Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3. C. 13

SUBJECT: LAND ACQUISITION – PIKE WILD RIVER– MARINETTE COUNTY

FOR: DECEMBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 9.37 acres of land from Gerald Yingling for $44,000 for the Pike Wild River in Marinette County. The item is being submitted because the improvement value exceeds 35% of the total appraised value.

The location is highly visible by water travelers as it abuts a popular access point along the river, thus, purchase of the property would allow restoration of the site to a natural condition. The parcel contains a seasonal cabin, which will be sold for removal or salvage. The parcel abuts state-owned lands along the north, west, and south sides. The topography is primarily gently rolling uplands, tapering off in the southeast to an open wetland.

The Pike Wild River project was established by the Wisconsin Legislature and the Governor in 1968 to return the Pike River to its pre-settlement condition and to maintain a river of a wild nature. The Pike River is one of just three rivers designated "wild" by the state, and provides untamed river recreation opportunities. The project acquisition goal is 6,500 acres along approximately 65 miles of river. The project was created to preserve and protect the Pike River in a free-flowing, natural state and to provide compatible recreational experiences for present and future generations. Beyond 150 feet from the shoreline, resource management activities such as timber harvest are allowed. The river is popular for canoeing, kayaking, and fishing.

Acquisition of this parcel for the Pike Wild River project will provide opportunities for public recreation, allow management of the scenic and natural resources of the river, and consolidate state ownership.

RECOMMENDATION: That the Board approve the purchase of 9.37 acres of land for $44,000 for the Pike Wild River the in Marinette County.

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 11/11/08

Secretary, Matthew J. Frank - AD/8 — Date 11/19/08

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
R. Kazmierczak – NER/Green Bay

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

FILE REF: WR 70015

DATE: November 10, 2008

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition. Gerald Yingling Tract, File # WR 70015, Option Expires December 30, 2008

1. PARCEL DESCRIPTION:

Pike Wild River
Marinette County

Grantor:

Gerald Yingling
7479 Richter Lane
Larsen, WI 54947

Acres: 9.37
Price: $44,000
Appraised Value: $44,000
Interest: Fee Title Purchase
Improvements: Cabin

Location: The property is located in Marinette County 45 miles northwest of the City of Marinette.

Land Description: The subject land is level to sloping and primarily woodland.

Covertype Breakdown:	Type:	Acreage:
	Wetland	1.37
	Upland/Woodland	6.00
	Lowland/Woodland	2.00
	TOTAL	9.37

Zoning: No Comprehensive Zoning
Present Use: Seasonal Cabin and Recreation
Proposed Use: Scenic River Protection and Public Recreation
Tenure: 26 years
Property Taxes: $590
Option Date: October 2, 2008

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

2. JUSTIFICATION:

The Department proposes to purchase the 9.37-acre wooded tract that is located in the Town of Amberg in Marinette County about 45 miles northwest of City of Marinette for the Pike Wild River project area. The parcel lies within the Pike Wild River project boundary. The location is highly visible by water travelers as it abuts a popular access point along the river, thus, purchase of the property allow restoration of the site to a natural condition. The parcel contains a one-story, seasonal cabin valued at $15,900 (36% of the total appraised value of the property). The parcel abuts state-owned lands along the north, west, and south sides. The topography is primarily gently rolling uplands, tapering off in the southeast to an open wetland.

Printed on Recycled Paper

Acquisition of this parcel for the Pike Wild River project will provide opportunities for public recreation, allow management of the scenic and natural resources of the river, and consolidate state ownership.

The Pike Wild River project was established by the Wisconsin Legislature and the Governor in 1968 to return the Pike River to its pre-settlement condition and to maintain a river of a wild nature. The Pike River is one of just three rivers designated "wild" by the state, and provides untamed river recreation opportunities. The project acquisition goal is 6,500 acres along approximately 65 miles of river. The project was created to preserve and protect the Pike River in a free-flowing, natural state and provide compatible recreational experiences for present and future generations. Management for aesthetics takes priority over all other management goals. However, beyond 150 feet from the shoreline, other resource management activities such as timber harvest are allowed. The river is popular for canoeing, kayaking, and fishing.

The Department recommends purchase of the 9.37-acre 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 restore and preserve the natural condition of the Pike River.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,500,000	$31,152

4. ACQUISITION STATUS OF THE PIKE WILD RIVER:

Established: 1969
Acres Purchased to Date: 4,878.47
Acquisition Goal: 6,500.00
Percent Complete: 75.05
Cost to Date: $6,898,731.51

5. APPRAISAL:

Appraiser: David Steiro
Valuation Date: April 2, 2008
Appraised Value: $44,000
Highest and Best Use: Rural residential

Allocation of Values:
a. land: 9.37 acres @ $2,998.93 per acre: $28,100
b. improvements: $15,900
c. total: $44,000
d. market data approach used, four comparable sales cited
e. adjusted value range: $40,910.00 to $49,620.00

Appraisal Review: Peter Wolter – July 9, 2008

RECOMMENDED:

Richard E. Steffes — Date

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

Laurie Osterndorf — 11/11/08
Laurie Osterndorf — Date

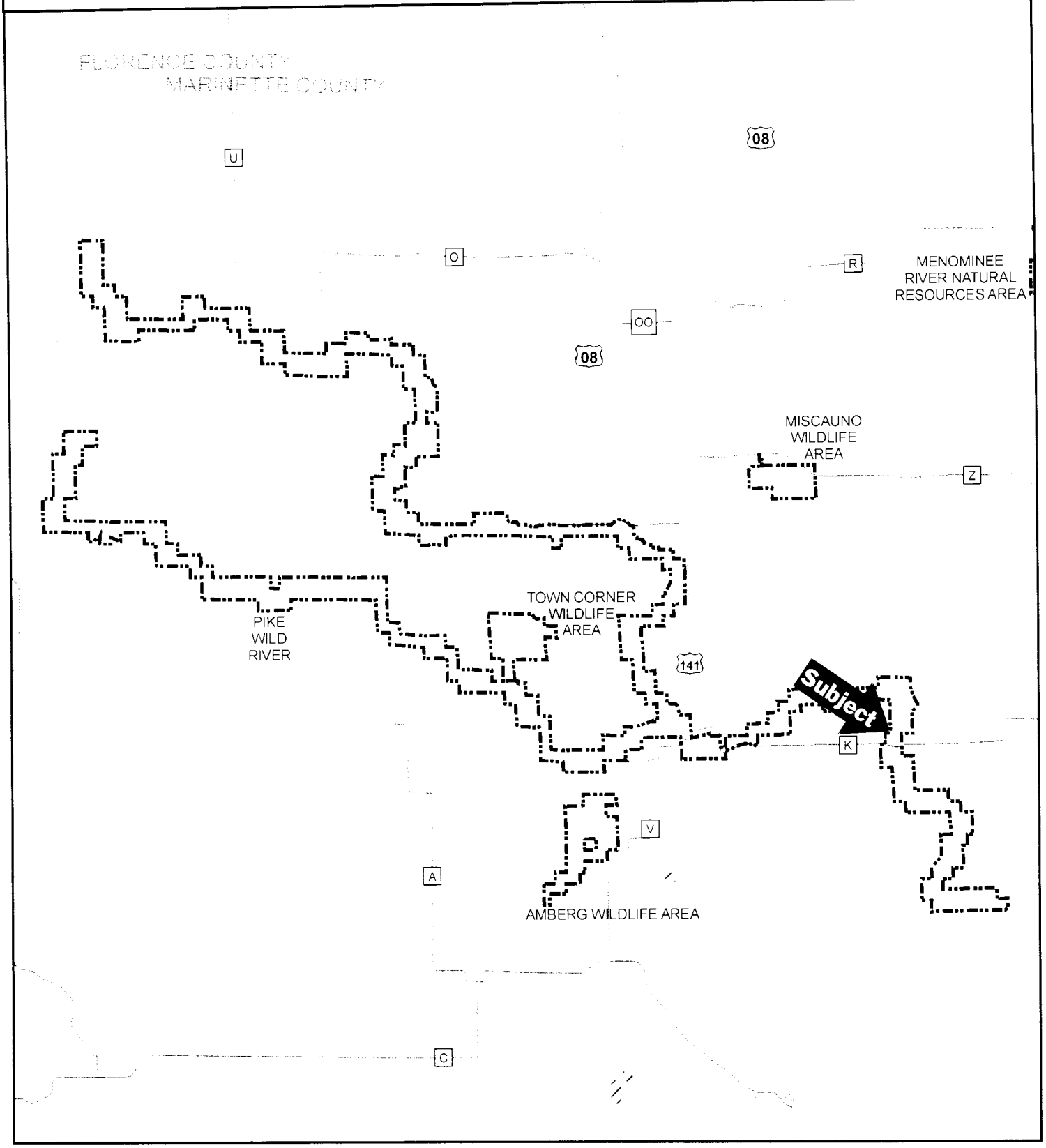
RES:ch

PIKE WILD RIVER

Owned Land
Eased Land
Leased Land
Project Boundary
Ice Age Trail

Miles
0 0.5 1 2
1:181,518

wls

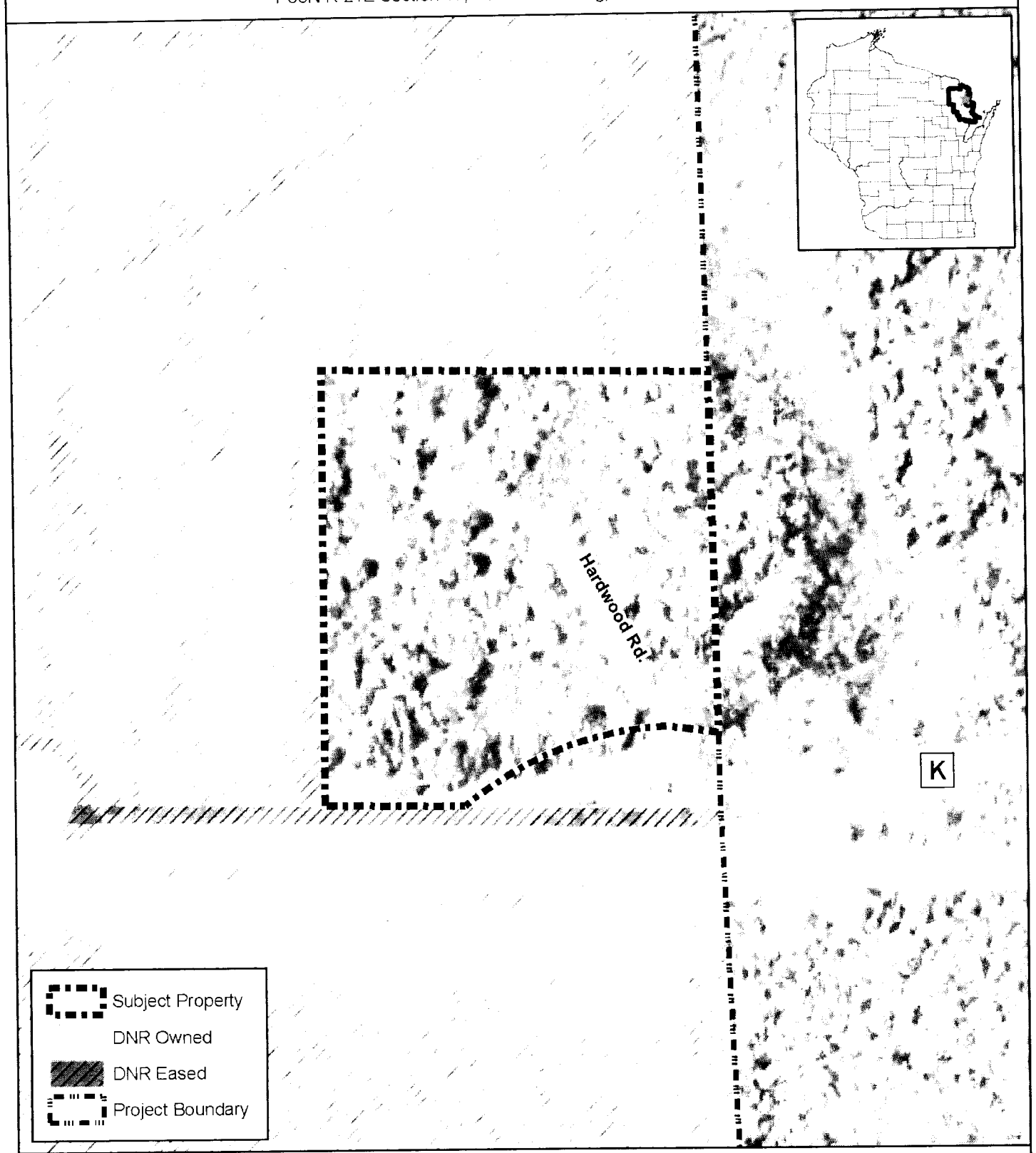


Due to copyright laws, this page is not available online.

Please contact laurie.ross@wisconsin.gov for a hard copy of this document.

Gerald M Yingling Property

T 35N R 21E Section 17, Town of Amberg, Marinette County



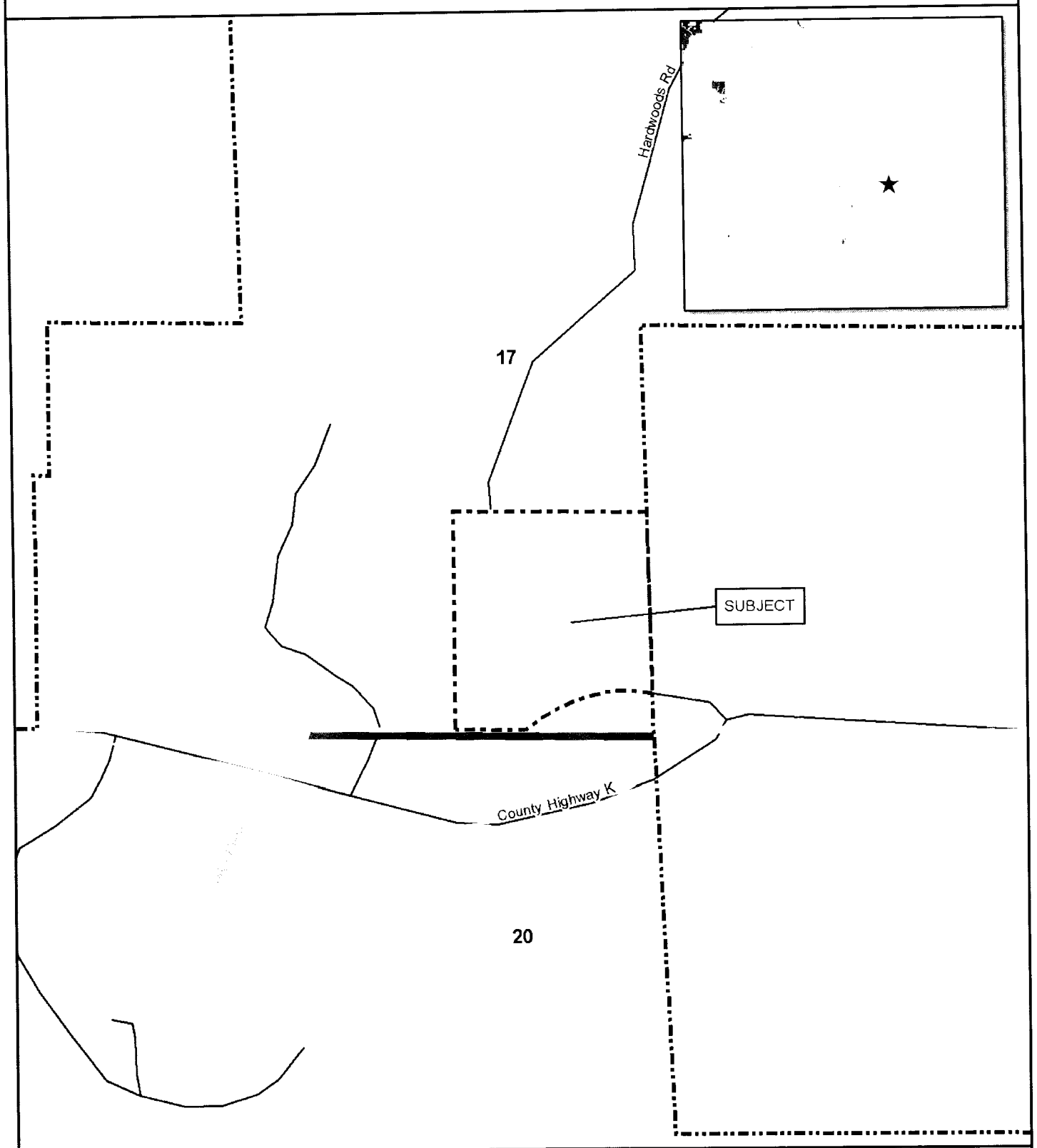
0 0.125 Mile

N

Created by Bureau of Facilities and Lands
Real Estate Section
November 6, 2008

Gerald M. Yingling Property

Pike Wild River



Subject Property

DNR Owned

DNR Easement

Project Boundary

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/caer/ce/service center/locations.htm.

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

0 500 Feet

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

November 8, 2009