1200-1
Rev. 5-92

NATURAL RESOURCES BOARD AGENDA ITEM

Item No 3.B.9

SUBJECT: LAND ACQUISITION AND PARTIAL DONATION – SOUTH SHORE LAKE SUPERIOR FISH AND WILDLIFE AREA – BAYFIELD COUNTY

FOR: OCTOBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 20 acres of land from Tulowitzky and Ashe for $84,600 for the South Shore Lake Superior Fish and Wildlife Area in Bayfield County. The Great Lake Protection Fund is contributing $46,300 and the landowner is donating $8,000. The appraised value is $92,600. The item is being submitted because it involves a partial gift of value.

The parcel, surrounded by state owned lands on four sides, is located in northeast Bayfield County in the Town of Washburn about 10 miles southwest of the Bayfield. The subject has about 1,200 feet of frontage along each bank of Four Mile Creek and is an important and high quality spawning area for Lake Superior run salmonoids and resident brown trout. Acquisition of this property would prevent further development along the river in this area, protect fish and wildlife resources, allow for additional public access to this area of the project and consolidates state ownership.

The South Shore of Lake Superior Fish and Wildlife Area was created in 1992 to preserve a large, self-sustaining anadromous fishery. The goal of the project is to enhance the stream and coastal habitats to benefit flora and fauna associated with these specific areas. The project also provides public recreation and educational opportunities. Four existing department projects were combined to create this fish and wildlife area. The project spans five distinct stream drainages, including Fish Creek, Cranberry River, Flag River, Sioux River and Pikes Creek, and their associated coastal wetlands. More than 50 percent of the total self-sustaining anadromous fishery on the Wisconsin shore of Lake Superior is associated with the waters within the boundaries of the project.

Purchase of this property will protect fish and wildlife resources and provide opportunities for public recreation such as hunting and fishing as part of the South Shore of Lake Superior Fish and Wildlife Area. The purchase will also prevent development from occurring and, thus, be advantageous in the ongoing management of this project, and allow for more public access.

RECOMMENDATION: That the Board approve the purchase of 20 acres of land for $84,600 for the South Shore Lake Superior Fish and Wildlife Area in Bayfield County and accept the donation of $8,000 in land value.

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 9/16/08

Secretary, Matthew J. Frank - AD/8 — Date 10/7/08

cc: S. Miller LF 6
R. Steffes LF 6
L. Ross – AD 8
M. Staggs - FM 4
J. Gozdialski NOR/Spooner

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: September 15, 2008 FILE REF: FM 10007

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Travis Tulowitzky Tract, File = FM 10007
Option Expires on November 20, 2008

1. PARCEL DESCRIPTION:

South Shore Lake Superior Fish and Wildlife Area
Bayfield County

Grantor:

Travis Tulowitzky
Laura Ashe
720 Lake Shore Drive
Washburn, WI 54891

Acres: 20
Price: $84,600 (due to partial gift of $8,000 from the landowner)
Appraised Value: $92,600
Interest: Fee
Improvements: None of Value.

Location: The property is located in northeast Bayfield County in the Town of Washburn about 10 miles south of the Bayfield.
Land Description: The topography of the land is steep with several ravines and with a level area in the southwestern part of the property.
Water Resource: There are 1,200 feet of frontage along each bank of Four Mile Creek.

Covertype Breakdown:	Type:	Acreage:
	Upland Woodland	20

Zoning: Forestry
Present Use: Vacant Forestland
Proposed Use: Resource Protection and Recreation
Tenure: Purchased August 25, 2006 for $75,000. Considering the partial donation of value, the increase in price is not considered substantial.
Property Taxes: $474
Option Date: August 26, 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 has obtained an option to purchase 20 acres of land from Tulowitzky and Ashe for $84,600 for the South Shore Lake Superior Fish and Wildlife Area in Bayfield County. The Great Lake Protection Fund is contributing $46,300 and the landowner is donating $8,000 in land value. The parcel, surrounded by state-owned lands on four sides, is located in northeast Bayfield County in the Town of Washburn about 10 miles south of the Bayfield. The fishery and wildlife value is outstanding. The subject has about 1,200 feet of frontage along each bank of Four Mile Creek, which is a very important and high quality spawning ground for Lake Superior run salmonoids and resident brown trout. Acquisition of this

property would prevent further development along the river in this area, allow for additional public access to this area of the project and consolidates ownership in this project area.

In 1967, the Department acquired a fishing easement on the stream. It provides fishing access on an area 66 feet in width from each bank. Current value was reduced due to the existence of the easement. Fee title purchase provides additional public use such as hunting and will prevent development of the land outside of the easement area.

The South Shore of Lake Superior Fish and Wildlife Area was created in 1992 to preserve a large, self-sustaining anadromous fishery. The goal of the project is to enhance the stream and coastal habitats to benefit flora and fauna associated with these specific areas. The project also provides public recreation and educational opportunities. Four existing department projects were combined to create this fish and wildlife area. The project spans five distinct stream drainages, including Fish Creek, Cranberry River, Flag River, Sioux River and Pikes Creek, and their associated coastal wetlands. More than 50 percent of the total self-sustaining anadromous fishery on the Wisconsin shore of Lake Superior is included within the boundaries of the project.

The Department recommends purchase of the Tulowitzky and Ashe property to protect fish and wildlife resources and to provide opportunities for public fishing and recreation as part of the South Shore of Lake Superior Fish and Wildlife Area. The purchase will also prevent development from occurring and thus, be advantageous in the ongoing management of this project and allow for more public access to this area of the project.

3. FINANCING: Great Lake Protection Fund is contributing $46,500 and the landowner is donating $8,000 in land value.

State Stewardship and Great Lake Protection Grant funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
State Stewardship	$2,500,000	$1,376,675
Great Lakes Protection	$ 150,000	$0

4. ACQUISITION STATUS OF THE SOUTH SHORE LAKE SUPERIOR FISH & WILDLIFE AREA:

Established: 1992
Acres Purchased to Date: 6,593
Acquisition Goal: 8,690 acres
Percent Complete: 76%
Cost to Date: $2,314,647

5. APPRAISAL:

Appraiser: Edward Steigerwaldt – (Private Appraiser)
Valuation Date: March 13, 2008
Appraised Value: $92,600
Highest and Best Use: Residential Recreational

Allocation of Values:

a. land: 20 acres @ $4,630 per acre: $92,600
b. market data approach used, five comparable sales cited
c. adjusted value range: $3,858-$5,217

Appraisal Review: Ron Olson - August 1, 2008

Comment: The appraiser initially estimated value at $94,000. After adjusting for a fishery easement already in place, the value was reduced to $92,600.

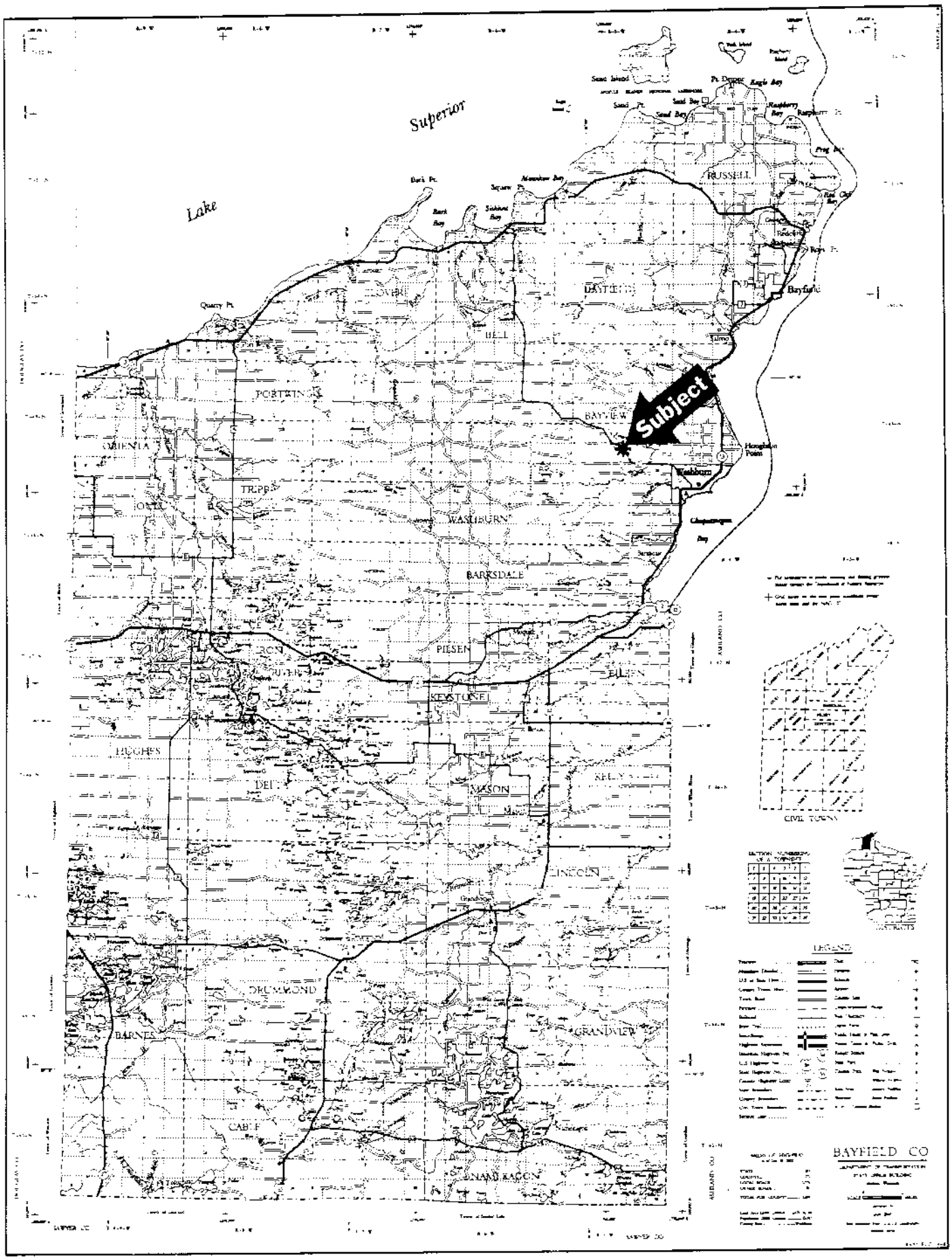
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville — 9/16/08
Bureau of Legal Services — Date

Laurie Osterndorf — 9/16/08
Date

RES:dv


Lake
Superior
Subject
Bayfield
Washburn
Houghton Point
Chapeaugan Bay
Quarry Pt.
Bark Pt.
Bark Bay
Squaw Pt.
Sand Island
Pt. Demer
Eagle Bay
Raspberry Bay
Raspberry Pt.
Red Cliff Bay
Rose Pt.
Salmo
RUSSELL
BAYFIELD
BELL
PORTWING
BAYVIEW
ORIENTA
TRIPP
WASHBURN
BARKSDALE
PILSEN
KEYSTONE
HUGHES
DELTA
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LINCOLN
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LEGEND
BAYFIELD CO

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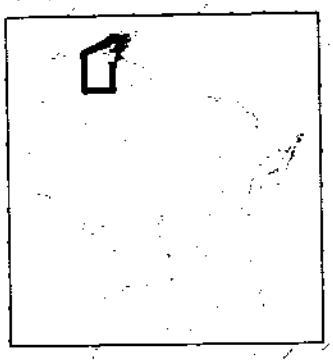
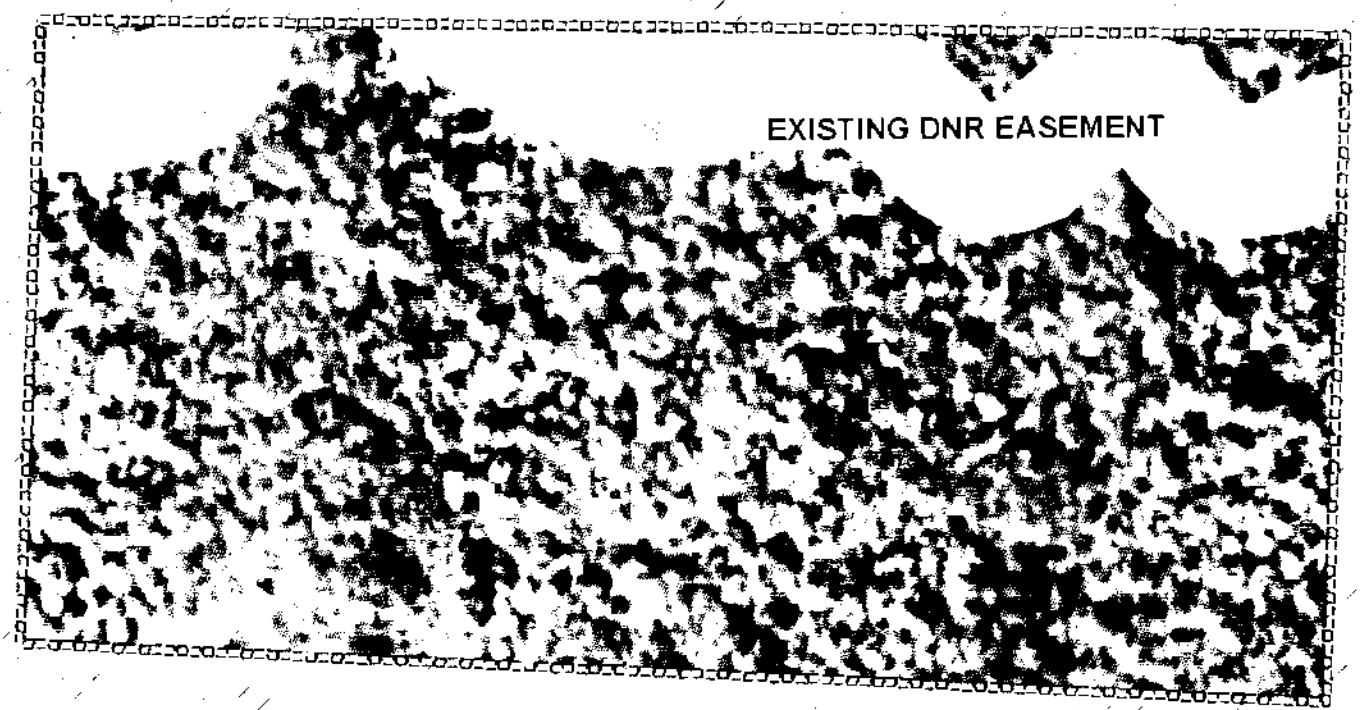
Tulowitzky Property

T 49N, R 5W, Section 27, Town of Washburn, Bayfield County





Subject Parcel

DNR Owned Land

DNR Eased Land

N

0 165 330 660 990 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
September 8, 2008

Tulowitzky / Ashe Property

South Shore Lake Superior Fish and Wildlife Area

Subject Property

WDNR Owned

WNDR Eased

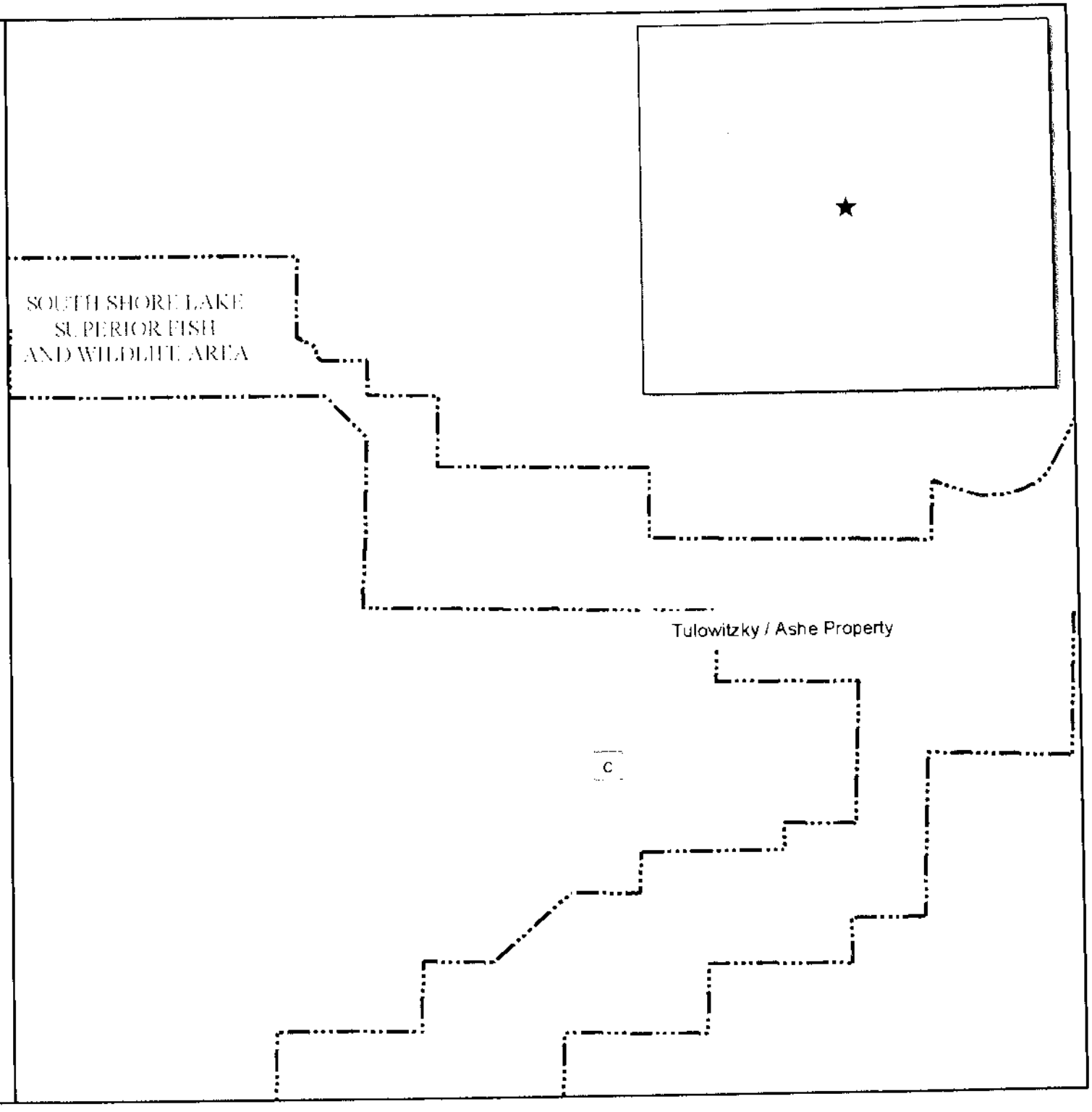
WDNR Leased

Ice Age Trail

Project Boundary

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands



Acknowledgment Of Gift

This is to certify that at its October 2008 meeting, the Natural Resources Board gratefully accepted gift of $8,000 in land value in Bayfield County for the South Shore Lake Superior Fish and Wildlife Area from

TRAVIS TULOWITZKY
AND
LAURA ASHE

It is significant that individuals like you 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 L. Thomas, CHAIR