

Wisconsin Department of Natural Resources
Natural Resources Board Agenda Item

SUBJECT: Land Acquisition – Peshtigo River State Forest – Marinette County

FOR: AUGUST 2016 BOARD MEETING
TO BE PRESENTED BY: Douglas J Haag

SUMMARY:

The Department has obtained an option to purchase 2.04 acres of land from John T. Repinski for \$94,500.00 for the Peshtigo River State Forest. The property is located 60 miles north of Green Bay in Marinette County. The land is located entirely within the boundary of the Peshtigo River State Forest and is adjacent to department lands on the north and west. The parcel is accessible to the public through Fabian Lane and other Department ownership. The item is being submitted because the improvement values exceed 35% of the total appraised value.

S. 27.01 (17) Stats., created under 2009 Wisconsin act 54 required the Department to promulgate a rule that specifies when and where golf carts are allowed in the Governor Thompson State Park and Peshtigo River State Forest. The adopted law allows for a posted route and parking area to Boat Landing 13 that is within Governor Thompson State Park. This acquisition will allow for construction of this golf cart path.

A number of routes were considered; with the most feasible being a route that required a private parcel acquisition. The Department has attempted to acquire other property for this purpose but negotiations for other vacant parcels, portions of property and easements were unsuccessful or the parcels were not suitable for the path.

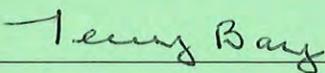
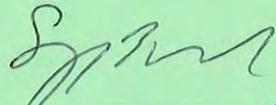
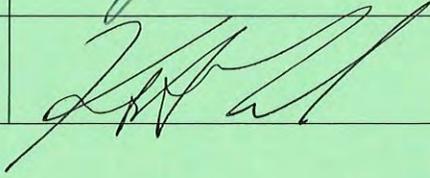
The Repinski property provides a direct route for the path and the physical features are suitable for construction of the path. The parcel also provides improved access for the Department to other areas within the state forest.

If the parcel is acquired a natural surface path will be constructed that will end near boat landing 13. In addition, a small natural surface parking lot will be constructed on Department lands for golf cart parking and flowage viewing. Only small portions of the property are needed by the Department. The buildings and land not needed for the golf cart path or for access to other Department lands, will be sold when the golf cart path is completed.

RECOMMENDATION: That the Board approve the purchase from John Repinski for 2.04 acres of land for \$94,500.00 for Peshtigo River State Forest in Marinette County and authorize the resale of land improvements not needed by the Department for the path or access.

LIST OF ATTACHED MATERIALS (Check all that are applicable):

- Background Memo
- Maps and Documents

Approved By	Signature	Date
Terry Bay Bureau Director		6/30/16
Sanjay Olson Division Administrator		7/1/16
Cathy Stepp, Secretary		7/1/16

CORRESPONDENCE/MEMORANDUM

DATE: June 29, 2016 FILE REF: NF 30146
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, John Repinski Tract, File # NF 30146,
 Option Expires October 11, 2016

1. PARCEL DESCRIPTION:

Peshtigo River State Forest
 Marinette County

Grantor:

Mr. John Repinski
 2331 E Decorah Rd.
 West Bend, WI 53095

Acres: 2.04
Price: \$94,500.00
Appraised Value: \$20,500.00 (land) \$74,000.00 (Improvements)
Interest: Fee Title Purchase
Improvements: Cabin, drilled well, septic system, pole building

Location: The property is located 60 miles North of Green Bay in Marinette County.

Land Description: The subject land is gently rolling.

Coverture Breakdown:

Type	Acreage
Upland Woodland	2.04
Total:	2.04

Zoning: Non Restrictive
Present Use: Residential / Recreation
Proposed Use: DNR would use a portion for the trail and management access and would offer for sale the remainder of the property, including the improvements.
Tenure: 3 Years
Property Taxes: \$956.78 (Includes Improvements)
Option Date: May 13, 2016

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

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3. LAND MANAGEMENT:

This property will be managed as a portion of the larger Peshtigo River State Forest. Two parts of this property would be retained to meet Department needs. The south 66 feet of the parcel will be retained to construct the path and meet the requirements of S. 27.01 (17) Stats., and the northern 200 feet will be retained to re-connect an existing logging road to be used for management purposes along with the small triangle of land, about 0.03 acres, north of the logging road. The remainder of the property and its improvements will be offered for sale.

The estimated cost to construct the trail is \$4,000.00, with an anticipated \$200.00 annual ongoing maintenance costs.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,640,000.00	\$2,545,500.00

5. ACQUISITION STATUS OF THE PESHTIGO RIVER STATE FOREST:

Established: 2001
Acres Purchased to Date: 11,141.94
Acquisition Goal: 56,200.00
Percent Complete: 19.83 %
Cost to Date: \$16,384,354.90

6. APPRAISAL 1:

Appraiser: Bernice Stutz
Valuation Date: March 10, 2016
Appraised Value: \$20,500.00 (land) \$74,000.00 (Improvements)
Highest and Best Use: Single Family Residential / Recreation

Allocation of Values:

- a. land: 2.04 acres @ \$10,049.02 per acre: \$20,500.00
- b. market data approach used, 4 comparable sales and 3 listings cited
- c. adjusted value range: \$88,080.00 - \$109,620.00 per acre

Appraisal Review:
Jolene Brod

Date:4/18/2016

Comments: The Review Appraiser noted "I have completed a review of the Bernice Stutz appraisal of the John T. Repinski property located at W12865 Fabian Lane, Marinette County. The appraisal was delivered in a form format. Four sales and three listings were supplied to develop the sales comparison approach. The cost approach was also developed but deemed less reliable. The allocated value of the property from the market data approach was Improvements: \$74,000 and Land: \$20,500."

APPRAISAL 2:

Appraiser: Jolene Brod
Valuation Date: March 18, 2011
Appraised Value: \$16,000.00 (land) \$69,000.00 (Improvements)
Highest and Best Use: Secondary home site

Allocation of Values:

- a. land: 2.04 @ \$7,843.14 per acre: \$16,000.00
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$81,170.00 - \$96,870.00 per acre

Appraisal Review:

Peter Wolter

Date:4/19/2011

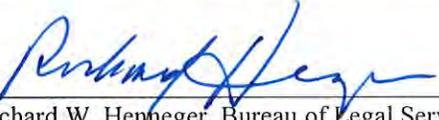
Comments: The reviewer summarized the appraisal. No errors or concerns are pointed out. The Reviewer does point out that the Appraiser also performed a cost approach valuation of the property. The Reviewer goes on to say that he is in agreement with the Appraiser that the cost approach would not be applicable to this property because the buildings are 25 years old and this method could over value property.

RECOMMENDED:



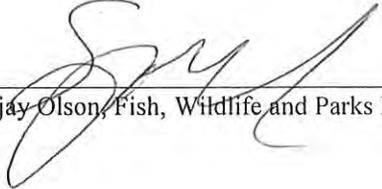
Douglas J. Haag, Deputy Director, Bureau of Facilities and Lands

6-29-16
Date



Richard W. Henneger, Bureau of Legal Services

7/13/16
Date



Sanjay Olson, Fish, Wildlife and Parks Division Administrator

7/1/16
Date

**John T. Repinski -
Fee Title**
Peshigo River
State Forest

NF 30146

T33N R18E Sec 10
Town of Stephenson
Marinette County

Subjects

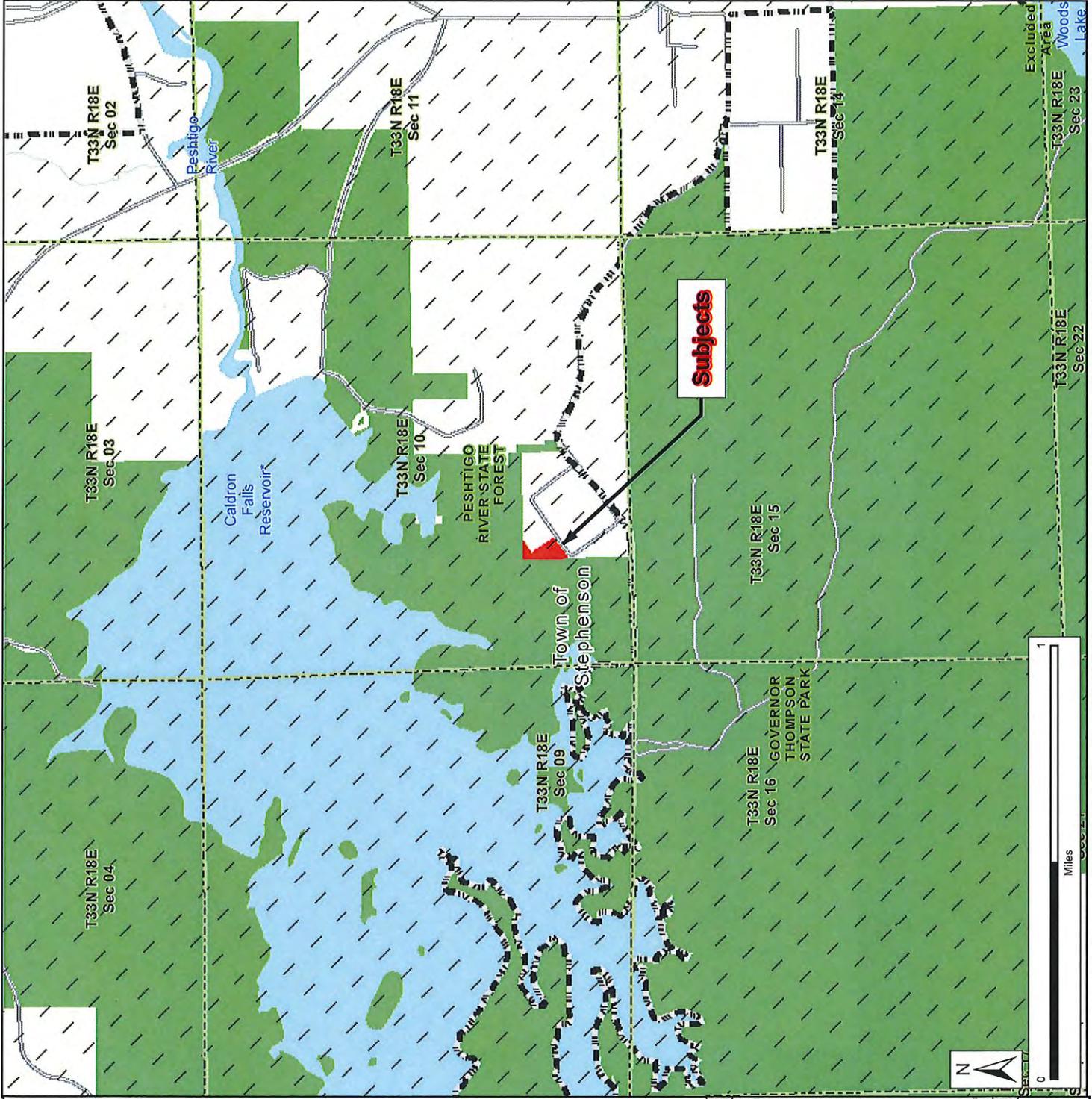
 Project Boundary Not Subject
to Act 20 JFC Review

 DNR Fee Title



 Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jun 23, 2016 Jst



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is it intended to be an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, completeness, or legality of the information depicted on this map.

Proposed Golf Cart Path

T33N R18E Secs 9, 10, and 16, Town of Stephenson, Marinette County



--- Proposed Path

DNR Retained

DNR Future Sale

Project Boundary Not Subject to Act 20 JFC Review

DNR Fee Title

Section Boundary

QQ Section Boundary



Jun 23, 2016 jst

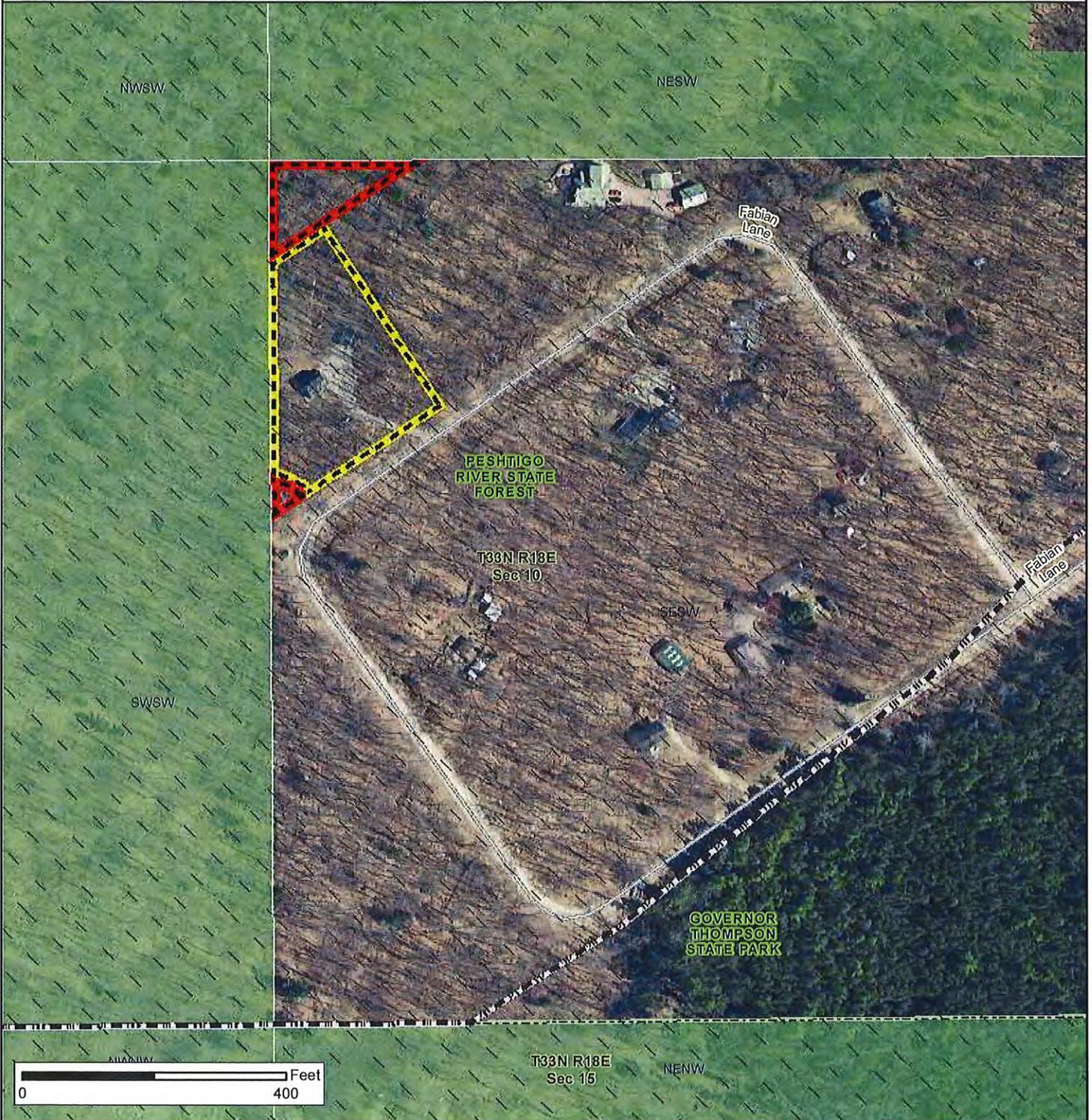
Real Estate Section
Bureau of Facilities and Lands

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John T. Repinski - Fee Title

T33N R18E Sec 10, Town of Stephenson, Marinette County



Peshtigo River State Forest



DNR Retained



DNR Future Sale



Project Boundary Not Subject to Act 20 JFC Review



DNR Fee Title



Section Boundary



QQ Section Boundary



Jun 23, 2016 jst

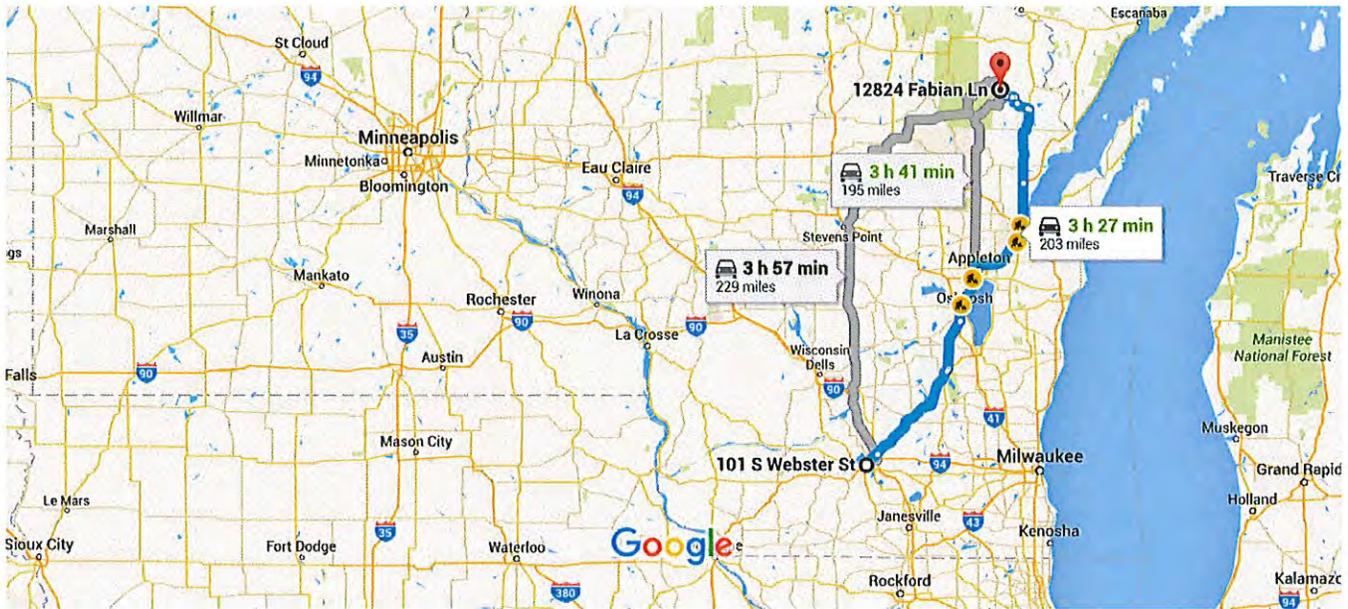
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101 S Webster St, Madison, WI to
12824 Fabian Ln, Crivitz, WI 54114

Drive 203 miles, 3 h 27 min



Map data ©2016 Google 50 mi

101 S Webster St

Madison, WI 53703

Continue to US-151 N

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

15 min (6.8 mi)

➡ 2. Use any lane to turn right at the 2nd cross street onto E Washington Ave

0.1 mi

6.7 mi

Follow US-151 N to WI-26 N/WI-26 Trunk N in Waupun. Take exit 148 from US-151 N

↑ 3. Continue onto US-151 N

44 min (50.7 mi)

➡ 4. Take exit 148 for WI-26 N toward Rosendale/Oshkosh

49.5 mi

1.2 mi

Get on I-41/US-41 N in Nekimi

↑ 5. Continue onto WI-26 N/WI-26 Trunk N

24 min (21.6 mi)

21.1 mi

- ↑ 6. Continue onto County Hwy N 0.2 mi
- ↗ 7. Turn left to merge onto I-41/US-41 N 0.2 mi

Follow US-41 N and US-141 N to Henriette Ave in Crivitz

1 h 34 min (106 mi)

- ↗ 8. Merge onto I-41/US-41 N 57.7 mi
- ↑ 9. Continue onto US-141 N/US-41 N 15.4 mi
- ↘ 10. Use the left lane to take the U.S. 141 exit toward Iron Mount/Crivitz 0.5 mi
- ↑ 11. Continue onto US-141 N 32.0 mi

Take Co Hwy A, Newton Lake Rd, Co Hwy X/Co Rd X and Parkway Rd to Fabian Ln in Stephenson

30 min (18.4 mi)

- ↙ 12. Turn left onto Henriette Ave 0.7 mi
- ↘ 13. Turn right onto F J St 0.4 mi
- ↙ 14. Turn left onto Co Hwy A/North Ave 5.7 mi
i Continue to follow Co Hwy A
- ↙ 15. Turn left onto Newton Lake Rd 3.3 mi
- ↙ 16. Turn left onto Kottke Rd 1.0 mi
- ↑ 17. Continue onto Co Hwy X/Co Rd X 2.8 mi
- ↘ 18. Turn right onto Parkway Rd 2.8 mi
- ↙ 19. Turn left onto Campground Rd 220 ft
- ↑ 20. Continue onto Fabian Ln 1.6 mi

12824 Fabian Ln

Crivitz, WI 54114

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.