Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.16

SUBJECT: LAND ACQUISITION AND DONATION - EVANSVILLE WILDLIFE AREA – ROCK COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has an agreement to purchase 30 acres of land from Roger Berg for $149,000 for the Evansville Wildlife Area in Rock County. The item is being submitted because Roger Berg is donating $46,000 of property value towards this acquisition. The appraised value of the land is $195,000.

The property is located in Rock County in the Town of Union about 20 miles south of Madison and a half mile south of the City of Evansville. The property is within the Stream Bank Protection project boundary for Allen Creek. However, due to site characteristics the land would be better managed as part of the adjacent Evansville Wildlife Area. The parcel consists mainly of cropland and a small 5-acre wetland. Acquisition of this parcel would block in existing Department ownership, provide good access to the wildlife area for the public and for management purposes, provide additional opportunities for public recreation and education and provide resource protection and restoration.

The Evansville Wildlife Area created in 1963 consists of 6,567 acres of which 708 are department-owned and the rest is leased. The property is one of the largest wildlife areas in Rock County and is managed for wildlife, fishery and recreational uses such as hiking, hunting and fishing. The property is heavily used by local residents for hunting and fishing. Allen Creek, which flows through the project, is a Class II trout stream and is one of only three trout streams in Rock County.

Redesignation of this parcel from a Stream Bank Protection project to the Evansville Wildlife Area will allow more efficient wildlife habitat management while still providing water quality benefits.

RECOMMENDATION: That the Board approve the purchase of 30 acres of land for $149,000 for the Evansville Wildlife Area in Rock County, accept a partial donation of value and that the Board approve modification of the project boundaries to include the parcel within the Evansville Wildlife Area.

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 — 10-26-07
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Osterndorf — 10/31/07
Administrator, Laurie Osterndorf - AD/5 — Date

11/7/07
Secretary, Matthew J. Frank - 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: October 26, 2007 FILE REF: W-1732

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Roger Berg Tract, File # W-1732
Option Expires February 29, 2008

1. PARCEL DESCRIPTION:

Evansville Wildlife Area
Rock County

Grantor:

Roger Berg
P.O. Box 75
Evansville, WI 53536

Acres: 30
Price: $149,000
Appraised Value: $195,000 – (Mr. Berg is donating $46,000 of the appraised value.)
Interest: Purchase in fee
Improvements: None

Location: The parcel is located in Rock County in the Town of Union about 20 miles south of Madison and ½-mile south of the City of Evansville.

Land and Covertype Description:

Type:	Acres:
Cropland	25.0
Wetland	5.00
TOTAL:	30.0

Zoning: Agriculture
Present Use: Agriculture
Proposed Use: Resource Protection and Public Recreation
Tenure: 5 years

Comment: The landowner has requested a 2007 closing, if possible.

2. JUSTIFICATION:

The Department recommends the acquisition of 30 acres of land from Roger Berg for the Evansville Wildlife Area in Jefferson County. The property is located in Rock County in the Town of Union about 20 miles south of Madison and ½-mile south of the City of Evansville. Mr. Berg is donating $46,000 of property value towards this acquisition. The property is adjacent to state-owned lands to the south and the east and by a state highway to the west. The parcel consists mainly of cropland bordered by a drainage ditch and a small area of wetland. Acquisition of this parcel would block in existing department ownership, provide good access to the wildlife area for the public and for management purposes, provide additional opportunities for public recreation and education and provide resource protection. The Department plans to restore a small wetland and plant the cropland to wildlife habitat cover.

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The Evansville Wildlife Area created in 1963 consists of 6,567 acres of which 708 are department-owned and the rest is leased. The property is one of the largest wildlife areas in Rock County and is managed for wildlife, fishery and recreational uses such as hiking, hunting and fishing. The property is heavily used by local residents for hunting and fishing. Allen Creek, which flows through the project, is a Class II trout stream and is one of only three trout streams in Rock County.

The Department recommends the purchase of the 30 acres to allow for scenic protection, wildlife habitat management, to consolidate state ownership and to provide public access for hunting and natural resource education. The Natural Resources Board, at its December 2007 meeting, considers redesignation of the parcel from the Stream Bank Protection program to the wildlife area. Redesignation of this parcel from a Stream Bank Protection project to the Evansville Wildlife Area will allow more efficient wildlife habitat management while still providing water quality benefits.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$7,124,000	$4,888

4. ACQUISITION STATUS OF THE EVANSVILLE WILDLIFE AREA:

Established: 1963
Acres Purchased to Date: 708.93
Acquisition Goal: 741.1 Acres
Percent Complete: 95%
Cost to Date: $244,062

5. APPRAISAL
Appraiser: L.A. Duesterbeck and Associates (Private Appraiser)
Valuation Date: July 5, 2007
Appraised Value: $195,000
Highest and Best Use: Single-family home site

Allocation of Values:

a. land: 30 acres @ $6,500 per acre: $195,000
b. market data approach used, four comparable sales and one listing cited
c. adjusted value range: $5,197 to $7,927 per acre

Appraisal Review: Paul Scott – August 23, 2007

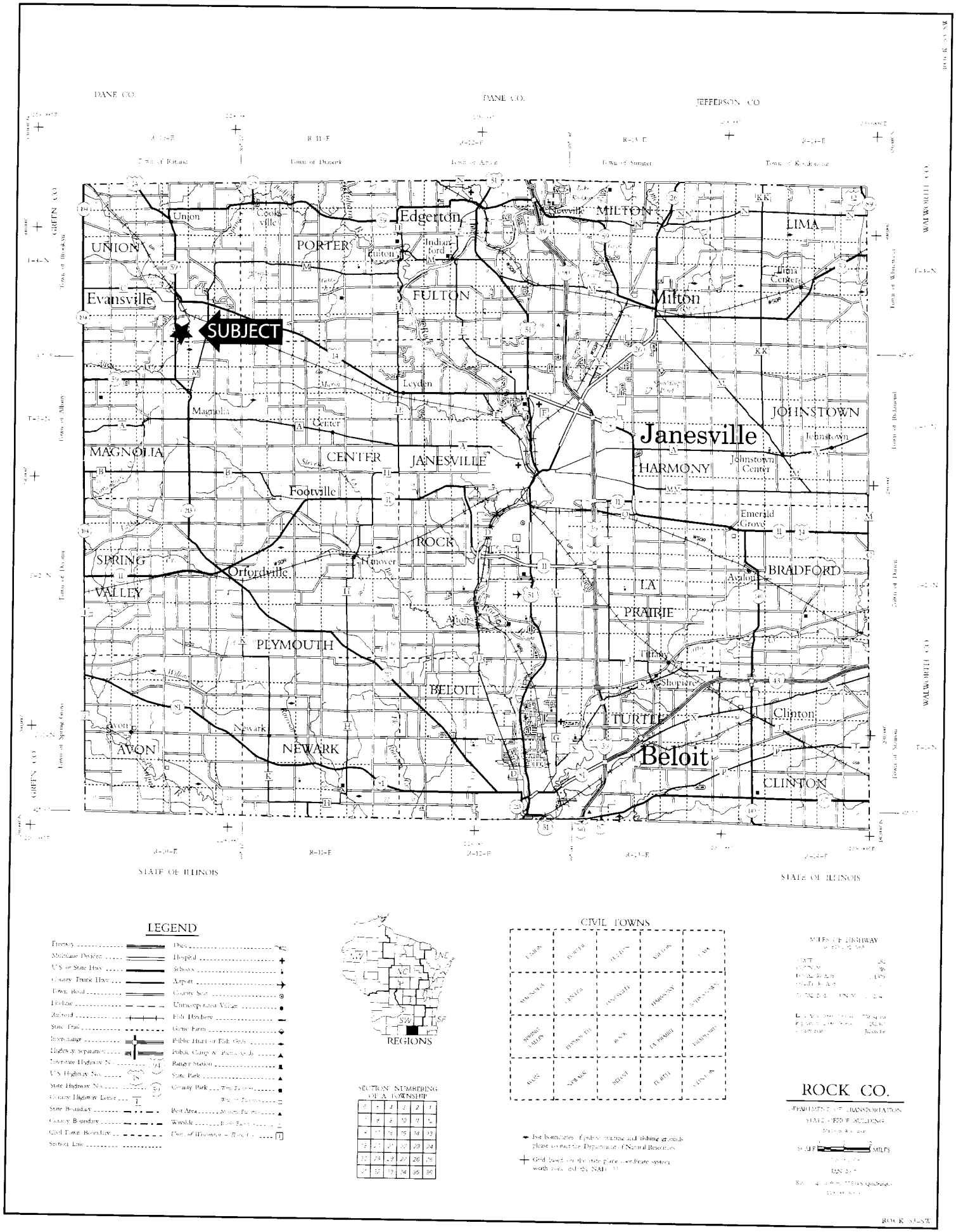
RECOMMENDED:

Richard E. Steffes — Date: 10-26-07

Bureau of Legal Services — Date: 10/29/07

Laurie Osterndorf — Date: 10/31/07

RES:ch


DANE CO.
DANE CO.
JEFFERSON CO.
GREEN CO.
WALWORTH CO.
STATE OF ILLINOIS
STATE OF ILLINOIS
Town of Rutland
Town of Dunkirk
Town of Albion
Town of Sumner
Town of Koshkonong
Town of Brooklyn
Town of Albany
Town of Dayton
Town of Spring Grove
Town of Whitewater
Town of Richmond
Town of Darien
Town of Sharon
Union
Cooksville
Edgerton
Newville
MILTON
LIMA
UNION
PORTER
Fulton
Indianford
Lima Center
Evansville
FULTON
Milton
SUBJECT
Leyden
Magnolia
Center
JOHNSTOWN
Janesville
Johnstown
MAGNOLIA
CENTER
JANESVILLE
HARMONY
Johnstown Center
Footville
Emerald Grove
ROCK
SPRING VALLEY
Orfordville
Hanover
BRADFORD
Avalon
LA PRAIRIE
Afton
PLYMOUTH
Tiffany
Shopiere
BELOIT
TURTLE
Clinton
Avon
Newark
AVON
NEWARK
Beloit
CLINTON
LEGEND
Freeway
Multilane Divided
U.S. or State Hwy
County Trunk Hwy
Town Road
Firelane
Railroad
State Trail
Interchange
Highway Separation
Interstate Highway No.
U.S. Highway No.
State Highway No.
County Highway Letter
State Boundary
County Boundary
Civil Town Boundary
Section Line
Dam
Hospital
Schools
Airport
County Seat
Unincorporated Village
Fish Hatchery
Game Farm
Public Hunt or Fish Grds
Public Camp & Picnic Grds
Ranger Station
State Park
County Park
Rest Area
Wayside
Univ. of Wisconsin – Rock Co.
REGIONS
SECTION NUMBERING OF A TOWNSHIP
CIVIL TOWNS
UNION
PORTER
FULTON
MILTON
LIMA
MAGNOLIA
CENTER
JANESVILLE
HARMONY
JOHNSTOWN
SPRING VALLEY
PLYMOUTH
ROCK
LA PRAIRIE
BRADFORD
AVON
NEWARK
BELOIT
TURTLE
CLINTON
For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
Grid based on the state plane coordinate system south zone and the NAD 83
MILES OF HIGHWAY
ROCK CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
SCALE
MILES
ROCK 53-SW

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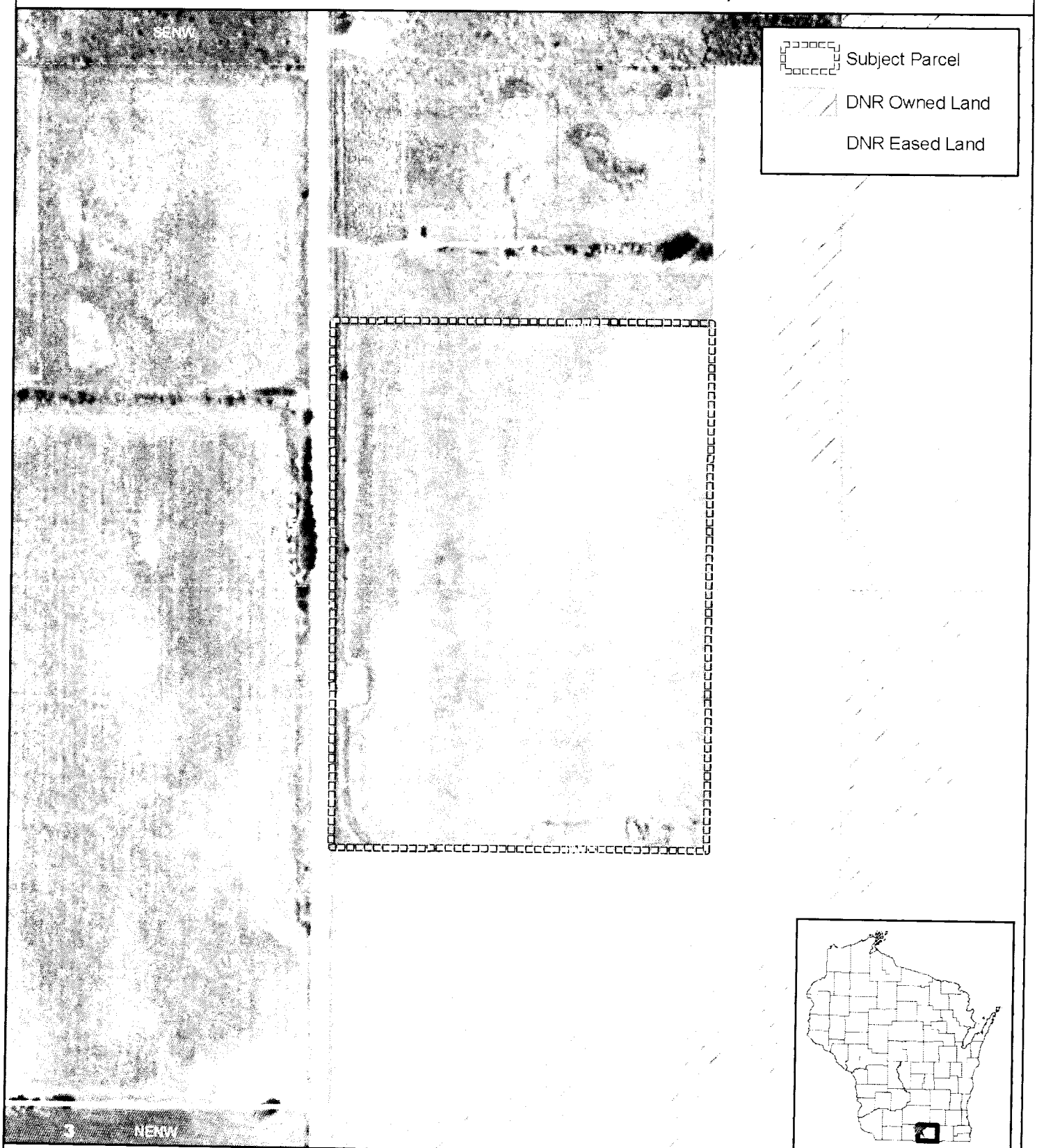
Berg Property

T 4N R 10E Section 34, Town of Union, Rock County



N

0 312.5 625 1,250 1,875 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
October 24, 2007

Berg Donation

Evansville Wildlife Area

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

N W E S

0 0.35 0.7 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:

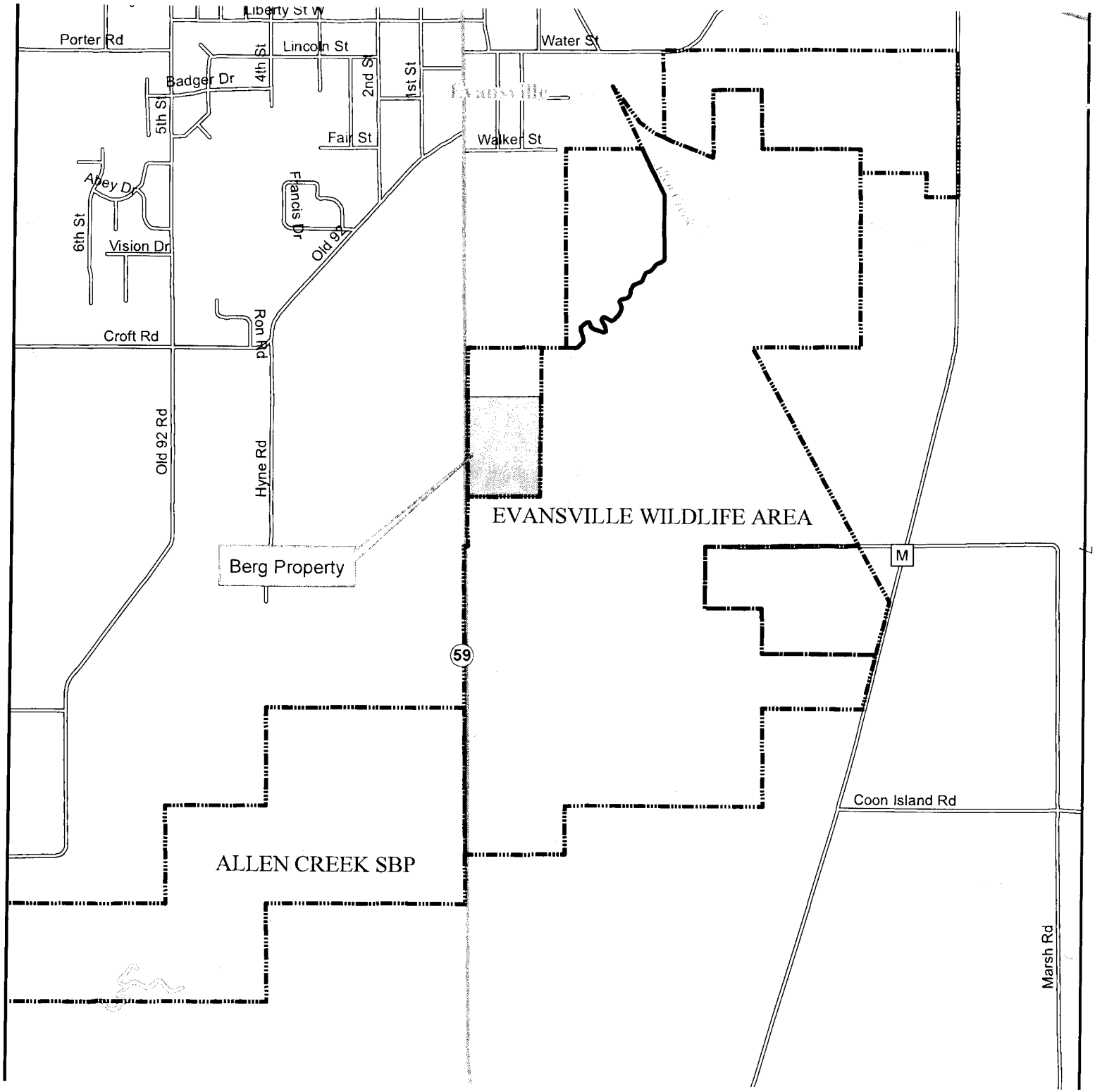
http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm

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

October 24, 2007



Acknowledgment Of Gift

This is to certify that at its December 2007 meeting, the Natural Resources Board gratefully accepted a donation of land value from

Roger Berg

The donation constitutes a partial donation of land value and that will be used toward the purchase of 30 acres for the Evansville Wildlife Area in Rock County. It is significant that individuals like you are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine L. Thomas, CHAIR