

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

FOR: MAY 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from the Bayfield Regional Conservancy for \$166,000 for the White River Fishery Area in Bayfield County. The item is being submitted because value exceeds \$150,000. In addition, the Bayfield Regional Conservancy is making a partial donation in value of \$111,500 as the 80-acre parcel has an appraised value of \$277,500.

The property is within the acquisition boundary and abuts state land on its north and west sides. It is located 25 miles southwest of the City of Ashland and includes approximately 2,100 feet of frontage on the west fork of the White River. This property would provide for walk-in access to a stretch of the White River midway between current access locations. Future off-road parking could be provided on the parcel as it links with adjacent department property to the north and property owned by the Town of Delta to the northeast. State ownership will protect the natural values of the tract for future generations, and allow use of the tract for public recreation.

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.

The White River meanders along the northern edge of the property. It is one of Wisconsin's premier trout streams and highly regarded by fly-fishing enthusiasts. The floodplain on the parcel is wide and shallow to ease flood effects and help water quality downstream. Trout habitat is in the form of undercut banks, tag alder cover and large wood in the channel, and the substrate in the river is primarily sand. The parcel provides brown trout foraging as well as provides for cover and cold water temps for much of the year. This is also a staging area for trout moving upstream to spawning areas as well as over-wintering habitat. Acquisition of this property would provide protection to an area that has the highest average density of brown trout on the White River.

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

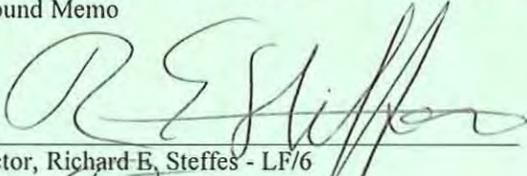
RECOMMENDATION: That the Board approve the purchase of 80 acres of land for \$166,000 for the White River Fishery Area in Bayfield County; and that the Board officially accept and recognize the partial donation of land value in the amount of \$111,500.

LIST OF ATTACHED MATERIALS:

- No Fiscal Estimate Required
- No Environmental Assessment of Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attached

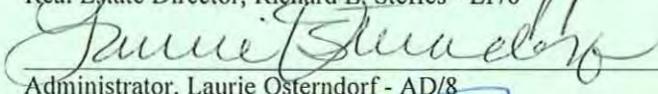
APPROVED:



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

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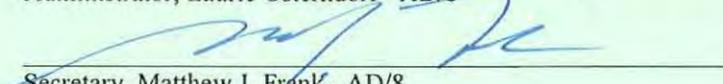
Date



Administrator, Laurie Osterdorf - AD/8

4/5/10

Date



Secretary, Matthew J. Frank - AD/8

5-3-10

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs – FM/4
- J. Gozdialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

DATE: March 31, 2010 FILE REF: FM 10078
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Bayfield Regional Conservancy (BRC) Tract, File # FM 10078,
 Approval Requested by July 30, 2010

1. PARCEL DESCRIPTION:

White River Fishery Area
 Bayfield County

Grantor:

Bayfield Regional Conservancy
 c/o Ellen Kwiatkowski, Executive Director
 P.O. Box 410
 Bayfield, WI 54814

Acres: 80
Price: \$166,000*
Appraised Value: \$277,500
Interest: Fee Title Purchase
Improvements: None of value

Location: The property is located about 18 miles southeast of Iron River.

Land Description: The subject land is generally level.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Grassland	45
	Lowland Woodland	5
	Upland Woodland	<u>30</u>
	TOTAL:	80

Zoning: Agriculture
Present Use: Recreational
Proposed Use: Fishery Management and Public Recreation
Tenure: June 2009 (BRC acquired the parcel as a "bargain" from a conservation minded seller at a price of \$150,000.)
Property Taxes: \$857.25
Option Date: February 22, 2010

*Comments: Includes a partial donation of value.

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 has obtained an option to purchase 80 acres of land from Bayfield Regional Conservancy for \$166,000 for the White River Fishery Area in Bayfield County. The Bayfield Regional Conservancy is making a partial donation in value of \$111,500 as the 80-acre parcel has an appraised value of \$277,500. The property falls entirely within the acquisition boundary and abuts state land on its north and west sides.



It is located 25 miles southwest of the City of Ashland and includes approximately 2,100 feet of frontage on the west fork of the White River. This property would provide for walk-in access to a stretch of the White River midway between current access locations. Future off-road parking could be provided on the parcel as it links with department property to its north and property owned by the Town of Delta to the northeast. State ownership will protect the natural values of the tract for future generations, and allow continued use of the tract for public recreation.

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.

The White River meanders along the northern edge of the property. It is one of Wisconsin's premier trout streams and extremely popular for fly-fishing enthusiasts. The 80-acre property is located between two department fishery survey stations. These two stations, Bolen Creek and Sutherland Bridge, have the highest brown trout density of all the stations on the White River. The stations, which are located furthest upstream of all stations included in the survey, averaged 443 brown trout > 6"/mile compared to the downstream four station average of 359 brown trout > 6"/mile. The parcel is also located near the upper end of the Bibon Swamp amongst the transition area from higher gradient area upstream to the lower gradient area downstream. The floodplain on the parcel is wide and shallow to ease flood effects and help water quality downstream. Trout habitat is in the form of undercut banks, tag alder cover and large wood in the channel, and the substrate in the river is primarily sand. The parcel provides brown trout foraging as well as provides for cover and coldwater temps for much of the year. This is also a staging area for trout moving upstream to spawning areas. Deep holes present near outside bends and uncut banks provide over-wintering habitat for trout. Acquisition of this property would provide protection to an area that has the highest average density of brown trout on the White River.

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

3. FINANCING:

State Stewardship (FY 11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,600,000	\$26,845,046

4. ACQUISITION STATUS OF THE WHITE RIVER FISHERY AREA:

Established: 1961
Acres Purchased to Date: 3,883.41
Acquisition Goal: 10,754.00 acres
Percent Complete: 36.11%
Cost to Date: \$1,660,724.70

5. APPRAISAL:

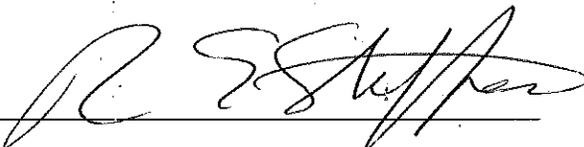
Appraiser: Lee Steigerwaldt
Valuation Date: July 14, 2009
Appraised Value: \$277,500.00
Highest and Best Use: Residential/Recreation

Allocation of Values:

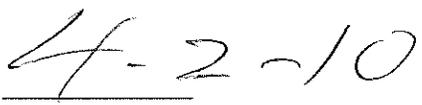
- a. land: 80.0 acres @ \$3,468.75 per acre: \$277,500.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$3,120.53 to \$4,420.37 per acre

Appraisal Review: Peter Wolter – September 29, 2009

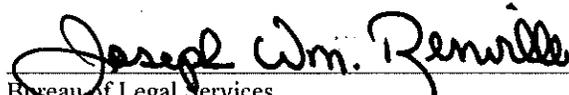
RECOMMENDED:



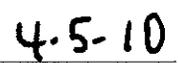
Richard E. Steffes



Date



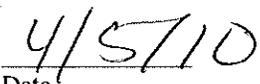
Bureau of Legal Services



Date



Laurie Osterndorf



Date

RES:ch

Acknowledgment Of Gift

This is to certify that at its May 2010 meeting, the Natural Resources Board gratefully accepted a gift of \$111,500 in land value from

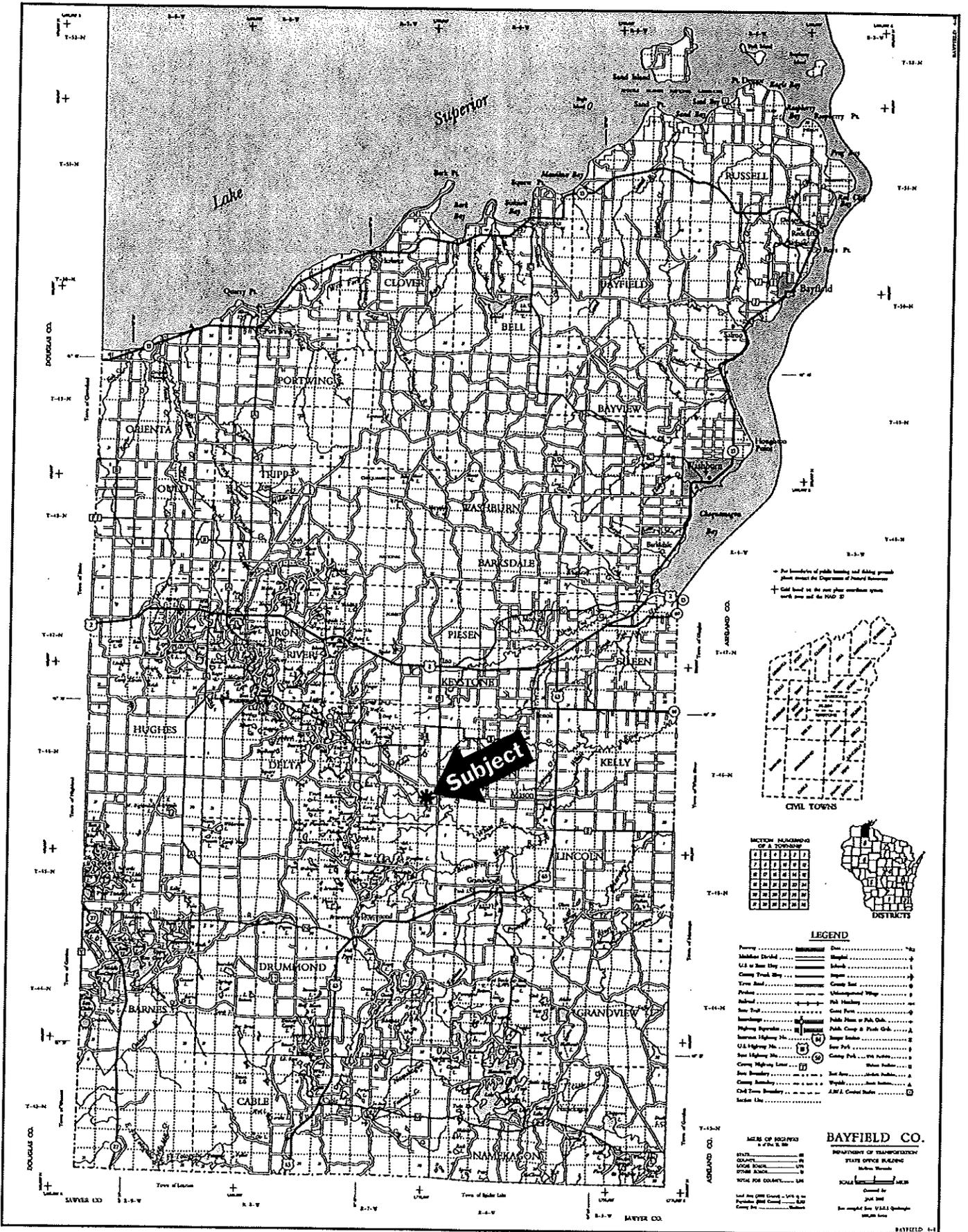
BAYFIELD REGIONAL CONSERVANCY

The donation will be used toward the purchase of 80.0 acres of land for the White River Fishery Area in Bayfield County. It is significant that organizations like the Conservancy 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.

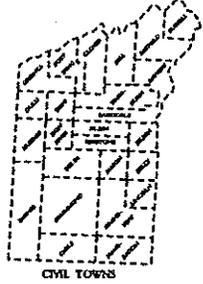
Natural Resources Board

Jonathan P. Ela, CHAIR



Subject

For location of public hearing and filing ground plan contact the Department of Natural Resources
 Call based on the most precise coordinate system available on the 1947 D.



LEGEND

- | | | | |
|-------------------|-------|----------------------------|-------|
| County Boundary | | Dist. Boundary | |
| Section Boundary | | State Road | |
| U.S. or State Hwy | | County Road | |
| County Trunk Hwy | | County Trunk Hwy | |
| Local Road | | County Trunk Hwy | |
| Public | | Unimproved Way | |
| Subdiv. | | Pub. Highway | |
| State Trunk | | Cont. Path | |
| Interstate | | Public Place or Pub. Gld. | |
| Highway | | Public Camp or Public Gld. | |
| National Highway | | State Park | |
| U.S. Highway | | State Park | |
| State Highway | | County Park | |
| County Highway | | County Park | |
| State Boundary | | State Boundary | |
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SCALE OF MILES
 0 1 2 3 4 5 6 7 8 9 10

BAYFIELD CO.
 DEPARTMENT OF TRANSPORTATION
 PLANNING OFFICE

Created by
 J. W. Smith
 Bayfield, Wis.
 1947

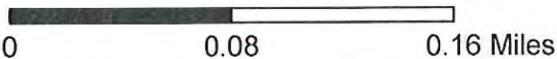
Bayfield Regional Conservancy Parcel

T46N R7E Sec. 25, Town of Delta - East, Bayfield County, WI (80.00 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- ▨ DNR Project Boundary
- ▩ County Boundary
- DNR Eased
- DNR Owned



Subject Property

FM 10078

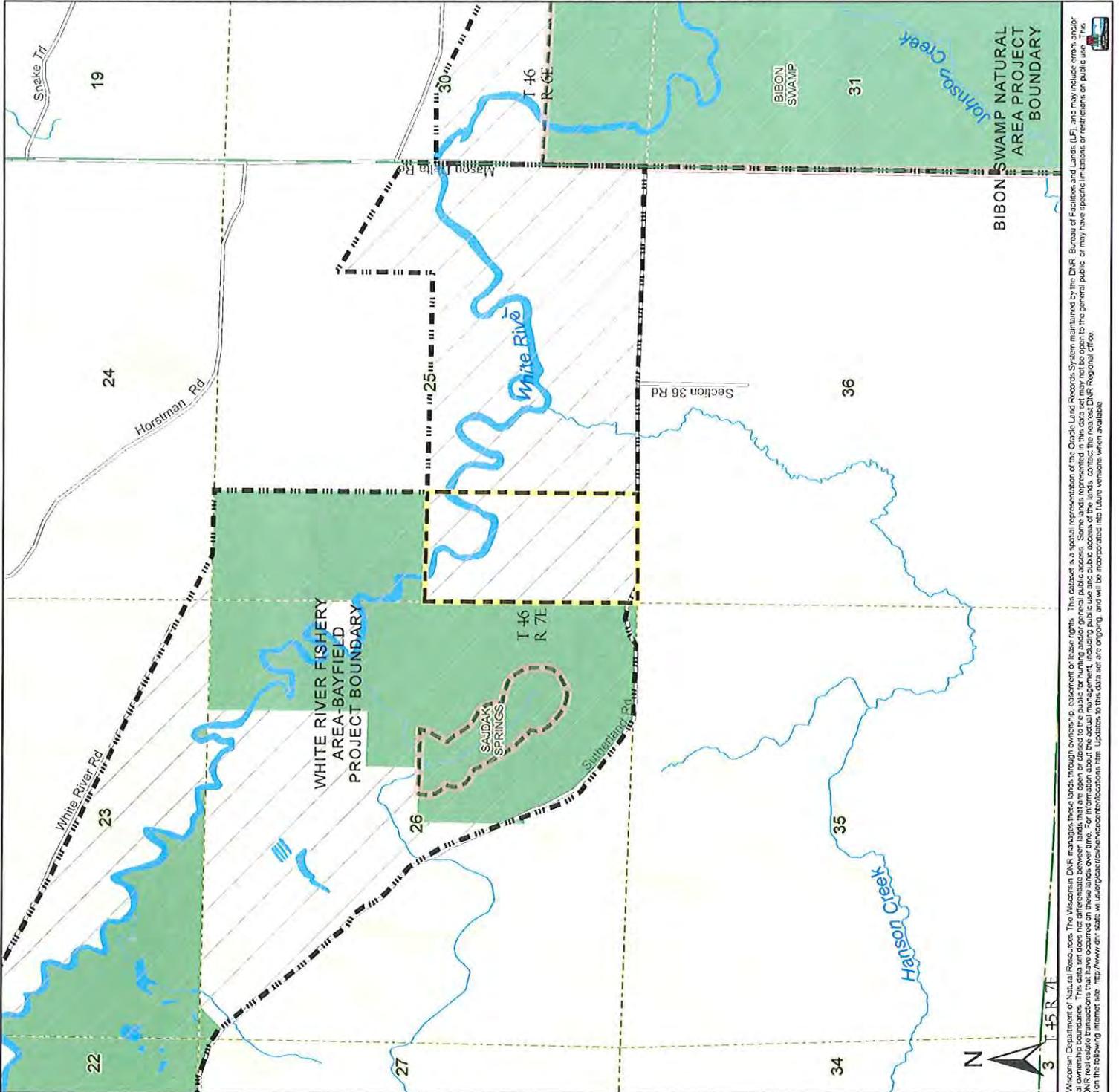
White River Fishery Area - Bayfield

- ▨ Fee Simple
- ▩ Easement
- Ingress/Egress

State of Wisconsin

March 2, 2010
Real Estate Section
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



**Bayfield Regional
Conservancy Parcel**

FM 10078

White River Fishery
Area - Bayfield

T46N R7W Section 26
Town of Delta - East
Bayfield County, WI
(80.00 Acres)

- Subject Property**
- Fee Simple
 - Easement
 - Ingress/Egress

Legend

- PLSS Section Line
- DNR Project Boundary
- DNR Owned
- DNR Easement
- County Boundary
- State Natural Area



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 dataset is a spatial representation of the Oracle Land Records System maintained by the DNR Bureau of Facilities and Lands (LF), and may include errors and/or omissions. This dataset is not intended for use as a land management tool; it is a listing of all DNR fee estate transactions that have occurred in these areas over time. For information about the accuracy of this dataset, please contact the DNR Regional Office. This dataset is not intended for use as a land management tool; it is a listing of all DNR fee estate transactions that have occurred in these areas over time. For information about the accuracy of this dataset, please contact the DNR Regional Office. Updates to this data set are ongoing and will be incorporated into future versions when available.