Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.8

SUBJECT: LAND AND EASEMENT ACQUISITION – LOWER WISCONSIN STATE RIVERWAY – CRAWFORD COUNTY

FOR: AUGUST 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase a 145-acre scenic easement and 95 acres in fee title from John and Janis Miller for $716,050 for the Lower Wisconsin Riverway in Crawford County. The item is being submitted because the purchase price exceeds $150,000. The fee title part of the transaction is along the river. The scenic easement covers the other land visible from the Wisconsin River.

The Miller parcel is located in Marietta Township in southeastern Crawford County. Department lands adjoin the subject property on the south and east sides, effectively blocking in state ownership in this area. This acquisition is within the project boundary, and is seen as an excellent opportunity to protect a substantial amount of land, using fee and easement acquisition. A 10-acre exception will remain in the Miller ownership and surround the improvements located on the property.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. 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. A cooperative effort between citizens, environmental groups, elected officials and the DNR ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

The subject is a mixture of cropland and upland woodland. Topography ranges from floodplain in the valley on the east side of the property, to a rapid incline of over 350 feet to the bluff uplands on the southwest side of the property that represent some of the most visible properties within the riverway. It should be noted that this parcel has been called one of the key parcels to acquire within the entire riverway project, due to the high visibility of the uplands, which can be seen from 20 miles upstream and to the south from the City of Boscobel. It should be noted that a development company has made an attempt to purchase this property for a residential development within the past year. The scenic easement that will encumber the bluff lands will eliminate any future development, and is seen as a highly important and timely tool for this purpose.

The 95-acre fee title parcel will provide opportunities for public recreation, allow natural resource management and consolidate state ownership. The easement on an additional 145 acres will prevent development incompatible with the goals of the project, and preserve the natural scenic conditions of the Lower Wisconsin Riverway. The Department will receive a right-of-first-refusal on the easement part of the property.

RECOMMENDATION: That the Board approve the purchase a 145-acre scenic easement and 95 acres in fee title from John and Janis Miller for $716,050 for the Lower Wisconsin State Riverway in Crawford County.

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:

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

Laurie Osterndorf (SSH)
Administrator, Laurie Osterndorf - AD/8 — Date 7/14/08

Secretary, Matthew J. Frank - AD/8 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
T. Hauge – WM/6
L. Eagan – SCR/Fitchburg

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

FILE REF: WR 70002

DATE: July 11, 2008

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, John Miller Tract, File # WR 70002, Option Expires October 1, 2008

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Crawford County

Grantor:

John and Janis Miller
42101 Marietta Valley Road
Boscobel, WI 53805

Acres: 240
Price: $716,050
Appraised Value: $791,000; $655,500
Interest: 145-acre scenic easement and 95-acre fee title
Improvements: None

Location: The property is located in southeastern Crawford County in the Town of Marietta overlooking the Wisconsin River. Prairie du Chien is 20 miles to the southwest of the parcel. Boscobel is across the river to the south.

Land Description: The land is mainly steep and rolling and dominated by two high ridges on the east and west sides. The 95-acre fee title part is separated from the Wisconsin River by State Highway 61.

Covertype Breakdown:

Type:	Acreage:
Upland/Woodland	170
Cropland	70
TOTAL	240

Zoning: None
Present Use: Agriculture
Proposed Use: Scenic easement and preservation of natural resources.
Tenure: 32 years
Option Date: June 3, 2008

Stewardship Land Access: The scenic easement is closed to public access. The 95 acres of fee lands will be open to hunting, trapping, cross-country skiing and other nature-based outdoor recreation.

2. JUSTIFICATION:

The Department has obtained an option to purchase a 145-acre scenic easement and 95 acres in fee title from John and Janis Miller for $716,050 for the Lower Wisconsin Riverway in Crawford County. The Miller parcel is located in Marietta Township in southeastern Crawford County. Department lands adjoin the property on the south and east sides, effectively blocking in state ownership in this area and making this

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acquisition highly important. This acquisition is within the project boundary and is seen as an excellent opportunity to protect a substantial amount of land, using fee and easement acquisition. A 10-acre exception will remain in the Miller ownership and surround the improvements located on the subject property.

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3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,000,000	$275,378

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 51,235.42
Acquisition Goal: 78,855.00
Percent Complete: 65%
Cost to Date: $23,440,536.58

5. APPRAISALS:

Appraiser: Michael Augustyn - (Private Appraiser)
Appraised Value: $791,000
Highest and Best Use: Residential/Recreational

Appraisal Review: Ron Olson, Review Appraiser

5a. Appraiser: Robert Bredemus – (Private Appraiser)
Appraised Value: $655,500
Highest and Best Use: Residential/Recreational

Appraisal Review: Ron Olson, Review Appraiser

RECOMMENDED:

Richard E. Steffes

Date

Joseph Wm. Renville

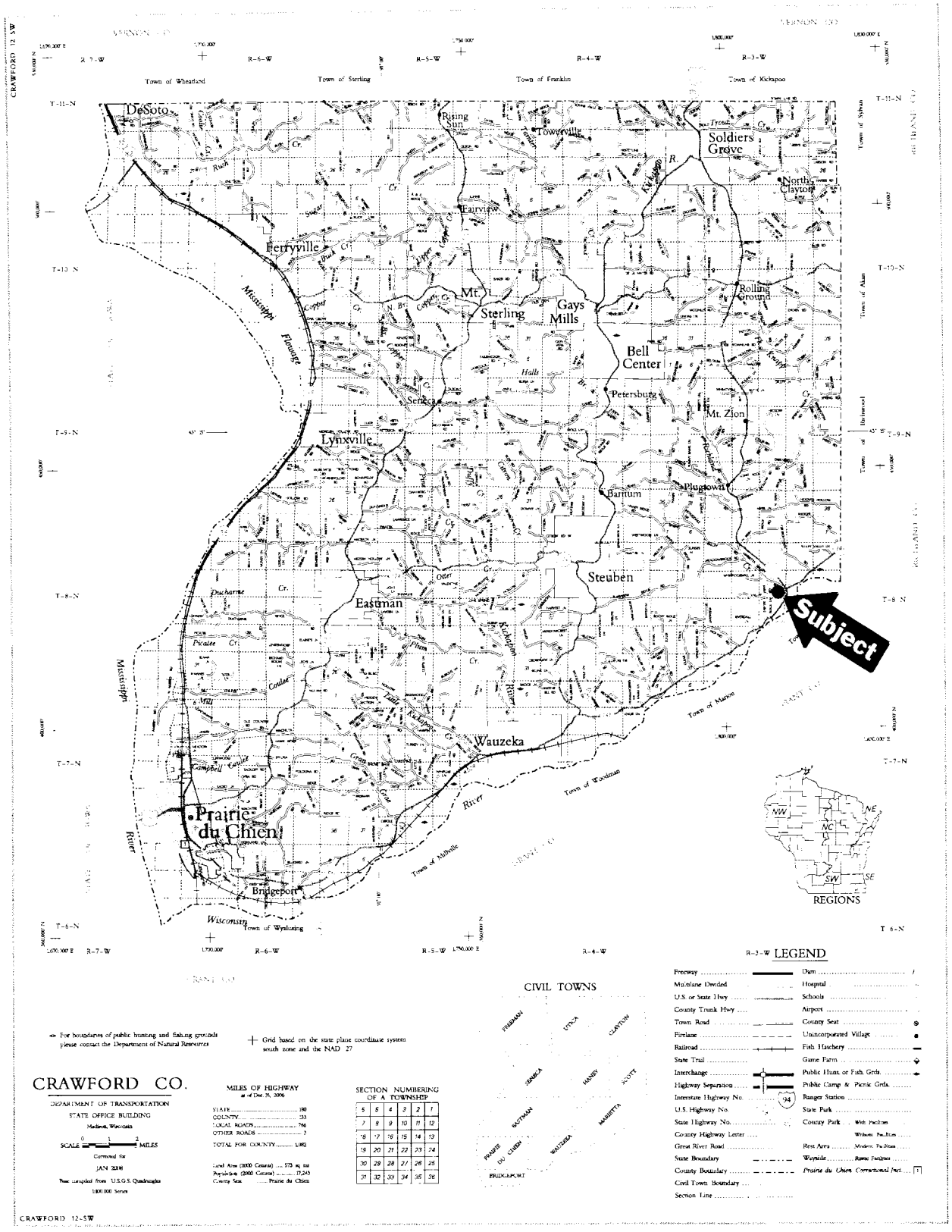
Bureau of Legal Services

Date 7/11/08

Laurie Osterndorf

Date 7/14/08

RES: dv


Town of Wheatland
Town of Sterling
Town of Franklin
Town of Kickapoo
DeSoto
Rising Sun
Towerville
Soldiers Grove
North Clayton
Fairview
Ferryville
Mt. Sterling
Gays Mills
Rolling Ground
Bell Center
Seneca
Petersburg
Mt. Zion
Lynxville
Barnum
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REGIONS
NW
NE
NC
SW
SE
CIVIL TOWNS
FREEMAN
UTICA
CLAYTON
SENECA
HANDY
SCOTT
EASTMAN
MARIETTA
PRAIRIE DU CHIEN
WAUZEKA
BRIDGEPORT
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
Rest Area
Wayside
Prairie du Chien Correctional Inst.
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
CRAWFORD CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE 0 1 2 MILES
Corrected for
JAN 2006
Base compiled from U.S.G.S. Quadrangles
1:100,000 Series
MILES OF HIGHWAY
as of Dec. 31, 2006
STATE 180
COUNTY 233
LOCAL ROADS 766
OTHER ROADS 3
TOTAL FOR COUNTY 1,082
Land Area (2000 Census) 573 sq. mi.
Population (2000 Census) 17,243
County Seat Prairie du Chien
SECTION NUMBERING OF A TOWNSHIP
CRAWFORD 12-SW

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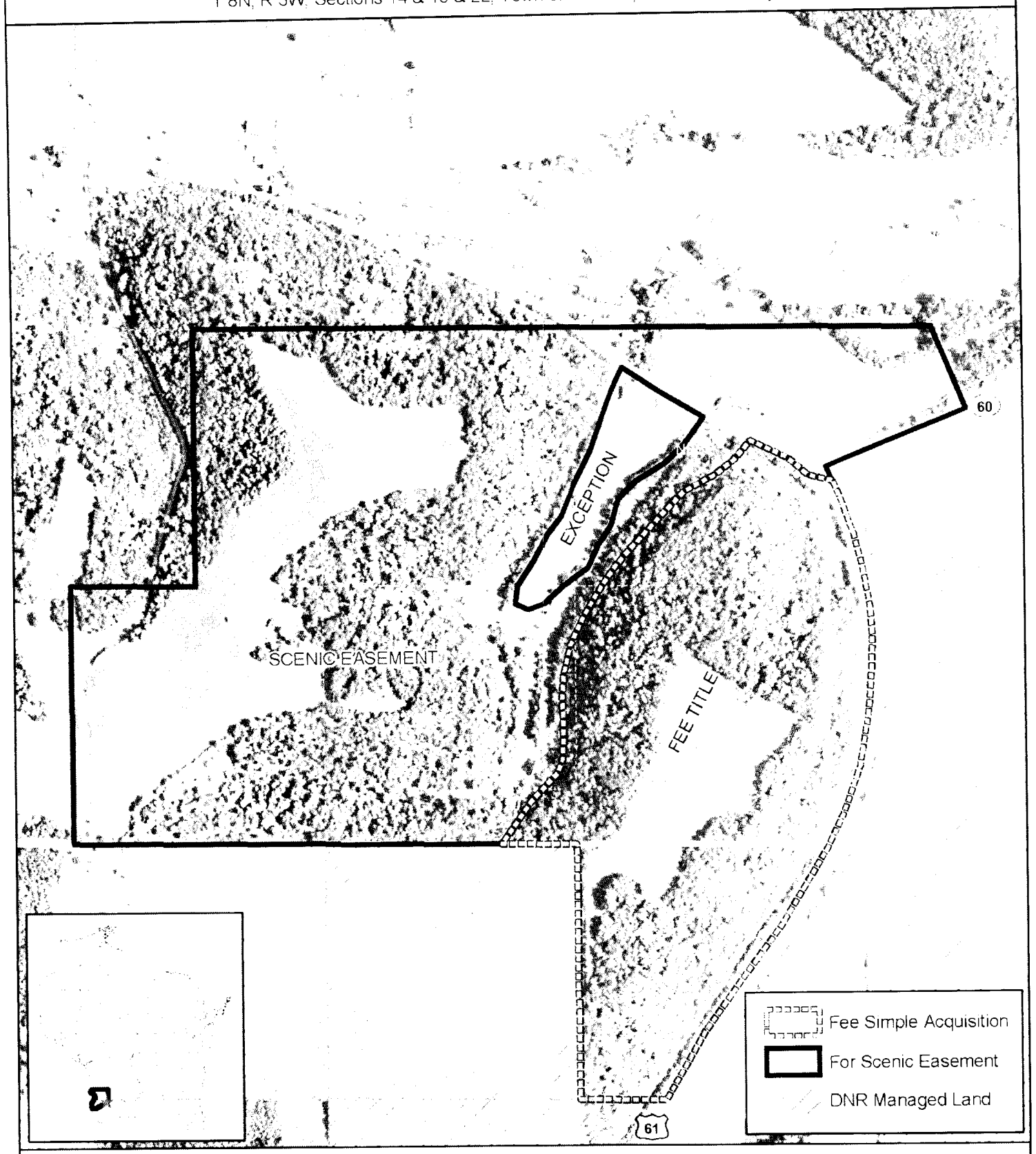
Miller Property

T 8N, R 3W, Sections 14 & 15 & 22, Town of Marietta, Crawford County



N

0 600 1,200 2,400 3,600 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
July 10, 2008

Miller Property

Pershing Wildlife Area

Scenic Easement

Fee Simple

WDNR Owned

WNDR Eased

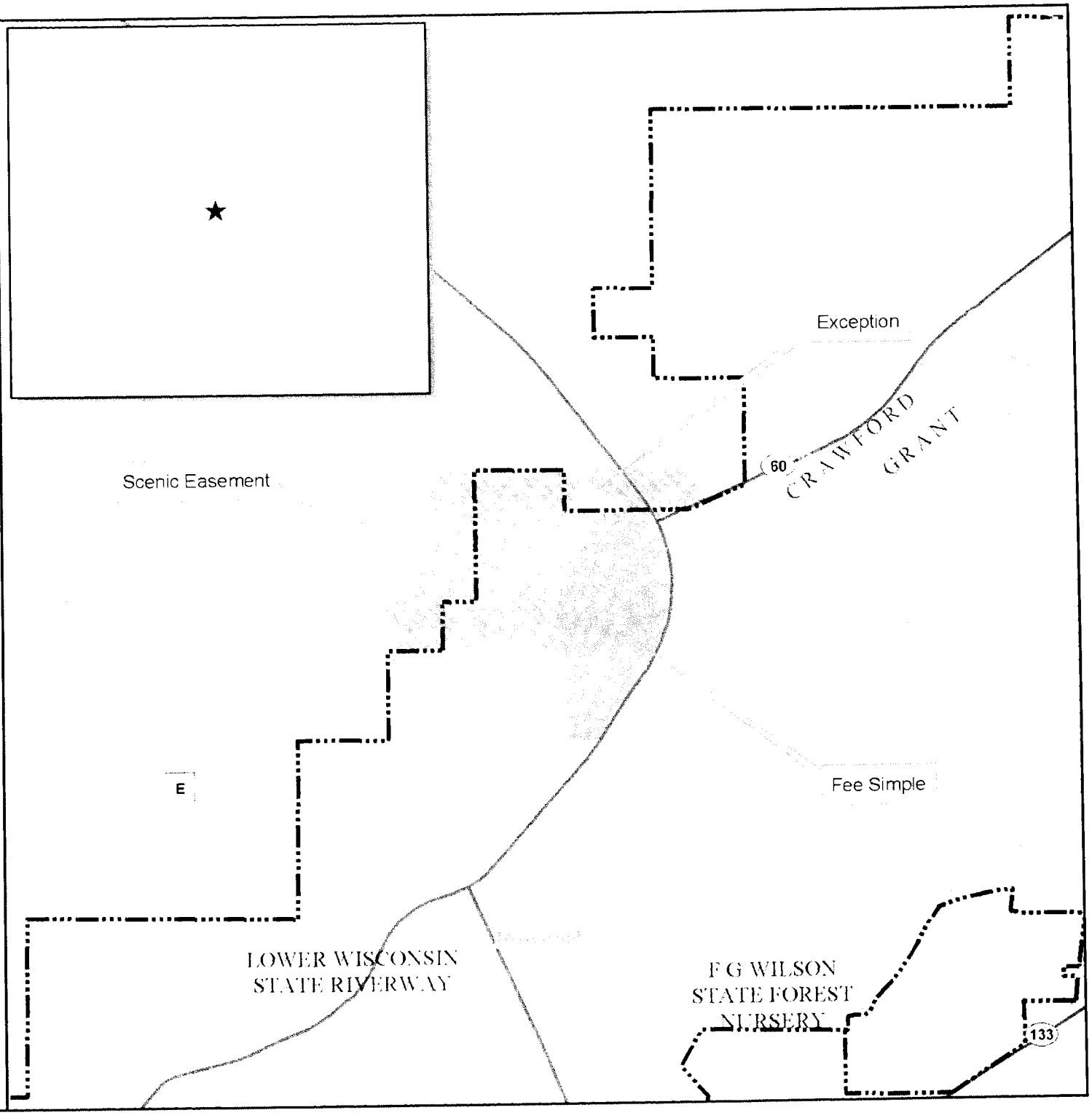
WDNR Leased

Ice Age Trail

Project Boundary

Miles

0 0.3 0.6

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands