Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM Item No. 3.B.8

SUBJECT: LAND ACQUISITION AND ACCEPTANCE OF DONATION – UPPER WOLF RIVER FISHERY AREA - LANGLADE COUNTY

FOR: APRIL 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 1.5 acres of land from Herbert and Genevieve Buettner for $25,000 for the Upper Wolf River Fishery Area in Langlade County. The item is being submitted because Trout Unlimited is donating $2,500 toward the acquisition and because the price exceeds the appraised value of $22,500.

The property includes about 300 feet of frontage on the east bank of the Wolf River near its confluence with Nine Mile Creek. Purchase of this parcel would allow for fishery management, water quality protection and provide opportunities for public recreation. State land adjoins the property on its north side and across the river to the west and south. Purchase of this parcel would allow for fishery management, water quality protection and provide opportunities for public recreation

The Upper Wolf River project is a high priority project due to its fishery values and its outstanding scenic qualities. A majority of the water is cold water trout habitat. The remainder is warm water with many of the native warm water species. The Buettner parcel has been used by the Department for fish stocking and by the public for river access.

RECOMMENDATION: That the Board approve the purchase of 1.5 acres of land for $25,000 for the Upper Wolf River Fishery Area in Langlade County and accept Trout Unlimited's gift of $2,500 toward the purchase of this parcel.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

Real Estate Director, Richard E. Steffes - LF/6 — Date 3-20-07

Administrator, Laurie Osterndorf - AD/5 — Date 3/20/07

Secretary, Scott Hassett - AD/5 — Date 3/22/07

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
M. Staggs - FH/4
J. Gozdzialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: March 20, 2007 FILE REF: FI-2843
TO: Governor Doyle

FROM: Scott Hassett PSH

SUBJECT: Proposed Land Acquisition, Herbert and Genevieve Buettner Tract, File # FI-2843
Option Expires on May 6, 2007

1. PARCEL DESCRIPTION:

Upper Wolf River Fishery Area
Langlade County

Grantor:

Herbert and Genevieve Buettner
N4297 Buettner Road
White Lake, WI 54491

Acres: 1.5
Price: $25,000*
Appraised Value: $22,500
Interest: Purchase in fee.
Improvements: None

Location: The tract is located in the Township of Langlade in east central Langlade County.

Land Description: The subject area is flat and level. The Wolf River flows along the west side of the parcel for 300 feet.

Covertype Breakdown:	Type	Acreage
	Wooded Lowland	1.5

Zoning: Agricultural/Forestry/Residential
Present Use: Private Recreation
Proposed Use: Resource Protection and Public Recreation
Tenure: 25 years
Property Taxes: $499
Option Date: February 5, 2007
*Comments: $25,000 is the best price that could be negotiated. Trout Unlimited has agreed to donate $2,500 toward the transaction to cover the amount in excess of appraised value.

2. JUSTIFICATION:

The 1.5-acre Buettner property in the Town of Langlade in Langlade County is proposed for purchase for the Upper Wolf River Fishery Area. The property includes about 300 feet of frontage along the east bank of the Wolf River in the vicinity of Nine Mile Creek. The parcel adjoins existing department lands to the north, as well as across the river to the west. Trout Unlimited is donating $2,500 toward the acquisition. Purchase of this parcel would allow for fishery management, water quality protection and provide opportunities for public recreation.

The Upper Wolf River project is a high priority project due to its fishery values and its outstanding scenic qualities. The Wolf River in this area is approximately 200 feet wide and is considered Class 2, cold-water trout stream. This property provides an important access to the river for boating and rafting. The access is just past an area of rapids, allowing the public the opportunity to bypass the rapids if they choose. The Department has used this access point as well for trout stocking. Additionally, this acquisition would provide riparian protection as well as recreational opportunities for anglers and other fishermen.

Printed on Recycled Paper

The Department recommends the acquisition of the Buettner parcel to provide additional opportunities for public recreation, to better protect the natural and scenic resources of this site by preventing land use incompatible with the goals of the project, by promoting natural resource management and to consolidate state ownership. Acquisition of this parcel will block well with current state ownership and protect more than 300 feet of Wolf River frontage.

3. FINANCING:

State Stewardship bond (FY06) funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,350,000	$1,186,476

4. ACQUISITION STATUS OF THE UPPER WOLF RIVER FISHERY AREA :

Established: 1966
Acres Purchased to Date: 9,217.44
Acquisition Goal: 14,177.56 Acres
Percent Complete: 65%
Cost to Date: $6,736,481.58

5. APPRAISAL:

Appraiser: Mike Augustyn (Private Appraiser)
Valuation Date: February 19, 2007
Appraised Value: $22,500
Highest and Best Use: Recreation

Allocation of Values:

a. land in terms of frontage: 300 feet of frontage @ $75 per foot: $22,500
b. market data approach used, three comparable sales cited
c. adjusted value range: $32 to $247 per foot of frontage

Appraisal Review: Jeff Pennucci – February 21, 2006

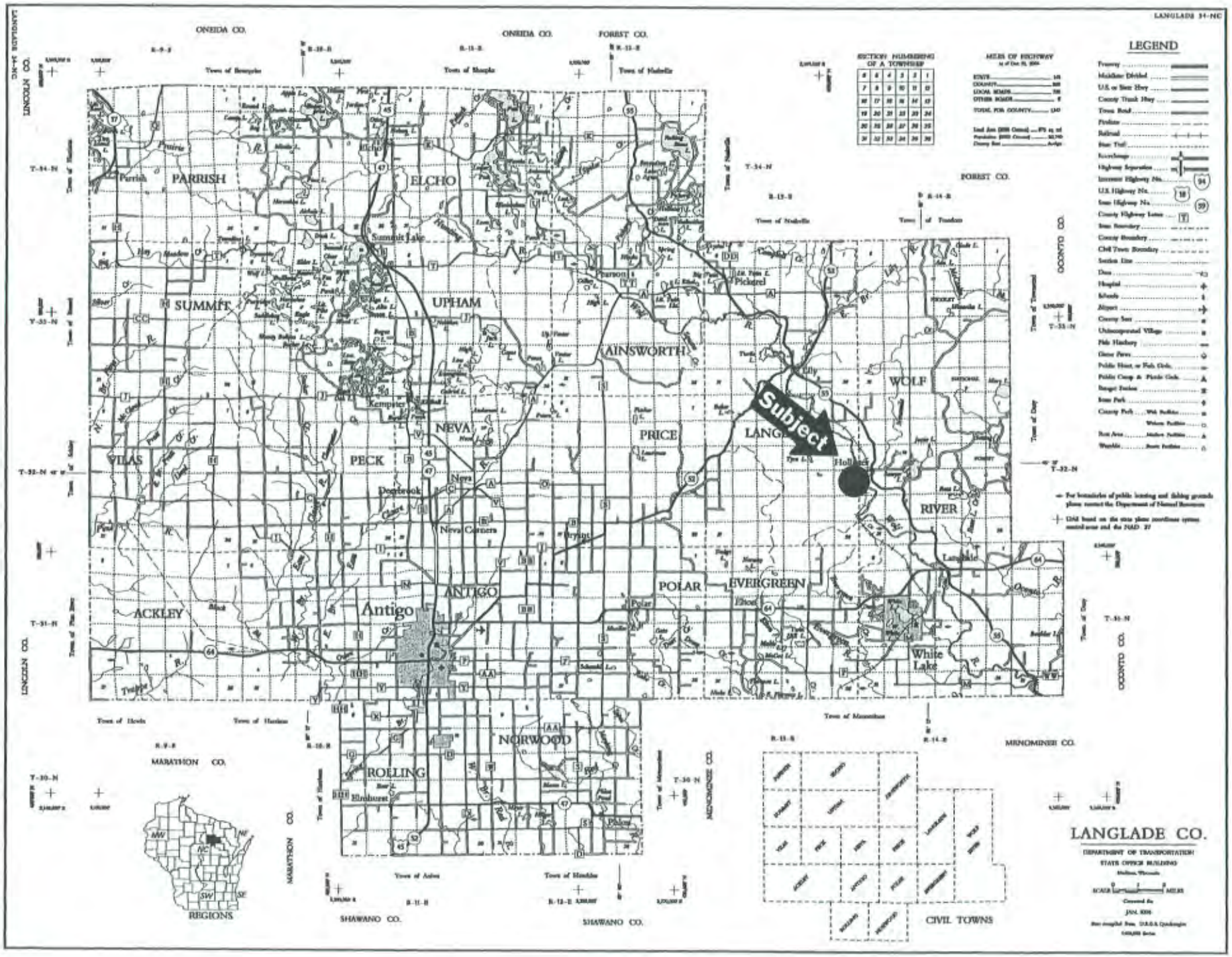
RECOMMENDED:

Richard E. Steffes — Date: 3-20-07

Bureau of Legal Services — Date: 3/30/07

Laurie Osterndorf — Date: 3/30/07

RES:sr


LANGLADE 34-NC
LEGEND
SECTION NUMBERING OF A TOWNSHIP
MILES OF HIGHWAY
ONEIDA CO.
FOREST CO.
LINCOLN CO.
OCONTO CO.
MARATHON CO.
MENOMINEE CO.
SHAWANO CO.
PARRISH
ELCHO
SUMMIT
UPHAM
AINSWORTH
WOLF
PRICE
LANGLADE
RIVER
VILAS
PECK
NEVA
ANTIGO
POLAR
EVERGREEN
ACKLEY
NORWOOD
ROLLING
Antigo
Summit Lake
Kempster
Deerbrook
Neva Corners
Pickerel
Hollister
Langlade
White Lake
Elmhurst
Subject
REGIONS
CIVIL TOWNS
LANGLADE CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING

Due to copyright laws, this page is not available online.

Please contact laurie.ross@wisconsin.gov for a hard copy of this document.

Acknowledgment Of Gift

This is to certify that at its April 2007 meeting, the Natural Resources Board gratefully accepted a gift of $2,500 from

TROUT UNLIMITED

The donation will be used toward the purchase of 1.5 acres of land for the Upper Wolf River Fishery Area in Langlade County. It is significant that organizations like yours 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

Christine L. Thomas, CHAIR