

SUBJECT: LAND ACQUISITION – STATEWIDE PUBLIC ACCESS PROGRAM – WAUKESHA COUNTY

FOR: JULY 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The NRB deferred the June agenda item 3.B-8, Land Acquisition, Statewide Public Access Program in Waukesha County and directed Department staff to meet with local officials, the Okauchee Lake Management District and other interested public. Department staff met on Tuesday, July 1, 2008 with representatives of the Okauchee Lake Management District and the Golden Mast, a private provider of public access on the lake.

The Department proposes the following in regard to future development of the boat access site:

- The Department has a long standing commitment to obtaining the public's input into decisions that will affect our natural resources. While state law does not require that the department conduct a full Wisconsin Environmental Policy Act (WEPA) review, staff will provide ample opportunity for the public to comment modeled after WEPA on the development plans. The project description typically includes an overall site layout which specifies the number and location of all parking stalls, launch ramps and boarding piers and all ancillary facilities including restrooms, landscaping, visual screening, erosion control, storm water management plan, lighting, shore fishing structures, and any proposed site operation and maintenance activities. Again, while WEPA does not require that the Department hold a public informational meeting, we will do so in an effort to obtain as much input into the development of the site as possible. This effort will include lake users, adjacent residents, the OLMD, the Town of Oconomowoc, Waukesha County, as well as the general public.
- The number of car/trailer parking stalls providing reasonable public access to Okauchee Lake is anticipated to total 35 stalls (per NR 1.91, the minimum is 29 and the maximum is 40). The 35 stalls will be provided through a combination of the 17 stalls at the Department's existing site, the 12 stalls (plus one handicap accessible stall) from the Golden Mast Inn through an extension of the private provider's agreement (five years), and six additional stalls developed with the expansion of the Department's new property acquisition. The Department will also develop a shore fishing pier and an additional five car-only parking stalls.
- The Department will develop an additional 12 car/trailer stalls (up to a maximum of 35) at the Department's public access site if/when the private providers agreement with the Golden Mast Inn expires or is terminated. In addition, the Department may increase the total number of car/trailer stalls up to a maximum of 40, should the Golden Mast Inn ever reduce the number of their 45 private car-trailer parking stalls.

The Department has obtained an option to purchase 0.68-acre of land from Gerald Kalweit for \$660,000 for the Statewide Public Access program in Waukesha County. The item is being submitted because the purchase price exceeds \$150,000. The Statewide Public Access program was established in 1969 to provide public access to the state's surface water resources. Sites are acquired for boat and canoe landings and related uses such as parking lots, shore fishing, and access to lakes, rivers, and streams.

The 0.68-acre Kalweit parcel allows expansion of the Department's existing public access site on Okauchee Lake. At 1,187 acres, Okauchee Lake is the third largest lake in Waukesha County, and would serve the third most populous county in the state. This lake is popular and receives heavy summer use by county residents as well as visitors. In reaction to its news release, the Department has received 16 letters or e-mails in support of the purchase and four opposed.

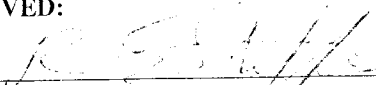
Purchase of this parcel will provide sufficient area for parking at the existing public boat landing. Further, the proposal provides long-term assurance that the public may access Okauchee Lake should the private access provider reduce available car/trailer parking stalls in the future. Four such private resorts/restaurants have closed for residential development on Okauchee Lake in recent years.

RECOMMENDATION: That the Board approve the purchase of 0.68 acres of land for \$660,000 for the Statewide Public Access program.

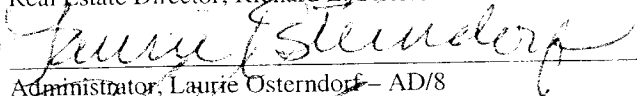
LIST OF ATTACHED MATERIALS:

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

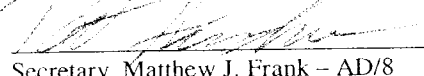
APPROVED:




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



Administrator, Laurie Osterdorf - AD/8



Secretary, Matthew J. Frank - AD/8



Date

7/9/08
Date

7/9/08
Date

- cc: S. Miller – LF/6 L. Ross – AD/8 G. McCutcheon – SER/Milwaukee
R. Steffes – LF/6 M. Staggs – FM/4

CORRESPONDENCE/MEMORANDUM

DATE: July 9, 2008 FILE REF: FI-2896
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Kalweit Tract, File # FI-2896.
 Option Expires July 29, 2008

1. PARCEL DESCRIPTION:

Statewide Public Access
 Waukesha County

Grantor:

Gerald Kalweit
 W354 N5098 Road T
 Oconomowoc, WI 53066

Acres: 0.68Price: \$660,000Appraised Value: \$650,000; \$665,000Interest: Purchase in fee.Improvements: There is a house, garage, and small shed on the subject.

Location: The tract is located 17 miles northwest of the City of Waukesha in northwestern Waukesha County.

Land Description: The subject area slopes gently toward the lake.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Building Site	0.68

Zoning: ResidentialPresent Use: Seasonal ResidenceProposed Use: Fisheries Management and Public RecreationTenure: 66 yearsProperty Taxes: \$9,795.71Option Date: April 30, 2008

Stewardship Land Access: The land will be open for fishing and other nature-based outdoor recreation. The parcel will be closed to hunting because of its close proximity to residences and public roads. It will be developed for additional parking for the adjoining Okauchee Lake boat landing.

2. JUSTIFICATION:

The Department proposes to purchase a 0.68-acre parcel from Gerald Kalweit in Waukesha County to expand the lake access site on Okauchee Lake. The land will be acquired as part of the Statewide Public Access program, which provides public access to the state's surface water resources. Sites are acquired for boat and canoe landings and related uses such as parking lots, shore fishing, and access to lakes, rivers, and streams. This parcel contains 90 feet of frontage along the western shore of Okauchee Lake and abuts the existing department-owned public access site.

Okauchee Lake is 1,187 acres and is the third largest lake in Waukesha County. The lake has expansive open waters, many bays and coves, which makes it very attractive to boaters. This, combined with the good water quality and excellent fishery, makes it a popular destination and makes the Department's boat launch facilities one of the busiest in the Southeast Region. The existing public access facility provides 17 vehicle/trailer parking stalls and currently does not meet the minimum parking space requirements as specified in NR 1.91 (minimum 29, maximum 40). This intense popularity and significant demand for public access to Okauchee Lake has necessitated the hiring of a private security firm to oversee boat launching and parking at the existing facility on weekends and holidays during the boating season.

The lake's perimeter is fully developed and the Department has looked for viable opportunities to enhance public access to Okauchee Lake. A separate, private provider agreement with another lakefront owner provides an additional 12 vehicle/trailer parking stalls (plus one handicap accessible stall) at a private boat launch. However, purchase of the Kalweit property will insure permanent public access in case private facilities ever close.

Okauchee Lakes does not exceed the Department guidelines for public access. Section NR 1.91 is based on the premise that access to lakes is a mixture of riparian owners and public and private access sites. When public access at a reasonable fee reaches a certain level, no further public access or private sites, which require state approval are allowed. This formula is based only on sites, which qualify as reasonably priced public boating access under ss. NR 1.91(2)(h) and (i). The formula does not include privately held access sites except to the extent that they are covered by a contract meeting the requirements of reasonably priced public access. In this instance, only the 17 stalls at the existing department launch site and the 13 contractual stalls at the Golden Mast so qualify. It should be noted that the stipulation and court order that settled a rip-rap violation by the Golden Mast, only requires the 13 contractual sites to be available through February 1, 2009.

This parcel will also provide additional shore fishing opportunities with an ADA accessible fishing pier. Shore fishing opportunities in southeastern Wisconsin, and Waukesha County in particular, are at a premium and in constant demand. This parcel acquisition and proposed fishing pier will contribute to meeting this demand.

The NRB deferred the June agenda item 3.B-8, Land Acquisition, Statewide Public Access Program in Waukesha County and directed department staff to meet with local officials, the Okauchee Lake Management District and a representative of the Golden Mast, a private provider of public access to the lake.

Department staff met on Tuesday, July 1, 2008 with representatives of the Okauchee Lake Management District (OLMD) and the Golden Mast. The private provider expressed willingness to extend the current private provider's agreement for a minimum of five years.

After discussions, the Department proposes the following:

- An environmental review of the future site development plans would be completed by the Department in a manner consistent with WEPA requirements. Additionally, the Department would allow for public review of the site plans by holding a public informational meeting and notifying the public of the meeting through a news release. Public input will be sought on the Department's development decisions at this location.
- The number of car/trailer parking stalls providing reasonable public access to Okauchee Lake is anticipated to total 35 stalls (per NR 1.91, the minimum is 29 and the maximum is 40). The 35 stalls will be provided through a combination of the 17 stalls at the Department's existing site, the 12 stalls (plus one handicap accessible stall) from the Golden Mast Inn through an extension of the private providers agreement (five years), and six additional stalls developed with the expansion of the Department's new property acquisition. The Department also will develop a shore fishing pier and an additional five-car-only parking stalls.
- The Department will develop an additional 12 car/trailer stalls at the Department's public access site if/when the private provider's agreement with the Golden Mast Inn expires or is terminated. In

addition, the Department may increase the total number of car/trailer stalls up to a maximum of 40, should the Golden Mast Inn ever reduce the number of their 45 private car-trailer parking stalls.

The Department recommends purchase of the Kalweit parcel to provide much needed additional public access space on Lake Okauchee, consolidates state ownership, and protects our public water resources.

3. FINANCING:

State Stewardship bond (FY09) funds are anticipated:

Funds allotted to Fishery program:	Balance after proposed transaction:
\$2,000,000	\$1,145,350

4. ACQUISITION STATUS OF STATEWIDE PUBLIC ACCESS PROGRAM:

Established: 1969
Acres Purchased to Date: 1,151.82
Acquisition Goal: 838.65 Acres
Percent Complete: 137%
Cost to Date: \$9,192,697

5a. APPRAISAL:

Appraiser: Philip Vander Male (Private Appraiser)
Valuation Date: February 4, 2008
Appraised Value: \$665,000
Highest and Best Use: Residential Site with Lake Frontage

Allocation of Values:

- a. lake frontage: 90 feet @ \$7,389 per foot: \$665,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$7,258 to \$7,905 per foot of frontage

Appraisal Review: Paul Scott - February 29, 2008

5b. APPRAISAL:

Appraiser: Richard Larkin (Private Appraiser)
Valuation Date: January 25, 2008
Appraised Value: \$650,000
Highest and Best Use: Residential Site with Lake Frontage

Allocation of Values:

- a. 0.68-acre lakefront lot: \$650,000
- b. market data approach used, six comparable sales cited
- c. adjusted value range: \$514,602 to \$692,738 per lot

Appraisal Review: Paul Scott - March 18, 2008

Comments: Two appraisals were completed for this transaction. Neither appraiser assigned any value to the existing cottage, garage, and shed, indicating the highest and best use of the property was a buildable vacant lot. The best negotiated price is \$660,000.

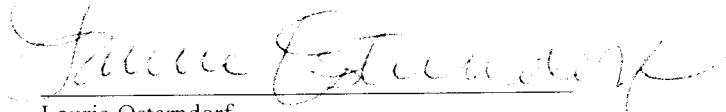
RECOMMENDED:


Richard E. Steffes

7-8-08
Date

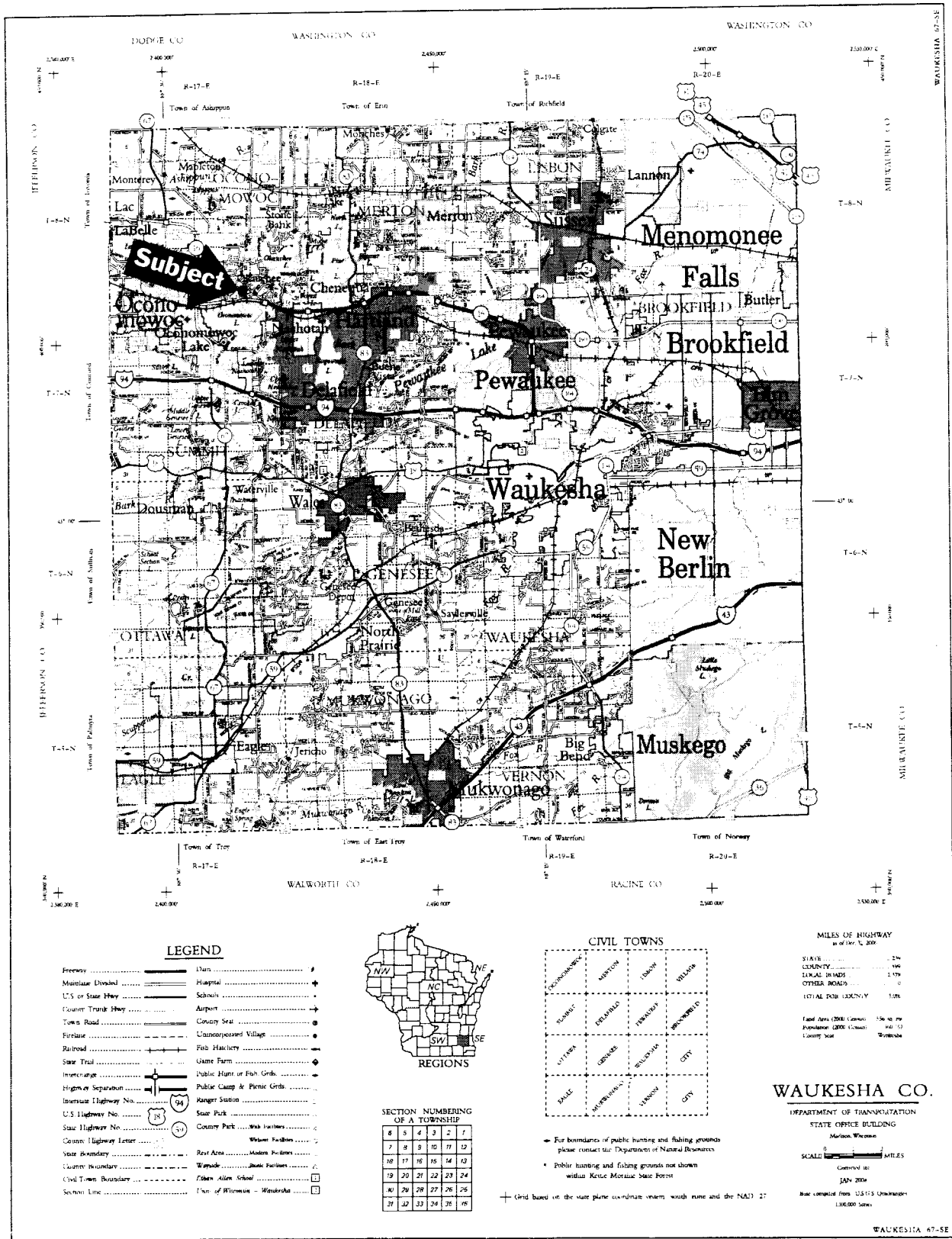

Bureau of Legal Services

7/9/08
Date


Laurie Osterndorf

7/8/08
Date

RES:ch



LEGEND

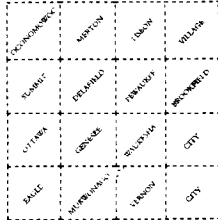
- | | | | |
|------------------------|-------|------------------------------|-------|
| Freeway | ----- | Stair | ..... |
| Metrolink Divided | ----- | Hospital | ..... |
| U.S. or State Hwy | ----- | School | ..... |
| County Trunk Hwy | ----- | Airport | ..... |
| Town Road | ----- | County Seat | ..... |
| Firelane | ----- | Unincorporated Village | ..... |
| Railroad | ----- | Fish Hatchery | ..... |
| State Trail | ----- | Game Farm | ..... |
| Interchange | ----- | Public Hunt or Fish Grd. | ..... |
| Highway Separation | ----- | Public Camp & Picnic Grd. | ..... |
| Interstate Highway No. | ----- | Hanger Station | ..... |
| U.S. Highway No. | ----- | Solar Park | ..... |
| State Highway No. | ----- | County Park | ..... |
| County Highway Letter | ----- | Water Facility | ..... |
| State Boundary | ----- | Rest Area | ..... |
| County Boundary | ----- | Waste Water Facility | ..... |
| Civil Town Boundary | ----- | Fish Allen School | ..... |
| Section Line | ----- | Town of Wisconsin - Waukesha | ..... |



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

CIVIL TOWNS



MILES OF HIGHWAY as of Oct. 1, 2001

STATE	246
COUNTY	196
CANAL DRIVAS	1,179
OTHER ROADS	0
TOTAL FOR COUNTY	3,021

Total Area (2001 Census) 156 sq. mi.
Population (2000 Census) 141,113
County Seat Waukesha

WAUKESHA CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING

Scale 0 to 1 MILES
Created in JAN 2004

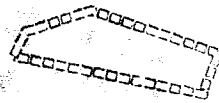
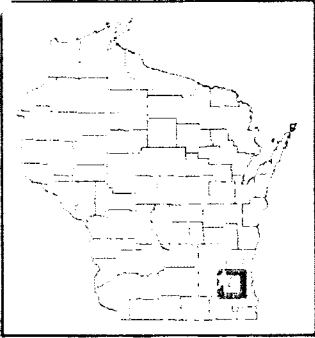
Base compiled from U.S. 1:125,000 Scale
1:100,000 Series




**Due to copyright laws, this page is not
available online.**

**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

Kalweit Property

T 8N R 17E Section 35, Town of Oconomowoc, Waukesha County



	Subject Parcel
	DNR Owned Land
	DNR Eased Land



Created by Bureau of Facilities and Lands
Real Estate Section
May 14, 2008

