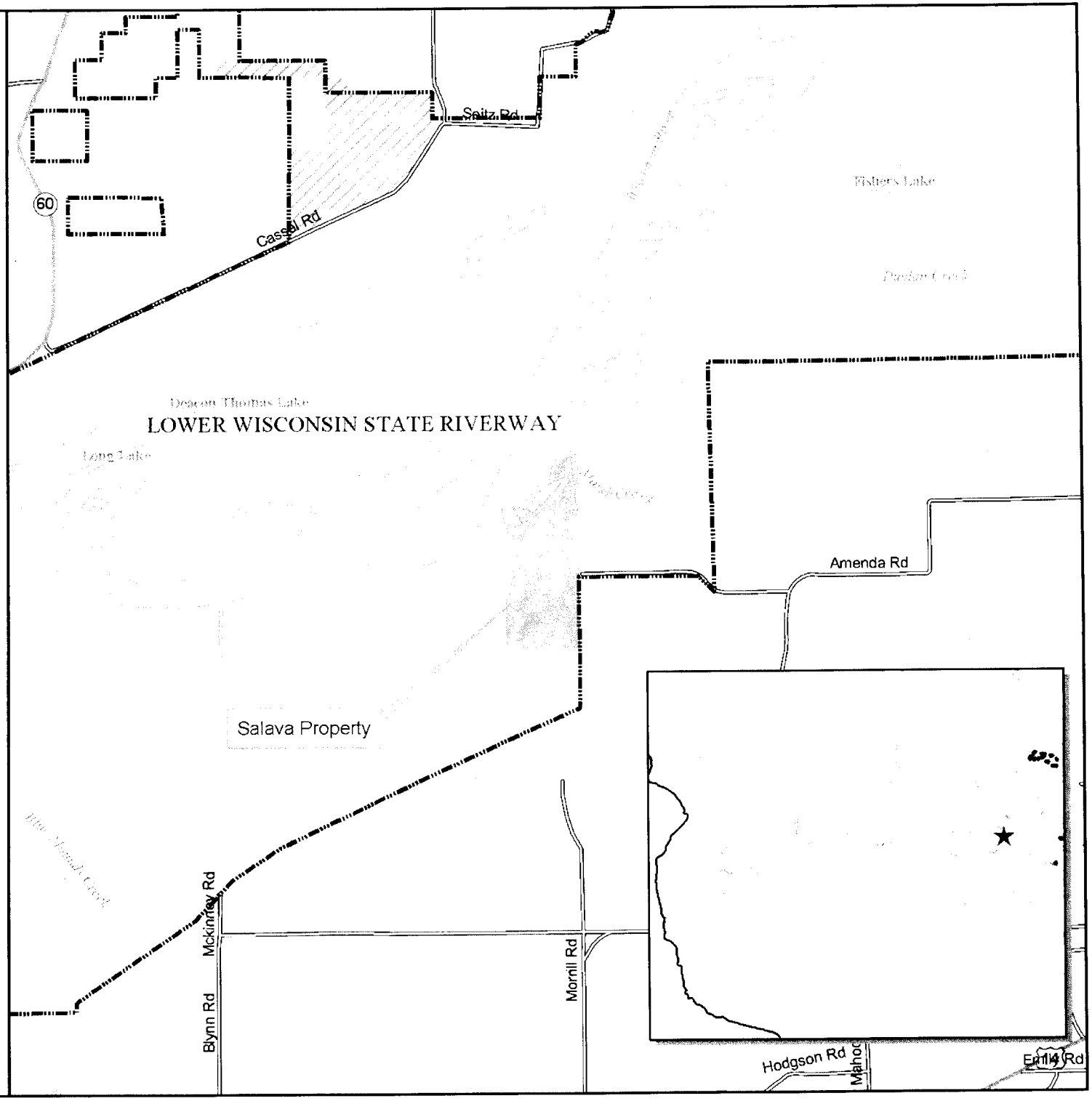
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended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

October 22, 2007