Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.5

SUBJECT: LAND ACQUISITION - DUNNVILLE WILDLIFE AREA - DUNN COUNTY

FOR: OCTOBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 66.6 acres of land from Thor and Shirley Edgeberg for $186,000 for the Dunnville Wildlife Area in Dunn County. The item is being submitted because the purchase price exceeds $150,000.

The tract is located in south-central Dunn County, nine miles south of the City of Menomonie. The parcel is bordered by state-owned lands on three sides. This acquisition will create a more uniform boundary for the Wildlife Area as it blocks in well with existing state-owned lands.

The Dunnville Wildlife Area was established in 1952 with most of the land acquisition occurring in the late 1960's and early 1970's. The wildlife area is also within the focus area of the Lower Chippewa River State Natural Area. This property possesses a unique escarpment tying together a diverse mix of hardwood covered uplands and backwater wetland sloughs. The goal of the project is to manage the area for a variety of waterfowl and upland wildlife and to provide opportunities for public recreation. The project area is used by the public for hunting, fishing, trapping, cross-country skiing, hiking, and other outdoor recreation.

The Edgeberg parcel consists of an escarpment on the northwest along a county road, grading down to and overlooking a large state ownership. Most of the land is wooded.

RECOMMENDATION: That the Board approve the purchase of 66.6 acres of land for $186,000 for the Dunnville 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 — Date 9-19-07
Real Estate Director, Richard E. Steffes - LF/6

Laurie Osterndorf — Date 9/23/07
Administrator, Laurie Osterndorf - AD/5

Secretary, Matthew J. Frank - AD/5 — Date 10/3/07

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
T. Hauge - WM/6
S. Humrickhouse – WCR

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: September 19, 2007

FILE REF: W-1722

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Edgeberg Tract, File # W-1722, Option Expires December 7, 2007

1. PARCEL DESCRIPTION:

Dunnville Wildlife Area
Dunn County

Grantor:
Thor and Shirley Edgeberg
E4606 473rd Avenue
Menomonie, WI 54751

Acres: 66.6
Price: $186,000
Appraised Value: $186,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located in south-central Dunn County, nine miles south of the City of Menomonie in the Town of Dunn.

Land Description: The subject area is level to rolling to steep

Covertype Breakdown:

Type	Acreage
Lowland Woodland/Marsh	50.0
Upland Woodland	6.6
Grassland	10.0
TOTAL	66.6

Zoning: Agricultural
Present Use: Recreational
Proposed Use: Wildlife Protection and Public Recreation
Tenure: 18 years
Property Taxes: $3,143
Option Date: September 19, 2007

Comment: A 2007 closing is required.

2. JUSTIFICATION:

The Department proposes to purchase 66.6 acres of land from Thor and Shirley Edgeberg for the Dunnville Wildlife Area. The tract is located in south-central Dunn County, nine miles south of the City of Menomonie in the Town of Dunn. The parcel is bordered by state-owned lands on three sides. This acquisition will create a more uniform boundary for the wildlife area as it blocks in well with existing state-owned lands. State ownership of this property will allow for wildlife management, habitat protection, and numerous opportunities for public recreation.

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The Dunnville Wildlife Area was established in 1952 with most of the land acquisition occurring in the late 1960's and early 1970's. The wildlife area is also within the focus area of the Lower Chippewa River State Natural Area. This property possesses a unique escarpment tying together a diverse mix of hardwood covered uplands and backwater wetland sloughs The goal of the project is to manage the area for a variety of waterfowl and upland wildlife and to provide opportunities for public recreation. The project area is used by the public for hunting, fishing, trapping, cross-country skiing, hiking, and other outdoor recreation.

This parcel consists of an escarpment along CTH "Y" that overlooks a large acreage of state wildlife area. The Department recommends purchasing the Edgeberg tract to allow for public recreation, wildlife management and habitat improvement of the project. Negotiations have been fairly active for about 10 years and the Department and landowners have now reached agreement.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$6,524,000	$1,323,129

Comment: The purchase price will be paid in two installments over three years. Estimated interest cost is $4,100.

4. ACQUISITION STATUS OF THE DUNNVILLE WILDLIFE AREA:

Established: 1952
Acres Purchased to Date: 3,997.35
Acquisition Goal: 5,707.1 Acres
Percent Complete: 70.0%
Cost to Date: $880,431

5. APPRAISAL:

Appraiser: Bruce Christ (Private Appraiser)
Valuation Date: June 6, 2007
Appraised Value: $186,000
Highest and Best Use: Recreational

Allocation of Values:

a. land: 66.6 acres @ $2,800 per acre: $186,000 (Rounded)
b. market data approach used, four comparable sales cited
c. adjusted value range: $2,691 to $2,956 per acre

Appraisal Review: Ron Olson – June 29, 2007

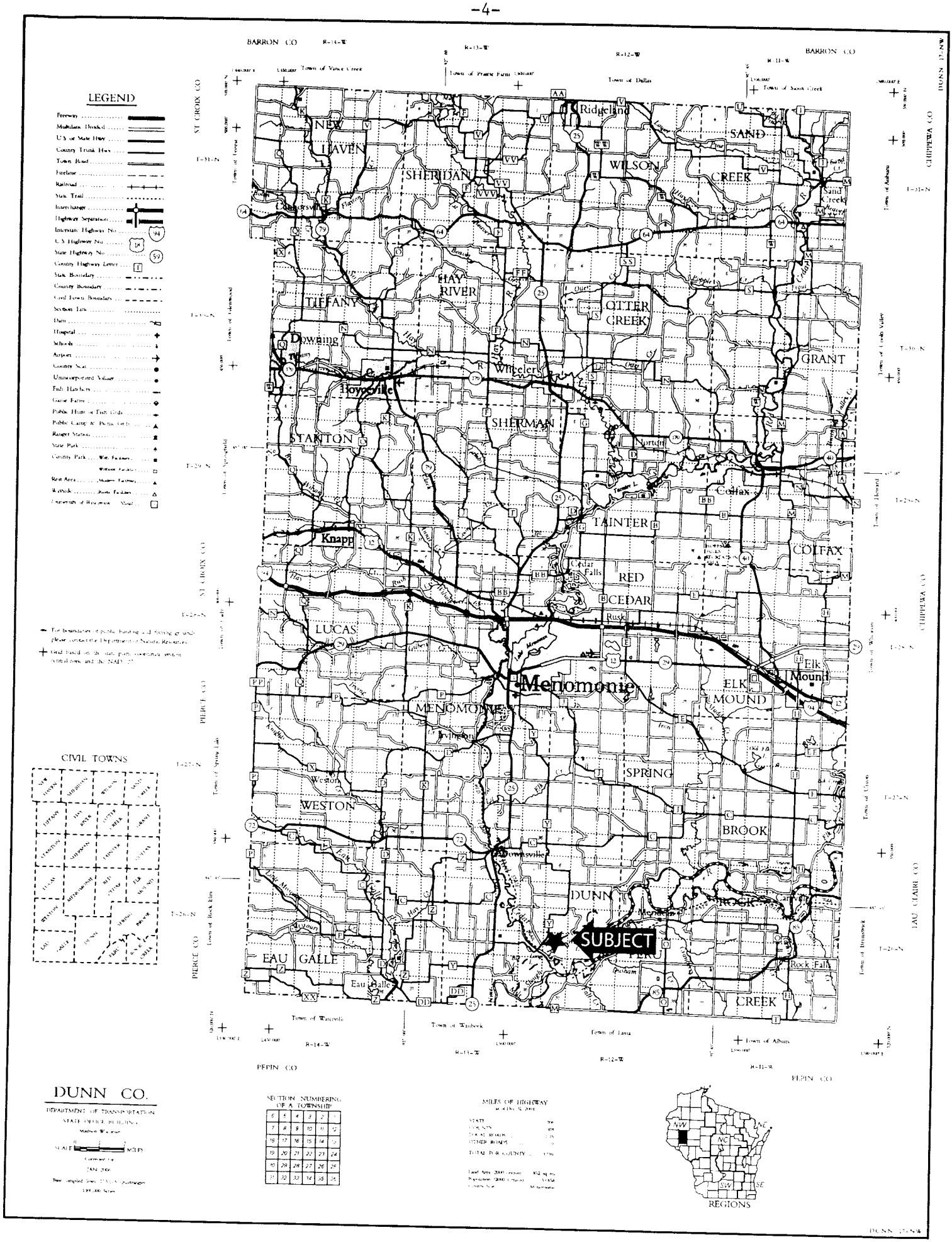
RECOMMENDED:

Richard E. Steffes — Date: 9-19-07

Bureau of Legal Services — Date: 9-21-07

Laurie Osterndorf — Date: 9/23/07

RES:dv


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
University of Wisconsin
CIVIL TOWNS
BARRON CO
ST CROIX CO
PIERCE CO
PEPIN CO
CHIPPEWA CO
EAU CLAIRE CO
NEW HAVEN
SHERIDAN
WILSON
SAND CREEK
TIFFANY
HAY RIVER
OTTER CREEK
GRANT
STANTON
SHERMAN
TAINTER
COLFAX
RED CEDAR
LUCAS
MENOMONIE
ELK MOUND
SPRING BROOK
WESTON
DUNN
ROCK CREEK
EAU GALLE
Ridgeland
Downing
Boyceville
Wheeler
Norton
Colfax
Knapp
Cedar Falls
Rusk
Menomonie
Elk Mound
Irvington
Weston
Downsville
Menden
Rock Falls
Eau Galle
SUBJECT
Town of Vance Creek
Town of Prairie Farm
Town of Dallas
Town of Sioux Creek
Town of Aubrey
Town of Glenwood
Town of Springfield
Town of Cady
Town of Spring Lake
Town of Rock Elm
Town of Waterville
Town of Wanbeck
Town of Lima
Town of Albany
Town of Union
Town of Brunswick
Town of Cooks Valley
Town of Howard
Town of Wheaton
DUNN CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison Wisconsin
SCALE
MILES
SECTION NUMBERING OF A TOWNSHIP
MILES OF HIGHWAY
REGIONS
NW
NC
SW
SE

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Edgeberg Purchase

Dunnville Wildlife Area

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

N W E S

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

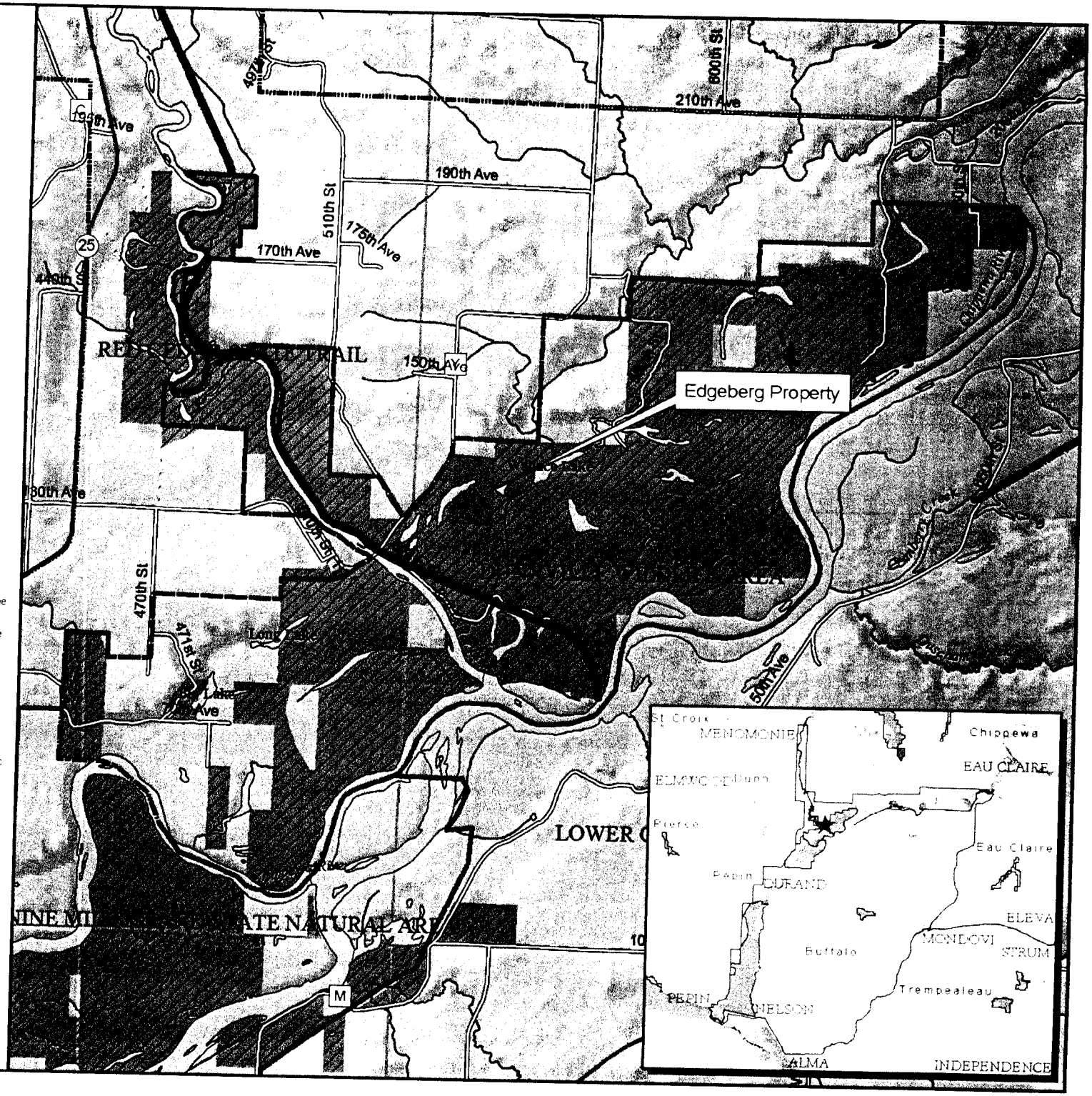
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended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

September 14, 2007