

NATURAL RESOURCES BOARD AGENDA ITEM

SUBJECT: LAND ACQUISITION - LOWER WISCONSIN STATE RIVERWAY - GRANT COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase a scenic easement on 199 acres of land from the Brownlee Estate for \$266,200 for the Lower Wisconsin State Riverway in Grant County. The item is being submitted because the purchase price exceeds \$150,000.

The tract is located in the Town of Watterstown on the extreme north end of Grant County. The parcel, which is part of an operating farm, adjoins department-owned land on the north and east and as such would become a key acquisition that contributes toward the goal of contiguous ownership on the river. This highly visible parcel would protect and preserve the Wisconsin River view shed. The easement is being acquired to protect the scenic and natural values of the tract within the Lower Wisconsin State Riverway.

RECOMMENDATION: That the Board approve the purchase of an easement on 199 acres of land for \$266,200 for the Lower Wisconsin State Riverway.

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:

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

11-07-07
Date

Laurie Osterndorf
Administrator, Laurie Osterndorf - AD/5

11/07/07
Date

Matthew J. Frank
Secretary, Matthew J. Frank - AD/5

11/26/07
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: November 6, 2007 FILE REF: E-2068

TO: Laurie Osterndorf

FROM: Richard E. Steffes 

SUBJECT: Proposed Scenic Easement on the Brownlee Tract, File # E-2068,
Easement Expires January 19, 2008

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Grant County

Grantor:

Brownlee Estate
c/o Jeffrey J. Brownlee
18133 Flynn Road
Boscobel, WI 53805

Acres: 199.3Price: \$266,200*Appraised Value: \$266,200Interest: Purchase of a scenic easement along the Lower Wisconsin State Riverway.Improvements: None

Location: The tract is located in the Town of Watterstown on the extreme north end of Grant County. It is situated approximately one mile west of the Village of Blue River and five miles east of the City of Boscobel.

Land Description: The area is fairly level and subject to seasonal flooding.

<u>Covertyp</u>	<u>Breakdown:</u>	<u>Type</u>	<u>Acreege</u>
		Upland Woodland	139.3
		Cropland	<u>60.0</u>
		TOTAL	199.3

Zoning: AgriculturePresent Use: FarmProposed Use: Public Recreation and Water Resource ProtectionTenure: More than 45 yearsEasement Date: July 19, 2007

*Comment: \$266,200 is the best-appraised value justified by the reviewer.

2. JUSTIFICATION:

The Brownlee Estate has agreed to sell the Department a 199.3-acre scenic easement without public access along the Lower Wisconsin State Riverway in the Town of Watterstown in northeastern Grant County. The parcel, which is part of an operating farm, adjoins department-owned land on the north and east and as such would become a key acquisition that contributes toward the goal of



contiguous ownership on the river. This highly visible parcel would protect and preserve the Wisconsin River view shed. The easement is being acquired to protect the scenic and natural values of the tract within the Lower Wisconsin State Riverway.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. A cooperative effort between citizens, politicians, and the Department of Natural Resources ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and The Lower Wisconsin State Riverway Board. This law established the land management and acquisition standard for the Riverway and became effective on August 9, 1989. 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. Approximately 80,000 acres of land on both sides of the river have been designated as the Lower Wisconsin State Riverway.

The Department recommends purchase of the Brownlee easement to consolidate state ownership and to prevent development incompatible with the goals of the Lower Wisconsin State Riverway, which strives 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:

\$2,000,000	\$1,539,290
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4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 47,561.66
Acquisition Goal: 78,855.0 Acres
Percent Complete: 60.3%
Cost to Date: \$21,257,444

5a. APPRAISAL:

Appraiser: Michael Stone (Private Appraiser)
Valuation Date: March 5, 2007
Appraised Value: \$266,200
Highest and Best Use: Rural Residential

Allocation of Values:

Before Value:	\$1,140,900
After Value:	\$ 874,700
Equals:	\$ 266,200

Appraisal Review: Ron Olson – June 19, 2007

5b. APPRAISAL:

Appraiser: Robert Bredemus (Private Appraiser)
Valuation Date: March 22, 2007
Appraised Value: \$252,600
Highest and Best Use: Resource protection and management

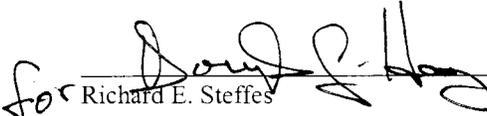
Allocation of Values:

Before Value: \$641,190
After Value: \$388,600
Equals: \$252,590 (Rounded to \$252,600)

Appraisal Review: Ron Olson – June 19, 2007

Comments: The appraiser did not consider the larger parcel as part of the appraisal assignment. Sales used in the before condition are from 80 acres to 113 acres while the subject is over 190 acres in size. It is noted that Sale 1 used in the before condition was purchased by a developer for subdivision and that Sale 3 is not adequately verified.

RECOMMENDED:

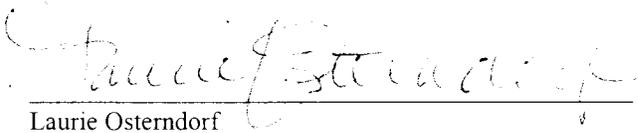
for Richard E. Steffes


11-6-07
Date

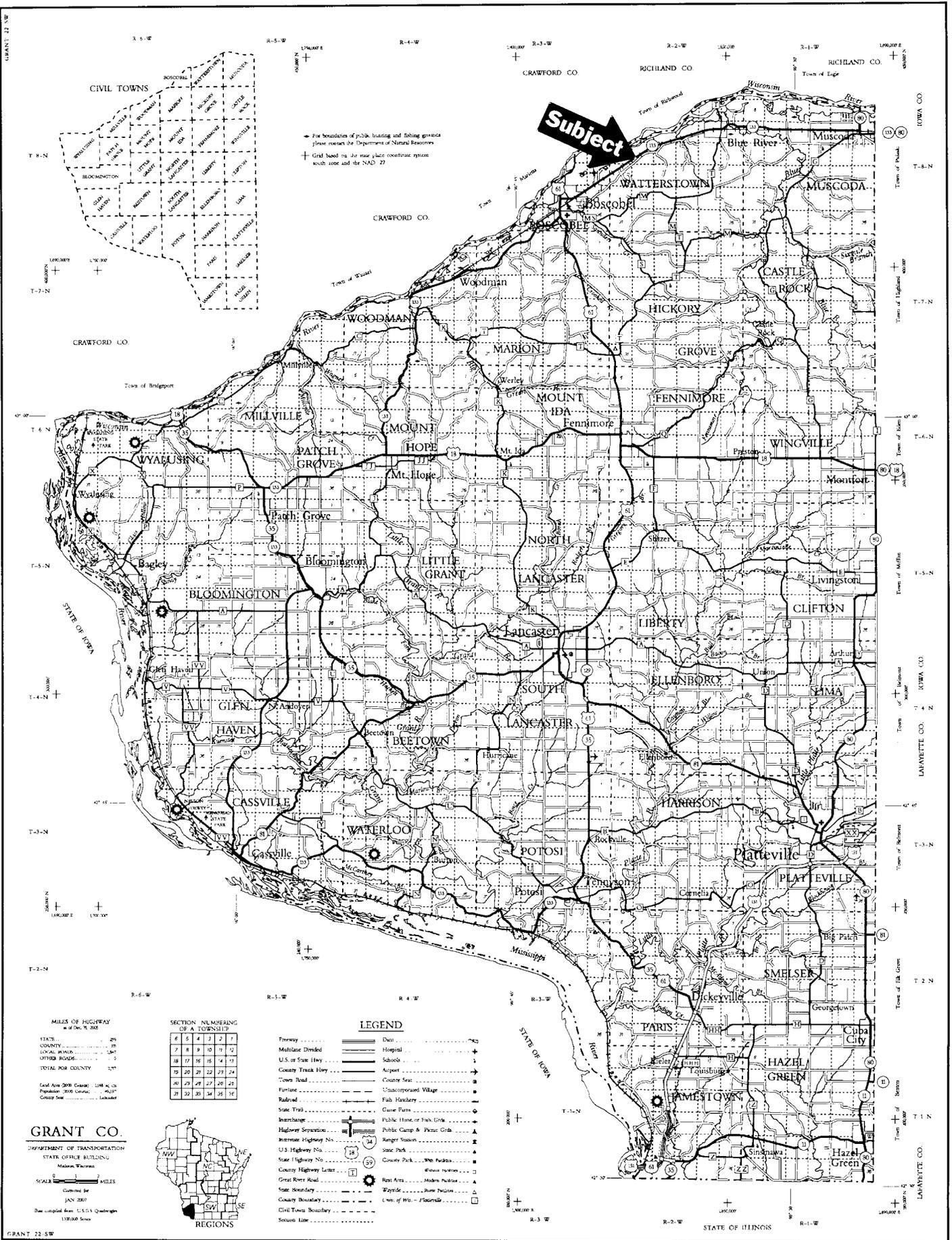
Bureau of Legal Services


Date 11/6/07

APPROVED:

Laurie Osterndorf


Date 11/7/07



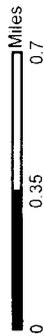
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Brownlee Easement

Lower WI 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 (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/csservicecenter/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

August 2, 2007

LOWER WISCONSIN STATE RIVERWAY

