

**SUBJECT: LAND ACQUISITION – STATEWIDE HABITAT AREAS – SHAWANO COUNTY**

**FOR: AUGUST 2010 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 47.1 acres of land from Gerald and Cynthia Laude for \$238,000 for the Statewide Habitat Areas in Shawano County. The item is being submitted because the purchase price exceeds \$150,000.

Located about seven miles southwest of Shawano, the parcel includes approximately 2,670 feet of frontage along one bank of the Embarrass River. This area is known as "Cowyard Rips" and contains one of two or three remaining natural spawning areas for lake sturgeon in the entire Lake Winnebago system. It is an important habitat for the natural spawning of lake sturgeon since it includes extensive natural rock and rapids that the sturgeon use for spawning, egg incubation and larval nursery grounds. Acquisition of this tract would protect this rare habitat that allows for natural lake sturgeon spawning as well as to protect the water quality of the Embarrass River and allow for public access.

The focus of the Statewide Habitat Program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. The water resource targeted for protection contains critical habitat such as spawning areas critical to the fish species intended for management. The parcel will maintain the habitat of the Lake Sturgeon within this major river system. Additionally, this area along the Embarrass River supports a tremendous small mouth bass fishery.

Acquisition of the Laude parcel will enhance recreational opportunities for the public, protect rare spawning habitat, protect the smallmouth bass habitat and allow for public access to this very scenic stretch of river.

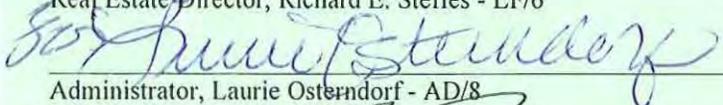
**RECOMMENDATION:** That the Board approve the purchase of the 47.1 acres of land for \$238,000 for the Statewide Habitat Areas program.

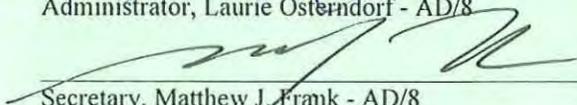
**LIST OF ATTACHED MATERIALS:**

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

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/8

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

Date

Date

Date

7-14-10

7/15/10

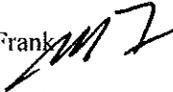
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- cc: S. Miller – LF/6  
 R. Steffes – LF/6  
 L. Ross – AD/8  
 M. Staggs – FM/4  
 R. Kazmierczak – NER/Green Bay

## CORRESPONDENCE/MEMORANDUM

DATE: July 13, 2010

TO: Governor Doyle

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, Laude Tract, File FM 10090,  
Option Expires September 7, 2010

FILE REF: FM 10090

1. PARCEL DESCRIPTION:

Statewide Habitat Areas Program  
Shawano County

Grantor:

Gerald and Cynthia Laude  
602 17<sup>th</sup> Street SE  
Rochester, MN 55904

Acres: 47.1Price: \$238,000Appraised Value: \$226,000; \$235,500 and \$400,500Interest: Fee title acquisitionImprovements: NoneLocation: The property is located in Shawano County about 7.5 miles southwest of Shawano in the Town of Pella.Land Description: The subject land is floodplain.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Grass	5.0
	Upland Woodland	42.1
	TOTAL:	47.1

Zoning: AgriculturePresent Use: RecreationProposed Use: Resource Protection and Public RecreationTenure: 16 yearsProperty Taxes: \$1,489Option Date: July 9, 2010Stewardship 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 proposes to purchase a 47.1-acre for the Statewide Fisheries Habitat Area in Shawano County. The parcel includes approximately 2,670 feet of frontage along one-bank of the Embarrass River and is this area is known as "Cowyard Rips" and contains one of two or three remaining natural spawning areas for the lake sturgeon in the entire Fox Wolf Winnebago system. It is an important habitat for the natural spawning of lake sturgeon since it includes extensive natural rock and rapids that the sturgeon uses for spawning, egg incubation and larval nursery grounds. Acquisition of this tract would protect this rare habitat that allows for natural lake sturgeon spawning as well as to protect the water quality of the Embarrass River and allow for public access.

The focus of the Statewide Habitat Program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. The water resource targeted for protection contains critical habitat such as spawning areas critical to the fish species intended for management. The parcel will maintain the habitat of the lake sturgeon within this major river system. Additionally, this area along the Embarrass River supports a tremendous small mouth bass fishery.

The Department recommends acquisition of the Laude parcel to enhance recreational opportunities in this rapidly urbanizing area of the state, to protect this rare habitat that allows for natural lake sturgeon spawning as well as to protect the water quality of the Embarrass River, to protect the smallmouth bass habitat and allow for public access to this very scenic stretch of river.

3. FINANCING:

State Stewardship (FY 11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$21,132,033

4. ACQUISITION STATUS OF THE STATEWIDE HABITAT AREAS:

Established: 1969  
Acres Purchased to Date: 6,994.79  
Acquisition Goal: 10,172.61 Acres  
Percent Complete: 68.76%  
Cost to Date: \$7,799,933.97

5. APPRAISAL:

Appraiser: Jolene Brod  
Valuation Date: April 14, 2010  
Appraised Value: \$235,500  
Highest and Best Use: Recreation/Potential Future Building Site

Allocation of Values:

- a. land: 47.1 acres @ \$5,000 per acre: \$235,500
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3859 to \$5,750 per acre

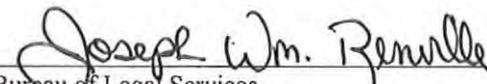
Appraisal Review: Paul Scott - June 24, 2010

Comment: Two other appraisal reports were done for this parcel. Dave Steiro estimated value at \$226,000 and Bill Steigerwaldt estimated value at \$400,500. The Department negotiated the price at \$238,000.

RECOMMENDED:

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

7-14-10  
Date

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

7-14-10  
Date

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

7/15/10  
Date



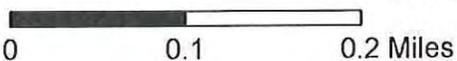
# Gerald Laude Parcel

T26N R14E Section 15, Town of Pella, Shawano County, WI (47.10 Acres)



### Legend

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



### Subject Property

FM 10090

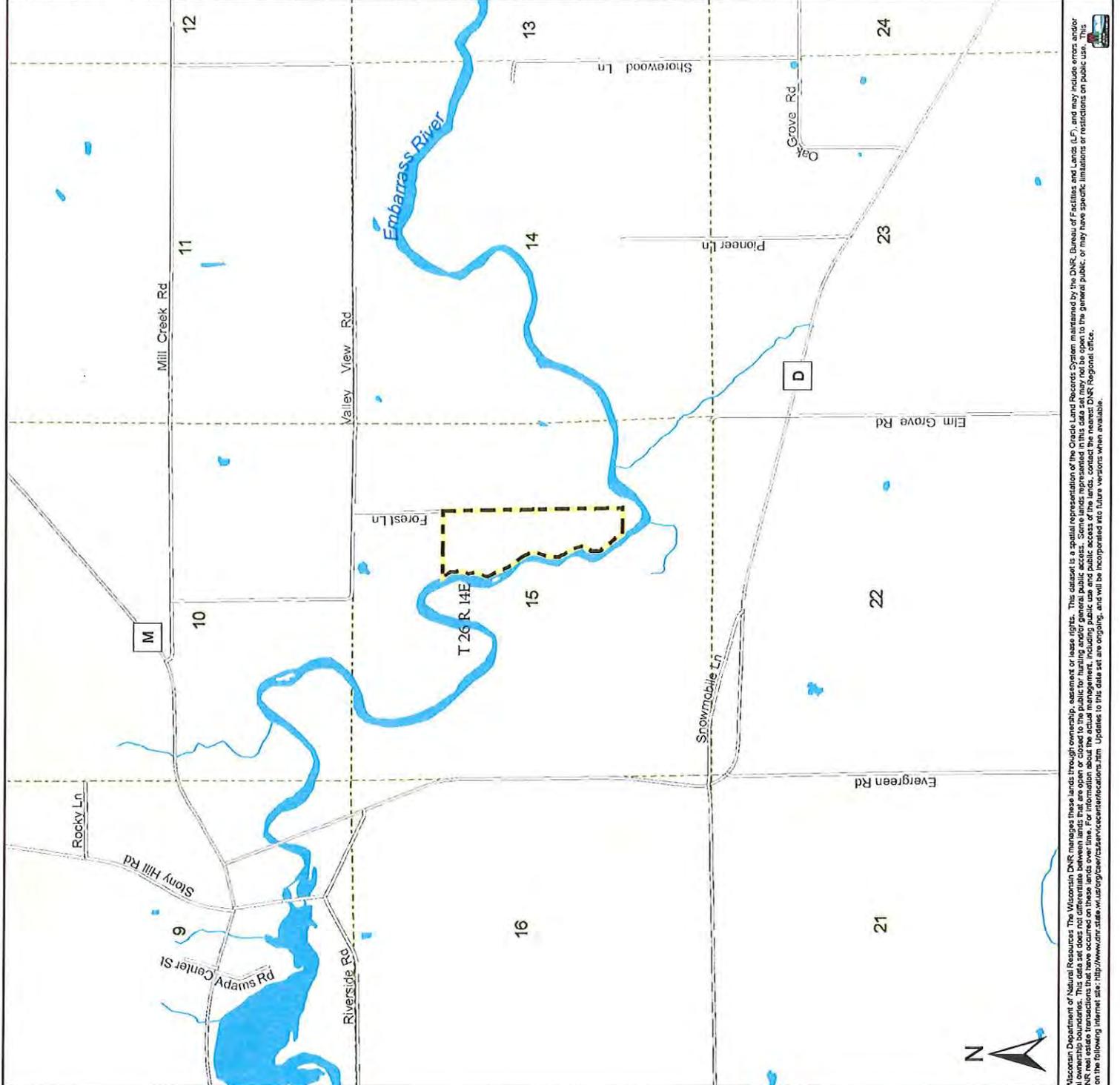
Statewide Habitat Areas

- ▤ Fee Simple
- ▭ Easement
- Ingress/Egress

State of Wisconsin

July 10, 2010  
Real Estate Section  
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or combined herein and assume no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, timeliness, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



**Gerald Laude Parcel**  
FM 10090

Statewide Habitat Areas

T26N R14E Section 15  
Town of Pella  
Shawano County, WI  
(47.10 Acres)

**Subject Property**

- Fee Simple
- Easement
- Ingress/Egress

**Legend**

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



Subject Property *County View*

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 Circle 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 used for legal purposes. 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 this dataset, contact the DNR Regional Office and Service Centers is provided on the following internet site: <http://www.dnr.state.wi.us/org/cew/c2a/viscenter/locations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.