

**EAU CLAIRE COUNTY  
LAND STEWARDSHIP SUB-COMMITTEE**

**MEETING MINUTES - WEDNESDAY, JUNE 29, 2016  
AGRICULTURAL & RESOURCE CENTER – ALTOONA, WI**

MEMBERS PRESENT: Kevin Stelljes, Doug Burrows, Dave Dresel, Monica Lewis(on phone), Rick Koziel,  
Karen Blodgett

MEMBERS EXCUSED:

STAFF PRESENT: Kelly Jacobs (P&D - Land Conservation Division)

OTHERS PRESENT: Public

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**1. Call to Order**

Chair Stelljes called the meeting to order at 11:07 a.m.

**2. Land Acquisition Proposals for Consideration.**

Property JF:

New information regarding the three year rule – DNR would only fund half of the seller’s original purchase price if it has been owned for three years or less. This is different than the typical “half of the appraisal” DNR funds usually allow for. The Land Stewardship Subcommittee approved an offer at their last meeting and there was discussion on the negotiations with the landowner surrounding that offer. The three year rule is part of state statute (no variance option).

This particular property was discussed with DNR Program Leadership in Madison. Appraisals have even come under great scrutiny lately regardless of the years of ownership, DNR may go with the lower number anyway (no way to get around the \$111,000 purchase price for this property). If we wait until between 1 – 2 years of ownership by the seller, we can add 5% onto the original purchase price as part of our DNR Stewardship Grant application for the property. If we wait until between 2 – 3 years of ownership by the seller, we can add 10% onto what was paid for the property.

An appraisal for the 40 acres is most desirable to us and might help the seller cash flow a delay on the rest (interest on the current loan)? If we went to the 40 acres, then would have to get a new price. There may also be revenue potential from the timber value on a portion of the property. There would need to be a reappraisal on just the 40 acres as well as the defined access (easement) and right of first refusal on the rest.

Discussion on if the purchase would expend the majority of our funds and if this one property is our best investment for the taxpayer. We can utilize the original purchase price to calculate that he paid \$60,000 for the 40 acres, plus would need to figure in an additional value for the easement and first refusal rights. Funding sources potentially from Park and forest, Stewardship, and DNR. If we use DNR funds, the easement would need to meet DNR requirements (open to public year round for all recreational uses, conserve natural resources on the property, etc.). Stelljes would set up a time to meet him.

**3. Adjourn**

Meeting adjourned by Chair Stelljes at 11:59 AM.

Respectfully submitted,

Kelly Jacobs  
Subcommittee Clerk