

SUBJECT: LAND ACQUISITION – PIKE WILD RIVER – MARINETTE COUNTY

FOR: AUGUST 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 1.14 acres of land for the Pike Wild River for \$45,000.00 in Marinette County. The item is being submitted because the improvement value exceeds 35% of the total value.

The parcel includes 140 feet of frontage along one bank of the Pike River. The location is highly visible by water travelers and currently serves as an access point by permission for some river users. Purchase of the property would contribute to goals of the Pike River Master Plan in two ways. First, the parcel contains a seasonal cabin, within 50 feet of the river, which is in conflict with current shoreland zoning ordinances and the Wild Rivers view-shed restoration goals. The cabin will be sold for removal or salvage and the area restored to natural conditions. Second, access to the river would be improved in this stretch of the river. Current, nearby easement access puts users in conflict with residents. This parcel would help resolve that situation providing direct access through fee title-owned land.

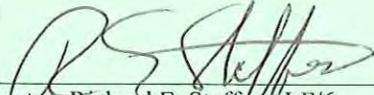
In 1965, the Wisconsin Legislature established the State Wild River System, which includes the Pike River in Marinette County. The purpose is to establish a management program designed to protect legislatively designated wild rivers from development to afford the people of this state an opportunity to enjoy the rivers in their natural and free flowing condition. Among other benefits, the Wild Rivers System additionally has gone on to protect and provide habitat for numerous federal and state-threatened, endangered, and special concern species and natural communities. These management actions have been identified as important by and in compliance with the Wildlife Action Plan and other conservation plans. The program and management effort has been highly successful at a landscape level influencing the watershed not only through state ownership, but in terms of county property management as well. People using this resource are struck by its beauty and undeveloped nature. The river is popular for canoeing, kayaking, and fishing.

RECOMMENDATION: That the Board approve the purchase of 1.14 acres of land for \$45,000 for the Pike Wild River.

LIST OF ATTACHED MATERIALS:

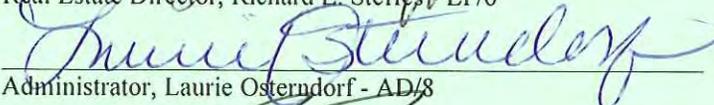
- | | |
|--|--|
| No <input checked="" type="checkbox"/> Fiscal Estimate Required | Yes <input type="checkbox"/> Attached |
| No <input checked="" type="checkbox"/> Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> Attached |
| No <input type="checkbox"/> Background Memo | Yes <input checked="" type="checkbox"/> Attached |

APPROVED:



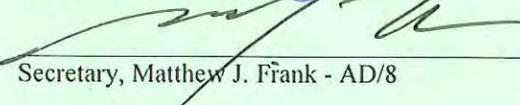
Real Estate Director, Richard E. Steffes - LF/6

Date 7-13-10



Administrator, Laurie Osterndorf - AD/8

Date 7/15/10



Secretary, Matthew J. Frank - AD/8

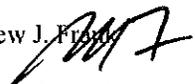
Date 7-19-10

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/8
 R. Kazmierczak – NER/Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: July 13, 2010

TO: Governor Doyle

FROM: Matthew J. Franz 

SUBJECT: Proposed Land Acquisition, Lata Tract, File # WR 70034,
Option Expires October 29, 2010

FILE REF: WR 70034

1. PARCEL DESCRIPTION:

Pike Wild River
Marinette County

Grantor:

Paul and Laurie Lata
1446 West Skyline Drive
Madison, WI 53705

Acres: 1.14Price: \$45,000.00Appraised Value: \$45,000Interest: Fee title acquisitionImprovements: Seasonal cabin, two metal sheds, and a privy.

Location: The property is located in northern Marinette County about 73 miles north of Green Bay in the Town of Amberg.

Water Resources: There are 140 feet of frontage on one bank of the Pike River.

Land Description: The subject land is gently rolling.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Building Site	1.14

Zoning: Shoreland ZoningPresent Use: RecreationProposed Use: Resource Protection and Public RecreationTenure: 9 yearsProperty Taxes: \$419Option Date: July 1, 2010

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 1.14 acres of land within the Pike Wild River acquisition boundary for \$45,000.00 in Marinette County. The item is being submitted because the improvement value exceeds 35% of the total value. The parcel that includes 140 feet of frontage along one bank of the Pike River is located in northern Marinette County in the Town of Amberg. The location is highly visible by water travelers and currently serves as an access point by permission for some river users. Purchase of the property would accomplish goals of the Pike River Master Plan in two ways. First, the parcel contains a seasonal cabin, within 50 feet of the river, which is in conflict with current shoreland zoning ordinances and the Wild Rivers view-shed restoration goals. The cabin will be sold for removal or

salvage and the area restored to natural conditions. Second, access to the river would be improved in this stretch of the river. Current, nearby easement access puts users in conflict with residents. This parcel would help resolve that situation providing direct access through fee title-owned land.

In 1965, the Wisconsin Legislature established the State Wild River System (Chapter NR 302), which includes the Pike River in Marinette County. The purpose is to establish a management program designed to protect legislatively designated wild rivers from development to afford the people of this state an opportunity to enjoy the rivers in their natural and free-flowing condition. Among other benefits, the Wild Rivers System additionally has gone on to protect and provide habitat for numerous federal and state-threatened, endangered, and special concern species and natural communities. These management actions have been identified as important by and in compliance with the Wildlife Action Plan and other conservation plans. The program and management effort has been highly successful at a landscape level influencing the watershed not only through state ownership, but in terms of county and even private property management as well. 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 maintain acquisition opportunities within the watershed to protect from development threats and restore the riverside view-shed while providing recreational opportunities. The river is popular for canoeing, kayaking, and fishing.

Purchase of this parcel complies with Legislative and Pike River Master Plan goals, will provide opportunities for public recreation, allow management of the scenic and natural resources of the river, and consolidate state ownership

3. FINANCING:

State Stewardship (FY 11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$22,813,113

4. ACQUISITION STATUS OF THE PIKE WILD RIVER:

Established: 1969
Acres Purchased to Date: 4,645.71
Acquisition Goal: 6,500.0 Acres
Percent Complete: 71.47%
Cost to Date: \$6,847,889.01

5. APPRAISAL:

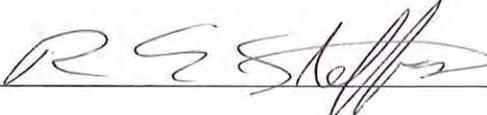
Appraiser: Jolene Brod
Valuation Date: March 22, 2010
Appraised Value: \$45,000
Highest and Best Use: Seasonal residence with recreational use.

Allocation of Values:

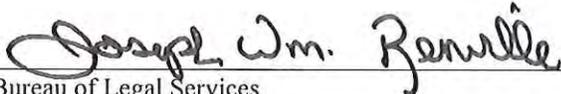
- a. land: 1.14 acre (site value): \$25,000
- b. improvements: \$20,000
- c. total: \$45,000
- d. market data approach used, three comparable sales cited

Appraisal Review: Terry Gardon - May 8, 2010

RECOMMENDED:


Richard E. Steffes

7-13-10
Date


Bureau of Legal Services

7/14/10
Date

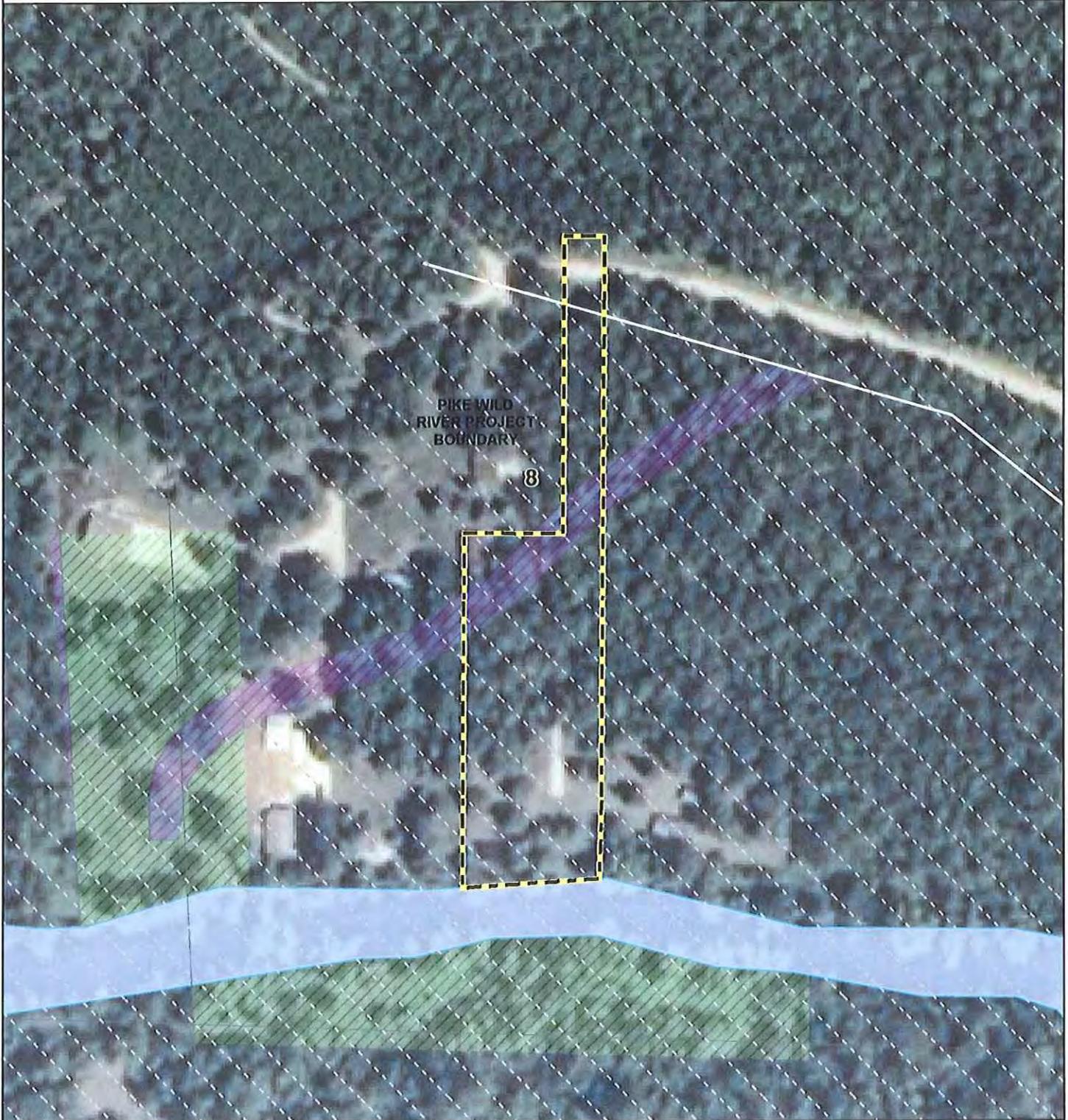

Laurie Osterndorf

7/15/10
Date

RES:dv

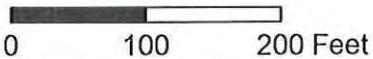
Laurie K. and Paul F. Lata Parcel

T35N R21E Section 8, Town of Amberg, Marinette County, WI (1.14 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
-  DNR Project Boundary
-  County Boundary
-  DNR Eased
-  DNR Owned



Subject Property

WR 70034

Pike Wild River

-  Fee Simple
-  Easement
-  Ingress/Egress



State of Wisconsin

July 12, 2010
Real Estate Section
Bureau of Facilities and Lands

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Laurie K. & Paul F. Lata Parcel

WR 70034

Pike Wild River

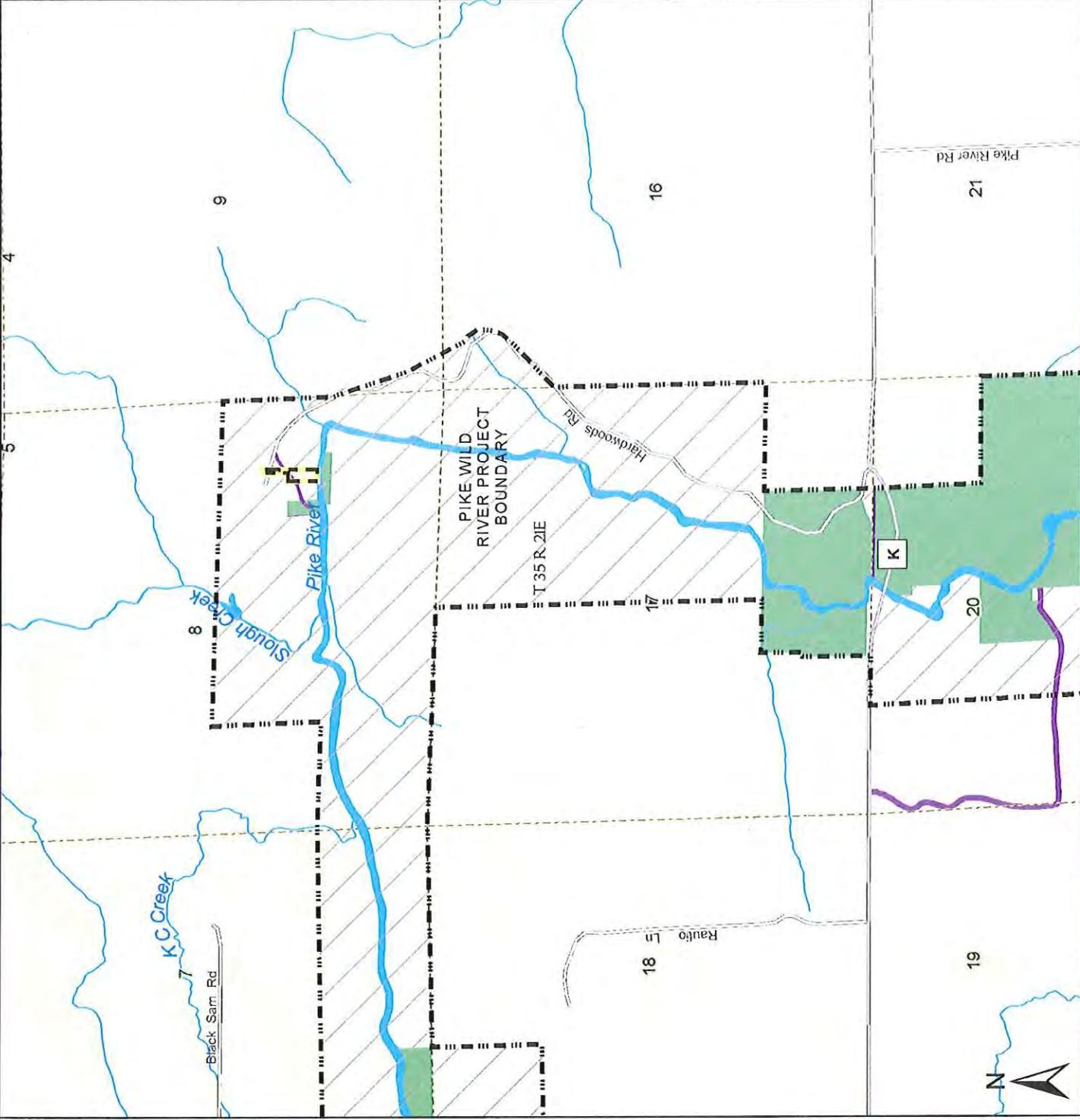
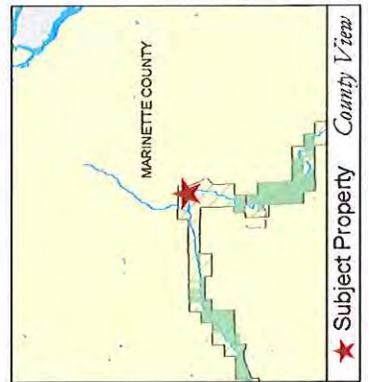
T35N R21E Section 8
Town of Amberg
Marinette County, WI
(1.14 Acres)

Subject Property

-  Fee Simple
-  Easement
-  Ingress/Egress

Legend

-  DNR Project Boundary
-  State Natural Area
-  PLSS Section Line
-  County Boundary
-  DNR Owned
-  DNR Easement



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 dataset is a spatial representation of the Credit Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and omissions. This dataset 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/caw/caw/servicecenters/locations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.