Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.C.9

SUBJECT: LAND ACQUISITION AND CASH DONATION – GREEN BAY WEST SHORES WILDLIFE AREA – MARINETTE COUNTY

FOR: DECEMBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 22.41 acres of land from the Estate of Harold F. Leutritz for $140,000.00 for the Green Bay West Shores Wildlife Area in Marinette County. The item is being submitted because the improvements exceed 35% of total appraised value. In addition, Wings over Wisconsin has offered to donate $2,000 to aid with the purchase.

This property is within the acquisition boundary of the Peshtigo Harbor Unit of the Green Bay West Shores Wildlife Area and is bounded on two sides by state ownership. Acquisition of this tract would protect fish and wildlife habitat, allow for wildlife and fishery management, provide opportunities for public recreation and consolidate state ownership.

The Green Bay West Shores Wildlife Area was established in 1962 and is located on the west shore of the bay, north of the City of Green Bay. The project encompasses selected shorelands and adjacent wetlands along 42 miles of shoreline between the Cities of Green Bay and Marinette. The area is used by a variety of wildlife including deer, waterfowl, woodcock, grouse, wading birds, shorebirds, wetland songbirds, and rare wildlife such as the Forster's terns, common terns, and bald eagles. The project is managed primarily for public hunting and waterfowl production. Secondary goals are to provide for fishing, trapping, boating, swimming, camping, and outdoor educational opportunities. Portions of the project are popular for cross-country skiing and snowmobiling. Public ownership of the project will protect the shoreline and wetlands from incompatible development.

The 22.41-acre parcel is on a slough of the Peshtigo River known locally as the Shipyard Slough because a shipyard was once located on this channel of the river during the period when Peshtigo Harbor was a sawmill community. The property has approximately 950 feet of frontage on Shipyard Slough. The majority of the property is dry-mesic hardwoods dominated by oak and maple. White pine is abundant on the property.

RECOMMENDATION: That the Board approve the purchase of 22.41 acres for $140,000.00 for the Green Bay West Shores Wildlife Area and that the Board accept the donation of $2,000 from Wings Over Wisconsin toward this transaction.

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:

R E Steffes — 11-6-08
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Osterndorf — 11-6-08
Administrator, Laurie Osterndorf - AD/8 — Date

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

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
T. Hauge - WM/6
J. Romback-Bartels – NER/Green Bay

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: October 28, 2008

FILE REF: WM 60020 *

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Estate of Harold F. Leutritz Tract, File # WM 60020, Option Expires January 20, 2008

1. PARCEL DESCRIPTION:

Green Bay West Shores Wildlife Area
Marinette County

Grantor:

Estate of Harold F. Leutritz
c/o Judy Rousseau and Susan Misenheimer
300 St. Andrews Road, Suite #305
Saginaw, MI 48638

Acres: 22.41
Price: $140,000.00
Appraised Value: $140,000.00
Interest: Fee
Improvements: Cottage and Garage

Location: The property is located in Marinette County 3.25 miles south of the City of Peshtigo.

Land Description: The subject land is gently rolling.

Covertype Breakdown:	Type:	Acreage:
	Building Site	0.20
	Upland/Woodland	22.21
	TOTAL	22.41

Zoning: Residential and Shoreland
Present Use: Secondary Residence and Recreation
Proposed Use: Wildlife Management and Public Recreation
Tenure: More than 18 years
Property Taxes: $1,417.02
Option Date: October 23, 2008

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.

Comment: The Department has agreed to pay 2008 and 2009 property taxes. Wings Over Wisconsin is donating $2,000 to the Department to be used toward the cost.

2. JUSTIFICATION:

The Department has obtained an option to purchase 22.41 acres of land from Estate of Harold F. Leutritz for $140,000.00 for the Green Bay West Shores Wildlife Area in Marinette County. The tract is located in the Town of Peshtigo in the southeastern Marinette County about 3.5 miles south of the City of Peshtigo. This property is entirely within the acquisition boundary of the Peshtigo Harbor Unit and is bounded on

Printed on Recycled Paper

two sides by state ownership. Acquisition of this tract would protect fish and wildlife habitat, allow for wildlife and fishery management, provide opportunities for public recreation and consolidate state ownership.

The Green Bay West Shores Wildlife Area was established in 1962 and is located on the west shore of the bay, north of the City of Green Bay. The project encompasses selected shorelands and adjacent wetlands along 42 miles of shoreline between the Cities of Green Bay and Marinette. The area is used by a variety of wildlife including deer, waterfowl, woodcock, grouse, wading birds, shorebirds, wetland songbirds, and rare wildlife such as the Forster's terns, common terns, and bald eagles. The project is managed primarily for public hunting and waterfowl production. Secondary goals are to provide for fishing, trapping, boating, swimming, camping, and outdoor educational opportunities. Portions of the project are popular for cross-country skiing and snowmobiling. Public ownership of the project will protect the shoreline and wetlands from incompatible development.

The subject 22.41-acre parcel is on a slough of the Peshtigo River known locally as the Shipyard Slough because a shipyard was once located on this channel of the river during the period when Peshtigo Harbor was a sawmill community. The property has approximately 950 feet of frontage on Shipyard Slough. A secondary slough is located entirely on the property with approximately 600 feet of frontage on both banks. Both of these sloughs are seasonally flooded with flow from the river and both hold water throughout the year. A portion of the property between the two sloughs is bottomland hardwoods. The majority of the property is dry-mesic hardwoods dominated by oak and maple. White pine is also abundant on the property. The property is a portion of an intact riverine system of great ecological significance on a local and regional scale. The marshes at the mouth and the lower portion of the Peshtigo River comprise the best remaining coastal wetlands on the Wisconsin shore of Lake Michigan and they are rated among the best remaining areas in the Great Lakes region. Acquisition of this property protects a portion of this intact system and contributes to its value to the future.

Wildlife and fish species dependent on unfragmented habitat will benefit from protection of this property. Otter and mink use the wetlands associated with the sloughs and river bottoms of the Peshtigo River for foraging and travel up and down the river system. Colonial nesting water birds use the area extensively throughout the breeding season. Peshtigo Harbor is a stop on the Great Wisconsin Birding and Nature Trail and is approved as an Important Bird Area both as a distinct area and as part of the Green Bay West Shore wetlands. Common wildlife species associated with the area include white-tailed deer, ruffed grouse, coyote, bobcat, cottontail rabbit, and snowshoe hare. The Peshtigo River has a diverse fishery and is an important breeding area for Green Bay fish stocks. The Green Bay West Shores Wildlife Area-Peshtigo Harbor Unit is heavily utilized for recreational pursuits including hunting, hiking, bird watching, and canoeing. Acquisition of this parcel will enhance management of the property for the wildlife species present and for the recreational pursuits dependent on a healthy ecosystem.

Improvements on the property consist of a single story cottage and an unattached garage. There is a well and septic system on the property. The site has electricity and a propane tank, which probably is the heat source. Exterior dimensions of the cabin are approximately 15 feet by 45 feet. The garage is approximately 15 feet by 20 feet. If acquired, the improvements will be razed and sold for salvage. The grantor was approached by a land development company that offered more than appraised value to buy it, contingent on an inspection of the property. Up to four lots could be developed on the property under current zoning. Residential development in this area would disrupt connectivity of travel corridors associated with the river channels present on the property. The Department recommends acquisition of this parcel to enhance recreational opportunities, to improve habitat for fish and wildlife, prevent development incompatible with the project goals and consolidate state ownership.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$4,000,000	$919,980

4. ACQUISITION STATUS OF THE GREEN BAY WEST SHORES WILDLIFE AREA:

Established: 1962
Acres Purchased to Date: 8,396.64
Acquisition Goal: 13,933.00
Percent Complete: 60.26
Cost to Date: $3,671,481.02

5. APPRAISAL:

Appraiser: Jolene Brod – (Private Appraiser)
Valuation Date: March 24, 2008
Appraised Value: $140,000
Highest and Best Use: Residential and Recreation

Allocation of Values:

a. land: 22.41 @ $3,570 per acre: $ 80,000
b. improvements: $ 60,000
c. total: $140,000
d. market data approach used, three comparable sales cited
e. adjusted value range: $130,998.00 - $165,190.00 per improved lot

Appraisal Review: Paul Scott – April 24, 2008

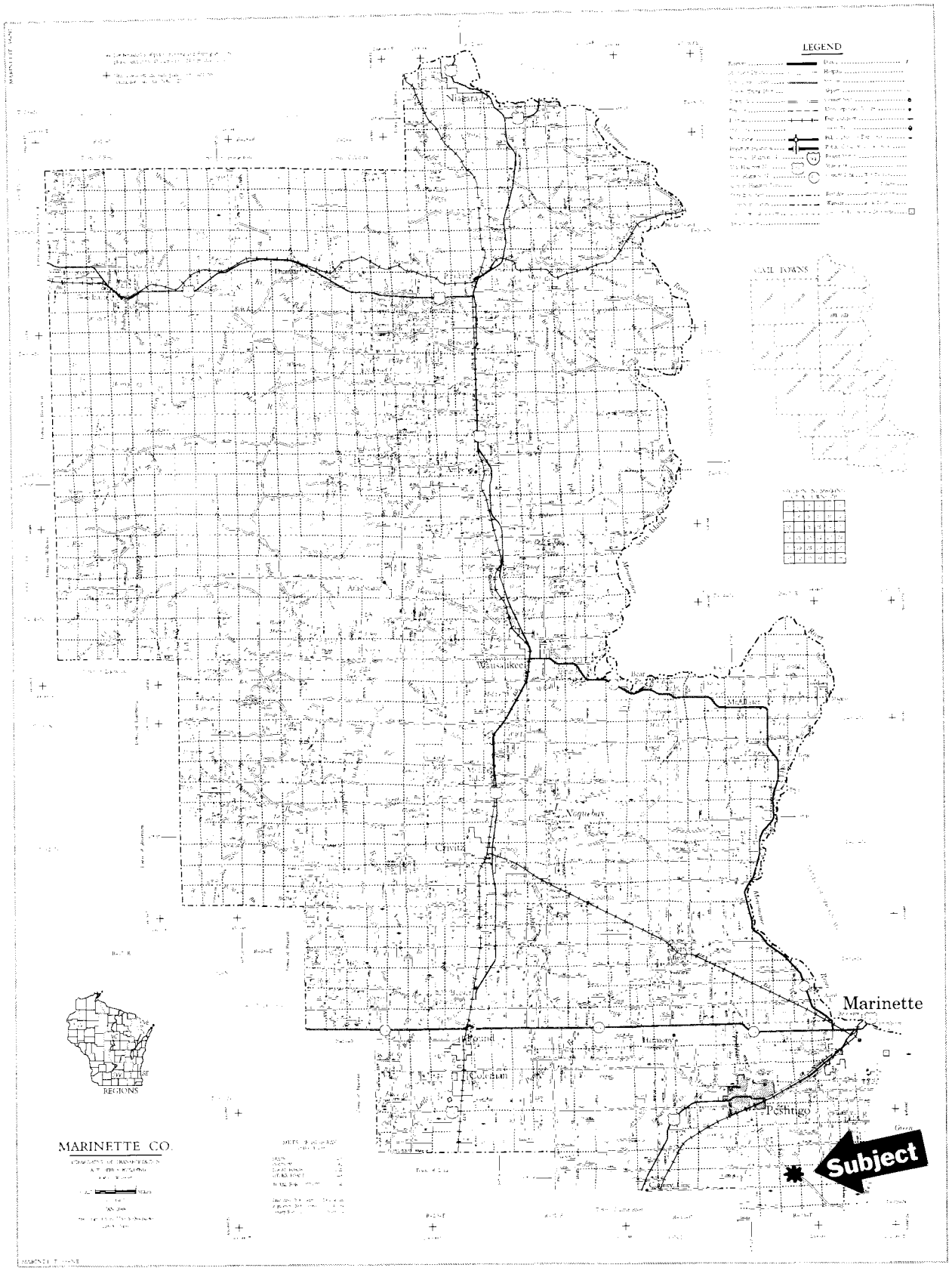
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Remille
Bureau of Legal Services — Date 10/31/08

Laurie Osterndorf — Date 11/3/08

RES:ch

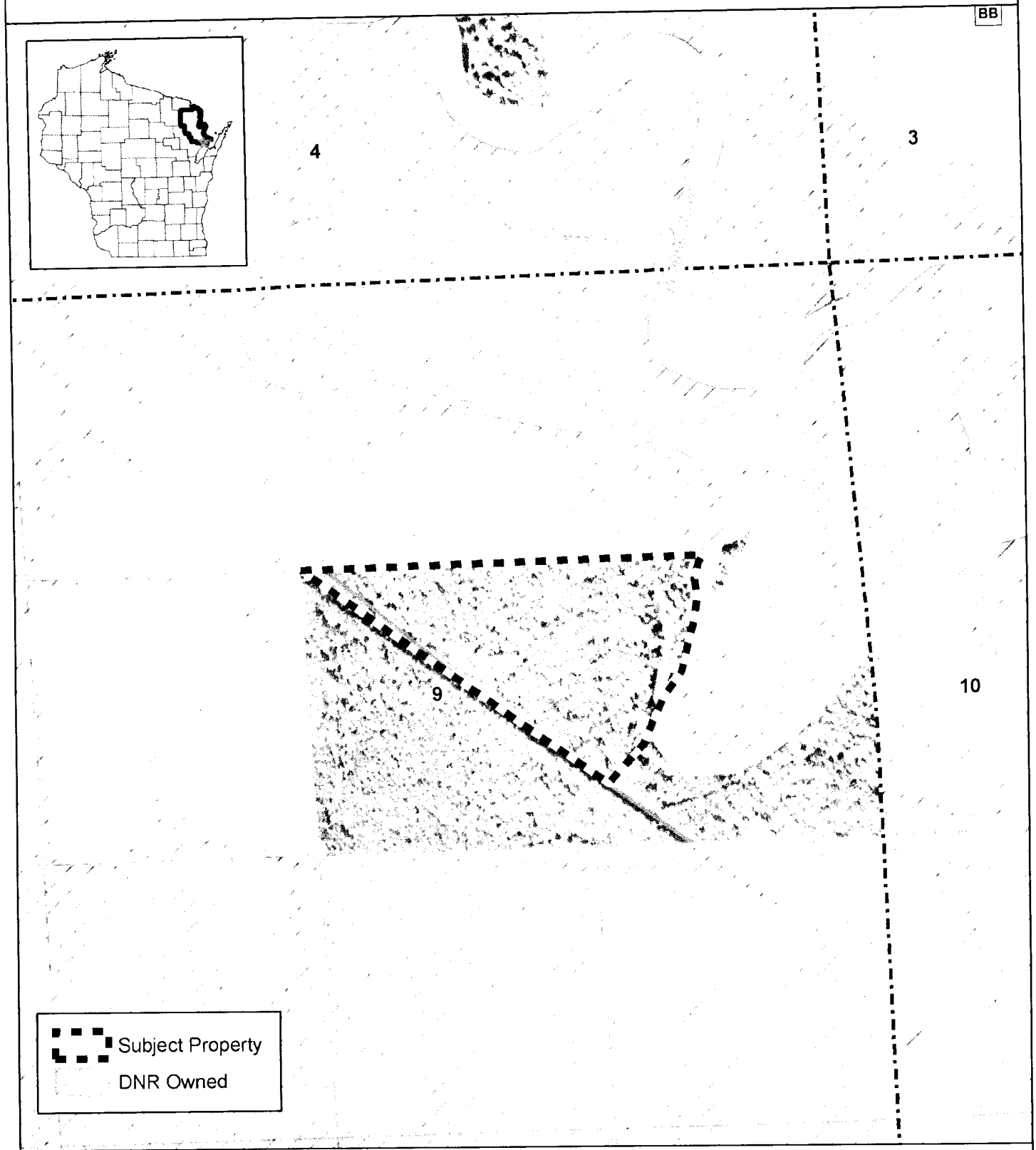

LEGEND
Niagara
Wausaukee
Noquebay
Crivitz
Marinette
Pound
Coleman
Peshtigo
Subject
REGIONS
MARINETTE CO.

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

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

Harold F. Leutritz Property

T 29N R 23E Section 9, Town of Peshtigo, Marinette County



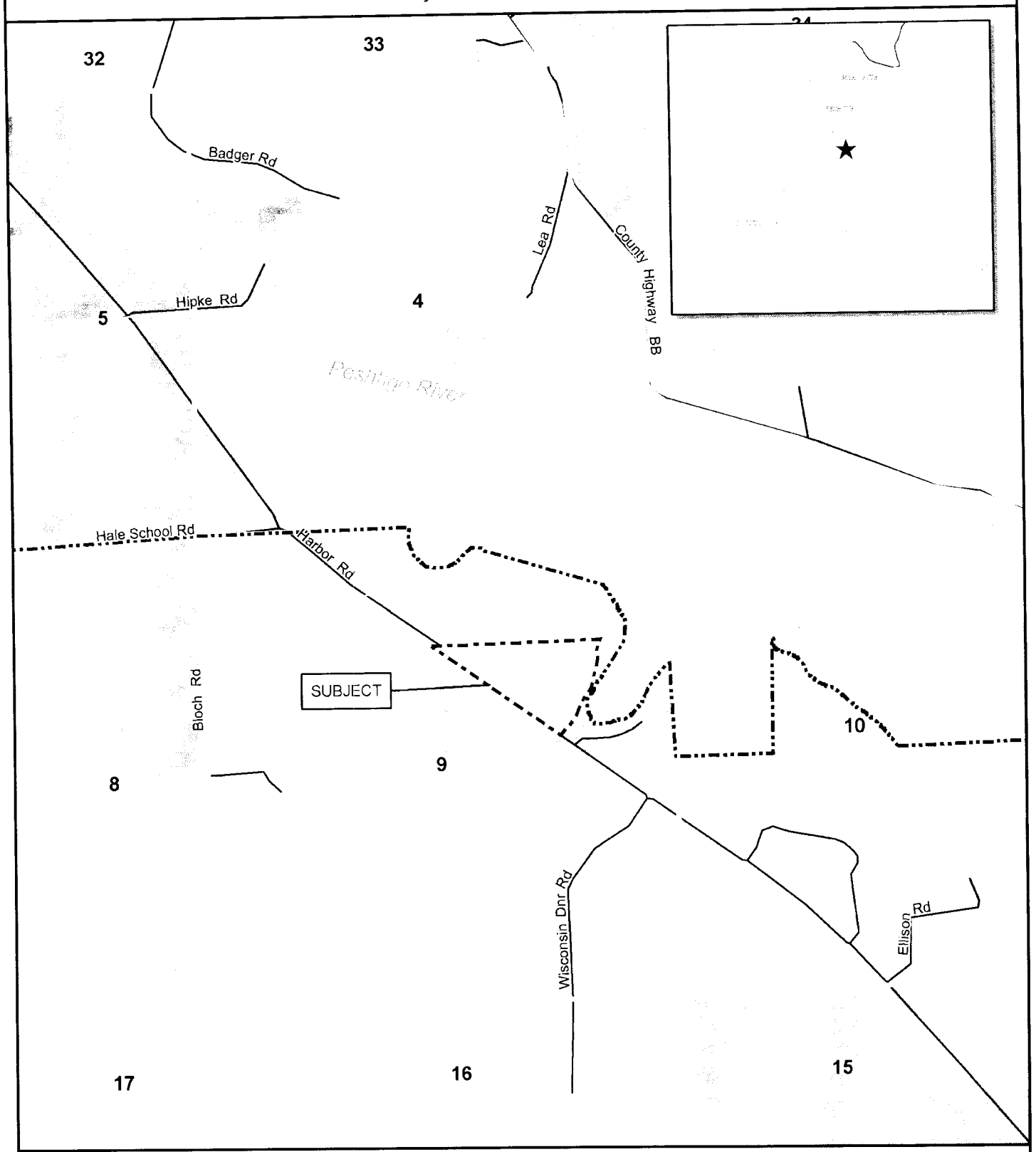
0 0.25 0.5 Mile

N

Created by Bureau of Facilities and Lands
Real Estate Section
October 27, 2008

Harold F. Leutritz Property

Green Bay West Shores Wildlife Area



DNR Owned

Subject Property

Project Boundary

PLSS Section

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 ease 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/cs/servicecenterlocations.htm

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

0 2,000 Feet

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

October 27, 2008

Acknowledgment of Gift

This is to certify that at its December 2008 meeting, the Natural Resources Board gratefully accepted a gift of $2,000 from

WINGS OVER WISCONSIN
NORTHERN SKIES CHAPTER

The gift will be used to assist with the purchase of a 22.41-acre parcel from the Estate of Howard F. Leutritz for the Green Bay West Shores Wildlife Area, Peshtigo Harbor Unit.

It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine Thomas, CHAIR