

SUBJECT: LAND ACQUISITION, ONION RIVER STREAM BANK PROTECTION AREA - SHEBOYGAN COUNTY
FOR: OCTOBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 76.76 acres of land from the Busch Revocable Trust for \$230,280 for the Onion River Stream Bank Protection Area in Sheboygan County. The item is being submitted because the purchase price exceeds \$150,000.

This parcel adjoins recently acquired state-owned lands to the west and is located within an area that is noted for fishing and hunting. The parcel is located in the Town of Lyndon in central Sheboygan County about 15 miles southwest of Sheboygan and 35 miles north of Milwaukee. The parcel includes 1,700 feet of frontage along both banks of the Onion River. Purchase of the property will protect the stream from runoff and erosion, allow fishery management to improve trout habitat for wild brook and brown trout, allow for wildlife habitat improvements and allow for public recreation and consolidate state ownership. Purchase of the property would give the Department the ability to improve water quality in the Onion River watershed.

RECOMMENDATION: That the Board approve the purchase of 76.76 acres of land for \$230,280 for the Stream Bank Protection 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 |

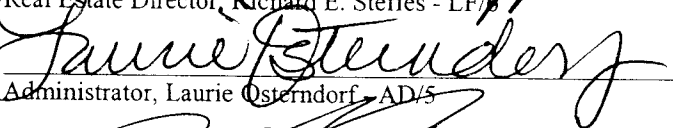
APPROVED:



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

9-17-07

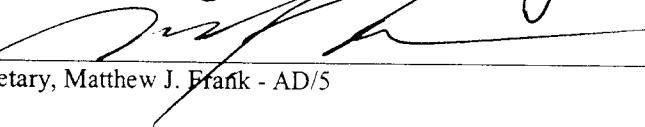
Date



Administrator, Laurie Osterndorf - AD/5

9/20/07

Date



Secretary, Matthew J. Frank - AD/5


9/20/07

Date

- cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/5
M. Staggs, - FH/4
G. McCutcheon - SER/Milwaukee

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: September 12, 2007
TO: Governor Doyle
FROM: Matthew J. Frank 
SUBJECT: Proposed Land Acquisition, Busch Revocable Living Trust, File # FI-2883,
Option Expires December 20, 2007

FILE REF: FI-2883

1. PARCEL DESCRIPTION:

Onion River Stream Bank Protection Area
Sheboygan County

Grantor:

Busch Revocable Living Trust
N8534 Wolf River Drive
Algoma, WI 54201

Acres: 76.76

Price: \$230,280

Appraised Value: \$230,280

Interest: Purchase in fee

Improvements: None

Location: The tract is located in the Town of Lyndon in central Sheboygan County about 15 miles southwest of Sheboygan and 35 miles north of Milwaukee.

Land Description: The subject area is level flood plain.

Covertypes Breakdown Fee:

<u>Type</u>	<u>Acreage</u>
Lowland Woodland	76.76

Zoning: Conservancy

Present Use: Private recreation

Proposed Use: Water Resource Protection and Public Recreation

Tenure: Long term; part of Algoma Lumber Company land conveyed to former company official.

Option Date: August 22, 2007

2. JUSTIFICATION:

The Department proposes to purchase a 76.76-acre parcel on the Onion River from the Busch Revocable Living Trust for the Onion River Stream Bank Protection Fee Area. The tract, that adjoins recently acquired state-owned lands to the west, is located in the Town of Lyndon in central Sheboygan County about 15 miles southwest of Sheboygan and 35 miles north of Milwaukee. The parcel includes 1,700 feet of frontage along both banks of the Onion River. The property is located within an area locally known as 'Winooski Swamp', which is an area noted for its value for fishing and hunting and is additionally important due its location in a high-density area of Sheboygan County close to the Milwaukee metropolitan area where the public demand for recreation is great. Purchase of the property will protect the stream from runoff and erosion, allow fishery management to improve trout habitat for wild brook and brown trout, allow for wildlife habitat improvements and allow for public recreation and consolidate state ownership.



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In addition to fishing, the property will provide opportunities for hiking, cross-country skiing, nature appreciation, and hunting. Game species on the property include deer, turkey, pheasants, rabbits and squirrels. The property is midway between Green Bay and the Milwaukee metropolitan area where there is a great need for additional recreational lands to serve those large populations.

The Department recommends acquisition of the property to protect the stream from runoff and erosion, allow fishery management and habitat restoration and provide opportunities for public recreation on the Onion River and to consolidate state ownership in the project area.

3. FINANCING:

State stewardship funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$715,631

4. ACQUISITION STATUS OF THE STREAM BANK PROTECTION AREA:

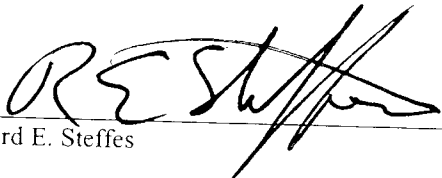
Established: 1994
Acres Purchased to Date: 931.42
Acquisition Goal: 10,221.0
Percent Complete: 9.1%
Cost to Date: \$2,259,880

5. APPRAISALS:

Appraiser: Gary Kramer (Private Appraiser)
Valuation Date: April 6, 2007
Appraised Value: \$230,280
Highest and Best Use: Conservancy & Recreation
Allocation of Values:
a. land: 76.76 acres @ \$3,000/acre: \$230,280
b. market data approach used, 6 comparable sales cited
c. adjusted value range: \$2,002 to \$3,420 per acre

Appraisal Review: Paul Scott - May 9, 2007

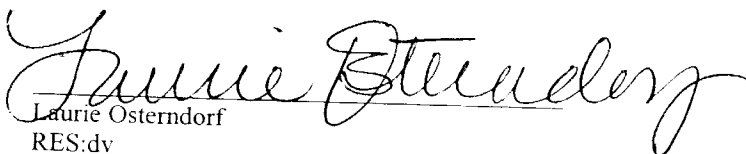
RECOMMENDED:


Richard E. Steffes

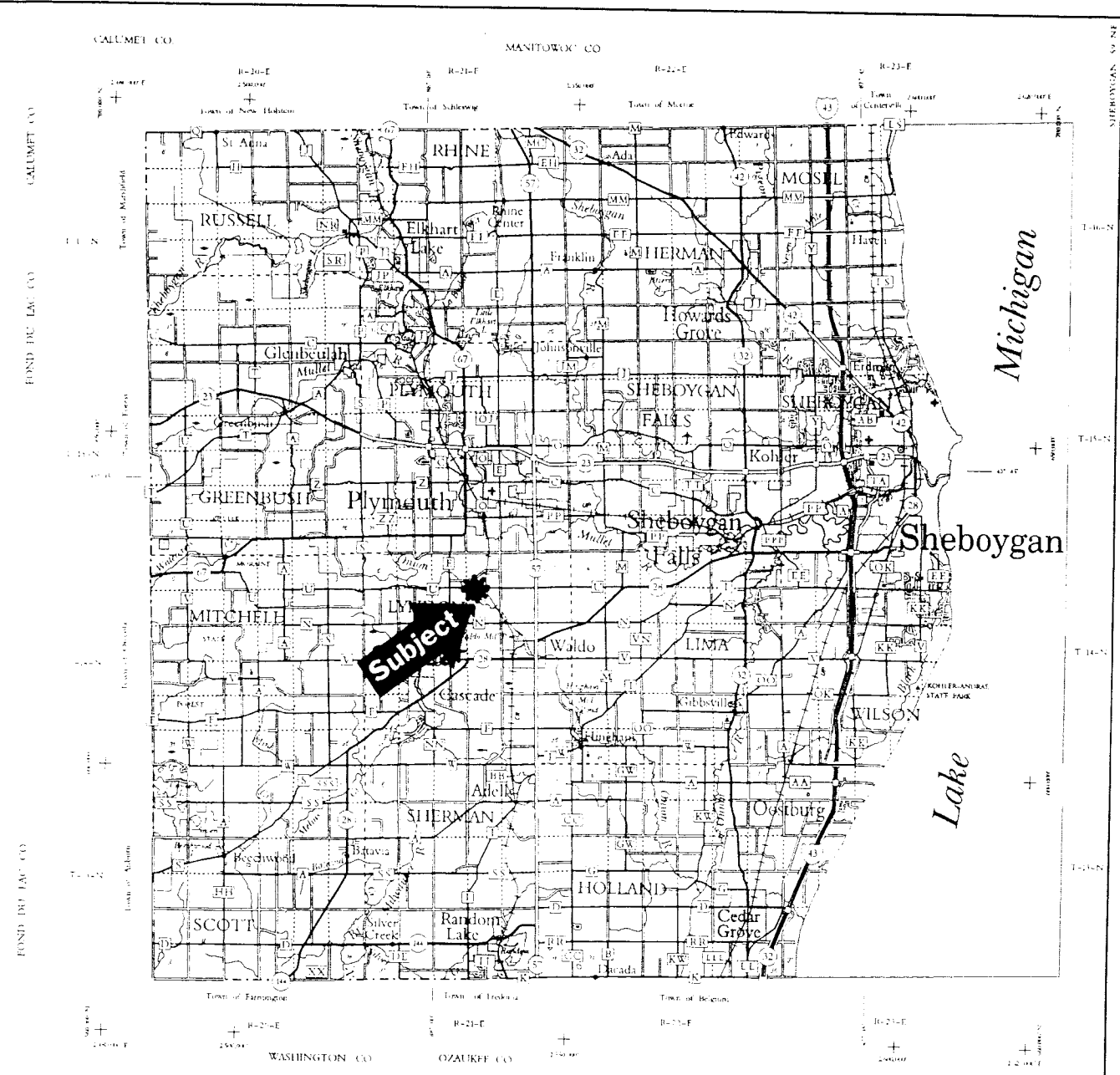
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Bureau of Legal Services

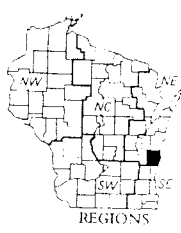
9/19/07
Date


Laurie Osterndorf
RES:dv

9/20/07
Date

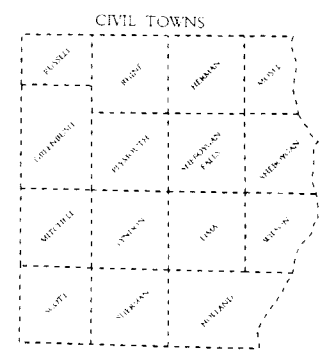


- LEGEND**
- Town
 - Millage District
 - U.S. or State Hwy
 - County Trunk Hwy
 - Town Road
 - Fireline
 - Railroad
 - State Trunk
 - Interchange
 - Highway Separation
 - Interstate Highway
 - U.S. Highway No.
 - State Highway No.
 - County Highway Letter
 - State Boundary
 - County Boundary
 - Civil Town Boundary
 - Section Line
 - Park
 - Hospital
 - School
 - Airport
 - County Seat
 - Unincorporated Village
 - Fish Hatchery
 - Game Farm
 - Public Hunt or Fish Cade
 - Public Camp & Picnic Area
 - Ranger Station
 - State Park
 - County Park
 - Water Feature
 - Best Area
 - Wildlife
 - Site
 - Town of Wisconsin
 - Michigan



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
25	26	27	28	29	30
31	32	33	34	35	36



MILES OF HIGHWAY
as of 12/31/2005

STATE	87
COUNTY	45
LOCAL	145
TOTAL FOR COUNTY	177

SHEBOYGAN CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING

SCALE 1" = 1 MILE








DATE COMPILED: 12/31/2005

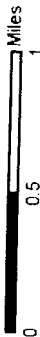
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for a hard copy of this document.**

Busch Rev. Living Trust Purchase

Onion River SBP

-  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 set is a computer 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.

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.wisconsin.gov/bureaus/bureaucenter/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

September 5, 2007

