

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

**FOR: JUNE 2011 BOARD MEETING**

**TO BE PRESENTED BY: Richard Steffes**

**SUMMARY:** The Department has obtained an option to purchase 78.11 acres of land from Lyle Pomplun for \$218,700 for the White River Fishery Area in Waushara County. The item is being submitted because the purchase price exceeds \$150,000.

The property is about 1.5 miles north of Wautoma and is within the project boundary of the White River Fishery Area. The property is bordered by current Department ownership along the east and south sides. The property consists of approximately 7 acres of upland brush and grasses with the remaining land having lowland timber species and wetlands. The topography is relatively flat with a slight slope to the south-southeast. There are two feeder streams and numerous springs on the property. Both streams flow in a southerly direction across the property feeding into Soules Creek, a Class 1 Trout stream. Two tributaries provide more than 2,600 feet of 2 bank frontage and then there are an additional 625 feet of frontage along each bank of Soules Creek. These are trout spawning areas.

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. Soules Creek is one of four headwater streams that create the main branch of the White River. The water of Soules Creek is listed as Class 1 for brown and brook trout species and has a natural reproducing brown trout population. 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.

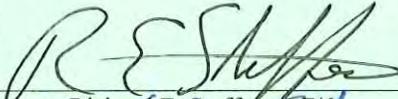
Acquisition of this parcel will provide opportunities for public recreation, permit natural resource management, protect the water quality of Soules Creek and consolidate state ownership. The parcel will provide area for hunting and trapping as well as fishery management.

**RECOMMENDATION:** That the Board approve the purchase of 78.11 acres of land for \$218,700 for the White River Fishery Area in Waushara County.

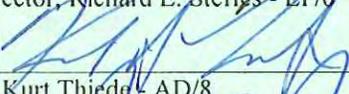
**LIST OF ATTACHED MATERIALS:**

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

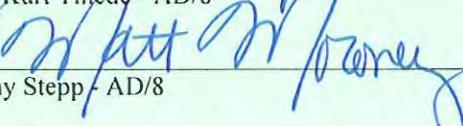
**APPROVED:**

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

5-20-11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

5-24-11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Cathy Stepp - AD/8

6/6/11  
\_\_\_\_\_  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs – FH/4
- J. Romback-Bartels – Green Bay

## CORRESPONDENCE/MEMORANDUM

DATE: May 20, 2011  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Lyle Pomplun Tract, File FM 10129,  
 Option Expires August 31, 2011

FILE REF: FM 10129

1. PARCEL DESCRIPTION:

White River Fishery Area  
 Waushara County

Grantor:

Lyle Pomplun  
 N3207 Swamp Rd  
 Wautoma, WI 54982

Acres: 78.11Price: \$218,700Appraised Value: \$218,700Interest: Fee Title AcquisitionImprovements: NoneLocation: The property is located in Waushara County about 1.5 miles north of Wautoma.Land Description: The subject land is level draining to the south – southeast and it is primarily wetland.Covertypes Breakdown:

	Type	Acreage
Upland grass and brush		7.01
Woodland		71.11
	Total:	78.11

Zoning: Agriculture / natural resourcesPresent Use: RecreationProposed Use: Resource protection and public outdoor recreationTenure: 12 yearsOption Date: May 3, 2011Stewardship 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 recommends the acquisition of the Lyle Pomplun property located about 1.5 miles of Wautoma. The subject property contains 78.11 acres of unimproved land that lies within the project boundary of White River Fishery Area. The subject property is bordered by 23 acres of land that Mr. Pomplun will retain along the north and west sides and current Department ownership along the east and south sides. The property consists of approximately 7 acres of upland brush and grasses with the remaining land having lowland timber species and wetlands. The topography is relatively flat with a slight slope to the south-southeast. There are two feeder streams and numerous springs on the property. Both streams flow in a southerly direction across the property

feeding into Soules Creek a Class I Trout stream. Two tributaries provide more than 2,600 feet of 2 bank frontage and then there are an additional 625 feet of frontage along each bank of Soules Creek. These are brown and brook trout spawning areas.

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. Soules Creek is one of four streams headwater streams that create the main branch of the White River. The water of Soules Creek is listed as Class I for brown and brook trout species and has a natural reproducing brown trout population. 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, is particularly heavy during the summer 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, protect the water quality of Soules Creek and consolidate state ownership. The area also will be used by the public for hunting and trapping, as is the adjoining state ownership.

3. FINANCING:

State Stewardship bond (25%) and federal SFR (75%) funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship:	\$4,649,060	\$47,151
Federal:	\$ 763,525	\$ 0

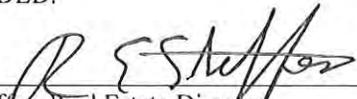
4. ACQUISITION STATUS OF THE White River Fishery Area-Waushara:

Established: 1986  
Acres Purchased to Date: 3,357.74  
Acquisition Goal: 2,790.00  
Percent Complete: 120.35 %  
Cost to Date: \$2,490,088.75

5. APPRAISAL:

Appraiser: Rodney Bush  
Valuation Date: June 16, 2010  
Appraised Value: \$218,700  
Highest and Best Use: Recreation / Sustained Yield Timber Production  
Allocation of Values:  
a. land: 78.11 acres @ \$2,799.90 per acre: \$218,700  
b. market data approach used, 4 comparable sales cited  
c. adjusted value range: \$2,638 - \$3,109 per acre  
Appraisal Review: Peter Wolter – September 1, 2010

RECOMMENDED:

  
Richard E. Steffes, Real Estate Director

5-20-11  
Date

  
Joe Renville, Bureau of Legal Services

5-20-11  
Date

  
Kurt Thiede, Administrator

5-24-11  
Date



# Lyle Pomplun Fee Acquisition

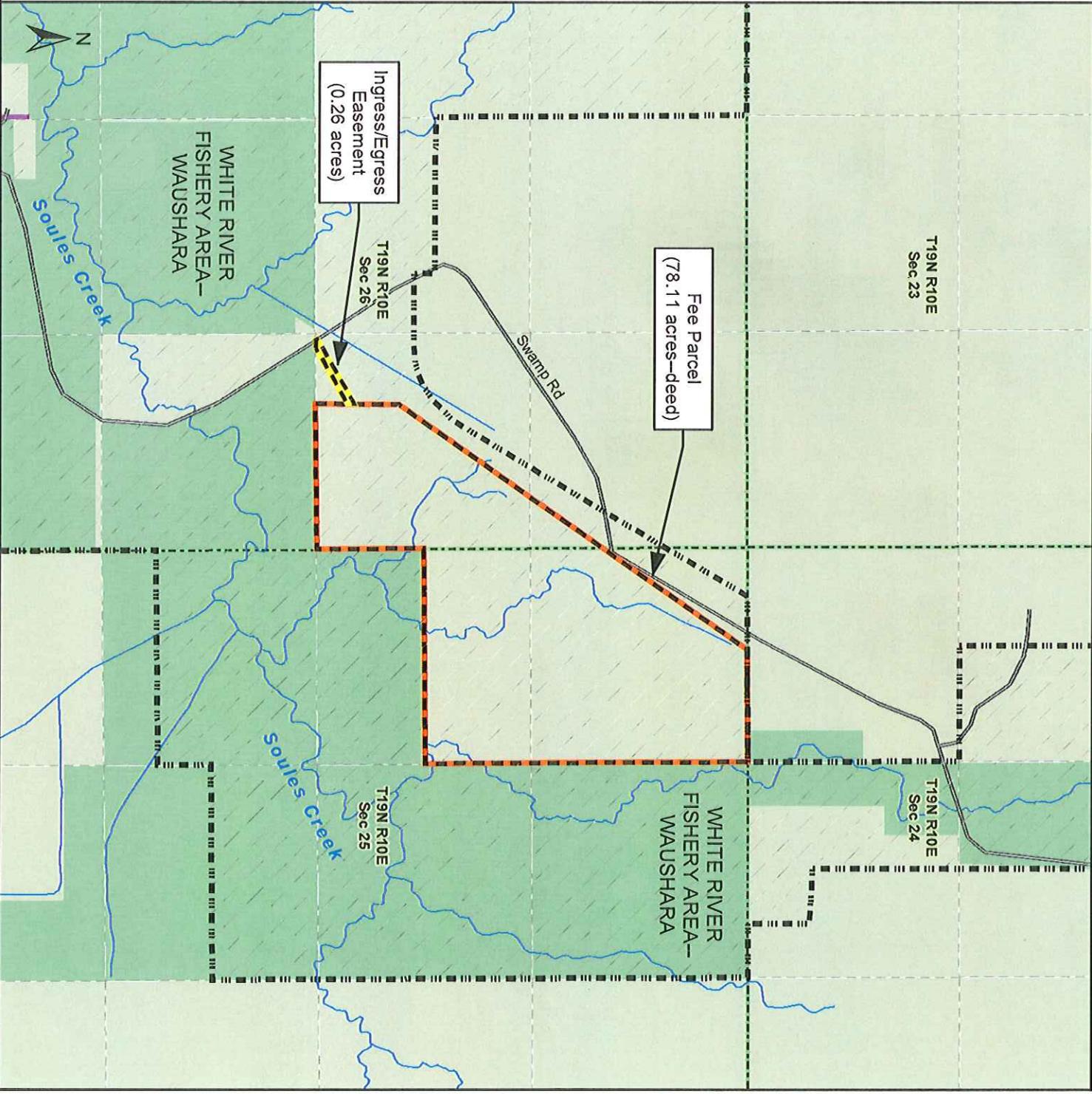
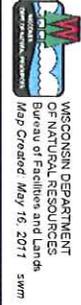
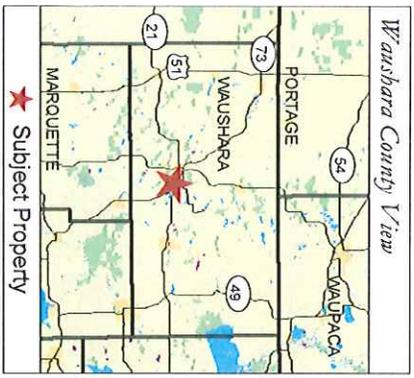
White River  
Fishery Area - Waushara

FM 10129

T19N R10E Sections 25 & 26  
Town of Wautoma  
Waushara County

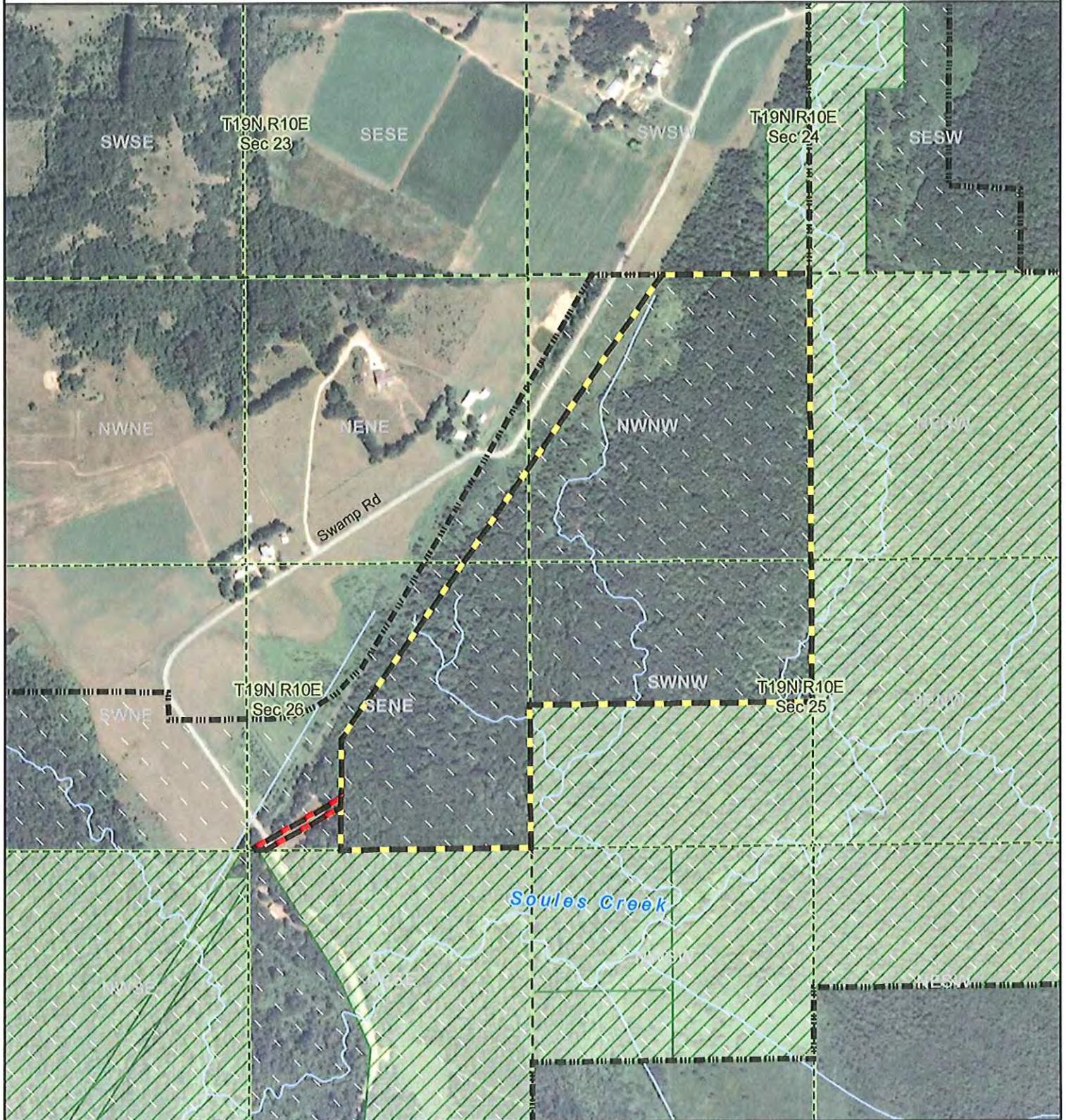
-  Fee Simple (78.11 acres--deed)
-  Ingress/Egress Easement (0.26 acres--deed)

-  Project Boundary
-  WDNR Owned
-  WDNR Easement
-  PLSS Section Line
-  QQ Section Boundary



# Lyle Pomplun Fee & Easement Acquisition

T19N R10E Sections 25 & 26, Town of Wautoma, Waushara County



## White River Fishery Area-- Waushara

-  Fee Simple
-  Ingress/Egress Easement

-  Project Boundary
-  Section Line
-  1/4-1/4 Section Line



N




May 16, 2011  
Real Estate Section  
Bureau of Facilities and Lands