

SUBJECT: LAND ACQUISITION – WHITE RIVER FISHERY AREA – WAUSHARA COUNTY

FOR: DECEMBER 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 125.4 acres of land from Marlin Souzek for \$475,000.00 for the White River Fishery Area in Waushara County. The item is being submitted because the purchase price exceeds \$150,000.

The 125.4-acre subject is located in the south-central part of Waushara County about a mile northwest of the City of Wautoma. The Souzek parcel is within the White River System Fishery Area project with state land on the south side. State purchase will provide area for fishery and wildlife habitat and public use. It also improves access to the north side of the river.

The property includes approximately 2,000 feet of straight-line, two-bank water frontage on the west branch of the White River frontage. The river here is Class I trout water and has naturally reproduced populations of brook, brown and rainbow trout. Department ownership will provide opportunities for outdoor public recreation such as hunting, fishing, trapping, cross-country skiing, hiking, bird watching and will protect the water quality of the White River.

The White River Fishery Area project was established in 1986 and includes property along the White River and several tributaries. Land on the White River was first acquired in 1948 for fishery management, trout habitat and water quality protection. The White River receives heavy public use and may be one of the heaviest used fishing waters in Wisconsin. The water is well known internationally by trout fishermen who make it their destination. Past fish surveys reveal that the river contains phenomenal trout densities. Portions of the river registered up to one trout per lineal foot of stream. This population estimate included young of the year and adult trout. Angler use, as determined by car counts along the White River during June of 2009, revealed that nine to twelve vehicles were present on evenings at one bridge location during the fly hatches. Anglers represented traveled from the Fox Valley cities, southern Wisconsin and the Chicago area.

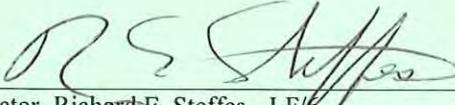
Acquisition of this parcel will provide opportunities for public recreation, permit natural resource management, and protect the water quality of the White River. There is a future risk that this land could be subdivided into smaller residential parcels because of its pristine water views and its close proximity to the City of Wautoma.

RECOMMENDATION: That the Board approve the purchase of 125.4 acres for \$475,000.00 for White River Fishery Area in Waushara County.

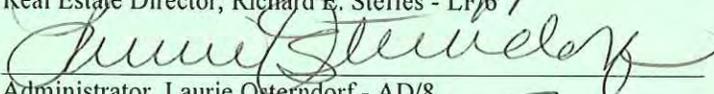
LIST OF ATTACHED MATERIALS:

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

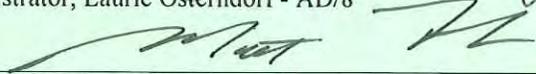
APPROVED:



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



Administrator, Laurie Osterndorf - AD/8



Secretary, Matthew J. Frank - AD/8

11-1-09
Date

11/3/09
Date

11/11/09
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs – FM-4
- R. Kazmierczak – NER/Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: October 30, 2009

TO: Governor Doyle

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, Souzek Tract, File # FM 10063,
Option Expires January 20, 2010

FILE REF: FM 10063

1. PARCEL DESCRIPTION:

White River Fishery Area
Waushara County

Grantor:

Marlin Souzek
N2090 County Road Y
Wautoma, WI 54982

Acres: 125.4Price: \$475,000.00Appraised Value: \$432,000.00 and \$550,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Waushara County one mile west of the City of Wautoma.Land Description: The subject land is level to gently rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Pine Plantation	40.0
	Cropland	34.0
	Upland/Woodland	<u>51.4</u>
	TOTAL:	125.4

Zoning: Agriculture and Shoreland zoning within 300 feet of the river,Present Use: Agriculture/RecreationProposed Use: Fishery management and public outdoor recreationTenure: More than 25 years for 95 acres; seven years for remainder acreageProperty Taxes: \$1,127.13Option Date: October 23, 2009Stewardship 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 has obtained an option to purchase 125.4 acres from Marlin Souzek for the White River Fishery Area in Waushara County. The Souzek tract is located in the south-central part of Waushara County in the Town of Dakota. The parcel is within the White River System Fishery Area project. Department ownership is adjacent to the subject on the south side. The tract has a significant portion of the



West Branch of the White River that meanders through 80 acres of the parcel. The remainder of the Souzek, land to the east in Sections 4 and 9 supply a better access to the north side of the river for the public and through existing state ownership from a town road (Cottonville Avenue). The property includes approximately 2,000 feet of straight-line, two-bank river frontage with the meandered frontage being significantly more. The part of the White River frontage that is designated as Class I trout stream and has naturally reproduced populations of brook, brown and rainbow trout. The covertype on the parcel is estimated to be 34 acres cropland, 40 acres pine plantation and 51.4 acres are a mix of hardwood and pine. Department ownership will provide opportunities for outdoor public recreation such as hunting, fishing, trapping, cross-country skiing, hiking, bird watching and will protect the water quality of the White River

The White River Fishery Area project was established in 1986 and includes property along the White River and several tributaries. Land on the White River was first acquired in 1948 for fishery management, trout habitat and water quality protection. The White River receives heavy public use and may be one of the heaviest used fishing waters in Wisconsin. The water is well known internationally by trout fishermen who make it their destination. Past fish surveys reveal that the river contains phenomenal trout densities. Portions of the river registered up to one trout per lineal foot of stream. This population estimate included young of the year and adult trout. Angler use, as determined by car counts, along the White River during the month of June of 2009, revealed that nine to twelve vehicles were present on evenings at one bridge location during the fly hatches. Anglers represented traveled from the Fox Valley cities, southern Wisconsin and the Chicago area.

The Department recommends acquisition of this parcel as it will provide opportunities for public recreation, permit natural resource management, and protect the water quality of the White River. The parcel is at risk to be subdivided into smaller residential parcels because of its pristine water views as it is in close proximity to the City of Wautoma.

3. FINANCING:

State Stewardship bond funds (FY10 Fisheries) are anticipated:

Funds allotted to the Fishery program (FY10):	Balance after proposed transaction:
\$2,000,000	\$471,313

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

Established: 1986
Acres Purchased to Date: 3,223.33
Acquisition Goal: 2,790.00
Percent Complete: 115.53%
Cost to Date: \$1,981,999.75

5a. APPRAISAL:

Appraiser: Jolene Brod
Valuation Date: March 12, 2009
Appraised Value: \$432,000.00
Highest and Best Use: Timber production/recreation/future residential building site(s).

Allocation of Values:

- a. land: 125.40 acres @ \$3,444.98 per acre: \$432,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$3,511.00 to \$3,584.00 per acre

Appraisal Review: Ron Olson – June 29, 2009

5b. APPRAISAL:

Appraiser: David Steiro
Valuation Date: March 13, 2009
Appraised Value: \$550,000.00
Highest and Best Use: Investment property

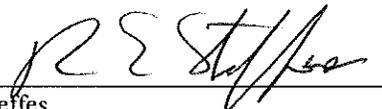
Allocation of Values:

- a. land: 125.40 acres @ \$4,500 per acre: \$550,000.00
- b. market data approach used, six comparable sales cited
- c. adjusted value range: \$3,088 to \$5,578.00 per acre

Appraisal Review: Ron Olson – June 29, 2009

Comment: The purchase price of \$475, 000 was the best price that could be negotiated.

RECOMMENDED:



 Richard E. Steffes

11-1-09

 Date



 Bureau of Legal Services

11/2/09

 Date



 Laurie Osterndorf

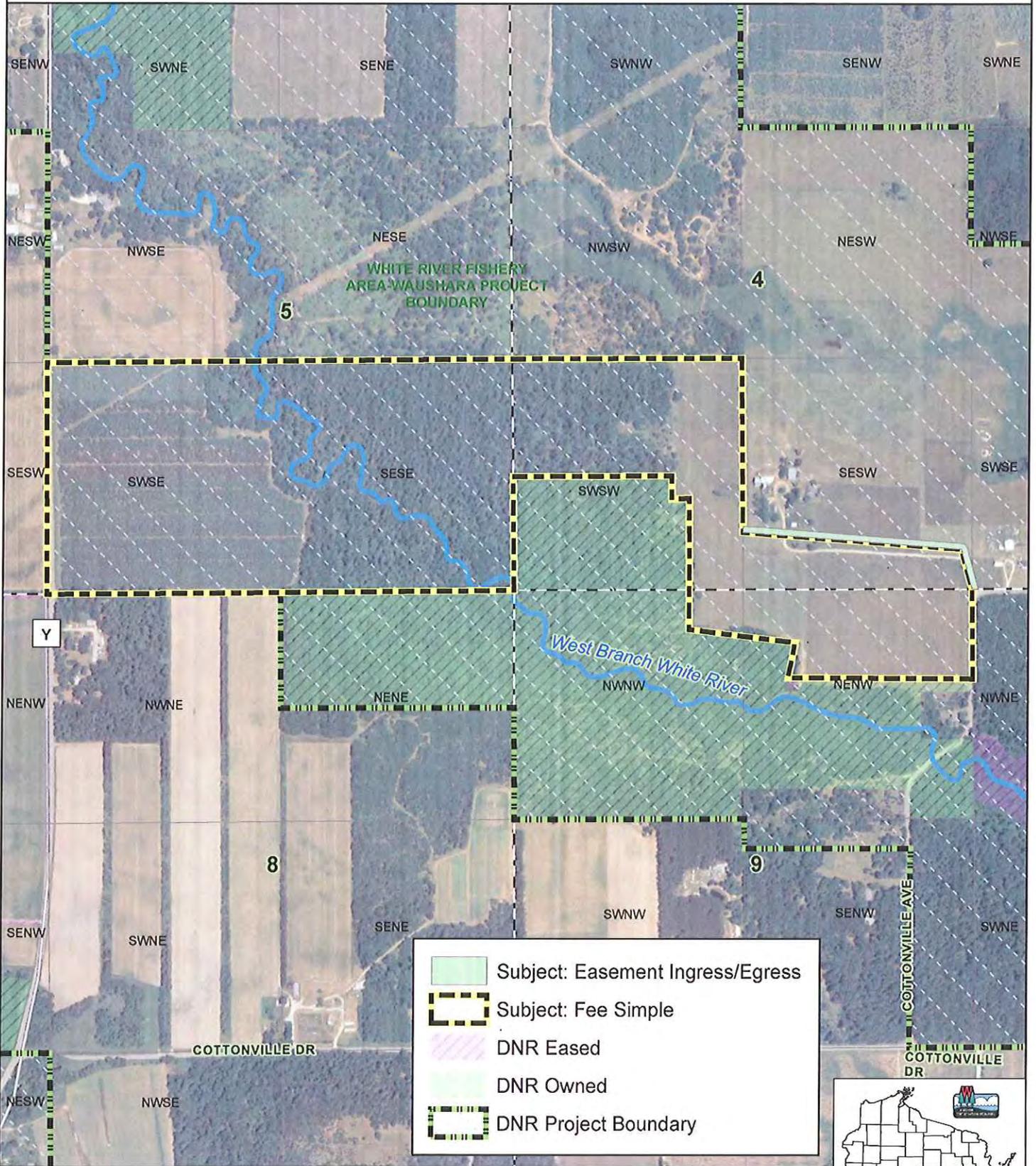
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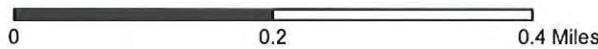
Marlin Souzek Fee Simple

T18N R10E Sections 4, 9, & 5, Town of Dakota, Waushara County, WI (125.40 Acres)



-  Subject: Easement Ingress/Egress
-  Subject: Fee Simple
-  DNR Eased
-  DNR Owned
-  DNR Project Boundary

FM 10063
 White River
 Fishery Area
 Waushara



Created by Bureau of Facilities and Lands
 Real Estate Section
 October 27, 2009



Marlin Souzek Fee Simple

T18N R10E Section 4, 9 & 5
Town of Dakota
Waushara County, WI
(125.40 Acres)

FM 10063
White River
Fishery Area
Waushara



	PLSS Section
	Project Boundary
	WDNR Owned
	WDNR Easement
	Subject: Fee Simple
	Subject: Easement Ingress/Egress
	State Natural Area



The DNR Managed Lands represent the boundaries of lands managed by the Department of Natural Resources (the Wisconsin DNR) manages these lands through ownership, lease, or easement. The DNR manages spatial representation of the Geographic Information System maintained by the DNR, Bureau of Facilities and Lands (BFL), 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 hunting and/or general public access. Some lands, including those managed by the DNR, may 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.state.wi.us/org/arc/arc/servicecenters.htm>

Updates to the 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

October 27, 2009

