

**SUBJECT: EASEMENT PURCHASE AND PROJECT BOUNDARY MODIFICATION – EVANSVILLE WILDLIFE AREA – ROCK COUNTY**

**FOR: OCTOBER BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department proposes to purchase a 98.1-acre conservation easement from Brian Bjugstad for \$205,000 for Evansville Wildlife Area program in Rock County. The item is being submitted because the cost exceeds is \$150,000 and for project boundary modification.

The Department proposes purchase of a 98.1-acre farmland protection easement with public access adjacent but outside the project boundary for the Evansville Wildlife Area. This parcel is located 1.5 miles southeast of the City of Evansville in Rock County. The Department has secured a USDA Natural Resources Conservation Services Farmland Protection Grant that will cover \$80,000, or about 39% of the easement cost. The intent of the easement is to prevent development of the farmland and preserve wildlife habitat along the edges and in the woodlands. The property includes about 97 acres of cropland and 1.1-acre of upland woodland. Approximately 77% of the soils are classified as prime agricultural land. This easement will protect farmland from development, provide a buffer to the adjacent Evansville Wildlife Area from encroaching development, and provide public access for hunting, trapping, and passive recreation.

The Evansville Wildlife Area was established in 1963 to acquire, protect, and develop important habitat for pheasants, waterfowl and other species. In addition, the project provides opportunities for public recreation such as hunting, hiking, and bird watching.

The federal Farm and Ranchland Protection Program was established in 2002 to preserve farmland by purchasing development rights to keep productive farmland in agricultural uses. This program will provide up to 50% match funding to the DNR for acquiring farmland protection easements. The Department has acquired a number of farmland protection easements in the southern portion of the state.

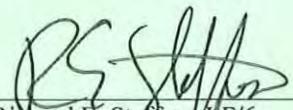
Purchase of this farmland protection easement will protect farmland from development near important wildlife habitat, act as open space buffer to the Evansville Wildlife area and increase public outdoor recreational opportunities.

**RECOMMENDATION:** That the Board approve the acquisition of the farmland protection easement on 98.1 acres of land for \$205,000 for the Evansville Wildlife Area and modification of the project boundary to include the parcel.

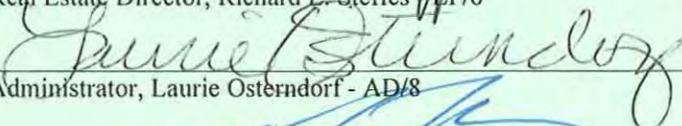
**LIST OF ATTACHED MATERIALS:**

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

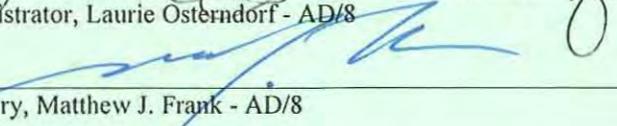
**APPROVED:**

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

9-21-10  
\_\_\_\_\_  
Date

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

10/8/10  
\_\_\_\_\_  
Date

  
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Secretary, Matthew J. Frank - AD/8

10-17-10  
\_\_\_\_\_  
Date

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

## CORRESPONDENCE/MEMORANDUM

DATE: September 21, 2010

TO: Natural Resources Board

FROM: Matthew J. Frank *MJF*

SUBJECT: Proposed Easement on the Bjugstad Tract, File WM 60115

FILE REF: WM 60115

1. PARCEL DESCRIPTION:

Evansville Wildlife Area  
Rock County

Grantor:

Brian Bjugstad  
6541 North Weary Road  
Evansville, WI 53536

Acres: 98.1Price: \$205,000Appraised Value: \$205,000Interest: Farmland Protection EasementImprovements: NoneLocation: The tract is located in Rock County about 1.5 miles southeast of Evansville in the Town of Magnolia.Land Description: The subject land is gently rolling.

<u>Covertime Breakdown:</u>	Type:	Acreage:
	Cropland	97.0
	Upland Woodland	1.1
	TOTAL:	98.1

Zoning: AgriculturePresent Use: AgricultureProposed Use: Agriculture, Resource Protection and Public Outdoor RecreationTenure: 10 yearsEasement Date: September 22, 2010Stewardship 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 a 98.1-acre farmland protection easement with public access adjacent, but outside the project boundary for the Evansville Wildlife Area. This parcel is located 1.5 miles southeast of the City of Evansville in Rock County in the Town of Magnolia. The Department has secured a USDA Natural Resources Conservation Services Farmland Protection Grant that will cover \$80,000, or about 39% of the easement cost. The intent of the easement is to prevent development of the farmland and preserve wildlife habitat along the edges and in the woodlands. The property includes about 97 acres of cropland and 1.1-acre of upland woodland. Approximately 77% of the soils are classified as prime agricultural land. This easement will protect farmland from development, provide a buffer to the adjacent Evansville Wildlife Area from encroaching development and provide public access for hunting and passive recreation.

The Evansville Wildlife Area was established in 1963 to acquire, protect, and develop important habitat for pheasants, waterfowl, and other species. In addition, the project provides opportunities for public recreation such as hunting, hiking, and bird watching.

The federal Farm and Ranchland Protection Program was established in 2002 to preserve farmland by purchasing development rights to keep productive farmland in agricultural uses. This program will provide up to 50% match funding to the DNR for acquiring farmland protection easements. The DNR has purchased a number of farmland protection easements in the southern portion of the state.

The Department recommends the purchase of this farmland protection easement to protect farmland from development near important wildlife habitat, to act as buffer to the Evansville Wildlife area due to encroaching development pressures and to increase public outdoor recreational opportunities. If approved by the Natural Resources Board, the project boundary will be modified to include the parcel.

3. FINANCING:

State Stewardship bond and federal Farmland Protection Funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
State Stewardship	\$50,685,000	\$13,147,831
Federal FPP	\$80,000	\$0

4. ACQUISITION STATUS OF THE EVANSVILLE WILDLIFE AREA:

Established: 1963  
Acres Purchased to Date: 708.93  
Acquisition Goal: 741.10 Acres  
Percent Complete: 95.66%  
Cost to Date: \$244,061.65

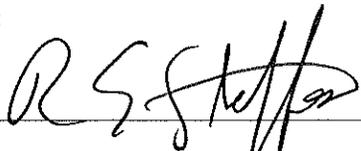
5. APPRAISAL:

Appraiser: Linn Duesterbeck  
Valuation Date: April 16, 2010  
Appraised Value: \$420,000  
Highest and Best Use: Agriculture/Recreation

Allocation of Values:  
Before Value: \$420,000  
After Value: \$215,000  
Easement: \$205,000

Appraisal Review: Paul Scott - July 1, 2010

RECOMMENDED:

  
\_\_\_\_\_  
Richard E. Steffes

9-21-10  
\_\_\_\_\_  
Date

  
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Legal Services

10-1-10  
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Date

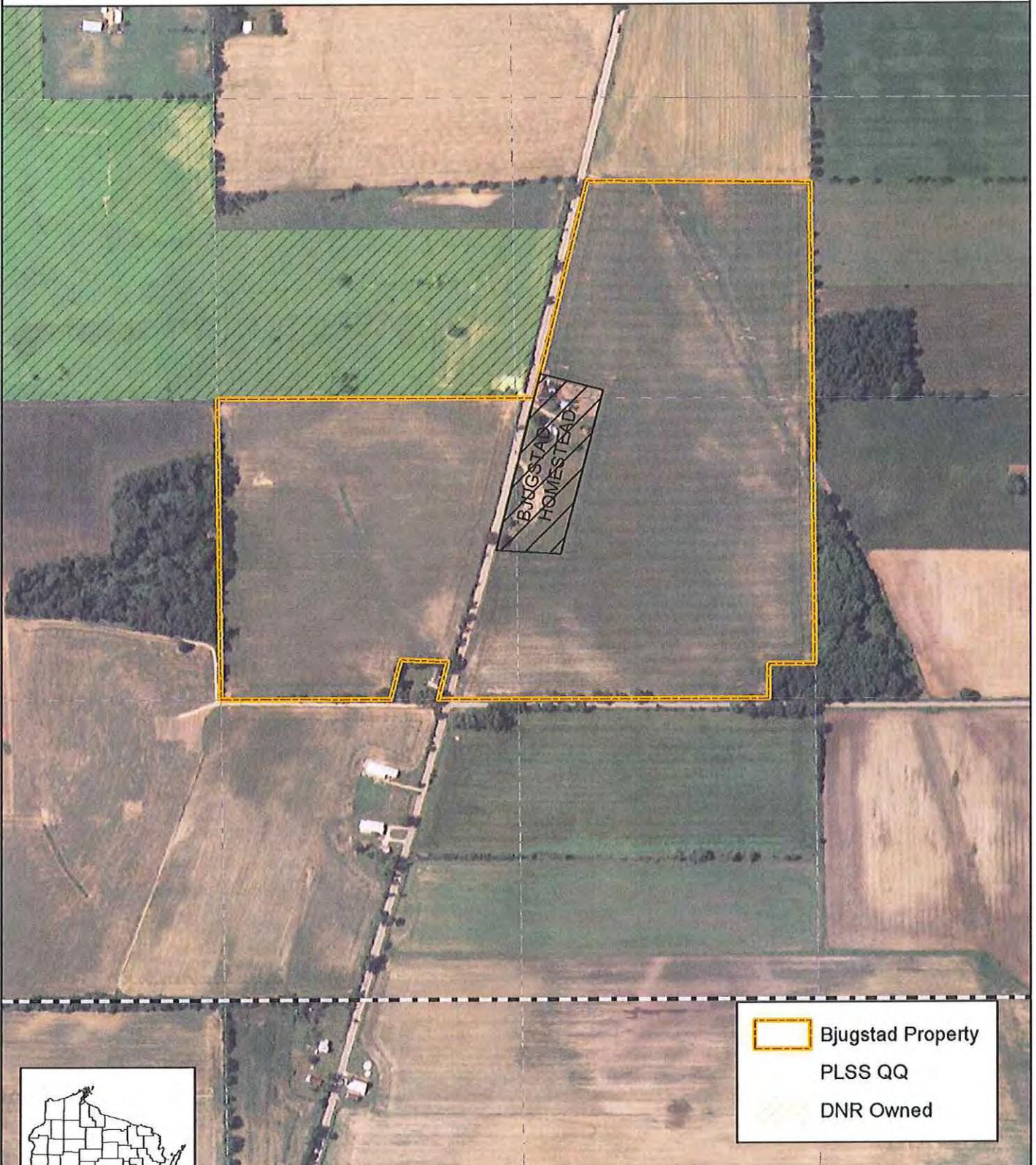
  
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Laurie Osterdorf

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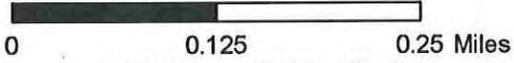


# Bjugstad Property - Aerial Photo (2005 NAIP)

T3N R10E Section 2, Township of Magnolia, Rock County, WI

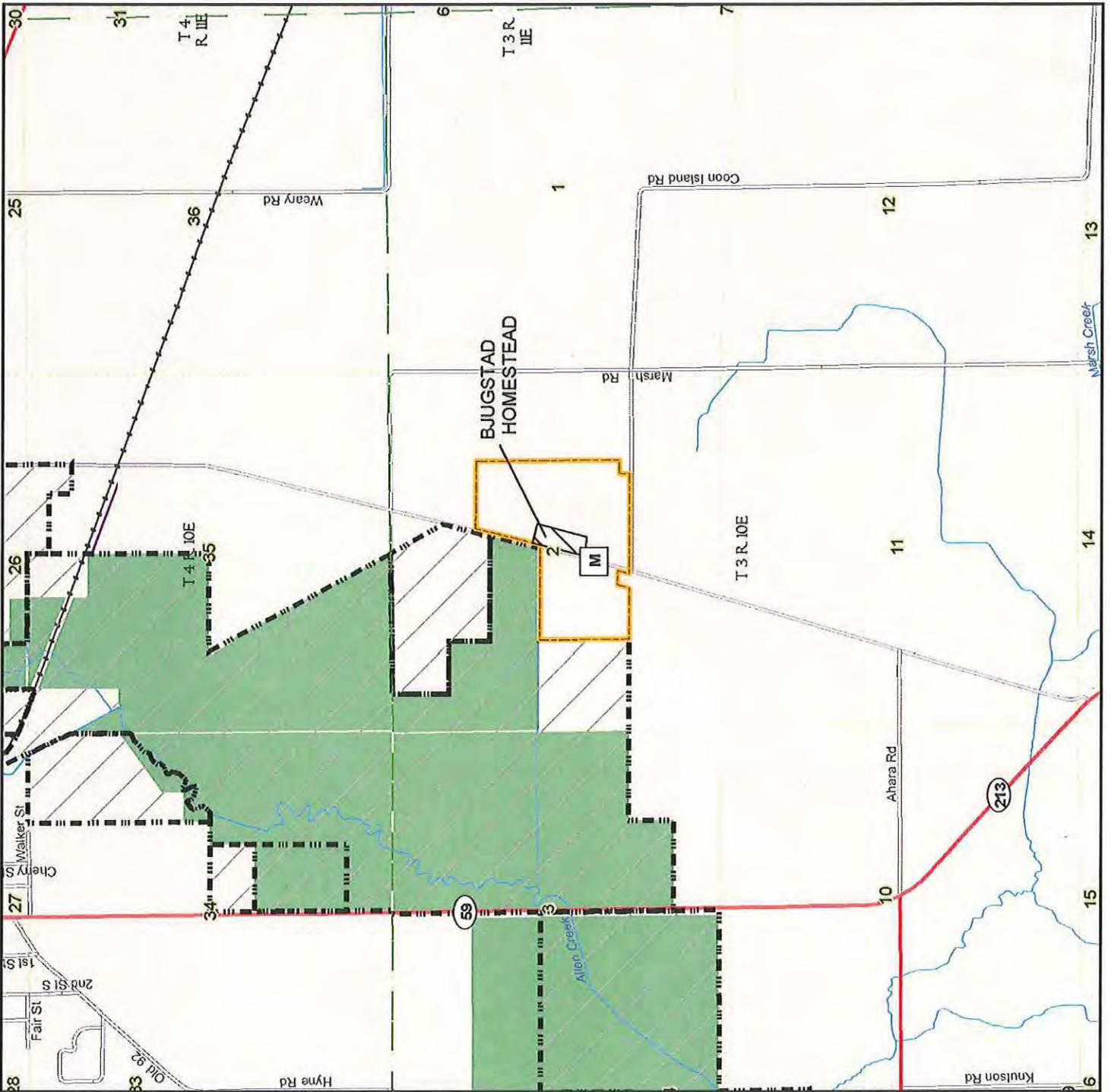


 Bjugstad Property  
PLSS QQ  
 DNR Owned



Created by Bureau of Facilities and Lands  
Real Estate Section  
August 26, 2009





# Bjugstad Property

T3N R10E Sec. 2  
Town of Magnolia  
Rock County, WI

*Farmland Protection  
Program*



	Property Boundary
	Bjugstad Property
	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 the lands shown on this map. The Wisconsin DNR manages the lands shown on this map as a spatial representation of the Creek Land Record 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 be open to the general public under certain conditions. For more information, contact the DNR Regional Office or Service Center for the following information:

For information about the actual map sheet, 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/cerc/office/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 26, 2006