Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.18

SUBJECT: LAND ACQUISITION –STATEWIDE REMNANT PROGRAM – PIERCE COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 4.7 acres of land from Franklin and Delores Bjurquist for the Statewide Remnant Area Program in Pierce County. The purchase price is $31,000 or 26% higher than the Department's appraised value of $24,600. Two local chapters of Trout Unlimited (TU) are donating a total of $6,400 covering the difference between the purchase price and the appraised value. The Kiaptuwish Chapter of Hudson and the Twin Cities Chapter are each contributing $3,200.

The Statewide Remnant Area program was initiated when the Outdoor Recreation Act Program (ORAP) was introduced in 1961. The focus of the Remnant Area program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. In 1985, a master plan was created for the project defining the criteria needed for streams to qualify for the program. The water resource targeted for protection contains critical habitat such as spawning areas and spring heads critical to the fish species intended for management. The parcel has potential for increased production of important fish species through development on lands encompassing the critical habitat; and the parcel will safeguard critical habitat from destruction through incompatible land use, such as risk of erosion or non-point source pollution.

The property is triangular in shape and bordered by County Highway "AA" on the north and east sides. It is also contiguous with 84 acres of land to the west and 148 acres of land to the northeast of County Highway "AA" owned by West Wisconsin Land Trust (WWLT). Both WWLT parcels are open to the public for outdoor recreation including hunting and fishing. This acquisition will provide a block of over 236 acres of land open to public recreation and will allow for continuation of stream habitat enhancement work along Pine Creek.

The Department recommends the purchase of the 4.7-acre tract, taking this opportunity to partner with other conservation organizations to allow fishery habitat management, to provide public access for recreation, to consolidate public lands and to protect the natural and enhance the resources of the parcel. The parcel includes 1,000 feet of Pine Creek.

RECOMMENDATION: That the Board approves the purchase of 4.7 acres of land for $31,000 for the Statewide Remnant Area program in Pierce County; accept the donations of funds to be used toward the purchase; that expressions of appreciation be made a part of the official records of the Board and that two certificates of appreciation be given to the Kiaptuwish Trout Unlimited Chapter of Hudson and the Twin Cities Trout Unlimited Chapter for each contributing $3,200.

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 — 10-25-07
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
M. Staggs, FH/4
S. Humrickhouse – WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: October 25, 2007 FILE REF: FI-2884

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Franklin and Delores Bjurquist, File # FI-2884, Approval Requested by January 16, 2008

1. PARCEL DESCRIPTION:

Statewide Remnant Area Program
Pierce County

Grantor:

Franklin and Delores Bjurquist
c/o Attorney Michael Jacobson
P.O. Box 467
River Falls, WI 54022

Acres: 4.7
Price: $31,000
Appraised Value: $24,600
Interest: Purchase in fee.
Improvements: None
Location: The property is located in southwestern Pierce County east of Lake Pepin and four miles southeast of the Village of Maiden Rock

Water Resources: The subject includes approximately 1,000 feet of frontage along Pine Creek.

Land Description: The land is lowland hardwoods and floodplain.

Cover type Description:

Type	Acreage
Wooded Lowland	3.0
Wetland	1.7
TOTAL	4.7

Zoning: Floodplain
Present Use: Recreation
Proposed Use: Fishery Management and Public Recreation.
Tenure: These lands have been held by the Bjurquist family for over 40 years.

2. JUSTIFICATION:

The Department recommends the acquisition of 4.7 acres of land from Franklin and Delores Bjurquist for $31,000 for the Statewide Remnant Area program in Pierce County. The purchase price of $31,000 is 26% higher than the Department's appraised value of $24,600. Two local chapters of Trout Unlimited (TU) are donating $6,400 covering the difference between the purchase price and the appraised value. The Kiaptuwish Chapter of Hudson and the Twin Cities Chapter are each contributing $3,200. Department ownership of the property will provide opportunities to restore and protect fish habitat, provide additional opportunities for public recreation, and provide resource protection.

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The Statewide Remnant Area program was initiated when the Outdoor Recreation Act Program (ORAP) was introduced in 1961. The focus of the Remnant Area program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. In 1985, a master plan was created for the project defining the criteria needed for streams to qualify for the program. The water resource must include two of the three following criteria. The water resource contains critical habitat such as spawning areas, spring heads, or that, which is otherwise critical to the fish species intended for management. The parcel has potential for increased production of important fish species through development on lands encompassing the critical habitat; and the parcel will safeguard critical habitat from destruction through incompatible land use, such as risk of erosion or non-point source pollution.

The property is triangular in shape and bordered by County Highway "AA" on the north and east sides. It is also contiguous with 84 acres of land to the west and 148 acres of land to the northeast of County Highway "AA" owned by West Wisconsin Land Trust (WWLT). Both WWLT parcels are open to the public for outdoor recreation including hunting and fishing. This acquisition will provide a block of over 236 acres of land open to public recreation and will allow for continuation of stream habitat enhancement work along Pine Creek.

Pine Creek suffers from accelerated erosion rates that have reduced trout spawning success, invertebrate proliferation and macrophyte establishment. This degraded condition will be addressed through aggressive habitat restoration and stream bank stabilization efforts partially funded by the Twin Cities TU and Kiaptuwish TU chapters. Unfortunately, with the high flash flood nature of Pine Creek coupled with inadequate bridge flood passage, highly destabilizing stream channel occur within the Bjurquist stream frontage. Brook trout numbers fluctuate widely throughout the stream with limited or no annual recruitment some years due to lack of pool refuge habitat. Trout population levels from 2007 fishing surveys indicate a population of 1,350 trout per mile of which 90% are brook trout with the remainder brown trout. Potential trout numbers project 6-8,000 per mile with aggressive restoration and stabilization. This assumption is based on past restoration techniques undertaken on streams with similar traits and water quality.

The subject is approximately one mile east of State Highway 35 that borders the Mississippi River and is known as the Great River Road because of its scenic views of the high wooded bluffs along the river. The neighborhood is primarily agricultural and recreational in nature. It is a combination of small farms on top of the bluffs and steep wooded land. The wooded land is in high demand as private hunting land. The area attracts residents from the Twin Cities just an hour and one half drive away to the north due to its proximity to the Mississippi River and the surrounding small picturesque river towns.

The Department recommends the purchase of the 4.7-acre tract, taking this opportunity to partner with other conservation organizations to allow fishery habitat management, to provide public access for recreation, to consolidate public lands and to protect the natural and enhance the resources of the parcel.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$ 2,000,000	$688,861

4. ACQUISITION STATUS OF THE STATEWIDE REMNANT AREA PROGRAM:

Established: 1996
Acres Purchased to Date: 12,172
Acquisition Goal: 16,849
Percent Complete: 72%
Cost to Date: $7,158,519

5. APPRAISAL:

Appraiser: Mary VanFossen and Ronald Olson (Staff Appraisers)
Valuation Date: July 13, 2007
Appraised Value: $24,600
Highest and Best Use: Recreation

Allocation of Values:
a. land: 4.7 acres @ $5,234 per acre: $24,600 (Rounded)
b. market data approach used, three comparable sales cited
c. adjusted value range: $5,214 to $5,489 per acre

Appraisal Review: Ronald Olson – August 15, 2008

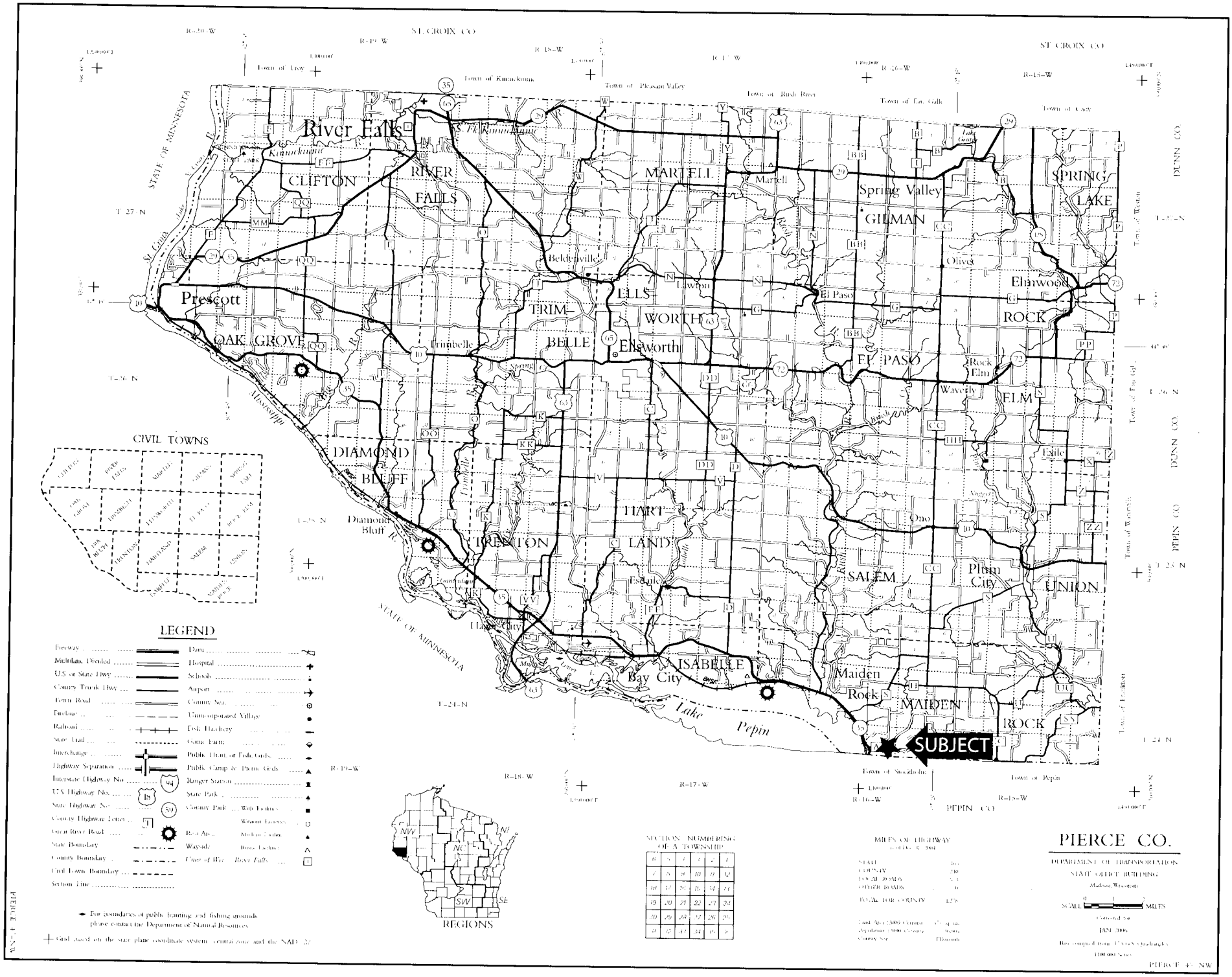
RECOMMENDED:

Richard E. Steffes — Date: 10-25-07

Bureau of Legal Services — Date: 10/25/07

Laurie Osterndorf — Date: 10/31/07

RES:ch



ST. CROIX CO.
DUNN CO.
PEPIN CO.
STATE OF MINNESOTA
River Falls
CLIFTON
RIVER FALLS
MARTELL
Martell
Spring Valley
GILMAN
SPRING LAKE
Prescott
OAK GROVE
TRIMBELLE
ELLSWORTH
Ellsworth
Beldenville
Lawton
El Paso
Olivet
Elmwood
ROCK ELM
EL PASO
Rock Elm
Waverly
Trimbelle
DIAMOND BLUFF
Diamond Bluff
TRENTON
HARTLAND
Esdaile
SALEM
Ono
Plum City
UNION
Hager City
ISABELLE
Bay City
Maiden Rock
MAIDEN ROCK
Lake Pepin
Mississippi
Kinnickinnic
Lake Gorge
Town of Troy
Town of Kinnickinnic
Town of Pleasant Valley
Town of Rush River
Town of Eau Galle
Town of Cady
Town of Weston
Town of Waterville
Town of Frankfort
Town of Stockholm
Town of Pepin
SUBJECT
CIVIL TOWNS
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
Great River Road
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
Wayside
For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
Grid based on the state plane coordinate system, central zone and the NAD 27
REGIONS
NW
NE
NC
SW
SE
SECTION NUMBERING OF A TOWNSHIP
MILES OF HIGHWAY
PIERCE CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE
MILES
JAN 2006
PIERCE 4-NW

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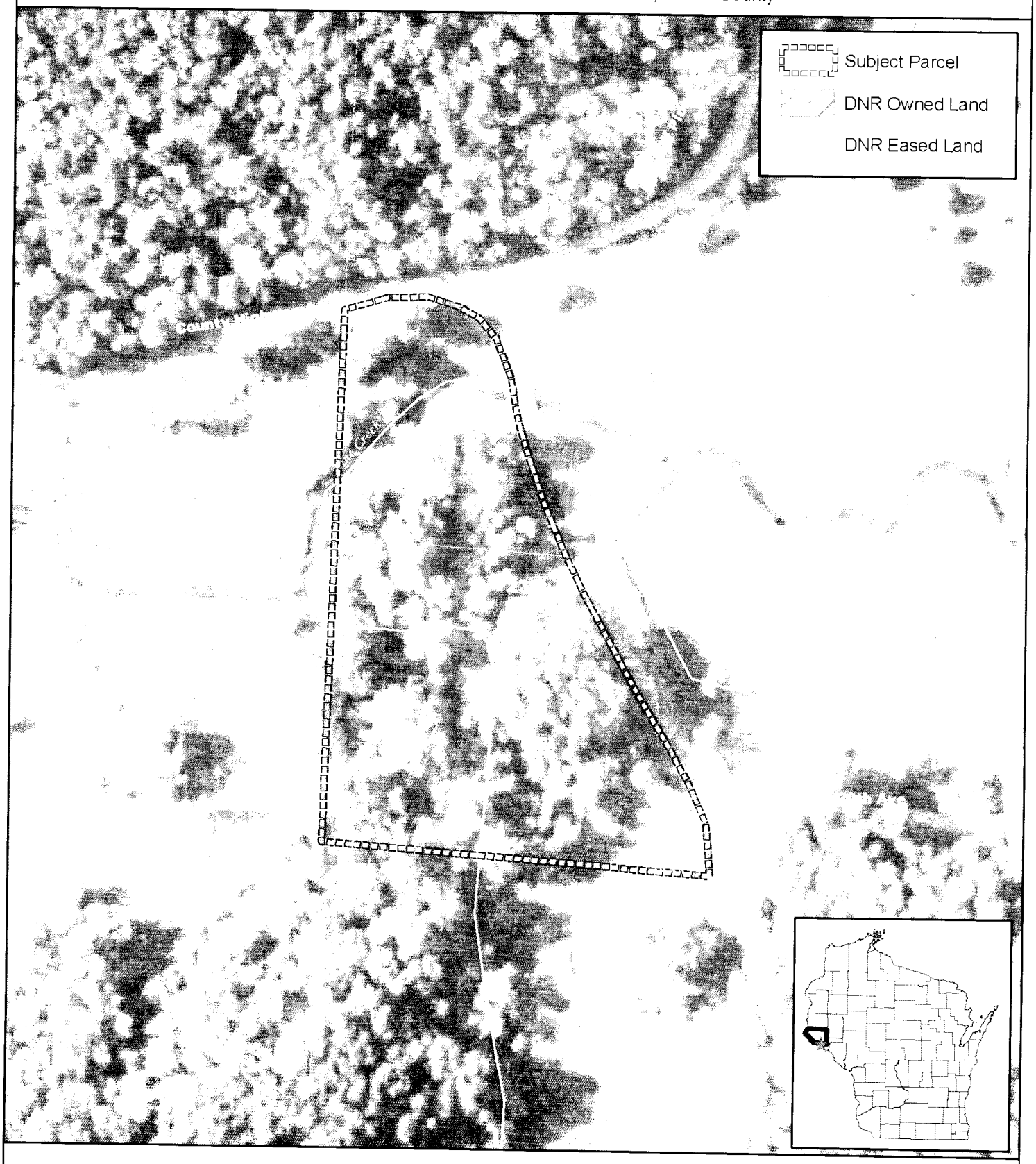
Bjurquist Property

T 24N R 16W Section 23, Town of Madien Rock, Pierce County



N

0 155 310 620 930 Feet

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

Bjurquist Property

Pine Creek REM 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:

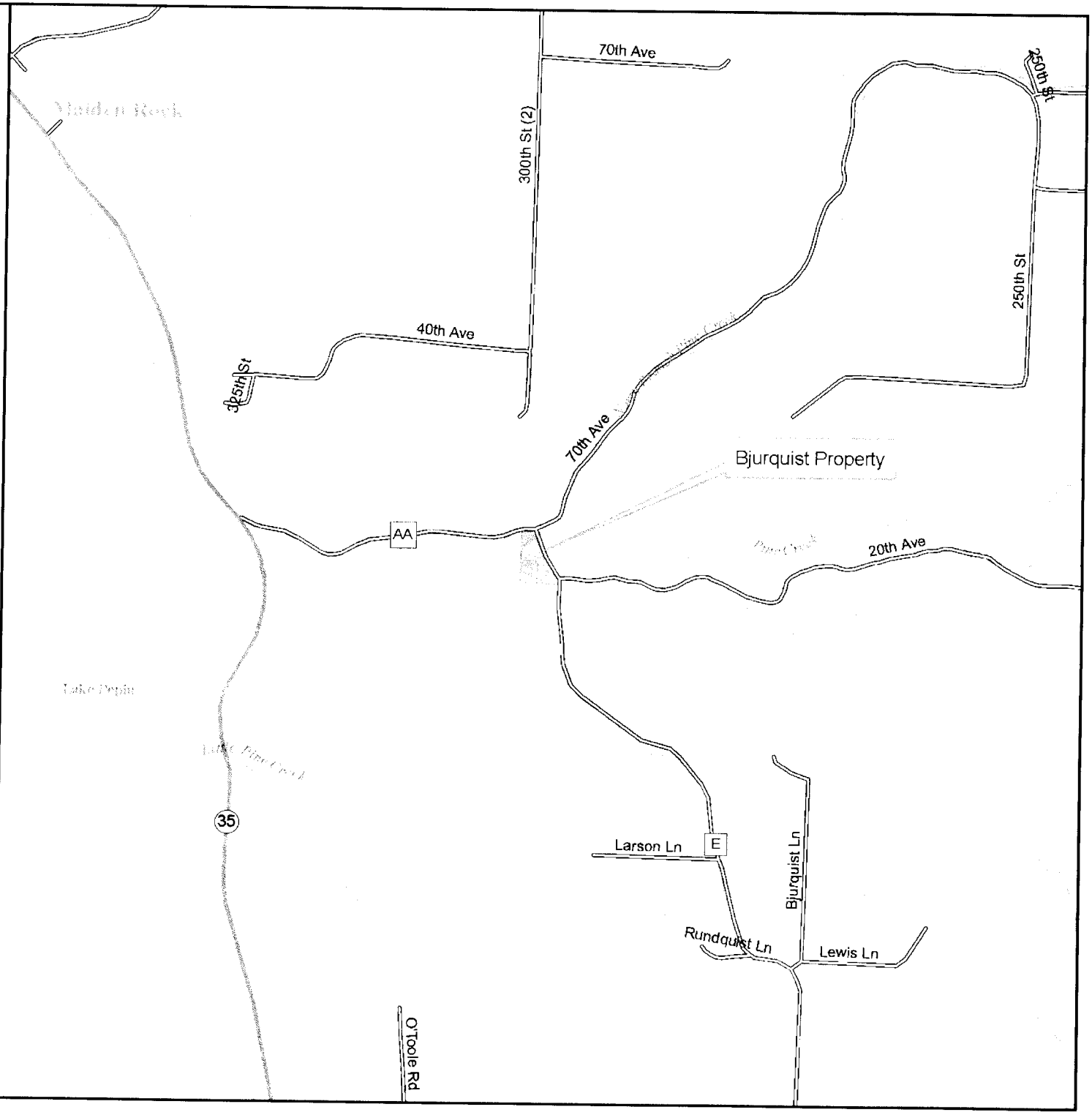
http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm

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 $3,200 from the

KIAPTUWISH TROUT UNLIMITED CHAPTER OF HUDSON

The donation will ensure protection of the natural values of the Bjurquist parcel for the Pine Creek project in Pierce County. It is significant that organizations like yours are interested in helping protect Wisconsin's natural heritage and contribute 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

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TWIN CITIES TROUT UNLIMITED

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