

SUBJECT: LAND ACQUISITION - RUSH CREEK STATE NATURAL AREA - CRAWFORD COUNTY

FOR: MAY 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase approximately 52.63 acres of land from the DeLong Family for \$150,000 for the Rush Creek Natural Area in Crawford County. State land abuts on the south and east sides.

The parcel is located about 23 miles north of Prairie du Chien or 2-½ miles east of the Village of De Soto in the northwestern corner of Crawford County. The property has approximately 51 acres of woodland and one acre of lowland including 165 feet of two bank frontage on a tributary of Cooley Creek. The parcel has a mature stand of trees including such species as white oak, red oak, elm, maple, cherry, basswood, and ash. Department ownership will protect the natural and scientific values of the land, allow natural area management, consolidate department ownership, and provide opportunities for public education and recreation.

Rush Creek State Natural Area was identified in a 1995 Bureau of Research report as one of the most threatened landscapes in southern Wisconsin. At least 35 rare species occur within this natural area including three endangered, seven threatened and 25 special concern species. The property lies within an extensive forested area, and future management of the tract will emphasize interior forest bird habitat.

RECOMMENDATION: That the Board approve the purchase of 52.63 acres of land for \$150,000 for the Rush Creek State Natural Area.

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 |

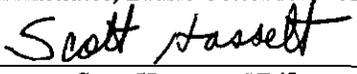
APPROVED:



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



Administrator, Laurie Osterndorf - AD/5



Secretary, Scott Hassett - AD/5

4-26-07
Date

4/27/07
Date

5/2/07
Date

- cc:
- S. Miller - LF/6
 - R. Steffes - LF/6
 - L. Ross - AD/5
 - S. Holtz - ER/6
 - S. Humrickhouse - WCR/ Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: April 24, 2007
 TO: Governor Doyle
 FROM: Scott Hassett *PSH*
 SUBJECT: Proposed Land Acquisition, DeLong Tract, File # NA-906,
 Option Expires August 2, 2007

FILE REF: NA-906

1. PARCEL DESCRIPTION:

Rush Creek State Natural Area
 Crawford County

Grantor:

John P. DeLong
 James L. DeLong
 N10820 Timberwolf Lane
 Trempealeau, WI 54661

Acres: 52.63Price: \$150,000Appraised Value: \$150,000Interest: Purchase in fee.Improvements: NoneLocation: The tract is located about 23 miles north of Prairie du Chien in northwestern Crawford County.Land Description: The subject ranges from a narrow relatively level ridge to a steep hillside with a couple of narrow valleys.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Lowland	1.63
	Wooded Upland	<u>51.0</u>
	TOTAL	52.63

Zoning: No Comprehensive - Some Shoreline/FloodplainPresent Use: RecreationalProposed Use: Natural Area Protection and Public RecreationTenure: 47 yearsProperty Taxes: \$1,660.57Option Date: April 4, 20072. JUSTIFICATION:

The 52.63-acre DeLong Family property is proposed for purchase for the Rush Creek State Natural Area. The parcel is located about 23 miles north of Prairie du Chien or 2-½ miles east of the Village of De Soto in the northwestern corner of Crawford County. The property has approximately 51 acres of woodland and one acre of lowland including 165 feet of two-bank frontage on a tributary of Cooley Creek. The parcel has a mature stand of trees including such species as white oak, red oak, elm, maple, cherry, basswood, and ash. Department ownership will protect the natural and scientific values of the land, allow natural area management, consolidate department ownership, and provide opportunities for public education and recreation.



The Rush Creek State Natural Area, which is located 30 miles south of the City of La Crosse in Crawford County, was established in 1980 with the purchase of a 1,100-acre tract from The Nature Conservancy. The goals of the Rush Creek project are to protect and manage native plant and animal communities and provide opportunities for public recreation and natural history education. The project contains a series of dry and dry mesic prairies surrounded by upland forest on the bluffs overlooking the Mississippi River. Red and white oak dominate the upland forests. Silver maple, red maple, elm, and cottonwood dominate the lowland forests on the valley floors. Several state-threatened species are protected within the project, and several forest-interior bird species nest at the site. Turkey, deer, squirrel, and ruffed grouse are also found on the property. The area is used by school groups and the general public for nature study, for scientific purposes by researchers, and for recreational activities such as hunting, bird watching and hiking.

The property lies within an extensive forested area so, conceptually, management will emphasize interior forest bird habitat. Little or no active woodland management will occur under department ownership. As with other woodlands on Rush Creek State Natural Area, forest succession will be allowed to proceed with minimal human intervention. The DeLong parcel is accessible via Paulson Road, a gravel-surfaced town road running along its northwest corner. In addition, the property borders other department lands on the south and east.

Acquisition of the 52.63-acre DeLong Family parcel is recommended to protect the land in its natural condition for scientific and educational purposes and to provide opportunities for public recreation.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,713,700	\$209,188

4. ACQUISITION STATUS OF THE RUSH CREEK NATURAL AREA:

Established: 1980
Acres Purchased to Date: 2,203
Acquisition Goal: 7,775 Acres
Percent Complete: 28%
Cost to Date: \$1,672,402

5. APPRAISAL:

Appraiser: Tom Smith (Private Appraiser)
Valuation Date: March 10, 2007
Appraised Value: \$150,000
Highest and Best Use: Rural Residential and Recreation

Allocation of Values:

- a. land: 52.63 acres @ \$2,850 per acre: \$150,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$2,742 to \$3,220 per acre

Appraisal Review: Ron Olson — March 13, 2007

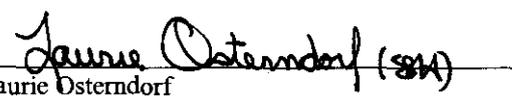
RECOMMENDED:


Richard E. Steffes

4-26-07
Date


Bureau of Legal Services

4/26/07
Date


Laurie Osterndorf

4/27/07
Date

RES:ch



R-3-W LEGEND

- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No. 94
- U.S. Highway No. 61
- State Highway No. 18
- County Highway Letter T
- 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
- Wild Facilities
- Widow Facilities
- Modern Facilities
- Wayside
- Road Facilities

CIVIL TOWNS



SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

MILES OF HIGHWAY as of Dec 31, 2004

STATE	180
COUNTY	126
LEGAL ROADS	742
OTHER ROADS	3
TOTAL FOR COUNTY	1051

Land Area (2000 Census) 375 sq mi
Population (2000 Census) 17,245
County Seat Prairie du Chien

CRAWFORD CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 1" = 1 MILE
Corrected for
JAN 2006
Base compiled from U.S.G.S. Quadrangle
1:100,000 Series

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 27

**Due to copyright laws, this map is not
available online.**

**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

DeLong Property

Rush Creek Natural Area

-  Subject Property
-  WDNR Owned
-  WDNR Eased
-  WDNR Leased
-  Ice Age Trail
-  SNA 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/oa/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

April 18, 2007

