

SUBJECT: Land Acquisition – White River Fishery Area-Bayfield – Bayfield County

FOR: MAY 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J. Haag

SUMMARY: The Department has obtained an option to purchase 67.05 acres of land from Kathie Anderson for \$228,000 for the White River Fishery Area in Bayfield County. The item is being submitted because the purchase price exceeds \$150,000.

The Anderson parcel is located entirely within the acquisition boundary and abuts state land on the west and Pike River Road to the east. It is located 25 miles southwest of the City of Ashland and includes approximately 1,600 feet of frontage on the White River. This property will provide walk-in access for the public from the road to a stretch of the White River known for excellent fishing.

The White River Fishery Area was established in 1961 to manage and protect this unique and scenic trout stream and watershed. This multiple-use area is dedicated to trout fishing, hunting, canoeing, and other compatible outdoor recreational and educational opportunities. Numerous feeder streams, spring ponds, and outlet flows of several glacial lakes provide the high quality water for this outstanding trout stream. In 2004, the project boundary was expanded by more than 6,500 acres to protect the river corridor between existing department-managed properties. This expansion connects the 10,000-acre Bibon Swamp State Natural Area in Bayfield County with the 960-acre White River Wildlife Area in Ashland County. The goals of the project are to manage and protect the water and fishery resources of the area and provide opportunities for public recreation. An updated Master Plan of these properties was completed and approved by the Natural Resources Board in the past year.

The White River meanders along the northern edge of the Anderson parcel. The White is one of Wisconsin's premier trout streams and extremely popular for anglers. The subject parcel is adjacent to a fisheries trend station which has had annual surveys completed since 2006. This station has the highest brown trout density of all the stations on the White River. In addition the station, which is mostly bordered by the Anderson property, averaged 1500 young of the year brown trout/mile making this portion of river one of the strongest contributors to natural reproduction for brown trout on the White River. Brook trout will also be aided by acquisition of the Anderson property. There is a small cold-water tributary running along the east side of the property that contains brook trout. The presence of cold water and a suitable substrate provides excellent Brook trout spawning habitat and spawning activity has been observed in this tributary.

The Department recommends acquisition of the tract to provide public access to the land and to the White River, permit fishery management and other natural resource activities and consolidate state ownership for the White River Fishery Area.

RECOMMENDATION: That the Board approve the purchase of 67.05 acres of land from Kathie Anderson for \$228,000 for the White River Fishery Area in Bayfield 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 |

CORRESPONDENCE/MEMORANDUM

DATE: April 17, 2014 FILE REF: FM 10199
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Kathie Anderson Tract, File # FM 10199,
 Option Expires June 16, 2014

1. PARCEL DESCRIPTION:

White River Fishery Area
 Bayfield County

Grantor:

Kathie Anderson
 P.O. Box 143
 Mayer, MN 55360

Acres: 67.05
Price: \$228,000
Appraised Value: \$228,000
Interest: Fee Title
Improvements: None

Location: The property is located 12 miles southeast of Iron River in Bayfield County.

Land Description: The subject land is rolling and generally slopes from the south down to the north to the frontage of the White River.

Cover type Breakdown:

Type	Acreage
Lowland Woodland	17.05
Upland Woodland	50.00
Total:	67.05

Zoning: Forestry 1
Present Use: Recreational property
Proposed Use: Public Recreation
Tenure: 19 years
Property Taxes: \$2675.00
Option Date: March 18, 2014

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 Anderson parcel is located entirely within the acquisition boundary and abuts state land on the west and Pike River Road to the east. It is located 25 miles southwest of the City of Ashland and includes approximately 1,600 feet of frontage on the White River. This property will provide walk-in access for the public from the road to a stretch of the White River known for excellent fishing.



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3. LAND MANAGEMENT:

The Brule DNR office will manage in-stream and near-stream fisheries activities. The Ashland DNR office will manage "lands" activities. The Friends of the White River serve as an advisory board and coordinate volunteer work days.

This parcel lies in the Transitional Boreal Fishery Management Area described in the master plan. Management in this scenic resources area focuses on protecting the headwater springs, ponds and streams while supporting high-quality fishing, hunting, and trapping opportunities. Management is intended to provide conditions where users may feel they are in a secluded setting. Vegetative management may include timber harvest, invasive species control and establishment of desired native plant species. Visual and audible impacts related to logging will be minimized by harvesting during leaf-off periods only and maintaining buffers along waterways as described in BMPs. Access to the water is provided at the adjacent canoe landing owned by the Town of Delta; no additional improvements are planned for this parcel. The long term goals of the project are to manage the water and fishery resources of the area and to provide opportunities for public recreation. The Department's ownership of this parcel will reduce costs related to boundary signing, survey and management.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$640,000	\$197,426

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

Established: 1961
Acres Purchased to Date: 4,093.71
Acquisition Goal: 10,126.00
Percent Complete: 40.43 %
Cost to Date: \$2,314,533.70

6. APPRAISAL:

Appraiser: Lee Steigerwaldt
Valuation Date: February 13, 2014
Appraised Value: \$228,000
Highest and Best Use: Recreational property

Allocation of Values:

- a. land: 67.05 acres @ \$3,400.45 per acre: \$228,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2,333.33 - \$3,586.74 per acre

Appraisal Review:

Peter Wolter

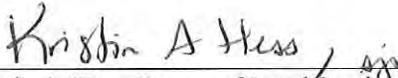
Date: March 3, 2014

RECOMMENDED:



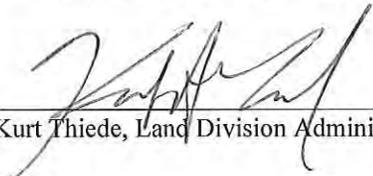
Douglas J. Haag, Deputy Facilities and Lands Bureau Director

2/21/14
Date



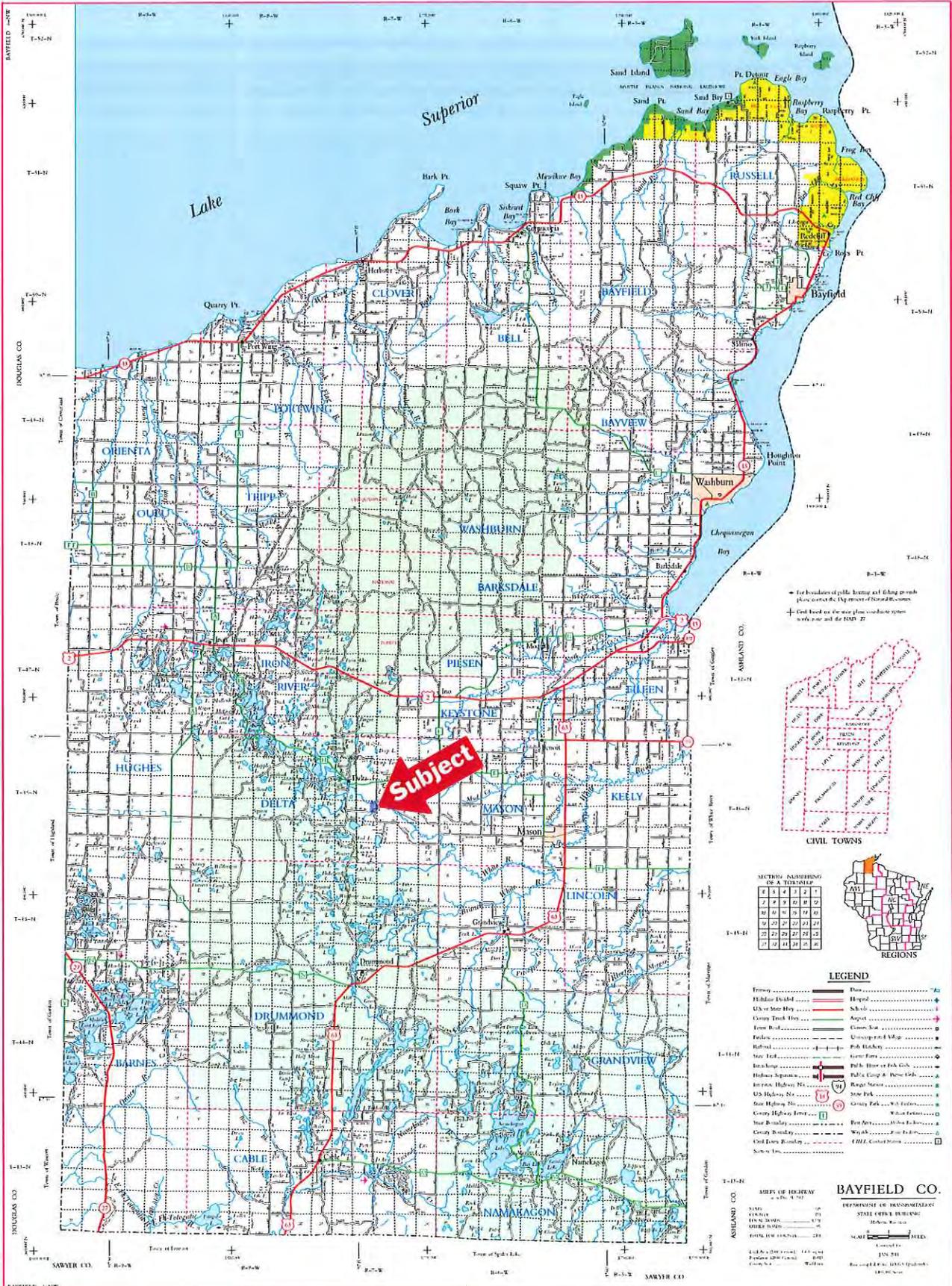
Kristin A. Hess, Bureau of Legal Services (via email)

4/18/14
Date



Kurt Thiede, Land Division Administrator

4/22/14
Date



Subject



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

- LEGEND**
- Township Boundary
 - County Boundary
 - US or State Hwy
 - County Trunk Hwy
 - Forest Road
 - Railroad
 - State Trunk
 - Interchange
 - Highway Spurway
 - Intersect Highway
 - US Highway Sta
 - State Highway Sta
 - County Highway Line
 - State Boundary
 - County Boundary
 - Old Town Boundary
 - State Line
 - State
 - US or State Hwy
 - County Trunk Hwy
 - Forest Road
 - Railroad
 - State Trunk
 - Interchange
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 - Intersect Highway
 - US Highway Sta
 - State Highway Sta
 - County Highway Line
 - State Boundary
 - County Boundary
 - Old Town Boundary
 - State Line

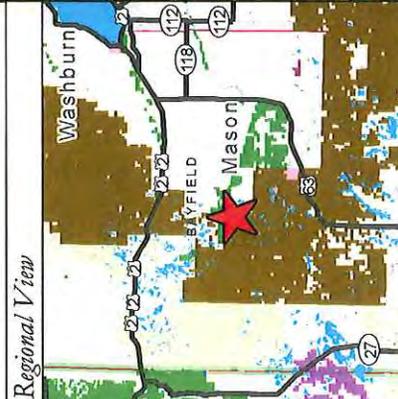
BAYFIELD CO.
 DEPARTMENT OF INSURANCE
 STATE OF WISCONSIN
 ST. JOSEPH, WISCONSIN
 SCALE: AS SHOWN
 1955
 Bayfield & Sawyer Counties
 1:50,000

Kathie Anderson - Fee
White River Fishery Area - Bayfield
FM 10199

T46N R7W Sec 21
 Town of Delta
 Bayfield County

Subject

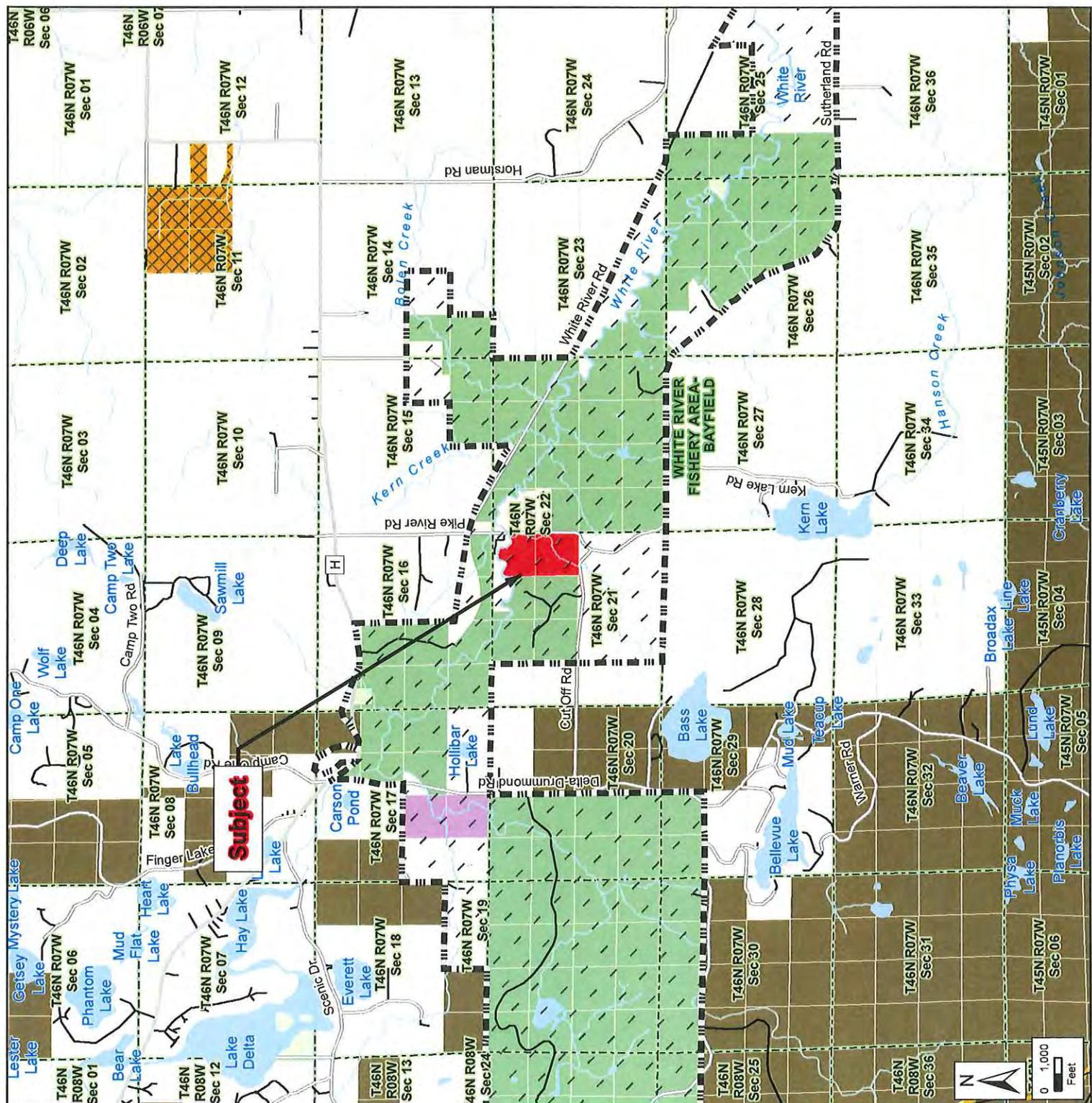
-  DNR Fee Title
-  DNR Easement
-  DNR Project Boundary
-  North Country Nat'l Scenic Trail
-  County Forest
-  National Forest
-  PLS Section Line
-  QQ Section Boundary
-  NRCS - WRP (Wetland Reserve Program - Closed to public access)



Location of Property

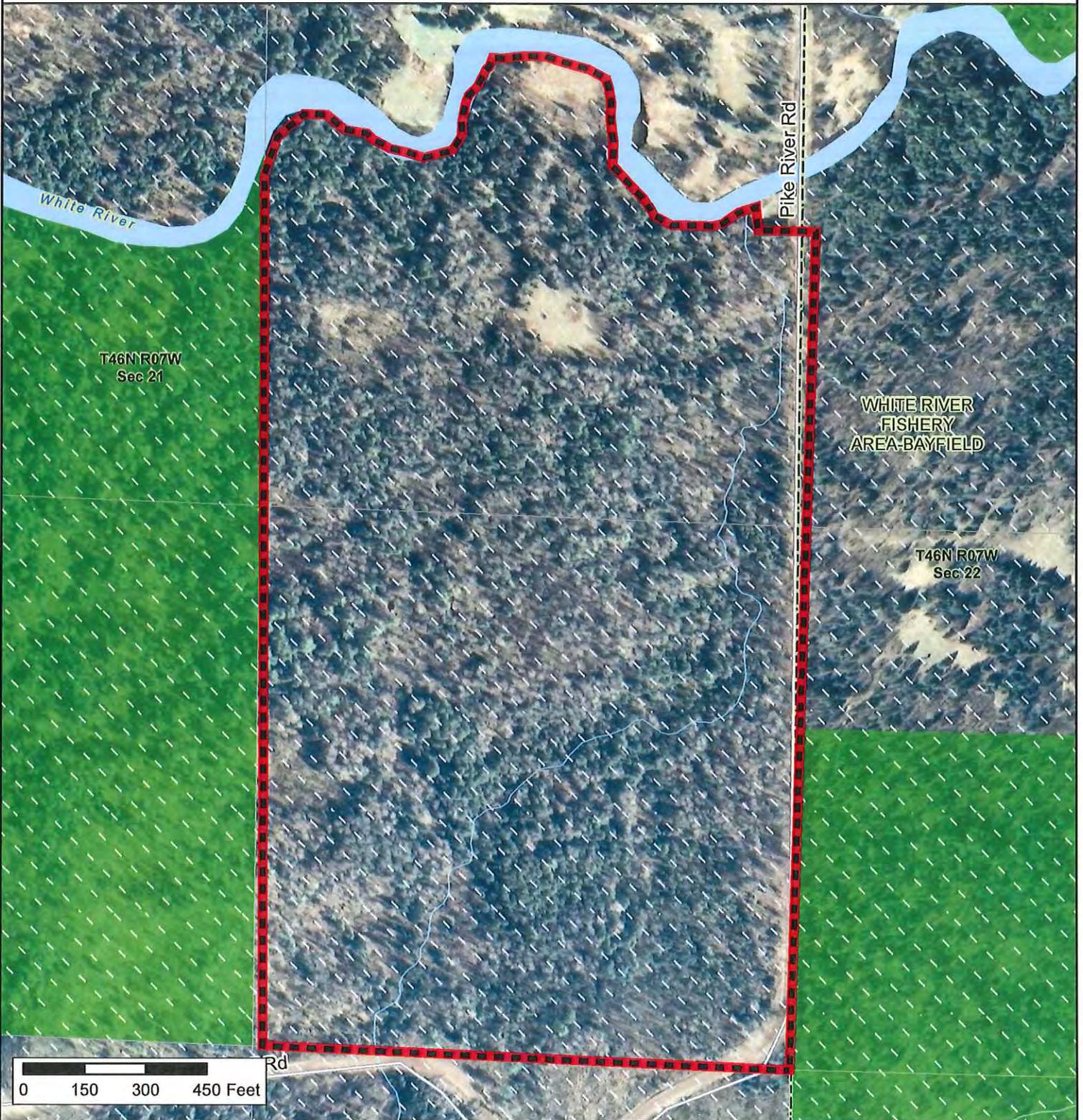
WISCONSIN DEPARTMENT
 OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Apr 11, 2014 kmh

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Kathie Anderson - Fee

T46N R7W Sec 21, Town of Delta, Bayfield County

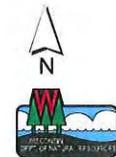


White River Fishery Area - Bayfield



Subject

- DNR Fee Title Land
- QQ Section Lines
- DNR Project Boundary
- Section Line



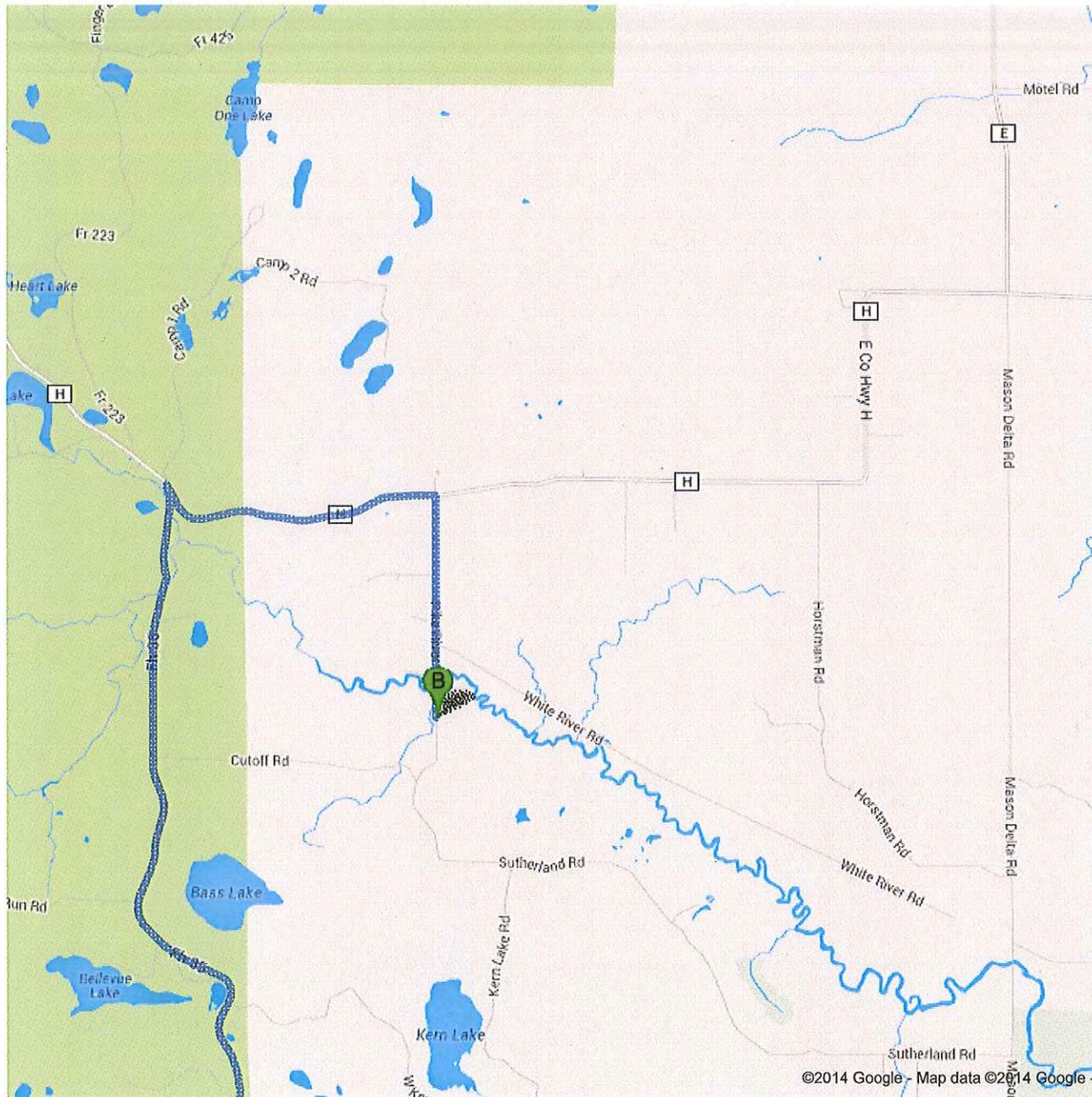
Apr 11, 2014 kmh

Real Estate Section
Bureau of Facilities and Lands

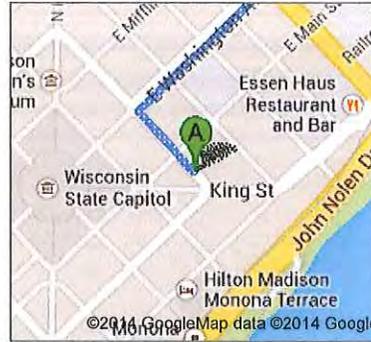
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Directions to Pike River Rd
320 mi – about 5 hours 13 mins

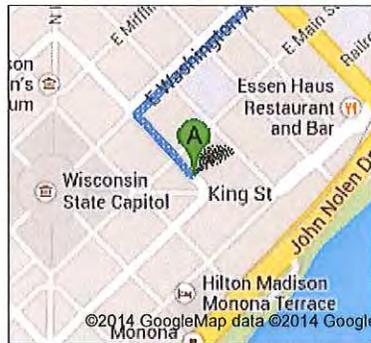


 101 S Webster St, Madison, WI 53703



1. Head **northwest** on **S Webster St** toward **E Main St**

go 0.1 mi
total 0.1 mi



 2. Take the 2nd right onto **E Washington Ave**
About 8 mins

go 4.1 mi
total 4.2 mi



 3. Turn left onto **Hwy 51 N/US-51 N/N Stoughton Rd**
Continue to follow Hwy 51 N/US-51 N
About 6 mins

go 4.4 mi
total 8.6 mi



 4. Take the ramp onto **I-39 N/I-90 W/I-94 W**
About 21 mins

go 23.7 mi
total 32.2 mi





5. Keep left to continue on I-94 W
About 2 hours 2 mins



go 139 mi
total 172 mi



6. Take exit 70 for US-53 N toward Eau Claire
About 47 secs



go 0.6 mi
total 172 mi



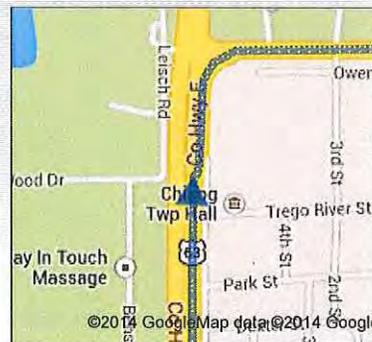
7. Slight right onto US-53 N
About 1 hour 18 mins



go 87.7 mi
total 260 mi



8. Slight right toward US-63 N (signs for US 63)



go 0.2 mi
total 260 mi



9. Slight right onto US-63 N
About 51 mins



go 46.7 mi
total 307 mi

10. Turn left onto **Fh 35**
About 19 mins



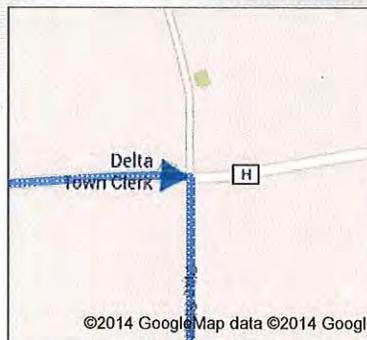
go 10.7 mi
total 317 mi

11. Turn right onto **Co Hwy H**
About 3 mins



go 1.5 mi
total 319 mi

12. Turn right onto **Pike River Rd**
About 3 mins



go 1.2 mi
total 320 mi

B Pike River Rd



These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

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