

SUBJECT: LAND ACQUISITION – PIKE WILD RIVER– MARINETTE COUNTY

FOR: DECEMBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 9.37 acres of land from Gerald Yingling for \$44,000 for the Pike Wild River in Marinette County. The item is being submitted because the improvement value exceeds 35% of the total appraised value.

The location is highly visible by water travelers as it abuts a popular access point along the river, thus, purchase of the property would allow restoration of the site to a natural condition. The parcel contains a seasonal cabin, which will be sold for removal or salvage. The parcel abuts state-owned lands along the north, west, and south sides. The topography is primarily gently rolling uplands, tapering off in the southeast to an open wetland.

The Pike Wild River project was established by the Wisconsin Legislature and the Governor in 1968 to return the Pike River to its pre-settlement condition and to maintain a river of a wild nature. The Pike River is one of just three rivers designated "wild" by the state, and provides untamed river recreation opportunities. The project acquisition goal is 6,500 acres along approximately 65 miles of river. The project was created to preserve and protect the Pike River in a free-flowing, natural state and to provide compatible recreational experiences for present and future generations. Beyond 150 feet from the shoreline, resource management activities such as timber harvest are allowed. The river is popular for canoeing, kayaking, and fishing.

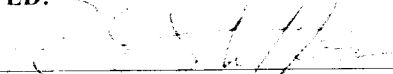
Acquisition of this parcel for the Pike Wild River project will provide opportunities for public recreation, allow management of the scenic and natural resources of the river, and consolidate state ownership.

RECOMMENDATION: That the Board approve the purchase of 9.37 acres of land for \$44,000 for the Pike Wild River the in Marinette County.

LIST OF ATTACHED MATERIALS:

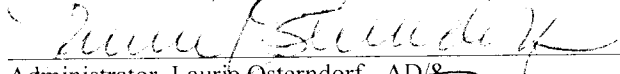
- | | |
|--|--|
| No <input checked="" type="checkbox"/> Fiscal Estimate Required | Yes <input type="checkbox"/> Attached |
| No <input checked="" type="checkbox"/> Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> Attached |
| No <input type="checkbox"/> Background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

APPROVED:



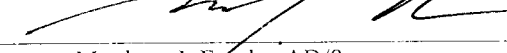
Real Estate Director, Richard E. Steffes - LF/6

Date



Administrator, Laurie Osterdorf - AD/8

Date 11/11/08

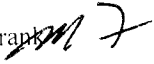


Secretary, Matthew J. Frank - AD/8

Date 11/19/08

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

CORRESPONDENCE/MEMORANDUM

DATE: November 10, 2008
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Gerald Yingling Tract, File # WR 70015,
 Option Expires December 30, 2008

FILE REF: WR 70015

1. PARCEL DESCRIPTION:

Pike Wild River
 Marinette County

Grantor:

Gerald Yingling
 7479 Richter Lane
 Larsen, WI 54947

Acres: 9.37Price: \$44,000Appraised Value: \$44,000Interest: Fee Title PurchaseImprovements: Cabin

Location: The property is located in Marinette County 45 miles northwest of the City of Marinette.

Land Description: The subject land is level to sloping and primarily woodland.

<u>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Wetland	1.37
	Upland/Woodland	6.00
	Lowland/Woodland	<u>2.00</u>
	TOTAL	9.37

Zoning: No Comprehensive ZoningPresent Use: Seasonal Cabin and RecreationProposed Use: Scenic River Protection and Public RecreationTenure: 26 yearsProperty Taxes: \$590Option Date: October 2, 2008

Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, fishing, trapping and cross-country skiing.

2. JUSTIFICATION:

The Department proposes to purchase the 9.37-acre wooded tract that is located in the Town of Amberg in Marinette County about 45 miles northwest of City of Marinette for the Pike Wild River project area. The parcel lies within the Pike Wild River project boundary. The location is highly visible by water travelers as it abuts a popular access point along the river, thus, purchase of the property allow restoration of the site to a natural condition. The parcel contains a one-story, seasonal cabin valued at \$15,900 (36% of the total appraised value of the property). The parcel abuts state-owned lands along the north, west, and south sides. The topography is primarily gently rolling uplands, tapering off in the southeast to an open wetland.

Acquisition of this parcel for the Pike Wild River project will provide opportunities for public recreation, allow management of the scenic and natural resources of the river, and consolidate state ownership.

The Pike Wild River project was established by the Wisconsin Legislature and the Governor in 1968 to return the Pike River to its pre-settlement condition and to maintain a river of a wild nature. The Pike River is one of just three rivers designated "wild" by the state, and provides untamed river recreation opportunities. The project acquisition goal is 6,500 acres along approximately 65 miles of river. The project was created to preserve and protect the Pike River in a free-flowing, natural state and provide compatible recreational experiences for present and future generations. Management for aesthetics takes priority over all other management goals. However, beyond 150 feet from the shoreline, other resource management activities such as timber harvest are allowed. The river is popular for canoeing, kayaking, and fishing.

The Department recommends purchase of the 9.37-acre parcel to provide opportunities for public recreation, to allow natural resource management, to consolidate state ownership, to prevent development incompatible with the goals of the project, and to restore and preserve the natural condition of the Pike River.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,500,000	\$31,152

4. ACQUISITION STATUS OF THE PIKE WILD RIVER:

Established: 1969

Acres Purchased to Date: 4,878.47

Acquisition Goal: 6,500.00

Percent Complete: 75.05

Cost to Date: \$6,898,731.51

5. APPRAISAL:

Appraiser: David Steiro

Valuation Date: April 2, 2008

Appraised Value: \$44,000

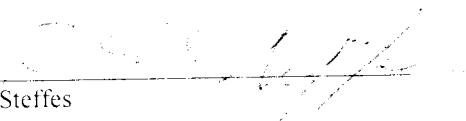
Highest and Best Use: Rural residential

Allocation of Values:


- a. land: 9.37 acres @ \$2,998.93 per acre: \$28,100
- b. improvements: \$15,900
- c. total: \$44,000
- d. market data approach used, four comparable sales cited
- e. adjusted value range: \$40,910.00 to \$49,620.00

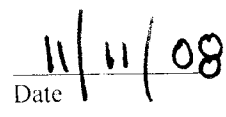
Appraisal Review: Peter Wolter – July 9, 2008

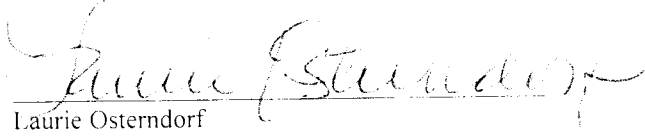
RECOMMENDED:

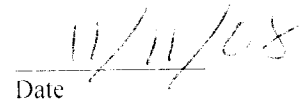

Richard E. Steffes


Date


Bureau of Legal Services


Date


Laurie Osterndorf


Date

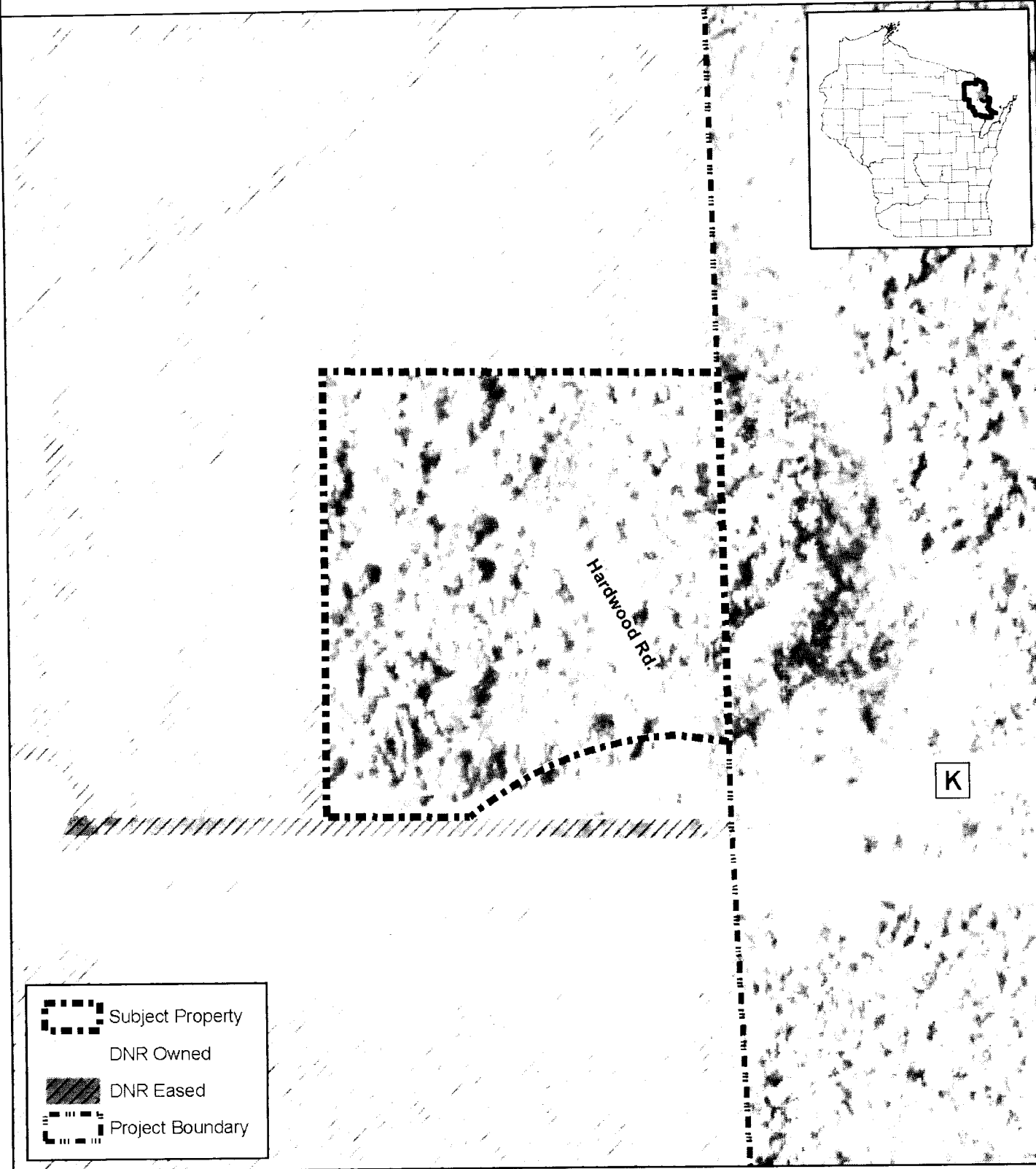
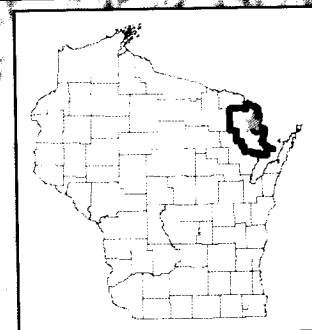
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
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for a hard copy of this document.**

Gerald M Yingling Property

T 35N R 21E Section 17, Town of Amberg, Marinette County



	Subject Property
	DNR Owned
	DNR Eased
	Project Boundary

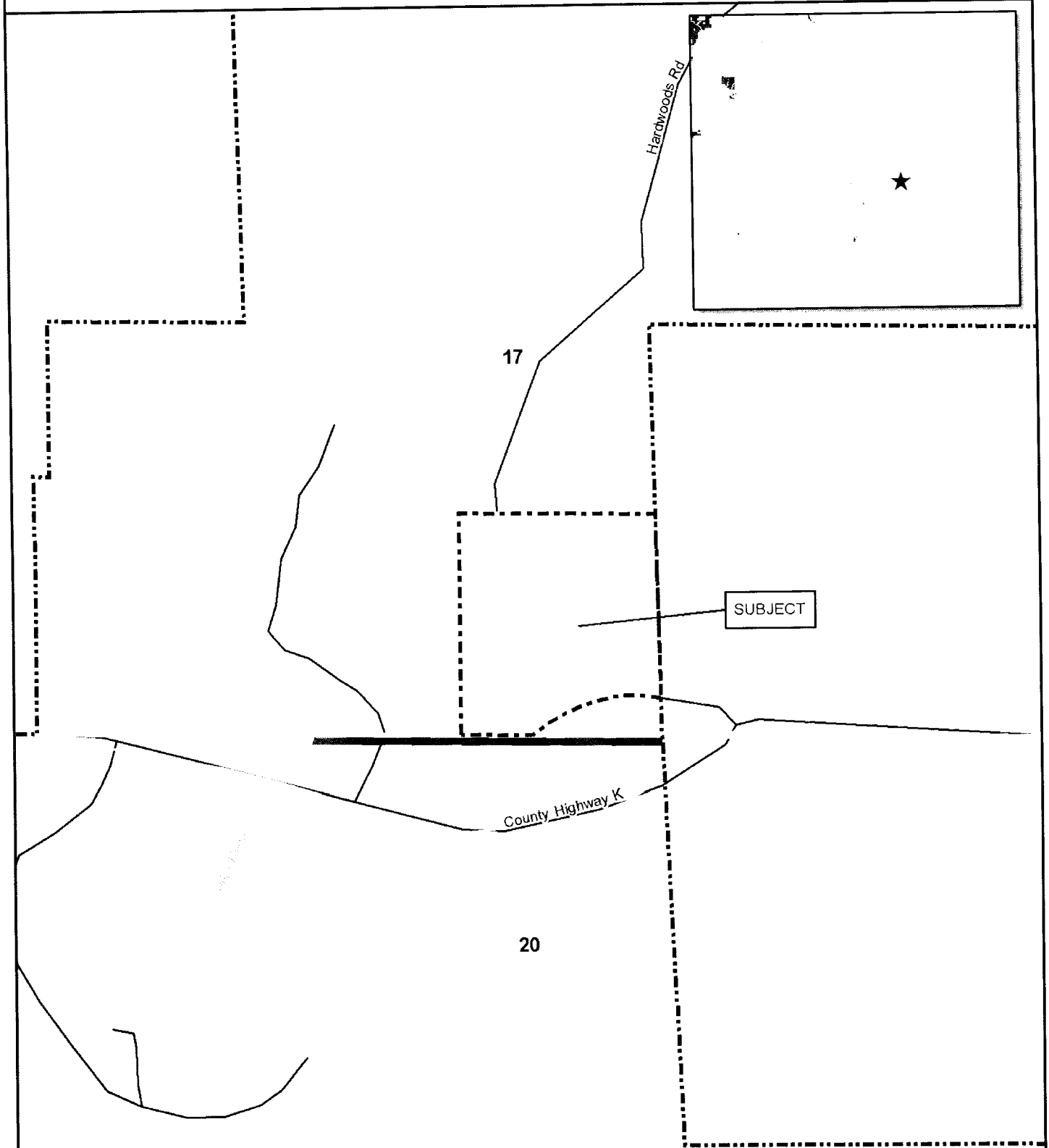






Created by Bureau of Facilities and Lands
Real Estate Section
November 6, 2008



Gerald M. Yingling Property

Pike Wild River



-  Subject Property
-  DNR Owned
-  DNR Easement
-  Project Boundary

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/ser/office/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

November 5, 2003