

SUBJECT: LAND ACQUISITION, COUNCIL GROUND STATE PARK, LINCOLN COUNTY

FOR: MARCH 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase a 1.56-acre parcel land from Richard and Michele Moyer for \$45,300 for the Council Grounds State Park in Lincoln County. The item is being submitted due to high improvement value. In addition, the Moyer's have agreed to give the Department a Right-of-First-Refusal to purchase an additional 6.46-acre parcel lying within the project boundary.

The parcel is one mile west of the city limits of Merrill and is located on the Council Grounds Drive, which is the entrance road for Council Grounds State Park. The 1.56-acre parcel is proposed for purchase to help provide space for the development of a new public entrance visitor station (PEVS) at the park that will include a visitor center, parking lot, as well as realignment of Council Grounds Drive. The parcel includes a 50-year old house, in average condition, which would be sold for removal or salvage prior to construction of the PEVS. State land abuts the Moyer parcel, both to the north and south.

The purchase of the Moyer property along with the Right-of-First-Refusal to an abutting 6.46 acres will prevent development incompatible with the goals of the park's master plan and the plans for the PEVS. The Department has purchased two other private residences along Council Grounds Drive in the past several years. The new visitor station will allow for more parking and will solve traffic and safety concerns that are associated with the current facility, presently located farther south in a heavily wooded area between park maintenance facilities. The proposed new visitor station location also will have more parking area for the many events at this park.

RECOMMENDATION: That the Board approve the purchase of 1.56-acre of land for \$45,300 for the Council Grounds State Park.

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:

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

2-7-08
Date

Laurie Osterdorf
Administrator, Laurie Osterdorf - AD/5

2/7/08
Date

Secretary, Matthew J. Frank - AD/5

Date

- cc: S. Miller - LF/6
 R. Steffes - LF/6
 L. Ross - AD/5
 W. Smith - PR/6
 J. Gozdziwski - NOR

DATE: February 7, 2008 FILE REF: P-1924
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Richard and Michele Moyer Tract, File # P-1924,
 Option Expires April 15, 2008

1. PARCEL DESCRIPTION:

Council Grounds State Park
 Lincoln County

Grantor:

Richard and Michele Moyer
 215 Grand Avenue, Apt. 602
 Merrill, WI 54452

Acres: 1.56Price: \$45,300Appraised Value: \$45,300Interest: Purchase in fee and Right-of-First-Refusal on 6.46 acresImprovements: Single family ranch style residence (882-square foot) with attached one car garage.

Location: The tract is located in south-central Lincoln County, thirty miles northeast of the City of Wausau.
 Merrill is one mile east.

Land Description: The subject area is level.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	1.06
	Building site	<u>0.50</u>
	TOTAL	1.56

Zoning: Rural ResidentialPresent Use: ResidentialProposed Use: Scenic protection and public recreationTenure: 11 yearsProperty Taxes: \$788.56Option Date: January 15, 2008

Stewardship Land Access: The recent legislative re-authorization of the Stewardship program emphasized public access. This parcel, being in an area of proposed development, will receive considerable public use by park visitors. However, due to park, road and size restrictions, it will not be hunted.

2. JUSTIFICATION:

The 1.56-acre Moyer property is proposed for purchase for the Council Grounds State Park to provide space to construct a Public Entrance Visitor Station (PEVS). In addition, the Moyer's are willing to give the Department a Right-of-First-Refusal to purchase a 6.46-acre parcel to the west of the subject also lying within the project boundary. The 1.56-acre parcel is within the project boundary one mile west of the City of Merrill limits abutting Council Grounds State Park lands along its north and south sides. The subject consists

of nearly level to gently rolling uplands, the majority of which is maintained as mowed lawn. A smaller 50-year old house, in average condition, located on the property would be removed to provide space for the new PEVS. This new station would be located a short distance south of the Moyer property along Council Grounds Drive. The purchase of the Moyer property would facilitate the construction of the PEVS by providing an additional buffer between park visitor traffic and other residences along Council Grounds Drive. The Department has purchased two other private residences along Council Grounds Drive in the past several years. One of these purchases is just south of the Moyer property and occurred in 2005.

Council Grounds State Park is located along the Wisconsin River, just northwest of the City of Merrill in north central Wisconsin. The park was established in 1938. The park is used for a variety of recreational, educational and scientific purposes including picnicking, swimming, rock climbing, hiking, nature and geological study, fishing, camping, educational meetings, cross-country skiing, and other outdoor recreational activities. Due to its location, it attracts visitors from Merrill, which has a population of over 10,000 people, and from Wausau, which is within 20 miles with a population of over 60,000. Visitors from outside of the area also enjoy this scenic park.

The existing entrance building for Council Grounds Park is located several hundred yards south of the Moyer home. The proposed site for the new public entrance visitor station is along the south end of Council Grounds Drive and will accommodate additional parking and solve traffic and safety concerns that are associated with the current building.

The Department recommends the purchase of the Moyer property to create added space for the proposed public entrance visitor station, to restore the natural resources of the site, to provide public access to the land for public recreation, to consolidate state ownership and to prevent incompatible development within the project area.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,210,000	\$172,340

4. ACQUISITION STATUS OF THE COUNCIL GROUNDS STATE PARK:

Established: 1938
Acres Purchased to Date: 510.31
Acquisition Goal: 1,001.3 Acres
Percent Complete: 51%
Cost to Date: \$438,053

5. APPRAISAL:

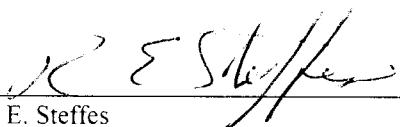
Appraiser: Rodney Bush (Private Appraiser)
Valuation Date: October 30, 2007
Appraised Value: \$45,300
Highest and Best Use: Residential

Allocation of Values:

- a. land: 1.56-acre rural lot is \$5,288/acre: \$ 8,250
- b. improvements: \$36,750
- c. easement for ingress/egress \$ 300
- c. TOTAL: \$45,300
- d. market data approach used, four comparable sales cited
- e. adjusted value range: \$44,150 to \$52,030 per improved lot

Appraisal Review: Ron Olson — December 13, 2007

RECOMMENDED:



 Richard E. Steffes

2-7-08


 Date



 Bureau of Legal Services

2/7/08

 Date

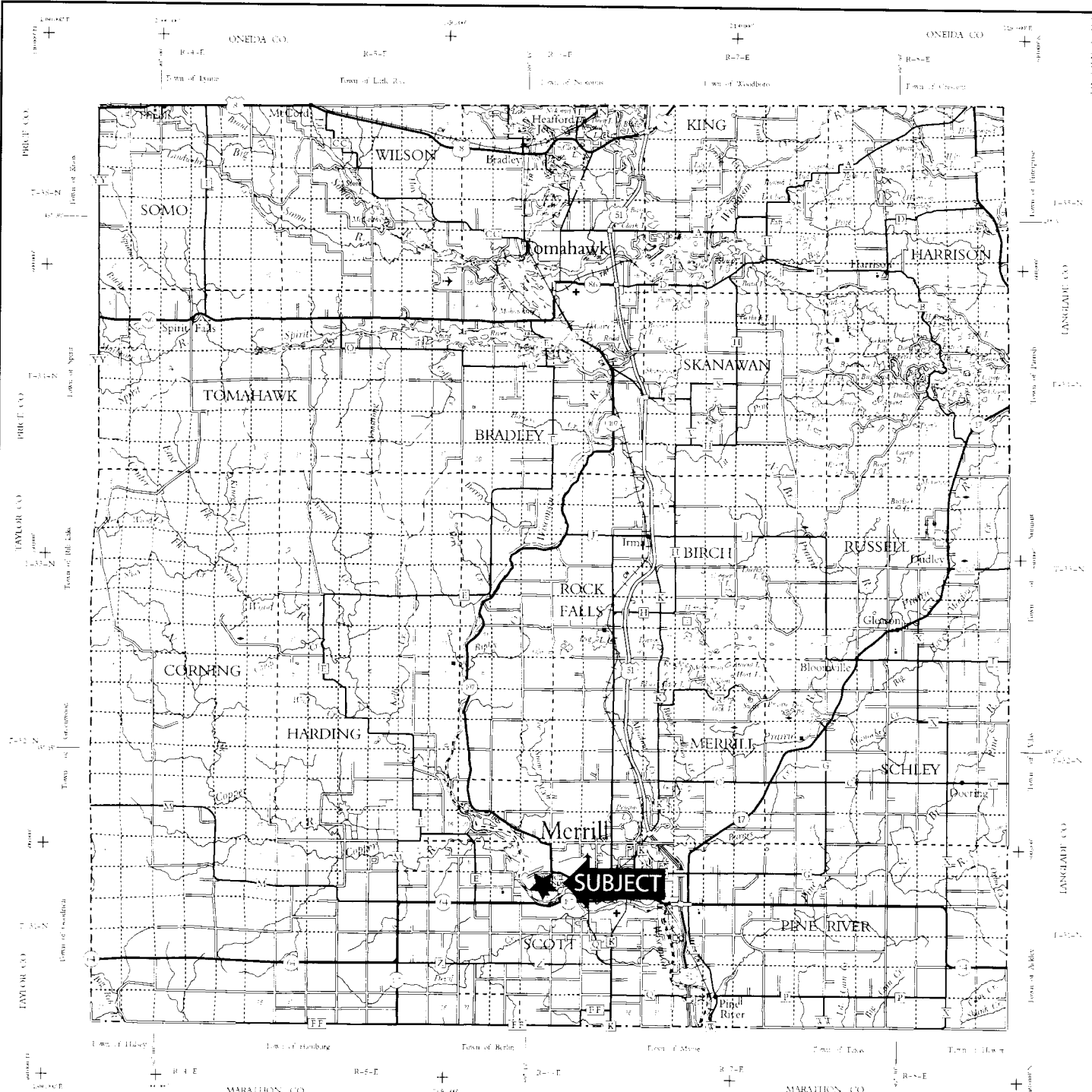


 Laurie Osterndorf

2/7/08

 Date

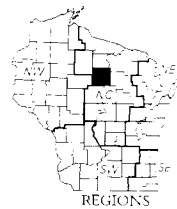
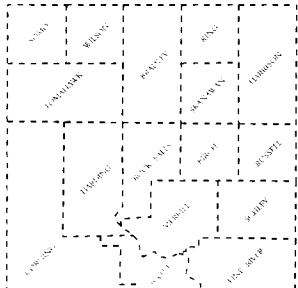
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LEGEND

- | | | | |
|------------------------|-------|------------------------------|-------|
| Freeway | ----- | Dam | ----- |
| Military Divided | ----- | Hospital | ----- |
| U.S. or State Hwy | ----- | Schools | ----- |
| County Trunk Hwy | ----- | Airport | ----- |
| Town Road | ----- | County Seat | ----- |
| Fishlake | ----- | Utility (gas, water, sewer) | ----- |
| Railroad | ----- | Fish Hatchery | ----- |
| State Trail | ----- | State Farm | ----- |
| Interchange | ----- | Public House or Fish Cods | ----- |
| Highway Separation | ----- | Public Camp or Picnic Ground | ----- |
| Interstate Highway No. | ----- | Boomer Station | ----- |
| U.S. Highway No. | ----- | State Park | ----- |
| State Highway No. | ----- | County Jail | ----- |
| County Highway Letter | ----- | Water Pollution | ----- |
| State Boundary | ----- | Rest Area | ----- |
| County Boundary | ----- | Water Pollution | ----- |
| Civil Town Boundary | ----- | Township | ----- |
| Section Line | ----- | | |

CIVIL TOWNS



SECTION NUMBERING OF A TOWNSHIP

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24

For boundaries of public utilities and bearing interests please contact the Department of Natural Resources.
 * Data based on the state plane coordinate system central zone and the NAD 83.

MILES OF HIGHWAY

STATE	124
COUNTY	124
TOWNSHIP	124
SECTION	124

LINCOLN CO.

LEGISLATION OF TRANSPORTATION

STATE AID AND RETURN

1972-73

1973-74

1974-75

1975-76

1976-77

1977-78

1978-79

1979-80

1980-81

1981-82

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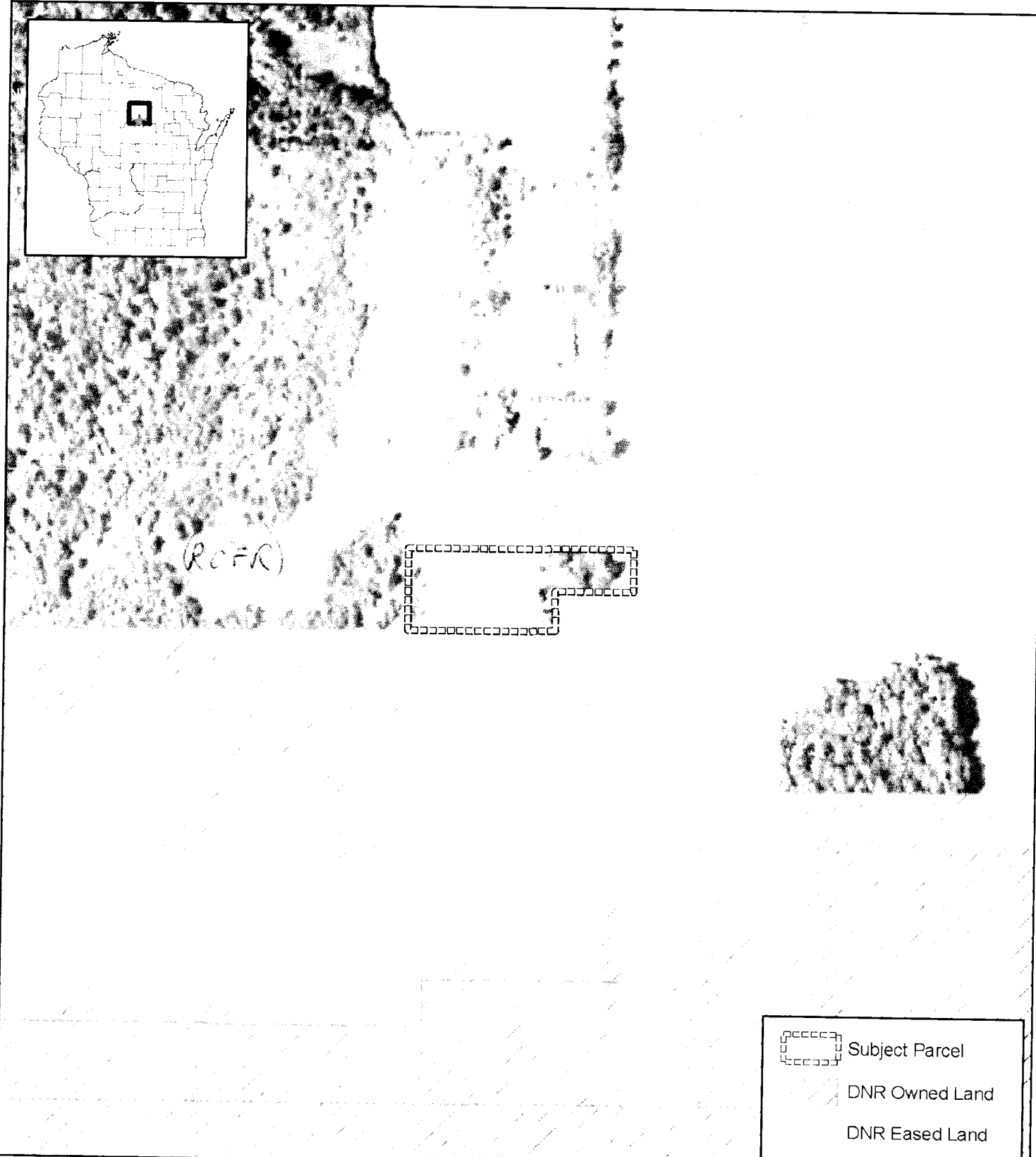
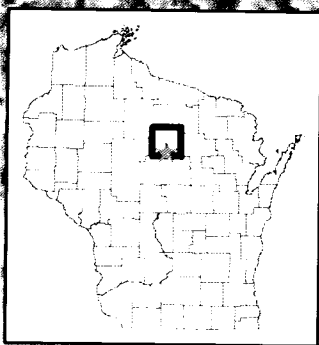
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


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Moyer Property

T 31N R 6E Section 9, Town of Scott, Lincoln County



	Subject Parcel
	DNR Owned Land
	DNR Eased Land





Created by Bureau of Facilities and Lands
Real Estate Section
February 5, 2008




Moyer Property


Council Grounds State Park


 Subject Property


 WDNR Owned

 WNDR Eased

 WDNR Leased

 Ice Age Trail

 Project Boundary

 Open Water



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 is a spatial representation of the Oracle Land Records System, maintained by the DNR, Bureau 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 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 to be used 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, or contact the Bureau of Facilities and Lands (FL) at the following internet site:

<http://www.dnr.state.wi.us/org/fl/office/central/about.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

February 1, 2008

