Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.9

SUBJECT: LAND ACQUISITION – LOWER WISCONSIN STATE RIVERWAY - RICHLAND COUNTY

FOR: AUGUST 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 35.7 acres of land from Monica Gronert for $214,000, for the Lower Wisconsin State Riverway (LWSR), and also the Gotham Jack Pine Barrens State Natural Area in Richland County. Acquisition of the parcel will protect the scenic and natural values of the tract, in addition to providing opportunities for public recreation and natural resource management. The item is being submitted because the purchase price is more that $150,000.

The parcel includes 1,800 feet of frontage along the north bank of the Wisconsin River and a secondary channel. Access to the property is via adjoining state lands along an unimproved sand road. Department lands border on the north and east, making this acquisition important for creating continuous state ownership along the river. The parcel lies between two parts of the Gotham Jack Pine Barrens State Natural Area and acquisition would create a connection and allow for better vegetative management. Once acquired, this parcel will be managed as part of the natural area, as well as the Lower Wisconsin State Riverway project in which it is imbedded.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City as well as some additional lands to close separations between the wildlife area boundaries. The goals of the LWSR are to protect scenic lands along the river, enhance wildlife habitat and to meet the recreational the needs of the public. A cooperative effort between citizens, environmental groups, elected officials and the Department ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

RECOMMENDATION: That the Board approve the purchase of 35.7 acres of land for $214,000 for the Lower Wisconsin State Riverway.

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

Administrator, Laurie Osterndorf - AD/8 — Date 7/11/08

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

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
S. Holtz – ER/6
L. Eagan – SCR/Fitchburg

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: July 10, 2008

FILE REF: WR 70006

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Monica Gronert Tract, File # WR 70006, Option Expires September 30, 2008

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Richland County

Grantor:

Monica Gronert
498 Merrit Lane
Birmingham MI 48009

Acres: 35.7
Price: $214,000
Appraised Value: $214,000
Interest: Fee
Improvements: None

Location: The property is located four miles northwest of Lone Rock in Richland County.

Land Description: The land is rolling and slopes to the Wisconsin River.
Water Resources: The subject includes 1,800 feet of frontage along the north bank of Wisconsin River and a secondary channel.

Covertype Breakdown:	Type:	Acreage:
	Lowland/Woodland	35.0
	Building Site	0.7
	TOTAL	35.7

Zoning: Agriculture, Forestry and some Floodplain
Present Use: Outdoor Recreation
Proposed Use: Natural Resource Protection and Public Recreation
Tenure: 15 years
Property Taxes: $1,492.25
Option Date: 6/16/2008

Stewardship Access: If acquired, the property will be open to the public for hunting, trapping, fishing, hiking, cross-country skiing, and other nature-based outdoor activities.

2. JUSTIFICATION:

The Department proposes to purchase the 35.7-acre Gronert tract for $214,000, which is located in the Town of Buena Vista in southeastern Richland County. The parcel falls completely within the project boundary and is bordered by state-owned lands along its north and east sides. The parcel includes 1,800 feet of frontage along the northern bank of the Wisconsin River and a secondary channel. Acquisition of the parcel will protect the scenic and natural values of the tract, in addition to providing opportunities for public recreation and natural resource management of the land.

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Access is to the property is via adjoining State lands and an unimproved sand road. Department lands surround the subject on the north and east, making this acquisition a key parcel, creating continuous ownership along the river, and also adding a significant fee ownership in this area. The parcel lies between two parts of the Gotham Jack Pine Barrens State Natural Area and acquisition would create a connection and allow for better vegetative management. Once acquired, this parcel will be managed as part of the natural area, as well as the Lower Wisconsin State Riverway project in which it is imbedded.

Located on Wisconsin River sand terraces, Gotham Jack Pine Barrens contains the largest and best remaining black oak and Jack pine barrens in Richland County. Also present is a floodplain forest of young timber and a small, shallow oxbow lake of high water quality, a sedge and grass dominated wet meadow, dry sand prairie, and open sand blows. The barrens are located on undulating terrain composed of very old sand blows and dunes and is recovering from past grazing. The tree canopy is quite closed and the understory remains nearly shrub-free with a ground layer dominated by sedges. Some areas are still moderately rich in native species including big and little bluestem, Indian grass, prairie cord grass, green milkweed, silky aster, flax-leaved aster, prairie coreopsis, gray goldenrod, rough blazing star, goat's-rue, and bird's-foot violet. The floodplain forest is composed of silver maple, green ash, river birch, swamp white oak, and American elm. The unusual wet meadow is dominated by cord grass, blue-joint grass, rushes, and sedges and contains no shrubs and is nearly devoid of forbs. The area contains numerous rare plants and animals. Plant species of concern are small forget-me-not, poppy mallow, and sycamore. Animal species of concern are tiger beetle and flat floater freshwater mussel. Gotham Jack Pine Barrens was designated a State Natural Area in 1994.

The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City as well as some additional lands to close separations between the wildlife area boundaries. The goals of the LWSR is to protect scenic lands along the river, enhance wildlife habitat and to meet the recreational the needs of the public. A cooperative effort between citizens, environmental groups, elected officials and the Department ended successfully with the passage of the law establishing the Lower Wisconsin State Riverway and the Lower Wisconsin State Riverway Board.

The Department recommends acquisition of the Gronert parcel to provide opportunities for public recreation, to allow natural resource management, to consolidate state ownership, to prevent development incompatible with the goals of the project, and to preserve the natural condition of the Lower Wisconsin Riverway and to expand the Gotham Jack Pine Barren State Natural Area. Upon approval of this acquisition, the Department will modify the boundary of Gotham Jack Pine Barrens State Natural Area to include this 35.7-acre tract.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,000,000	$1,791,538

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: 70%
Cost to Date: $23,440,536.58

5. APPRAISAL:

Appraiser: Robert Bredemus (Private Appraiser)
Valuation Date: November 26, 2007
Appraised Value: $214,000
Highest and Best Use: Two rural residential lots

Allocation of Values:

a. land: 35.7 @ $5,994 per acre: $214,000 (Rounded)
b. market data approach used four comparable sales cited
c. adjusted value range: $4,976 to $9,917 per acre

Appraisal Review: Ron Olson - November 26, 2007

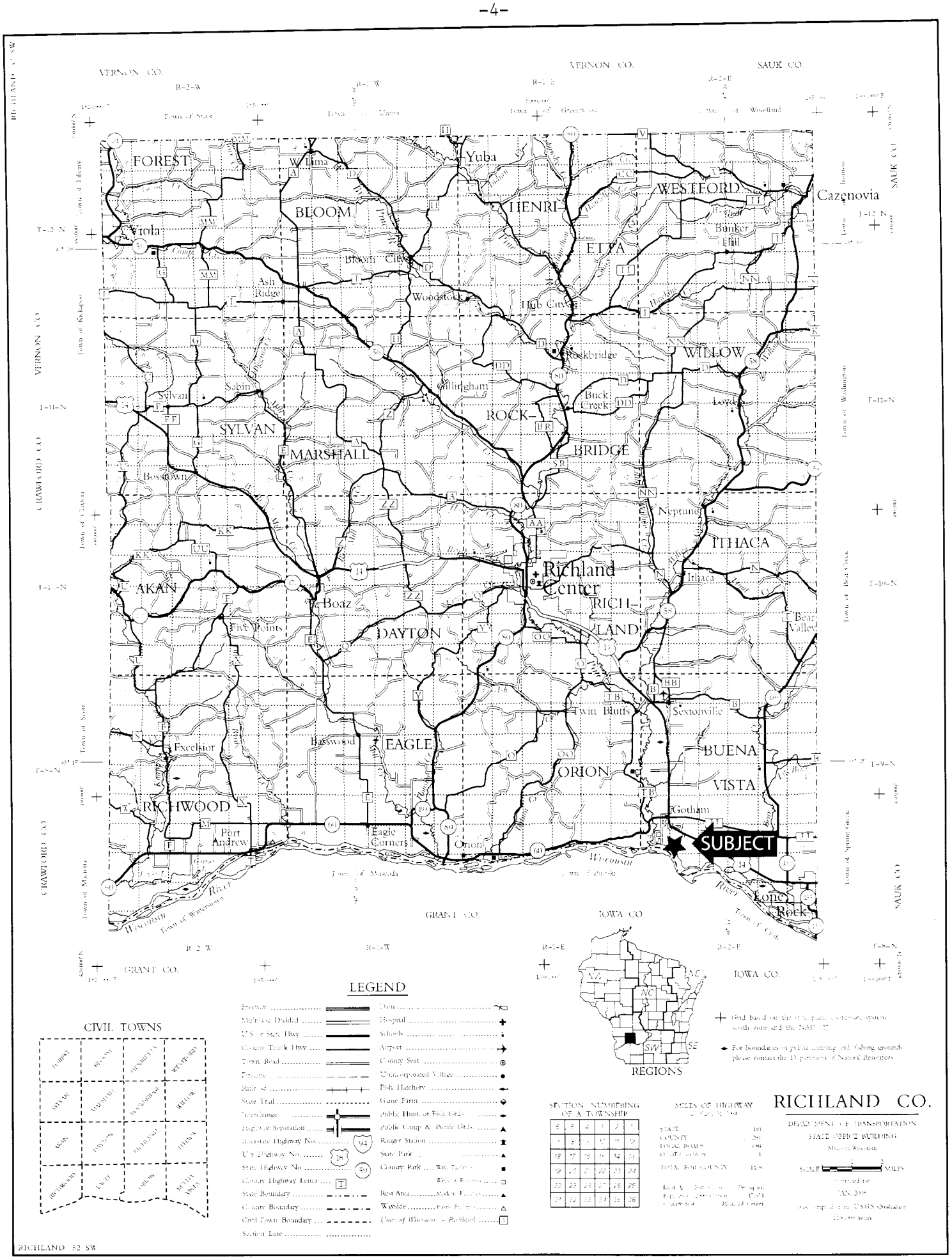
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Remille
Bureau of Legal Services — Date 7/11/08

Laurie Osterndorf — Date 7/11/08

RES:ch


VERNON CO.
SAUK CO.
CRAWFORD CO.
GRANT CO.
IOWA CO.
FOREST
BLOOM
HENRI-ETTA
WESTFORD
WILLOW
ROCK-BRIDGE
SYLVAN
MARSHALL
AKAN
DAYTON
RICH-LAND
ITHACA
EAGLE
ORION
BUENA VISTA
RICHWOOD
Cazenovia
Yuba
W. Lima
Viola
Bloom City
Ash Ridge
Woodstock
Hub City
Bunker Hill
Rockbridge
Gillingham
Buck Creek
Loyd
Sylvan
Sabin
Bosstown
Neptune
Richland Center
Ithaca
Boaz
Five Points
Bear Valley
Twin Bluffs
Sextonville
Basswood
Excelsior
Port Andrew
Eagle Corners
Orion
Gotham
SUBJECT
Lone Rock
Wisconsin River
Town of Marietta
Town of Wisconsin
Town of Clyde
Town of Spring Green
Town of Bear Creek
Town of Washington
Town of Kickapoo
Town of Liberty
Town of Union
Town of Greenwood
Town of Woodland
Town of Clayton
Town of Scott
Town of Mascoda
Town of Pulaski
R-2-W
R-1-W
R-1-E
R-2-E
T-12-N
T-11-N
T-10-N
T-9-N
T-8-N
LEGEND
Freeway
Multiple 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
Town of Wisconsin - Richland
CIVIL TOWNS
FOREST
BLOOM
HENRIETTA
WESTFORD
SYLVAN
MARSHALL
ROCKBRIDGE
WILLOW
AKAN
DAYTON
RICHLAND
ITHACA
RICHWOOD
EAGLE
ORION
BUENA VISTA
REGIONS
NC
NE
SW
SE
SECTION NUMBERING OF A TOWNSHIP
MILES OF HIGHWAY
STATE
COUNTY
LOCAL ROADS
OTHER ROADS
TOTAL FOR COUNTY
RICHLAND CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE
MILES
JAN. 2006
RICHLAND 52 SW

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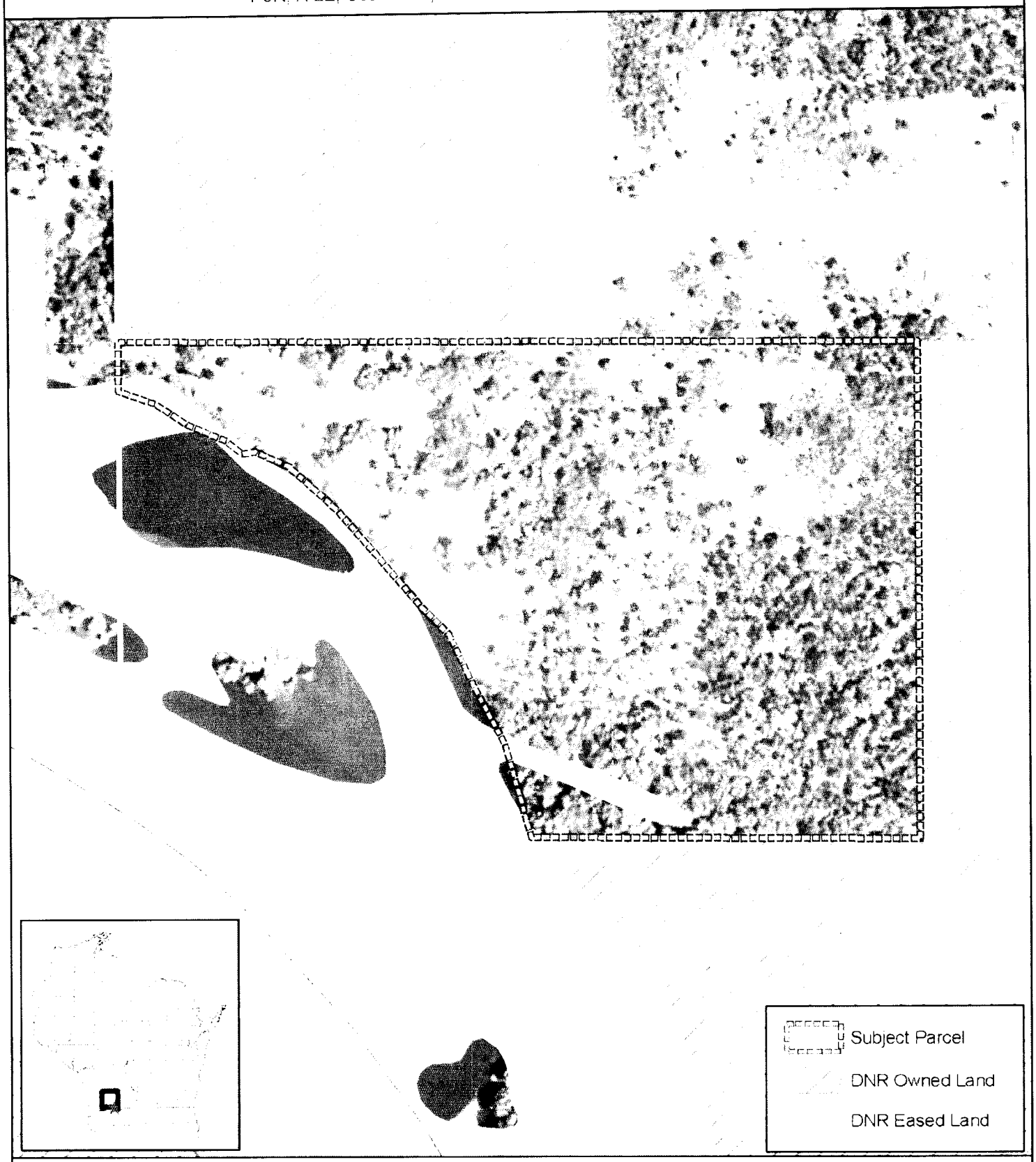
Gronert Property

T 9N, R 2E, Section 32, Town of Buena Vista, Richland County



N

0 305 610 1,220 1,830 Feet

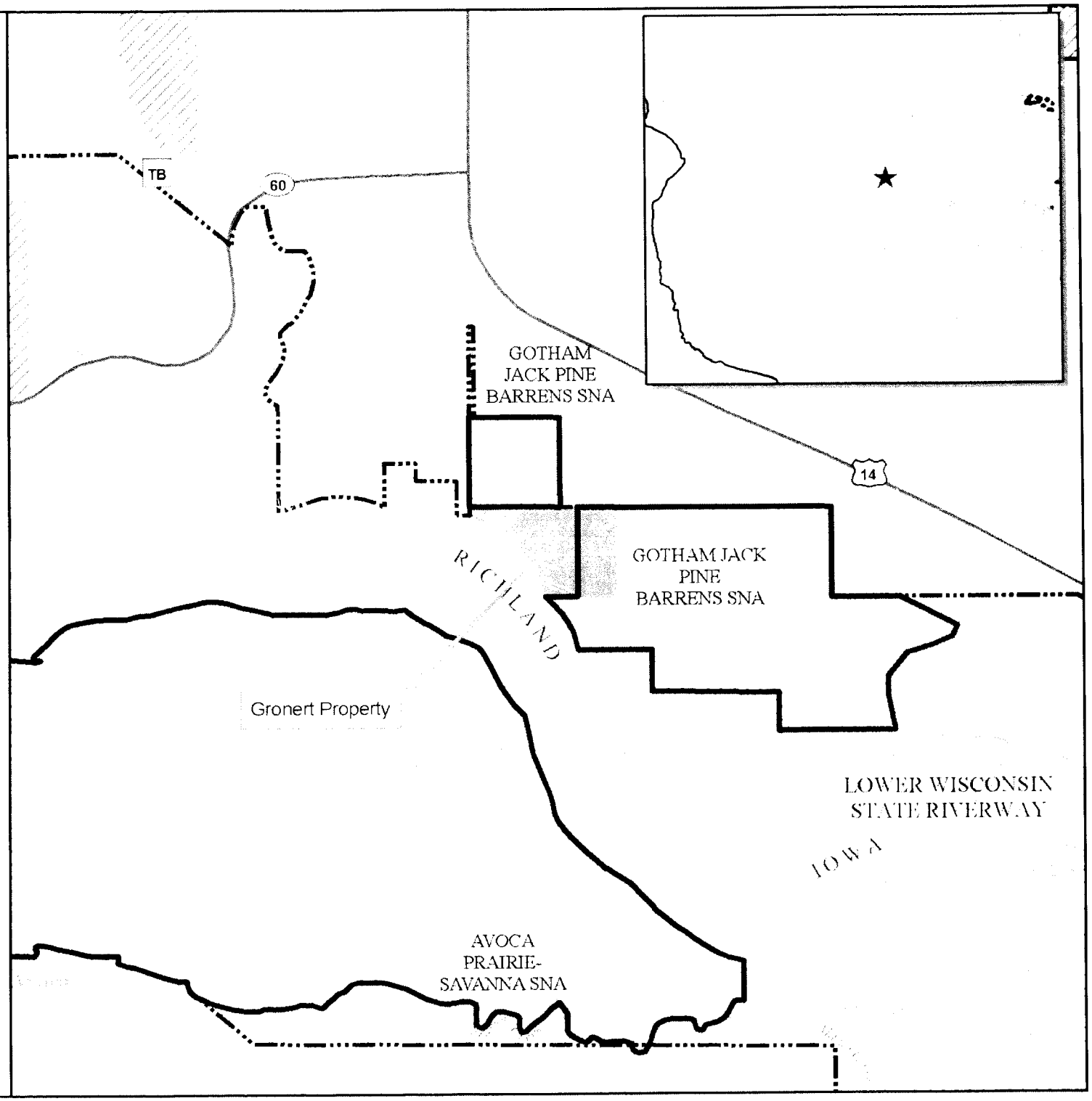
Created by Bureau of Facilities and Lands
Real Estate Section
July 10, 2008

Gronert Property

Lower Wisconsin State Riverway
& Gothan Jack Pine Barrens SNA

Subject Property
WDNR Owned
WNDR Eased
WDNR Leased
Ice Age Trail
Project Boundary
SNA Project Boundary

0 0.3 0.6 Miles

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

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