

SUBJECT: LAND ACQUISITION AND DONATION – WHITE RIVER FISHERY AREA - BAYFIELD COUNTY

FOR: APRIL 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 76.15 acres of land from William Heart for \$120,000 for the White River Fishery Area in Bayfield County. The item is being submitted because the owner is donating \$85,600 in land value to the Department. The appraised value of the parcel is \$205,600.

The White River is one of Wisconsin's premier trout streams and very popular for fly-fishing enthusiasts. The property is located approximately seven miles south of Ashland in the Town of Kelly. The property has forest cover composed of hardwoods with some spruce and balsam fir. The frontage is predominately upland with some steep banks. Ownership of this property will allow fishery management and provide public access to the trout stream.

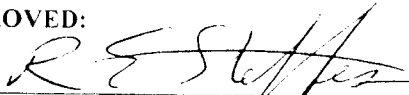
The White River Fishery Area was established in 1961 and was expanded in 2004 to include a significant stretch of the river, connecting into western Ashland County. The river has excellent water quality and good natural reproduction of brook and brown trout. The stream flows through a wild and natural setting with very little development or pollution. From its origin, the White River flows easterly, directly into Lake Superior and the Great Lakes drainage near the City of Ashland. The goals of the project are to manage and protect the water and fishery resources of the area and to provide opportunities for public recreation. The public uses the land for fishing, hunting, trapping, hiking, watching wildlife, and snowshoeing. Acquisition of the Heart tract will provide public access to 2,900 feet of White River frontage as well as other outdoor recreation.

RECOMMENDATION: That the Board approve the purchase of 76.15 acres for \$120,000 for the White River Fishery Area in Bayfield County and accept a donation of \$85,600 in land value.

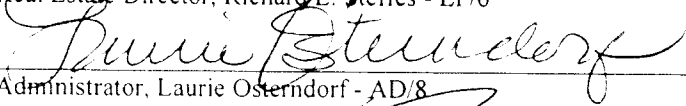
LIST OF ATTACHED MATERIALS:

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

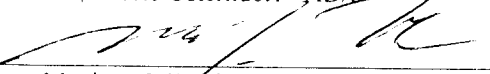
APPROVED:



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



Administrator, Laurie Osterndorf - AD/8



Secretary, Matthew J. Frank - AD/8

3-20-09
Date

3/26/09
Date


4-9-09
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs – FH/4
- W. Smith – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

DATE: March 20, 2009

TO: Governor Doyle

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, Heart Tract, File # FM 10038,
Option Expires July 16, 2009

FILE REF: FM 10038

1. PARCEL DESCRIPTION:

White River Fishery Area
Bayfield County

Grantor:

William Heart
27450 Verners Road
Ashland, WI 54806

Acres: 76.15Price: \$120,000*Appraised Value: \$205,600Interest: Fee title purchaseImprovements: None

*Comment: The grantor is selling the 76.15-acre parcel to the Department for \$120,000. This includes a donation of value in the amount of \$85,600.

Location: The property is located about seven miles south of Ashland in the Town of Kelly.

Land Description: The land varies from level to steep along the ridges and ravines. The project includes 2,900 feet of frontage on the White River.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland/Woodland	76.15

Zoning: AgriculturePresent Use: RecreationProposed Use: Resource protection and public recreationTenure: 5 yearsProperty Taxes: \$2,010.93Option Date: March 18, 2009

Stewardship 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 76.15 acres of land from William Heart to protect 2,900 feet of frontage along the White River within the White River Fishery Area. Most of the frontage is on both banks of the river. The owner is donating \$85,600 in land value to the Department (appraised value of the parcel is \$205,600). The White River is one of Wisconsin's premier trout streams and very popular for fly-fishing enthusiasts. The property is located approximately seven miles south of Ashland in the Town of Kelly. The property is entirely forested with a forest cover composed of hardwoods with some spruce and balsam fir. The frontage is upland with some steep banks. Ownership of this property will allow fishery management and provide public access to the trout stream as well as providing land for other outdoor recreational uses.

The White River Fishery Area was established in 1961 and was expanded in 2004 to include a significant stretch of the river, connecting into western Ashland County. The White River Fishery Area protects the White River, one of the outstanding inland trout-producing streams in northwestern Wisconsin. The river has excellent water quality and good natural reproduction of brook and brown trout. The stream flows through a wild and natural setting with very little development or pollution. From its origin, the White River flows easterly, directly into Lake Superior and the Great Lakes drainage near the City of Ashland. The goals of the project are to manage and protect the water and fishery resources of the area and to provide opportunities for public recreation. The public uses the land for fishing, hunting, hiking, watching wildlife, and snowshoeing.

The Department recommends acquisition of the Heart tract to provide public access to the land and river, to protect the water resources of the property and associated habitat, to permit fishery management and other natural resource activities, and to consolidate state ownership for the White River Fishery Area.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,500,000	\$204,989

4. ACQUISITION STATUS OF THE WHITE RIVER FISHERY AREA-BAYFIELD:

Established: 1961
Acres Purchased to Date: 3,901.14
Acquisition Goal: 10,754.00
Percent Complete: 36.28%
Cost to Date: \$1,576,883.00

5. APPRAISAL:

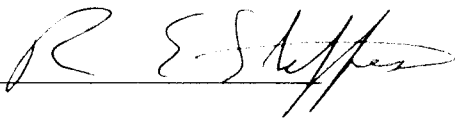
Appraiser: Steigerwaldt Land Services, Inc.
Valuation Date: March 7, 2009
Appraised Value: \$205,600
Highest and Best Use: Recreation

Allocation of Values:

- a. land: 76.15 acres @ \$2,700 per acre: \$205,600
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$1,845 to \$3,027 per acre

Appraisal Review: Peter Wolter - March 20, 2009

RECOMMENDED:


Richard E. Steffes

3-20-09
Date


Bureau of Legal Services

3/23/09
Date


Laurie Osterndorf

3/26/09
Date

RES:

Acknowledgment Of Gift

This is to certify that at its April 2009 meeting, the Natural Resources Board gratefully accepted a gift of \$85,600 in land value from

WILLIAM HEART

The donation will be used toward the purchase of 76.15 acres of land for the White River Fishery Area in Bayfield County. It is significant that people like 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

Christine L. Thomas, CHAIR

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