

**SUBJECT: LAND ACQUISITION – LOWER WISCONSIN STATE RIVERWAY – IOWA COUNTY**

**FOR: SEPTEMBER BOARD MEETING**

**TO BE PRESENTED BY: Richard Steffes**

**SUMMARY:** The Department has obtained an option to purchase 251.88 acres of land from George and Mark Ramsden for \$730,500 for the Lower Wisconsin State Riverway in Iowa County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel falls within the project boundary and is bordered by state-owned lands along three sides and connects large blocks of existing department ownership. The property is located within the Wisconsin River floodplain, consisting of mostly lowland hardwoods and wetland area. The parcel includes 5,600 feet of frontage along the southern bank of the Wisconsin River and 2,600 feet of frontage along both banks of Marsh Creek and a couple of backwater ponds. It will provide an important access point to this part of the river and improve access to other department lands. The property may be accessed from STH 133 or from adjacent DNR lands. 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.

The Lower Wisconsin State Riverway (LWSR) 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 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.

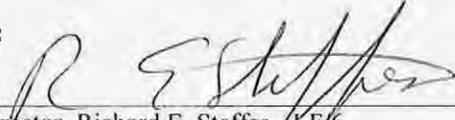
Acquisition of the Ramsden parcel will provide opportunities for public recreation, allow natural resource management, consolidate state ownership and preserve the natural condition of the Lower Wisconsin State Riverway.

**RECOMMENDATION:** That the Board approve the purchase of 251.88 acres of land for \$730,500 for Lower Wisconsin State Riverway in Iowa County.

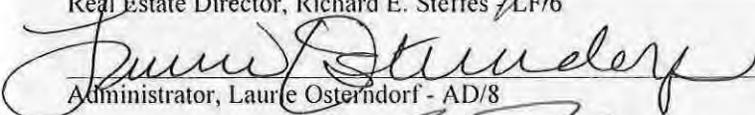
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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

8-18-09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/8

8/20/09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/8

8-25-09  
\_\_\_\_\_  
Date

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

## CORRESPONDENCE/MEMORANDUM

DATE: August 18, 2009  
 TO: Governor Doyle  
 FROM: Matthew J. Frank   
 SUBJECT: Proposed Land Acquisition, Ramsden Tract, File WR 70022,  
 Option Expires December 3, 2009

FILE REF: WR 70022

1. PARCEL DESCRIPTION:

Lower Wisconsin State Riverway  
 Iowa County

Grantor:

George and Mark Ramsden  
 2828 Red Hill Road  
 Avoca, WI 53506

Acres: 251.88Price: \$730,500Appraised Value: \$730,500; \$756,000Interest: Fee title purchaseImprovements: None

Location: The property is located in northwestern Iowa County about three miles east of Avoca in the Town of Clyde.

Land Description: The land is primarily river floodplain. It has 2,600 feet of frontage on the Wisconsin River.

<u>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Grass	83.00
	Brush	42.00
	Cropland	4.88
	Lowland Woodland	<u>122.00</u>
	TOTAL:	251.88

Zoning: AgriculturePresent Use: Agriculture and Public RecreationProposed Use: Public RecreationTenure: 21 yearsProperty Taxes: \$862Option Date: August 5, 2009

Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross-country skiing.

2. JUSTIFICATION:

The Department proposes to purchase the 251.88-acre Ramsden tract for the Lower Wisconsin State Riverway project area. The parcel falls within the project boundary and is bordered by state-owned lands along three sides and connects large blocks of existing department ownership. The parcel is located within the Wisconsin River floodplain, consisting of mostly lowland hardwoods and wetland area and includes 5,600 feet of frontage along the southern bank of the Wisconsin River and 2,600 feet of frontage along both banks of Marsh Creek and a couple of backwater ponds. It will provide an important access point to this part of the river and improve access to other Department lands. The property may be accessed from STH 133 or from adjacent department-owned lands. 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.

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.

The Department recommends acquisition of the Ramsden 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.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to Wild Rivers program (FY10):	Balance after proposed transaction:
\$2,000,000	\$588,497

4. ACQUISITION STATUS OF THE LOWER WISCONSIN STATE RIVERWAY:

Established: 1989  
Acres Purchased to Date: 48,519.80  
Acquisition Goal: 78,855.00  
Percent Complete: 61.53%  
Cost to Date: \$22,644,843.48

5. APPRAISAL:

Appraiser: Michael Stone  
Valuation Date: January 20, 2009  
Appraised Value: \$730,500  
Highest and Best Use: Outdoor recreation-residential

Allocation of Values:

- a. land: 251.88 acres @ \$2,900.19 per acre: \$730,500.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,207 to \$3,284 per acre

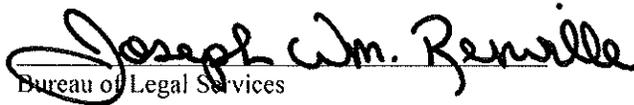
Appraisal Review: Paul Scott - July 30, 2009

Comment: A second appraisal was done. Julie Hanks estimated value at \$756,000. The Stone report was used for negotiations.

RECOMMENDED:

  
Richard E. Steffes

8-18-09  
Date

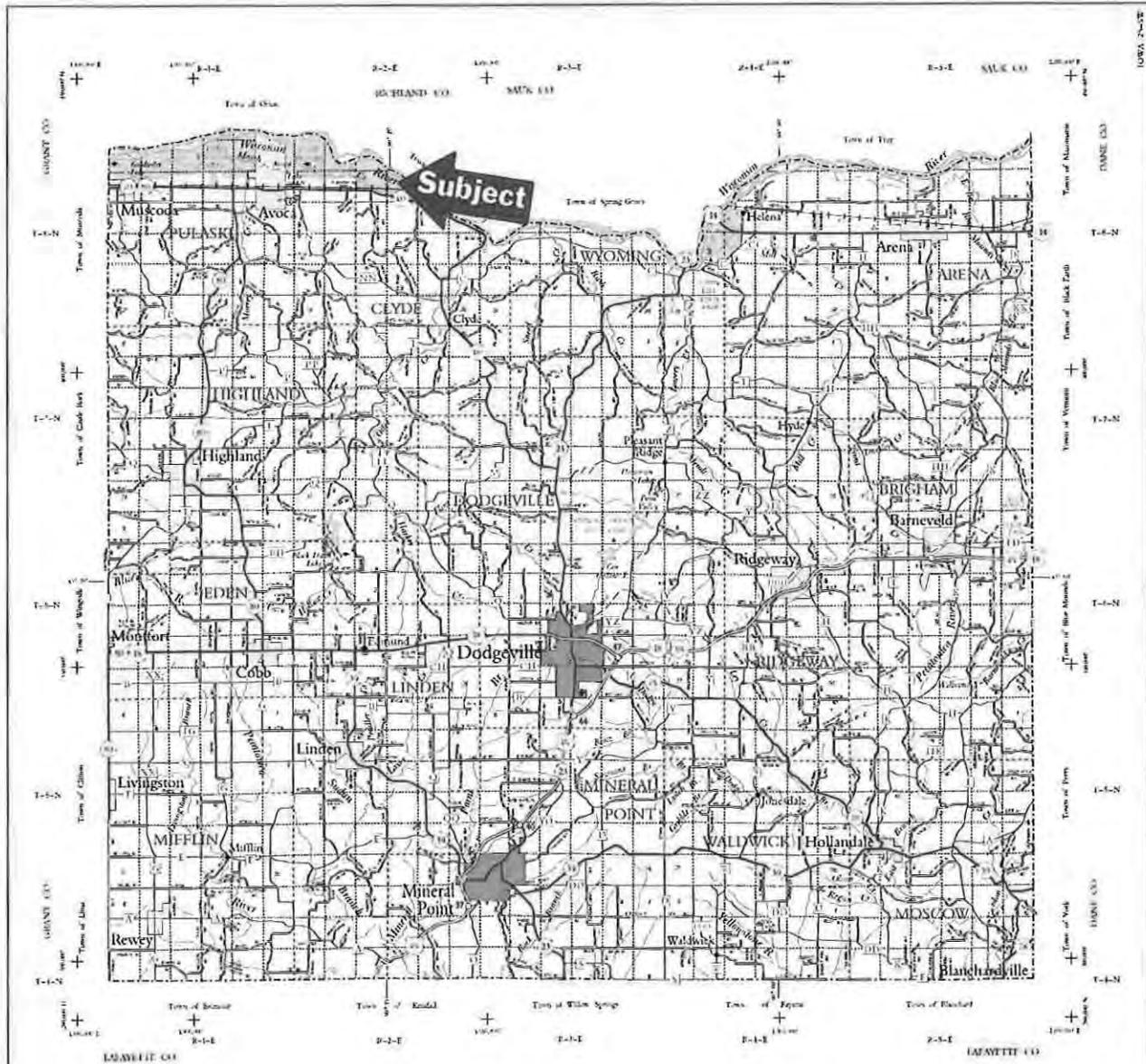
  
Bureau of Legal Services

8/20/09  
Date

  
Laurie Osterndorf

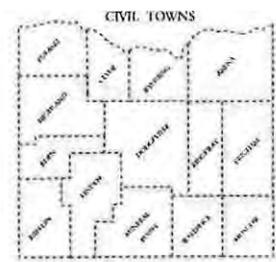
8/20/09  
Date

RES:dv



**LEGEND**

County	Dist.
Mileage District	Hwy.
US or Wis. Hwy.	School
County Trunk Hwy.	Arroyo
Town Road	County Seat
Forlane	Unincorporated Village
Railroad	Fire Hook
San Trail	Game Farm
Time-Share	Public House of Fish Catch
Hydroelectric System	Public Camp & Picnic Circle
Interstate Highway No.	Ranger Station
US Highway No.	State Park
Near Highway No.	County Fair - Fair Grounds
County Highway Letter	Public Park
State Boundary	Residence - Public Utility
County Boundary	Reptile
City/Town Boundary	
Section Line	



**SECTION NUMBERING OF A TOWNSHIP**

1	2	3	4	5	6	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

**STATES OF IOWA COUNTY**

STATE	18
POPULATION	18
TOWNSHIP	18
TOWNSHIP	18
TOTAL 200 COUNTY	18

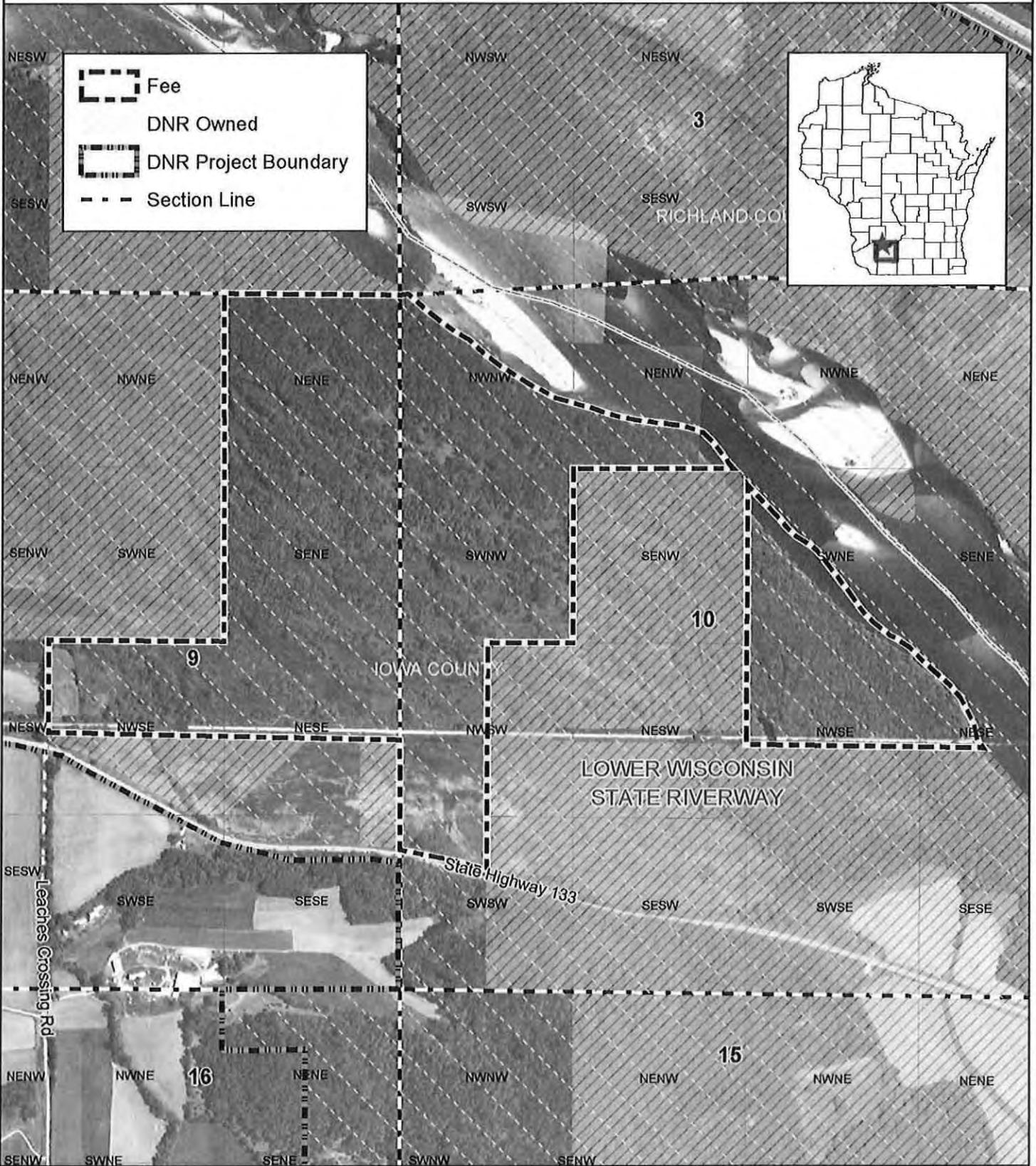
For boundaries of public lands and fishing grounds  
 please consult the Department of Natural Resources  
 + Grid based on the year 1983 meridian system  
 with 4 to and the NAD 83



**IOWA CO.**  
 DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BLDG.  
 JAMES WHITE  
 SCALE 1:50,000  
 JAN 2005  
 Base map from USGS Quad 48-10-1000  
 10000 Scale

# George Ramsden Fee

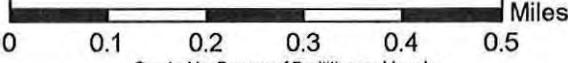
T8N R2E Sec. 9 & 10, Town of Clyde, Iowa County, WI



 Fee  
 DNR Owned  
 DNR Project Boundary  
 Section Line



**WR 70022**  
 Orthophoto  
 Lower Wisconsin  
 State Riverway



Created by Bureau of Facilities and Lands  
 Real Estate Section  
 August 13, 2009



# George Ramsden Fee

T8N R2E Sec. 9 & 10  
 Town of Clyde  
 Iowa County, WI  
 WR 70022  
 Lower Wisconsin  
 State Riverway



	Property Boundary
	State Natural Area
	Fee
	WDNR Owned
	WDNR Easement
	PLSS Township



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/caerics/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

August 13, 2009

