

SUBJECT: EASEMENT ACQUISITION AND PROJECT BOUNDARY MODIFICATION – LOWER WISCONSIN STATE RIVERWAY - DANE COUNTY

FOR: JUNE 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase a scenic easement on 76.6 acres of land from the Taylor's for \$306,400 for the Lower Wisconsin State Riverway in northwest Dane County that includes the right-of-first-refusal. This item is being submitted because the purchase price exceeds \$150,000.

The easement is being acquired to protect the scenic and natural values of the tract within the Lower Wisconsin State Riverway. The property is about three miles south of Sauk City in the northwest corner of Dane County and at the north end of Blackhawk Ridge, a major landmark and day-use area in the riverway. The property adjoins department-owned lands on two sides and has limited views of the Wisconsin River to the northeast. The easement will prevent development next to the Blackhawk Unit of the Lower Wisconsin State Riverway. Of the 76.6-acre easement, 40 acres of bluff land are within the project boundary and the remaining 36.6 acres fall outside the project boundary. Acquisition of the Taylor easement will protect the aesthetic, scenic and natural values of the tract and preserve them for future generations.

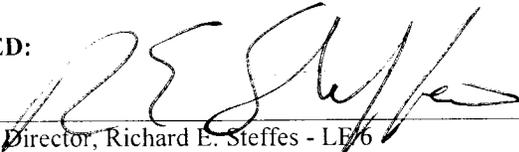
The Lower Wisconsin State Riverway was formed by combining nine existing wildlife areas along the Wisconsin River between Prairie du Chien and Sauk City. New lands were added to the former projects to close separations between them, to protect scenic lands along the river and to meet recreational needs.

RECOMMENDATION: That the Board approve the acquisition of the Taylor easement for \$306,400 for the Lower Wisconsin State Riverway and that the Board approve the expansion of the project boundary to include the entire parcel in the project.

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 |

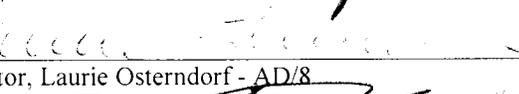
APPROVED:



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

6-2-08

Date



Administrator, Laurie Osterndorf - AD/8

Date



Secretary, Matthew J. Frank - AD/8

6/9/08

Date

- cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
L. Eagan, SCR

CORRESPONDENCE/MEMORANDUM

DATE: May 9, 2008

TO: Natural Resources Board

FROM: Matthew J. Frank

SUBJECT: Proposed Scenic Easement on the Taylor, File # E-2070
Easement Expires August 15, 2008

FILE REF: E-2070

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway
Dane County

Grantor:

Robert and Hedwig Taylor
1131 Water Street
P.O. Box 5
Sauk City, WI 53583

Acres: 76.6Price: \$306,400Appraised Value: \$306,400; \$345,000Interest: Purchase of a scenic easement without public access.Improvements: Seasonal cabin with no utilitiesLocation: The tract is located in the northwest corner of Dane County in the Town of Mazomanie.Land Description: The subject area is rolling to steep.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	66.6
	Grass/Pasture	<u>10.0</u>
	TOTAL	76.6

Zoning: AgriculturePresent Use: RecreationProposed Use: Scenic view shed protectionEasement Date: March 28, 2008

Stewardship Land Access: There is no public access with this easement purchase. The Stewardship re-authorization legislation does not mandate access for easement transactions. The Department does hope to buy fee title at a later date and will have a right-of-first-refusal.

2. JUSTIFICATION:

The Department recommends the acquisition of a scenic easement on the 76.6-acre Taylor property in the Lower Wisconsin State Riverway about three miles south of Sauk City in the northwest corner of Dane County. The Taylor property is located on the north end of Blackhawk Ridge, a major landmark and day-use area in the riverway, and adjoins department-owned lands on two sides and has limited views of the Wisconsin River to the northeast. The easement will prevent development next to the Blackhawk Unit of the Lower Wisconsin State Riverway. Of the 76.6-acre easement, 40 acres of bluff land are within the project boundary and the remaining 36.6 acres fall outside the project boundary. The Department



recommends expanding the boundary to include the entire parcel. Acquisition of the Taylor easement will protect the aesthetic, scenic and natural values of the tract and preserve them for future generations.

The Lower Wisconsin State Riverway was created 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 further meet recreational needs, and to protect scenic lands along the river.

The Taylor property consists of 66.6 acres of wooded upland, 10 acres of prairie, a seasonal log cabin and outstanding panoramic views of the Wisconsin River Valley and the Wisconsin River. The majority of the property is high and rolling with some steep slopes, rock outcroppings, deep valleys, and high ridges. There is at least one area of Native American effigy mounds. The property is at the south end of the Blackhawk War Wisconsin Heights Battle Grounds. Numerous threatened and endangered species are noted on the Natural Heritage search. The entire property is now under the Managed Forest Law. The proposed easement will protect bluff lands and related aesthetic and scenic resources consistent with state riverway management objectives and will eliminate future home site and commercial development. The seasonal cabin will be allowed to remain in its current state, but cannot be made into a permanent dwelling.

The Department recommends acquisition of this easement to protect the scenic, aesthetic and natural values of the land for future generations, and to provide a buffer to the existing Blackhawk Unit of the Lower Wisconsin State Riverway project. The Department will modify the project boundary to include the 36.6 acres that fall outside of the boundary if so approved by the Natural Resources Board at its June 2008 meeting.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,242,000

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989
Acres Purchased to Date: 48,213
Acquisition Goal: 78,855.0 acres
Percent Complete: 61%
Cost to Date: \$22,282,043

5a. APPRAISAL:

Appraiser: R. N. Bredemus (Private Appraiser)
Valuation Date: September 27, 2007
Appraised Value: \$306,400
Highest and Best Use: Two home sites.

Allocation of Values:

Before Value: \$612,800
After Value: \$306,400
Total: \$306,400

Appraisal Review: Paul Scott - November 20, 2007

5b. APPRAISAL:

Appraiser: Julie Hankes (Private Appraiser)

Valuation Date: June 7, 2007

Appraised Value: \$345,000

Highest and Best Use: Two residential building sites.

Allocation of Values:

Before Value: \$766,000

After Value: \$421,000

Total: \$345,000

Appraisal Review: Paul Scott - November 15, 2007

RECOMMENDED:



Richard E. Stoffes

6-2-08
Date



Bureau of Legal Services

6/5/08
Date

APPROVED:



Laurie Osterndorf

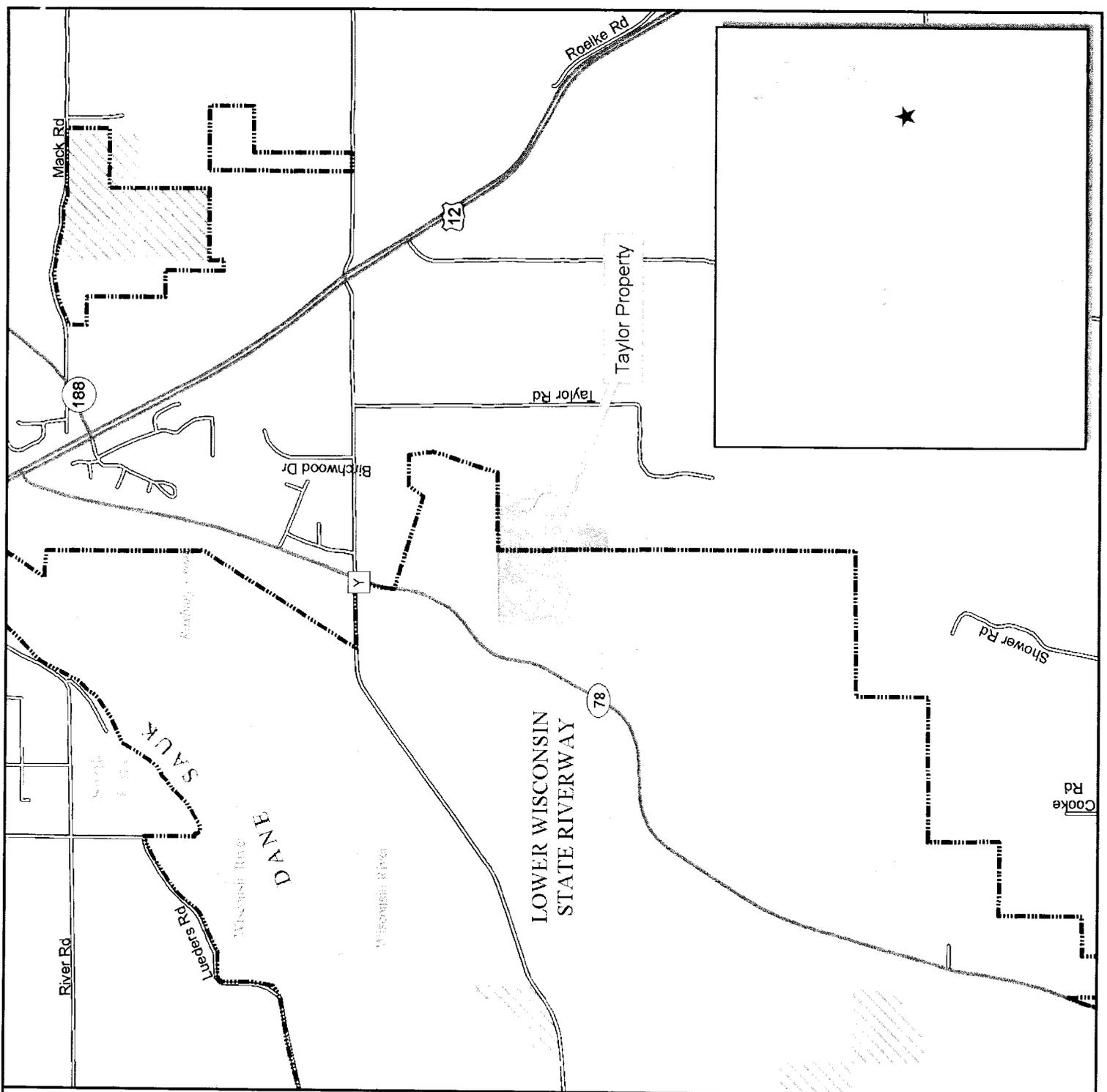
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Date

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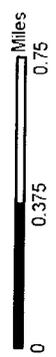
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Taylor Property
Lower Wisconsin State Riverway

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased
-  Ice Age Trail
-  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 a variety of land ownership and use rights. This data set is a spatial representation of the DNR Managed Lands (ML) and is maintained by the DNR Bureau of Facilities and Lands (FL) and may include information for easements. The data should not be interpreted as a legal representation of legal ownership boundaries.

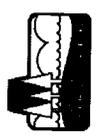
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general outdoor access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended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

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

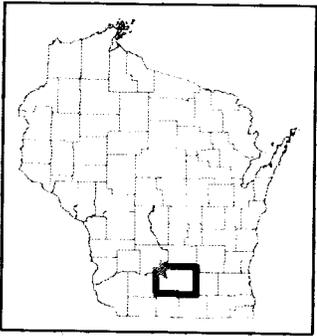
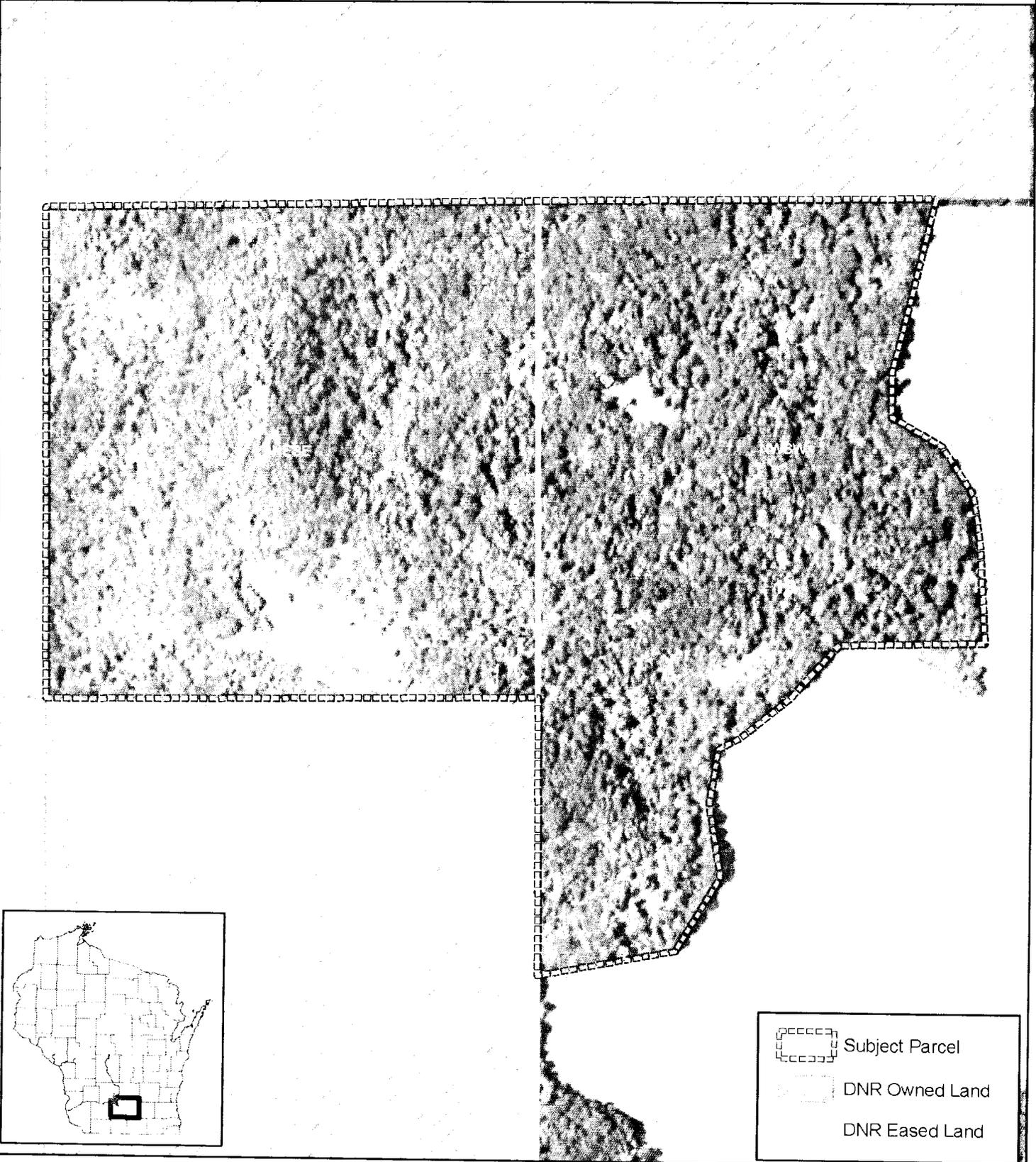


Bureau of Facilities and Lands

April 11, 2018

Taylor Property

T 9N R 6E Section 14 & T 9N R 7E Section 19, Towns of Mazomanie and Roxbury, Dane County



Legend:

-  Subject Parcel
-  DNR Owned Land
-  DNR Eased Land



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

