

**SUBJECT:** Land Acquisition – Pike Wild River – Marinette County

**FOR:** August 2012

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 37.39 acres of land from Carl Rogaczewski for \$217,000 for the Pike Wild River in Marinette County. The item is being submitted because the purchase price exceeds \$150,000 and due to high improvement value.

In 1965, the Wisconsin Legislature established Wisconsin Statute 30.26, the State Wild River System, which includes the Pike River in Marinette County. The intent was to afford the people of this state an opportunity to enjoy the rivers in their natural and free-flowing condition and to protect them from development. Rivers can only be designated as wild by legislative act and must receive special management to assure preservation, protection and enhancement of their natural beauty and unique recreational values. The Natural Resources Board established a management program through Wisconsin Administrative Code NR 302 designed to protect the legislatively designated wild rivers from development.

The Department has completed 212 transactions since 1971, totaling about 4,700 acres along the Pike River. People using this resource are struck by its beauty and undeveloped nature. It is not difficult to travel long stretches of the river without encountering human development - a unique experience for Wisconsin. It is important to pursue acquisition opportunities within the watershed to protect lands adjacent to the river in their natural condition and restore the riverside view-shed while providing recreational opportunities. The river is popular for canoeing, kayaking and fishing.

The parcel includes approximately 1,550 feet of frontage on the west side of the Pike River and approximately 1,050 feet of frontage on its east side and is located in northern Marinette County in the Town of Amberg. The location is highly visible by water travelers and prime for development because of its proximity to a major highway and the Amberg community. It adjoins state land to the south and the Marinette County Forest to the north and provides important connectivity of public land along the river. Acquisition will be followed by restoration of the existing developed portion to its natural state consistent with the management requirements of Wis Admin Code NR 302 and the goals of the Pike River Master Plan.

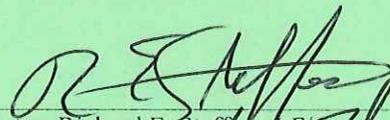
Purchase of this parcel complies with Legislative and Pike River Master Plan goals by preserving and protecting the Pike River in a free-flowing, natural state and providing compatible recreational experiences for present and future generations.

**RECOMMENDATION:** That the Board approve the purchase of 37.39 acres of land for \$217,000 for the Pike Wild River.

**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 |

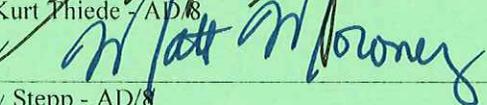
**APPROVED:**

  
\_\_\_\_\_  
Real Estate Director, Richard E. Steffes - LF/6

7-3-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

7-5-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Cathy Stepp - AD/8

7/19/12  
\_\_\_\_\_  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- R. Rasmussen - WT/3
- J. Romback-Bartels – NER

## CORRESPONDENCE/MEMORANDUM

DATE: July 3, 2012 FILE REF: WR 70050  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Carl Rogaczewski Tract, File # WR 70050,  
 Option Expires September 08, 2012

1. PARCEL DESCRIPTION:

Pike Wild River  
 Marinette County

Grantor:

Carl Rogaczewski  
 W2676 Hwy. 64  
 Marinette, WI 54143

Acres: 37.39  
Price: \$217,000  
Appraised Value: \$217,000  
Interest: Fee Title Purchase  
Improvements: House, guest house, pole building and woodshed

Location: The property is located in Marinette County 30 miles northwest of Marinette

Land Description: The subject land is level to sloping

Covertypes Breakdown:

Type	Acreage
Upland Woodland	37.39
Total:	37.39

Zoning: 5-acre/dwelling  
Present Use: Recreation and investment  
Proposed Use: Public recreation and conservation  
Tenure: 8 years  
Property Taxes: \$2,778  
Option Date: May 11, 2012

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.

2. JUSTIFICATION:

The Department has obtained an option to purchase 37.39 acres of land from Carl Rogaczewski for \$217,000 for the Pike Wild River in Marinette County.

In 1965, the Wisconsin Legislature established the State Wild River System, which includes the Pike River in Marinette County in Wisconsin Statute 30.26. The intent was to afford the people of this state an opportunity to enjoy the rivers in their natural and free-flowing condition and to protect them from development. Rivers can



only be designated as wild by legislative act and must receive special management to assure their preservation, protection and enhancement of their natural beauty and unique recreational values. The Natural Resources Board established a management program through Wisconsin Administrative Code NR 302 designed to protect the legislatively designated wild rivers from development.

The Department has completed 212 transactions since 1971, about 4,700 acres along the Pike River. People using this resource are struck by its beauty and undeveloped nature. It is not difficult to travel vast stretches of the river without encountering human development - a unique experience for Wisconsin. It is important to pursue acquisition opportunities within the watershed to protect lands adjacent to the river in their natural condition and restore the riverside view-shed while providing recreational opportunities. The river is popular for canoeing, kayaking and fishing.

The parcel includes approximately 1,550 feet of frontage on the west side of the Pike River and approximately 1,050 feet of frontage on its east side and is located in northern Marinette County in the Town of Amberg. The location is highly visible by water travelers and prime for development because of its proximity to a major highway and the Amberg community. It adjoins State Pike Wild River to the south and the Marinette County Forest to the north and provides important connectivity of public land along the river. Acquisition will be followed by restoration of the existing developed portion to its natural state consistent with the management requirements of Wis Admin Code NR 302 and the goals of the Pike River Master Plan. The improvements will be sold for removal or salvage.

Purchase of this parcel complies with Legislative and Pike River Master Plan goals by preserving and protecting the Pike River in a free-flowing, natural state and providing compatible recreational experiences for present and future generations.

3. LAND MANAGEMENT:

Management of the parcel will be consistent with the Pike River Master Plan which specifies that no management activities occur within 150ft. of the river. The parcel is primarily forested and the land lying beyond 150ft. of the river will be managed for timber production and outdoor recreation by Wildlife Management and other staff in northern Marinette County. Signage and basic site reclamation will be accomplished with the existing budget for this project with no additional land management funds required. Improvements located on the property will be removed consistent with the 400 feet protection zone buffer requirement under NR 302. At its nearest point to the river at the existing atypical low water level the residence is 16 feet from the river. The ordinary high water mark would therefore be much closer to the buildings.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$ 710,000	\$479,980

5. ACQUISITION STATUS OF THE PIKE WILD RIVER:

Established: 1969  
Acres Purchased to Date: 4,686.06  
Acquisition Goal: 6,500  
Percent Complete: 72.09 %  
Cost to Date: \$6,974,728.71

6. APPRAISAL:

Appraiser: David Steiro  
Valuation Date: February 02, 2012  
Appraised Value: \$217,000  
Highest and Best Use: Rural residential/recreation

Allocation of Values:

- a. land: 37.39 acres @ \$3,300 per acre: \$124,000 rounded (land only)
- b. improvements: \$93,000
- c. total value: \$217,000
- d. market data approach used, 3 comparable sales cited
- e. adjusted value range: \$2,273 - \$3,823 per acre (land)

Appraisal Review: Peter Wolter - 4/13/2012

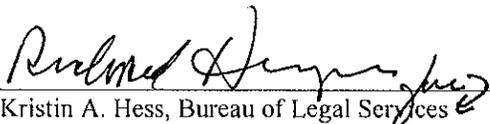
RECOMMENDED:



Richard E. Steffes, Real Estate Director

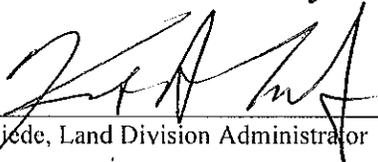
7-3-12

Date

  
Kristin A. Hess, Bureau of Legal Services

7/5/12

Date



Kurt Thiede, Land Division Administrator

7/5/12

Date

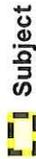
RES:



**Carl Rogaczewski - Fee**  
*Pike Wild River*

**WR 70050**

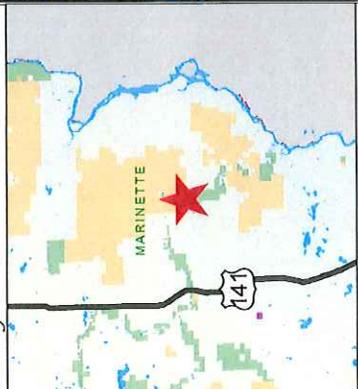
T 35N R21E Sec 17  
 Town of Amberg  
 Marinette County  
 37.39 Acres



-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  County Forest Land
-  Recreation Trail
-  PLSS Section Line
-  QQ Section Boundary

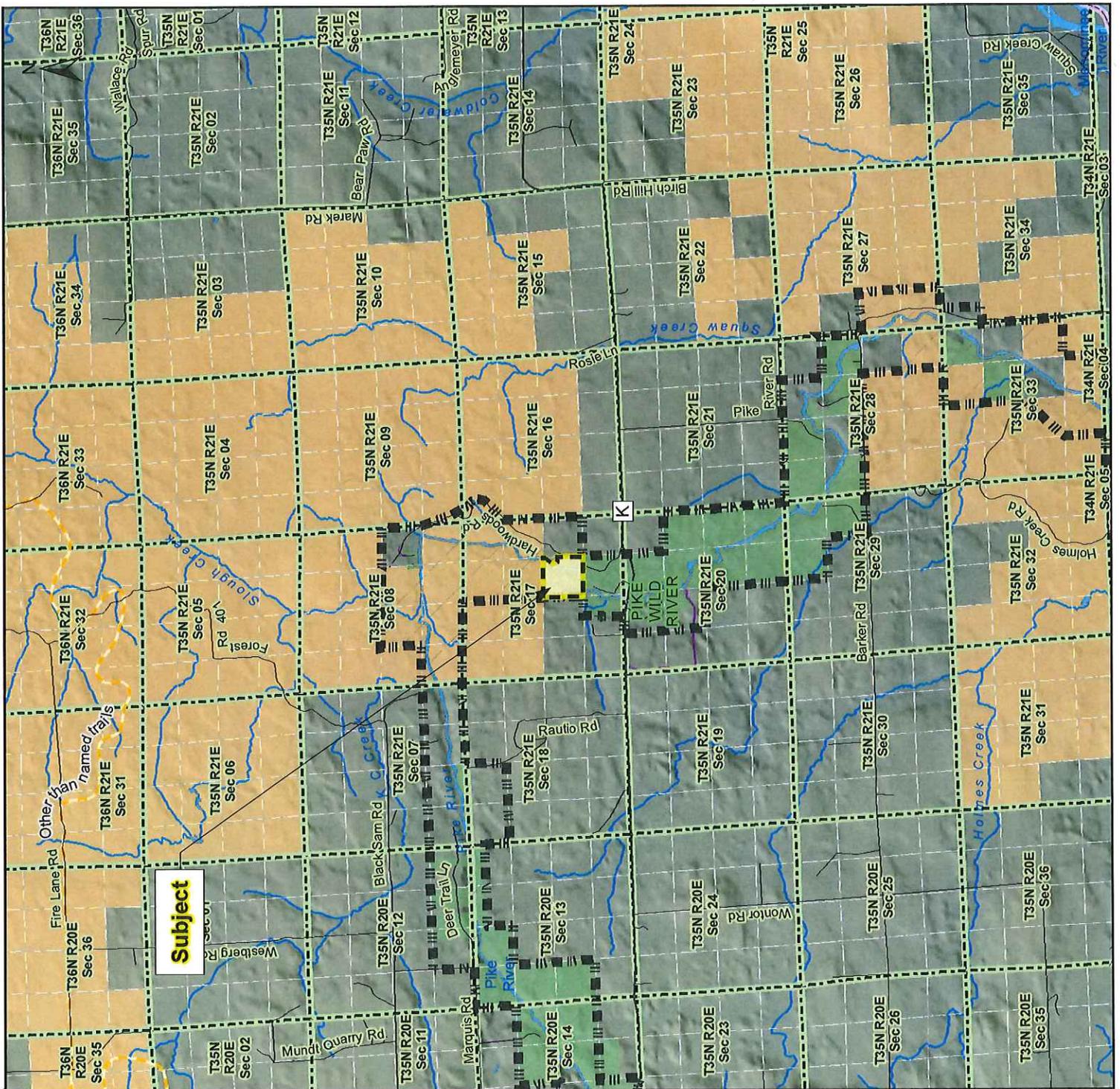
0 600  
 Feet

*County View*



★ Location of Property

WISCONSIN DEPARTMENT  
 OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: May 25, 2012. kmh



# Carl Rogaczewski - Fee

T35N R21E Sec 17, Town of Amberg, Marinette County

T35N R21  
Sec17

PIKE  
WILD  
RIVER

Pike River

Hardwoods Rd

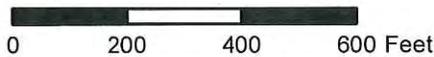
Pike  
River

## Pike Wild River



Subject

- DNR Owned
- DNR Eased
- DNR Project Boundary
- County Forest Land
- Section Line
- QQ Section Lines

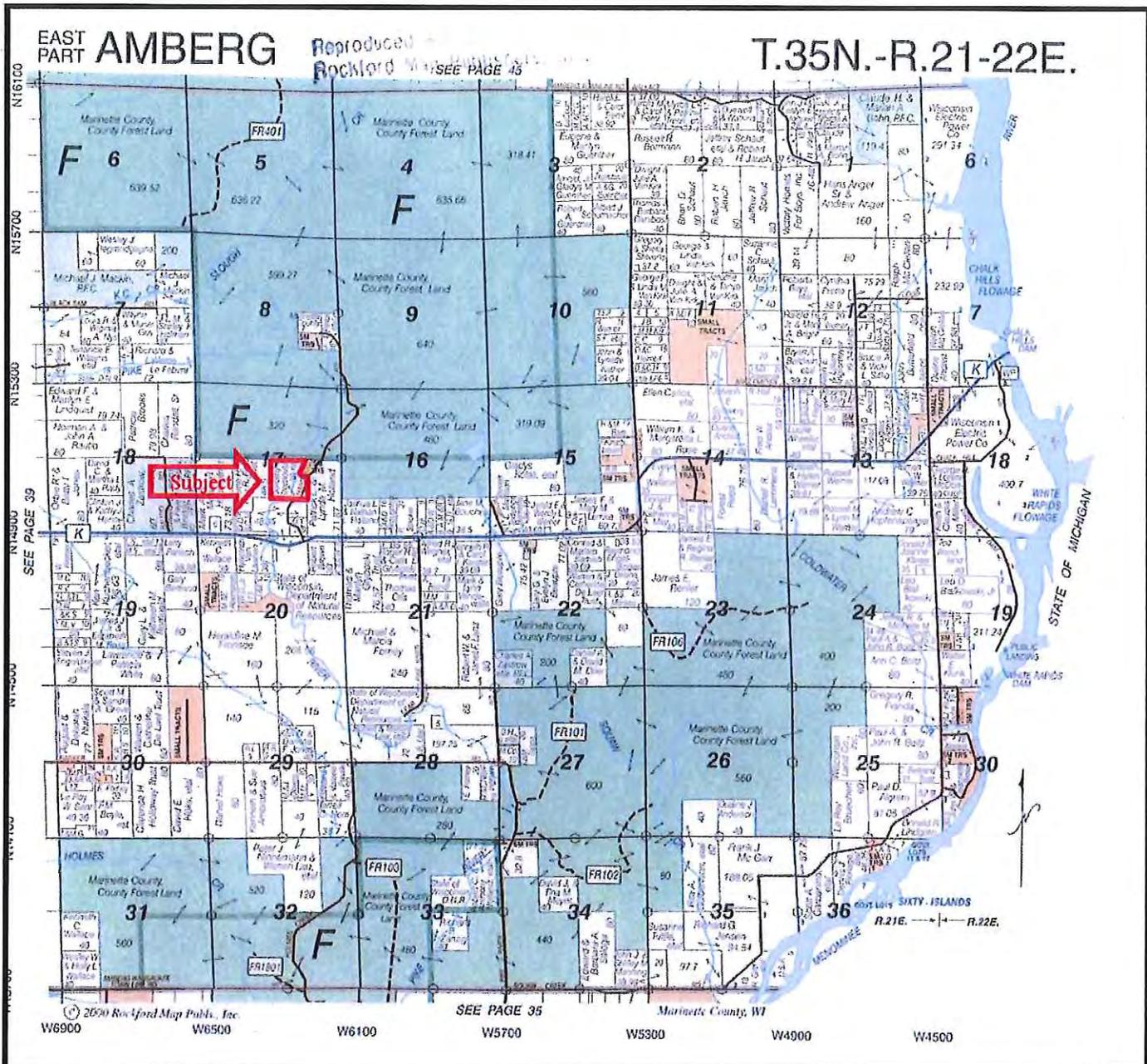


May 25, 2012 kmh  
 Real Estate Section  
 Bureau of Facilities and Lands

# EAST PART AMBERG

Reproduced  
Rockford Map Pub. Co. SEE PAGE 45

# T.35N.-R.21-22E.



© 2000 Rockford Map Pub. Co.

SEE PAGE 35

Marquette County, WI

W6900

W6500

W6100

W5700

W5300

W4900

W4500