

**SUBJECT: EASEMENT ACQUISITION AND DONATION – STATEWIDE FISHERY REMNANT AREAS – WAUPACA COUNTY**

**FOR: DECEMBER 2010 BOARD MEETING**

**TO BE PRESENTED BY: Richard Steffes**

**SUMMARY:** The Department proposes to purchase a 2.34-acre conservation easement from Steven and Mary Hoffman for the Statewide Fishery Remnant program in Waupaca County. The appraised value of the easement area is \$6,300. The item is being submitted because the owners are donating \$3,150, half the appraised value.

The Hoffman property is located about 10 miles northwest of Waupaca. The parcel adjoins land to the west under a state fish management easement and includes 450 feet of frontage on both banks of Peterson Creek. This acquisition will provide an addition to a block of stream frontage open for public recreation and will allow for continuation of stream habitat enhancement work along Peterson Creek.

The Statewide Remnant Area program was initiated when the Outdoor Recreation Act Program (ORAP) was introduced in 1961. The focus of the Remnant Area program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. In 1985, a master plan was created for the project defining the criteria needed for streams to qualify for the program. The water resource targeted for protection contains critical habitat such as spawning areas and springheads critical to the fish species intended for management. The parcel has potential for increased production of important fish species through development on lands encompassing the critical habitat; and the parcel will safeguard critical habitat from destruction through incompatible land use, such as risk of erosion or non-point source pollution.

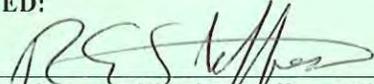
Purchase of the 2.84-acre easement will allow fishery habitat management, provide public access for recreation, consolidate public easement land and protect and enhance the natural resources of the parcel.

**RECOMMENDATION:** That the Board approve the easement purchase and accept the partial donation of easement value from on 2.34 acres of land for the Statewide Fishery Remnant Areas program, that a certificate of appreciation be sent to the donors, and an expression of appreciation be made part of the official records of the Natural Resources Board.

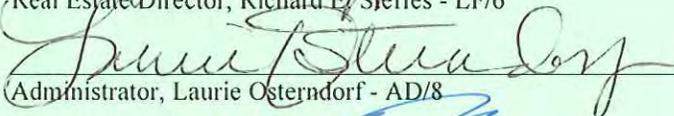
**LIST OF ATTACHED MATERIALS:**

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

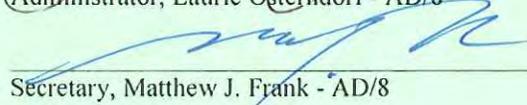
**APPROVED:**

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

\_\_\_\_\_  
Date 11-15-10

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

\_\_\_\_\_  
Date 11/15/10

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

\_\_\_\_\_  
Date 11-17-10

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

## CORRESPONDENCE/MEMORANDUM

DATE: November 17, 2010

TO: Natural Resources Board

FROM: Matthew J. Frank 

SUBJECT: Proposed Easement on the Hoffman Tract, File # FM 10106

FILE REF: FM 10106

1. PARCEL DESCRIPTION:

Statewide Fisheries Remnant Areas Program  
Waupaca County

Grantor:

Steven and Mary Hoffman  
14769 Skog Road  
Grantsburg, WI 54840

Acres: 2.34Price: \$3,150Appraised Value: \$6,300Interest: Public Fishing Area EasementImprovements: NoneLocation: The tract is located in Waupaca County about 1.5 miles southwest of Scandinavia.Land Description: The subject land is level to gently sloping.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Cropland	1.57
	Lowland Woodland	<u>0.77</u>
	TOTAL:	2.34

Zoning: AgriculturePresent Use: Rural Residential and RecreationalProposed Use: Fishery Management and Public Outdoor RecreationTenure: 7 yearsEasement Date: November 12, 2010

Stewardship Land Access: This property will be open to the public for nature-based outdoor recreational activities to include fishing, hiking, and cross-country skiing. Easement acquisitions are not subject to the Stewardship requirements regarding hunting and trapping and those rights are not being purchased in this transaction. Due to the long, narrow configurations of fish management easement, the Department focuses on acquiring permanent land rights relevant to stream bank stabilization, fish habitat improvement and public access for fishing.

2. JUSTIFICATION:

The Department has obtained an option to purchase a public fishing area easement on 2.84 acres of land from Steven and Mary Hoffman for the Statewide Remnant Area program in Waupaca County. The easement has an appraised value of \$6,300 with the Hoffman's donating 50% of its value making the purchase price \$3,150. The Hoffman easement property is located in west-central Waupaca County about

10 miles northwest of Waupaca in the Town of Scandinavia. The parcel adjoins land to the west under a state fish management easement and includes 450 feet of frontage on the north bank of Peterson Creek. This acquisition will provide an addition to a block of stream frontage open for public recreation and for the continuation of stream habitat projects along Peterson Creek. The easement is 150 feet wide on the north bank of Peterson Creek. That part of the easement includes public access. In addition, the transaction includes a 33-foot wide easement extending from the county highway to the stream. That part of the easement is for department management activities.

The Statewide Remnant Area program was initiated when the Outdoor Recreation Act Program (ORAP) was introduced in 1961. The focus of the Remnant Area program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. In 1985, a master plan was created for the project defining the criteria needed for streams to qualify for the program. The water resource targeted for protection contains critical habitat such as spawning areas and springheads critical to the fish species intended for management. The parcel has potential for increased production of important fish species through development on lands encompassing the critical habitat and will safeguard critical habitat from destruction through incompatible land use, such as risk of erosion or non-point source pollution.

Mr. Hoffman is an employee of the Department working in the wildlife program. He desired to donate part of the value of the easement to the Department.

The Department recommends the purchase of the 2.84-acre easement to allow fishery habitat management, to provide public access for recreation, to consolidate public easement lands and to protect and enhance the natural resources of the parcel.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,685,000	\$11,747,498

4. ACQUISITION STATUS OF THE STATEWIDE REMNANT PROGRAM:

Established: 1962  
Acres Purchased to Date: 11,766.74  
Acquisition Goal: 16,849.36 Acres  
Percent Complete: 69.8%  
Cost to Date: \$6,459,407

5. APPRAISAL:

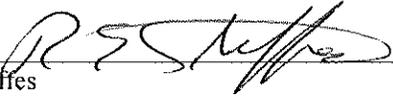
Appraiser: Michael Augustyn  
Valuation Date: October 5, 2010  
Appraised Value: \$6,300  
Highest and Best Use: Rural Residential and Recreation

Allocation of Values:

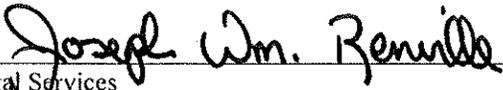
- a. land: 1.44 acres @ \$2,696 per acre: \$3,882
- b. water: 418 feet @ \$2.56 per linear feet: \$1,070
- c. access: 0.90 acres @ \$1,497.50 per acre: \$1,348
- d. total: \$6,300
- e. market data approach used, eight comparable sales cited
- f. adjusted value range: \$2,418 to \$3,300 per acre

Appraisal Review: Paul Scott – November 4, 2010

RECOMMENDED:

  
Richard E. Steffes

11-15-10  
Date

  
Legal Services

11-15-10  
Date

  
Laurie Osterdorf

11/15/10  
Date

## *Acknowledgment of Gift*

This is to certify that at its December 2010, the Natural Resources Board gratefully accepted a donation of \$3,150 in easement value from

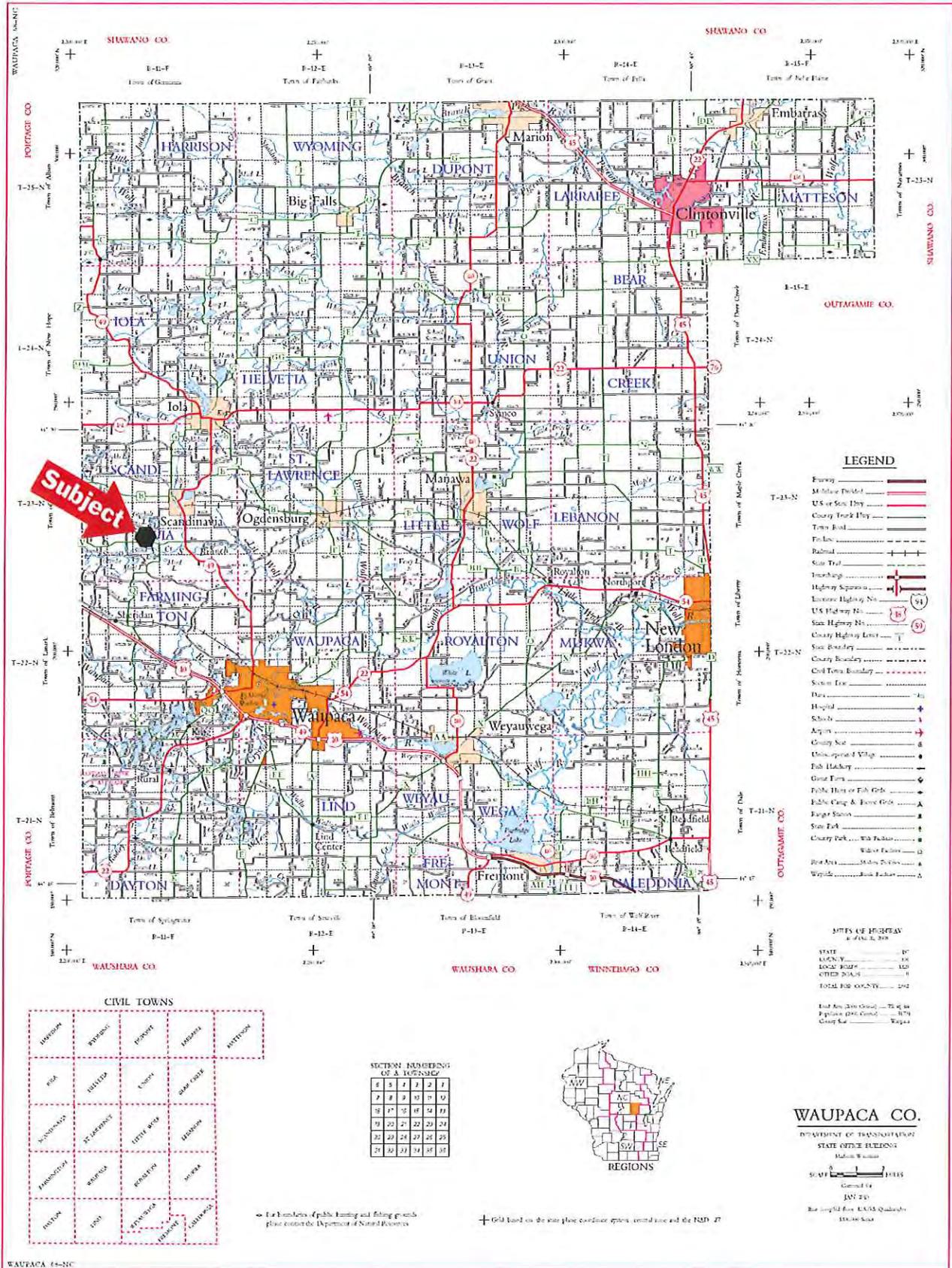
### **STEVEN AND MARY HOFFMAN**

The easement property will be used for the Statewide Fisheries Remnant program in Waupaca County. It is significant that individuals such as 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*

Jonathan P. Ela, CHAIR



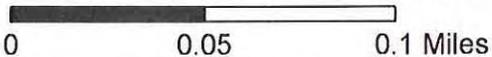
# Mary L. and Steven R. Hoffman Parcel

T23N R11E Section 28, Town of Scandinavia, Waupaca County, WI (1.17 Acres)



### Legend

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



### Subject Property

FM 10106

Rem-Peterson and Sannes Creeks

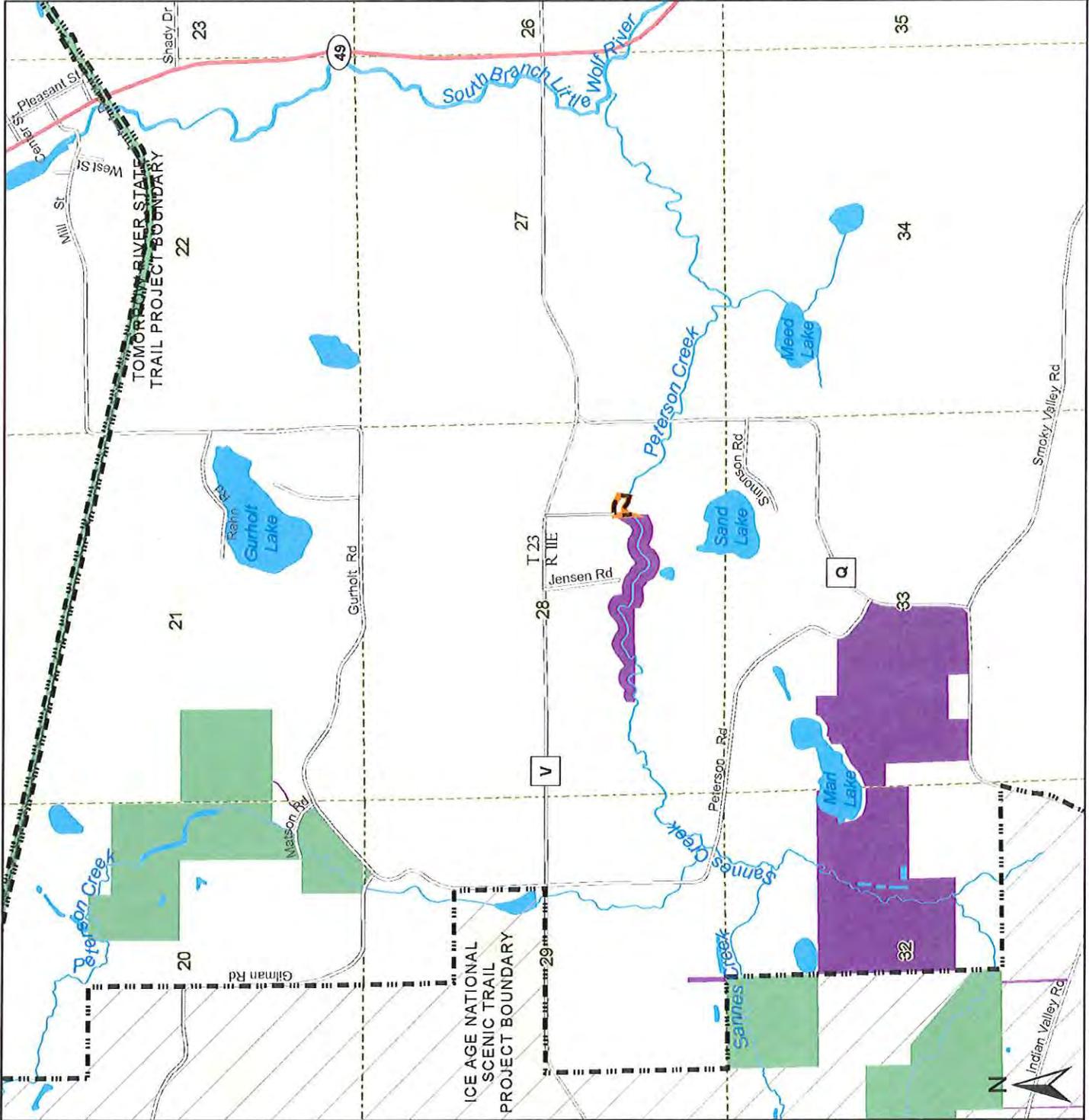
-  Fee Simple
-  Easement
-  Ingress/Egress



State of Wisconsin

Nov. 9, 2010  
Real Estate Section  
Bureau of Facilities and Lands

Use 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 contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, 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.



**Mary L. and Steven R. Hoffman Parcel**  
 FM 10106

Rem-Peterson and Sannes Creeks

T23N R11E Section 28  
 Town of Scandinavia  
 Waupaca County, WI  
 (1.17 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 Oracle Land Rights System maintained by the DNR. Datasets of Facilities and Lands (FL) 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 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/oa2/service/centerlocations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.