Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.5

SUBJECT: LAND ACQUISITION - LITTLE WOLF RIVER FISHERY AREA - PORTAGE COUNTY

FOR: SEPTEMBER BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 1.31 acres of land from Marion Cotterman for $33,000 for the Little Wolf River Fishery Area in Portage County. The item is being submitted because the value of the cabin on the property exceeds 35% of the purchase price. The parcel fronts on Bradley Creek, a coldwater tributary of the Little Wolf River. The Bradley has a native brook trout fishery.

The Little Wolf River Fishery Area established in 1958 and expanded in 1985, is located in central Wisconsin about 15 miles east of Stevens Point. The project includes the Little Wolf River and several of its feeder streams (i.e, Flume, Bradley, Comet, Jackson, and Spaulding Creeks). The Little Wolf River is a large and scenic trout stream having sections of rapid white-water with large boulders and rock outcrops. Most of the river is within northern mesic forest and flows through scenic geographic land features. The project is heavily used for hunting, trout fishing, viewing of wildlife, hiking, snowmobiling, cross-country skiing, nature study, and conservation education.

The Cotterman property would serve as an excellent site to construct a small parking area for anglers, hunters, and other outdoor recreation users. The parcel's location, topography, and frontage along County Highway "A" makes it an ideal parcel for parking access. After purchase, the Department plans to sell the cabin for salvage. Approximately 85 acres of department-owned land can be accessed from this location. Likewise, acquisition will allow for habitat management and prevent development that is incompatible with the project's conservation goals.

RECOMMENDATION: That the Board approve the purchase of 1.31 acres of land and improvements for $33,000 for the Little Wolf River Fishery Area.

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 — 8-8-07
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Osterndorf — 8/13/07
Administrator, Laurie Osterndorf - AD/5 — Date

Scott Hassett — 8/31/07
Secretary, Scott Hassett - AD/5 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
M. Staggs – FH/4
S. Humrickhouse - WCR

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: August 7, 2007 FILE REF: FI-2880

TO: Governor Doyle

FROM: Scott Hassett

SUBJECT: Proposed Land Acquisition, Cotterman Tract, File # FI-2880, Option Expires November 17, 2007

1. PARCEL DESCRIPTION:

Little Wolf River Fishery Area
Portage County

Grantor:

Marion Cotterman
37 Riverview Road
Wheatland, WY 82201

Acres: 1.31
Price: $33,000
Appraised Value: $33,000
Interest: Purchase in fee.
Improvements: Cabin

Location: The tract is located in northeast Portage County, one mile northeast of Rosholt.

Land Description: The subject area is fairly level sloping from south to its northern frontage along Bradley Creek.

Water: There are approximately 160 feet of frontage along both banks of Bradley Creek.

Covertype Breakdown:	Type	Acreage
	Lowland Woods	0.31
	Upland Woods	1.0
	TOTAL	1.31

Zoning: Agriculture and Shoreland-Floodplain
Present Use: Recreation
Proposed Use: Fishery management and Public recreation
Tenure: Long-term family ownership
Property Taxes: $600.89
Option Date: July 20, 2007

2. JUSTIFICATION:

The Department proposes to purchase 1.31 acres of land along the Little Wolf River from Marion Cotterman for the Little Wolf River Fishery area. The parcel is located in northeast Portage County one mile northeast of Rosholt. There is approximately 160 feet of two-bank frontage on Bradley Creek, a Class 1 trout stream. Native brook trout inhabit this stream with its average depth of one to three feet. The land would be acquired to protect stream water quality and the fishery, to provide opportunities for public recreation, to provide access to the river, and to allow natural resource management in the Little Wolf River System Fishery Area.

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The Little Wolf River Fishery Area established in 1958 and expanded in 1985, is located in central Wisconsin about 15 miles east of Stevens Point. The project includes the Little Wolf River and several of its feeder streams (i.e., Flume, Bradley, Comet, Jackson, and Spaulding Creeks). The Little Wolf River is a large and scenic trout stream having sections of wild, rapid white-water with large boulders and rock outcrops. Most of the river is within northern mesic forest and flows through scenic geographic land features. The project is heavily used for hunting, trout fishing, viewing of wildlife, hiking, snowmobiling, cross-country skiing, nature study, and conservation education.

The Cotterman property would serve an excellent site to construct a small parking area for anglers, hunters, and other outdoor recreation users. The parcel's location, topography, and frontage along County Highway "A" makes it an ideal parcel for parking access. Approximately 85 acres of department-owned land can be accessed from this location . The property has a 528 square foot, two-bedroom, concrete block cabin in the southeast corner. The cabin is served by electric and telephone, however, no well or septic exist. The condition of the cabin is fair to average, and if acquired it will likely be sold for salvage, razed or used for equipment storage. Acquisition will allow for habitat management and prevent development that is incompatible with the project's conservation goals.

The Department recommends the acquisition of the Cotterman parcel to provide and assure public access to the land and fishery, to protect the stream ecosystem and water quality, and to permit natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,000,000	$1,400,494

4. ACQUISITION STATUS OF THE LITTLE WOLF RIVER FISHERY AREA:

Established: 1958
Acres Purchased to Date: 2,917.9
Acquisition Goal: 2,650.50 Acres
Percent Complete: 110.1%
Cost to Date: $1,721,015.00

5. APPRAISAL:

Appraiser: Michael Augustyn (Private Appraiser)
Valuation Date: June 1, 2007
Appraised Value: $33,000
Highest and Best Use: Residential /Recreation

Allocation of Values:

a. land: 1.31 acres @ $15,649 per acre: $20,500 (Rounded)
b. improvements (cabin): $12,500
c. total: $33,000
d. market data approach used, four comparable sales cited
e. adjusted value range: $30,099 to $35,099 per improved lot

Appraisal Review: Phil Lepinski — June 26, 2007

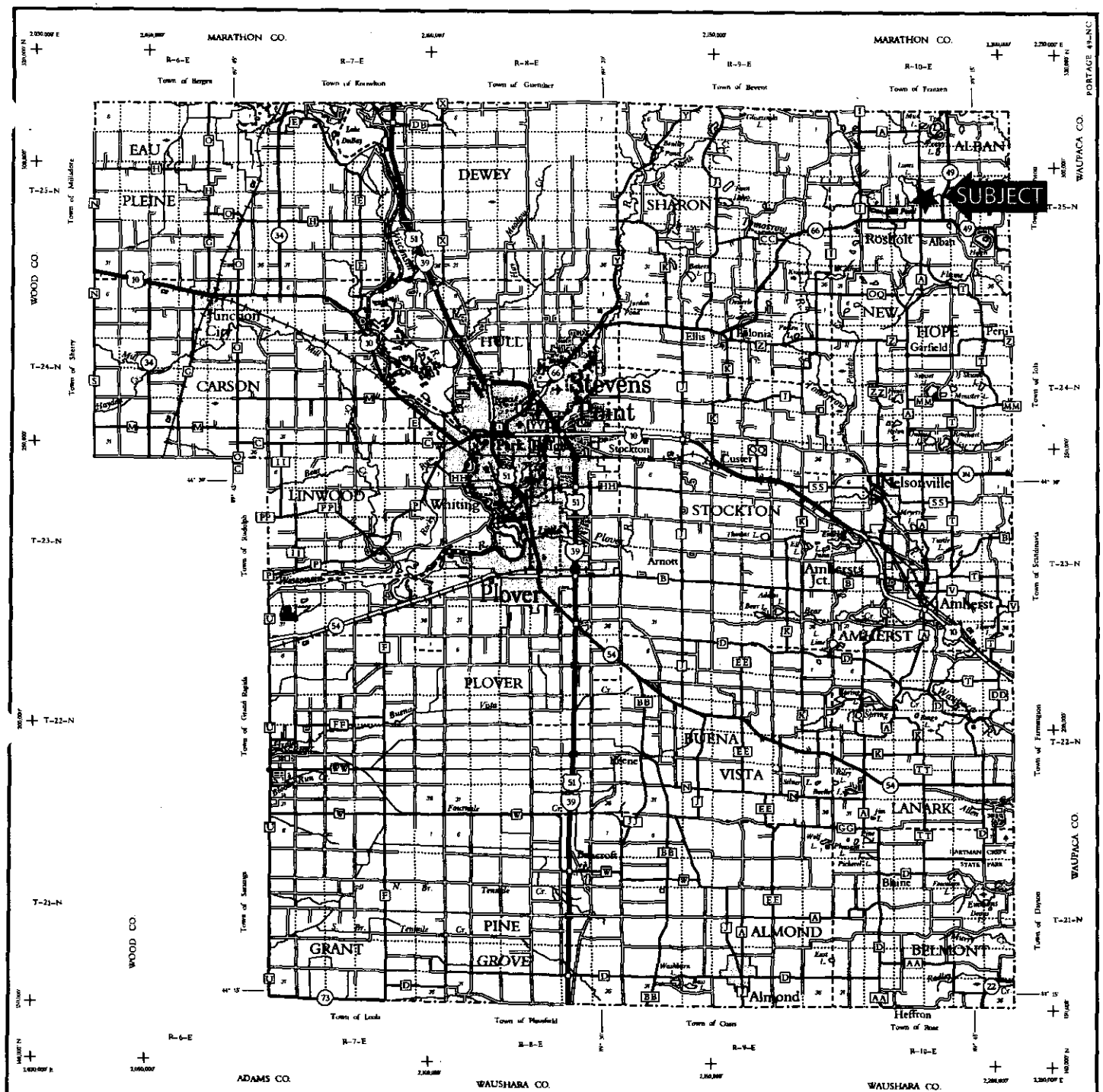
RECOMMENDED:

Richard E. Steffes — Date: 8-7-07

Bureau of Legal Services — Date: 8/9/07

Laurie Osterndorf — Date: 8/13/07

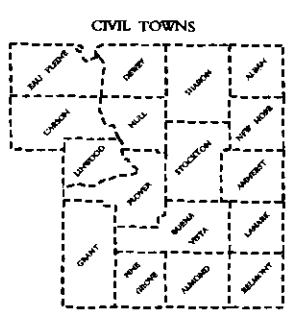
RES:ch



LEGEND

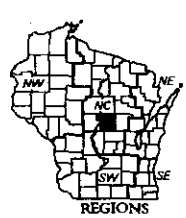
- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Private
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No. (94)
- U.S. Highway No. (18)
- State Highway No. (59)
- County Highway Letter (T)
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Trust. or Fish. Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park ... With Facilities
- Without Facilities
- Rest Area ... Modern Facilities
- Wayside ... Basic Facilities
- University of Wisconsin – Stevens Point

CIVIL TOWNS



SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



REGIONS

MILES OF HIGHWAY
as of Dec. 31, 2004

STATE	157
COUNTY	455
LOCAL ROADS	1,380
OTHER ROADS	0
TOTAL FOR COUNTY	1,952

Land Area (2000 Census) ... 806 sq. mi.
Population (2000 Census) ... 67,183
County Seat ... Stevens Point

+ Grid based on the state plane coordinate system central zone and the NAD 27

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

PORTAGE CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected for
JAN. 2006

Base compiled from U.S.G.S. Quadrangles
1:100,000 Series

PORTAGE 49-NC

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Cotterman Purchase

Little Wolf River Fishery Area

- Subject Property
- WDNR Owned
- WNDR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water

N W E S

0 0.3 0.6 Miles

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.

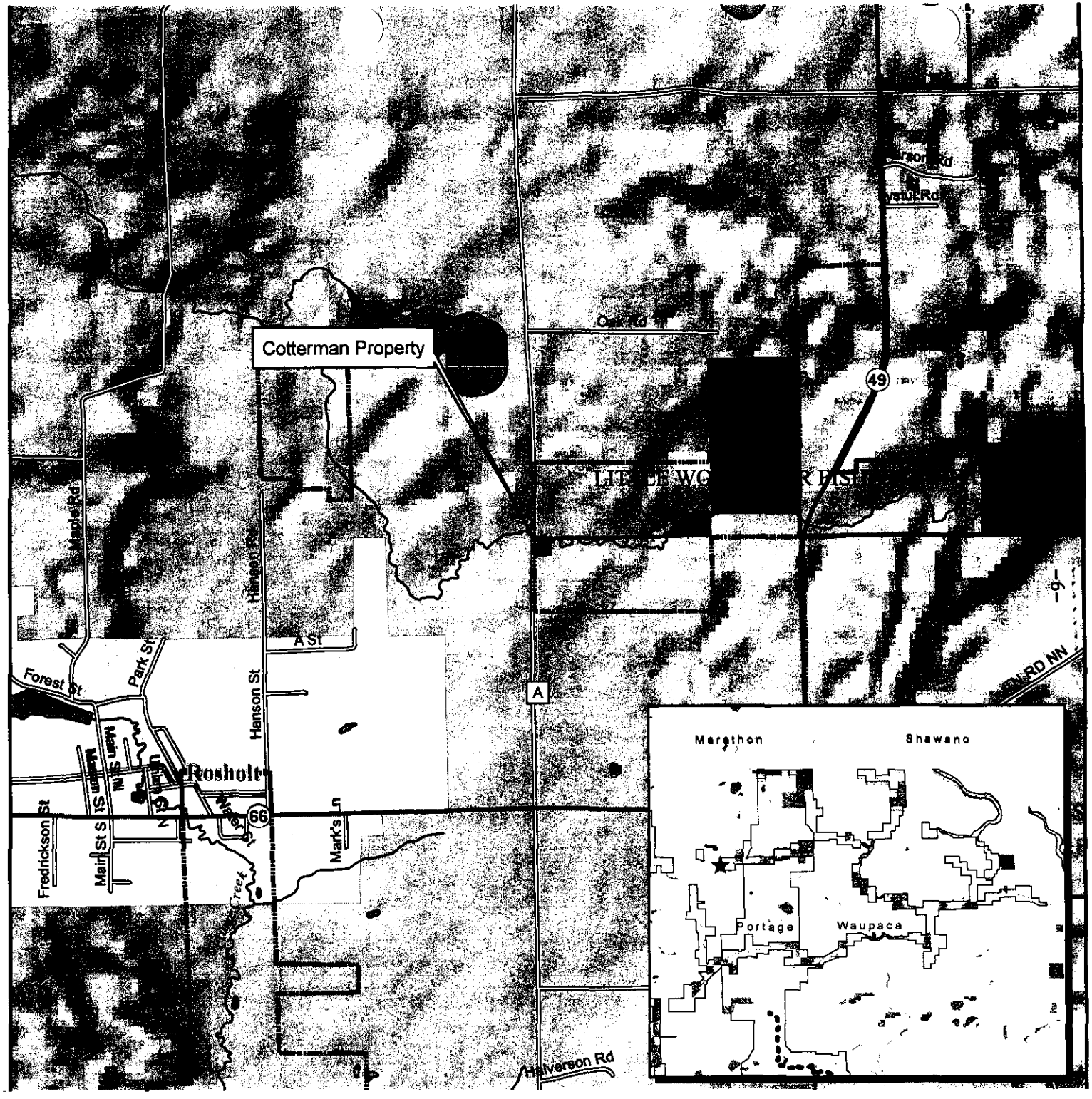
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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/cs/servicecenter/locations.htm

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

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

August 2, 2007