

**SUBJECT: LAND ACQUISITION – STATEWIDE PUBLIC ACCESS PROGRAM – WAUKESHA COUNTY**

**FOR: JUNE 2008 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 0.68-acre of land from Gerald Kalweit for \$660,000 for the Statewide Public Access program in Waukesha County. The item is being submitted because the purchase price exceeds \$150,000. The Statewide Public Access program was established in 1969 to provide public access to the state's surface water resources. Sites are acquired for boat and canoe landings and related uses such as parking lots, shore fishing, and access to lakes, rivers, and streams.

The 0.68-acre Kalweit parcel allows expansion of the Department's existing public access site on Okauchee Lake. At 1,187 acres, Okauchee Lake is the third largest lake in Waukesha County, and would serve the third most populous county in the state. This lake is popular and receives heavy summer use by county residents as well as visitors.

The purchase of this development site provides a unique opportunity to consolidate parking for vehicles with trailers in one location and ensure that minimum access levels are made available to the public. The property has a cottage, detached garage, and storage shed. The Department plans to remove the buildings, construct 23 additional parking spaces, reconfigure the existing access site, and install of an ADA accessible fishing pier to meet the demand of providing additional shore fishing opportunities in southeast Wisconsin.

Purchase of this parcel will provide sufficient area for parking at the existing public boat landing. That landing adjoins the Kalweit parcel and is frequently overcrowded.

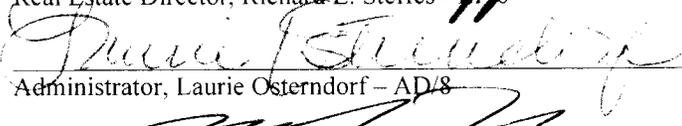
**RECOMMENDATION:** That the Board approve the purchase of 0.68 acres of land for \$660,000 for the Statewide Public Access program.

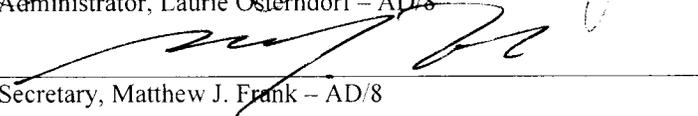
**LIST OF ATTACHED MATERIALS:**

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

  
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 Administrator, Laurie Osterndorf - AD/8

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

5-22-08  
 Date

5/30/08  
 Date

6/9/08  
 Date

- cc: R. Steffes – LF/6  
 L. Ross – AD/8  
 S. Miller - LF/6  
 M. Staggs – FM/4  
 G. McCutcheon – SER/Milwaukee

## CORRESPONDENCE/MEMORANDUM

DATE: May 22, 2008  
 TO: Governor Doyle  
 FROM: Matthew J. Frank  
 SUBJECT: Proposed Land Acquisition, Kalweit Tract, File # FI-2896,  
 Option Expires July 29, 2008

FILE REF: FI-2896

1. PARCEL DESCRIPTION:

Statewide Public Access  
 Waukesha County

Grantor:

Gerald Kalweit  
 W354 N5098 Road T  
 Oconomowoc, WI 53066

Acres: 0.68Price: \$660,000Appraised Value: \$650,000; \$665,000Interest: Purchase in fee.Improvements: There is a cottage, garage, and small shed on the subject.

Location: The tract is located 17 miles northwest of the City of Waukesha in northwestern Waukesha County.

Land Description: The subject area slopes gently toward the lake.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Building Site	0.68

Zoning: ResidentialPresent Use: Seasonal ResidenceProposed Use: Fisheries Management and Public RecreationTenure: 66 yearsProperty Taxes: \$9,795.71Option Date: April 30, 2008

Stewardship Land Access: The land will be open for fishing and other nature-based outdoor recreation. The parcel will be closed to hunting because of its close proximity to residences and public roads. It will be developed for additional parking for the adjoining Okauchee Lake boat landing.

2. JUSTIFICATION:

The Department proposes to purchase a 0.68-acre parcel from Gerald Kalweit in Waukesha County to expand the lake access site on Okauchee Lake. The land will be acquired as part of the Statewide Public Access program, which provides public access to the state's surface water resources. Sites are acquired for boat and canoe landings and related uses such as parking lots, shore fishing, and access to lakes, rivers, and streams. This parcel contains 90 feet of frontage along the western shore of Okauchee Lake and abuts the existing department-owned public access site.

Okauchee Lake is 1,187 acres and is the third largest lake in Waukesha County. The lake has expansive open waters, many bays and coves, which makes it very attractive to boaters. This, combined with the good water quality and excellent fishery, makes it a popular destination and makes the Department's boat launch facilities one of the busiest in the Southeast Region. The existing public access facility provides 17 vehicle/trailer parking stalls and currently does not meet the minimum parking space requirements as specified in NR 1.91 (minimum 29, maximum 40). This intense popularity and significant demand for public access to Okauchee Lake has necessitated the hiring of a private security firm to oversee boat launching and parking at the existing facility on weekends and holidays during the boating season.

The lake's perimeter is fully developed and the Department has looked for viable opportunities to enhance public access to Okauchee Lake. A separate private provider agreement with another lakefront owner, provides an additional 12 vehicle-trailer parking stalls at a private boat launch. Since this agreement was not a long-term solution and will expire in February 2009, the Kalweit parcel could solve the parking space issues and provide an additional 23 vehicle/trailer parking stalls at this single location.

This parcel will also provide additional shore fishing opportunities with an ADA accessible fishing pier. Shore fishing opportunities in southeastern Wisconsin, and Waukesha County in particular, are at a premium and in constant demand. This parcel acquisition and proposed fishing pier will contribute to meeting this demand.

The Department recommends purchase of the Kalweit parcel to provide much needed additional public access space on Lake Okauchee, consolidates state ownership, and protects our public water resources.

3. FINANCING:

State Stewardship bond (FY09) funds are anticipated:

Funds allotted to Fishery program:	Balance after proposed transaction:
\$2,000,000	\$1,145,350

4. ACQUISITION STATUS OF STATEWIDE PUBLIC ACCESS PROGRAM:

Established: 1969  
Acres Purchased to Date: 1151.82  
Acquisition Goal: 838.65 Acres  
Percent Complete: 137%  
Cost to Date: \$9,192,697

5a. APPRAISAL:

Appraiser: Philip Vander Male (Private Appraiser)  
Valuation Date: February 4, 2008  
Appraised Value: \$665,000  
Highest and Best Use: Residential Site with Lake Frontage

Allocation of Values:

- a. lake frontage: 90 feet @ \$7,389 per foot: \$665,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$7,258 to \$7,905 per foot of frontage

Appraisal Review: Paul Scott - February 29, 2008

5b. APPRAISAL:

Appraiser: Richard Larkin (Private Appraiser)  
Valuation Date: January 25, 2008  
Appraised Value: \$650,000  
Highest and Best Use: Residential Site with Lake Frontage

Allocation of Values:

- a. 0.68-acre lakefront lot: \$650,000
- b. market data approach used, six comparable sales cited
- c. adjusted value range: \$514,602 to \$692,738 per lot

Appraisal Review: Paul Scott - March 18, 2008

Comments: Two appraisals were completed for this transaction. Neither appraiser assigned any value to the existing cottage, garage, and shed, indicating the highest and best use of the property was a buildable vacant lot. The best negotiated price is \$660,000.

RECOMMENDED:

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

5-22-08  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Bureau of Legal Services

5/27/08  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Laurie Osterndorf

5/30/08  
 \_\_\_\_\_  
 Date

RES:ch



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# Kalweit Property

T 8N R 17E Section 35, Town of Oconomowoc, Waukesha County



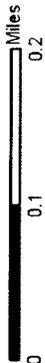
Created by Bureau of Facilities and Lands  
 Real Estate Section  
 May 14, 2008



# Kalweit Property

## Statewide Public Access

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased
-  Project Boundary

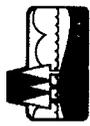


The GIS map shows the boundaries of lands managed by the State of Wisconsin. The map is based on the Wisconsin Statewide Public Access Inventory (WSPA) data. The map is not a legal document and should not be used for legal purposes. The map is for informational purposes only. The map is based on the Wisconsin Statewide Public Access Inventory (WSPA) data. The map is not a legal document and should not be used for legal purposes. The map is for informational purposes only.

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**STATE OF WISCONSIN**  
**DEPT. OF NATURAL RESOURCES**



**Bureau of Facilities and Lands**

May 14, 2014

