

**SUBJECT: LAND ACQUISITION - LITTLE WOLF RIVER FISHERY AREA - PORTAGE COUNTY**

**FOR: SEPTEMBER BOARD MEETING**

**TO BE PRESENTED BY: Richard Steffes**

**SUMMARY:** The Department has obtained an option to purchase 1.31 acres of land from Marion Cotterman for \$33,000 for the Little Wolf River Fishery Area in Portage County. The item is being submitted because the value of the cabin on the property exceeds 35% of the purchase price. The parcel fronts on Bradley Creek, a coldwater tributary of the Little Wolf River. The Bradley has a native brook trout fishery.

The Little Wolf River Fishery Area established in 1958 and expanded in 1985, is located in central Wisconsin about 15 miles east of Stevens Point. The project includes the Little Wolf River and several of its feeder streams (i.e., Flume, Bradley, Comet, Jackson, and Spaulding Creeks). The Little Wolf River is a large and scenic trout stream having sections of rapid white-water with large boulders and rock outcrops. Most of the river is within northern mesic forest and flows through scenic geographic land features. The project is heavily used for hunting, trout fishing, viewing of wildlife, hiking, snowmobiling, cross-country skiing, nature study, and conservation education.

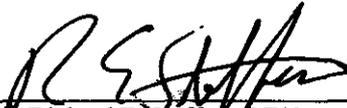
The Cotterman property would serve as an excellent site to construct a small parking area for anglers, hunters, and other outdoor recreation users. The parcel's location, topography, and frontage along County Highway "A" makes it an ideal parcel for parking access. After purchase, the Department plans to sell the cabin for salvage. Approximately 85 acres of department-owned land can be accessed from this location. Likewise, acquisition will allow for habitat management and prevent development that is incompatible with the project's conservation goals.

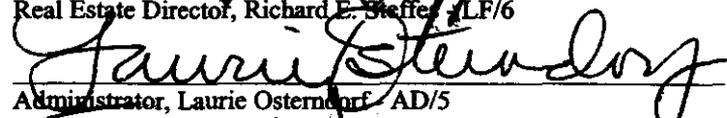
**RECOMMENDATION:** That the Board approve the purchase of 1.31 acres of land and improvements for \$33,000 for the Little Wolf River Fishery Area.

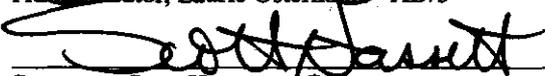
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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 Osterdorf - AD/5

  
\_\_\_\_\_  
Secretary, Scott Hassett - AD/5

8-8-07  
Date

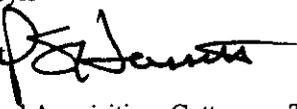
8/13/07  
Date

8/31/07  
Date

- cc:
- S. Miller - LF/6
  - R. Steffes - LF/6
  - L. Ross - AD/5
  - M. Staggs - FH/4
  - S. Humrickhouse - WCR

# CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: August 7, 2007  
TO: Governor Doyle  
FROM: Scott Hassett   
SUBJECT: Proposed Land Acquisition, Cotterman Tract, File # FI-2880,  
Option Expires November 17, 2007

FILE REF: FI-2880

1. PARCEL DESCRIPTION:

Little Wolf River Fishery Area  
Portage County

Grantor:

Marion Cotterman  
37 Riverview Road  
Wheatland, WY 82201

Acres: 1.31

Price: \$33,000

Appraised Value: \$33,000

Interest: Purchase in fee.

Improvements: Cabin

Location: The tract is located in northeast Portage County, one mile northeast of Rosholt.

Land Description: The subject area is fairly level sloping from south to its northern frontage along Bradley Creek.

Water: There are approximately 160 feet of frontage along both banks of Bradley Creek.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Lowland Woods	0.31
	Upland Woods	<u>1.0</u>
	TOTAL	1.31

Zoning: Agriculture and Shoreland-Floodplain

Present Use: Recreation

Proposed Use: Fishery management and Public recreation

Tenure: Long-term family ownership

Property Taxes: \$600.89

Option Date: July 20, 2007

2. JUSTIFICATION:

The Department proposes to purchase 1.31 acres of land along the Little Wolf River from Marion Cotterman for the Little Wolf River Fishery area. The parcel is located in northeast Portage County one mile northeast of Rosholt. There is approximately 160 feet of two-bank frontage on Bradley Creek, a Class 1 trout stream. Native brook trout inhabit this stream with its average depth of one to three feet. The land would be acquired to protect stream water quality and the fishery, to provide opportunities for public recreation, to provide access to the river, and to allow natural resource management in the Little Wolf River System Fishery Area.



The Little Wolf River Fishery Area established in 1958 and expanded in 1985, is located in central Wisconsin about 15 miles east of Stevens Point. The project includes the Little Wolf River and several of its feeder streams (i.e., Flume, Bradley, Comet, Jackson, and Spaulding Creeks). The Little Wolf River is a large and scenic trout stream having sections of wild, rapid white-water with large boulders and rock outcrops. Most of the river is within northern mesic forest and flows through scenic geographic land features. The project is heavily used for hunting, trout fishing, viewing of wildlife, hiking, snowmobiling, cross-country skiing, nature study, and conservation education.

The Cotterman property would serve an excellent site to construct a small parking area for anglers, hunters, and other outdoor recreation users. The parcel's location, topography, and frontage along County Highway "A" makes it an ideal parcel for parking access. Approximately 85 acres of department-owned land can be accessed from this location. The property has a 528 square foot, two-bedroom, concrete block cabin in the southeast corner. The cabin is served by electric and telephone, however, no well or septic exist. The condition of the cabin is fair to average, and if acquired it will likely be sold for salvage, razed or used for equipment storage. Acquisition will allow for habitat management and prevent development that is incompatible with the project's conservation goals.

The Department recommends the acquisition of the Cotterman parcel to provide and assure public access to the land and fishery, to protect the stream ecosystem and water quality, and to permit natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,400,494

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

Established: 1958  
Acres Purchased to Date: 2,917.9  
Acquisition Goal: 2,650.50 Acres  
Percent Complete: 110.1%  
Cost to Date: \$1,721,015.00

5. APPRAISAL:

Appraiser: Michael Augustyn (Private Appraiser)  
Valuation Date: June 1, 2007  
Appraised Value: \$33,000  
Highest and Best Use: Residential /Recreation

Allocation of Values:

- a. land: 1.31 acres @ \$15,649 per acre: \$20,500 (Rounded)
- b. improvements (cabin): \$12,500
- c. total: \$33,000
- d. market data approach used, four comparable sales cited
- e. adjusted value range: \$30,099 to \$35,099 per improved lot

Appraisal Review: Phil Lepinski — June 26, 2007

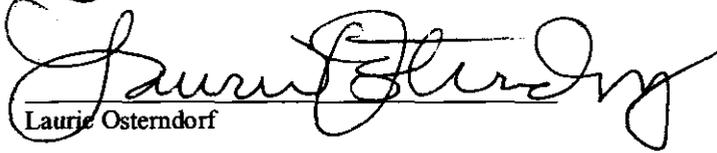
RECOMMENDED:

  
Richard E. Steffes

8-7-07  
Date

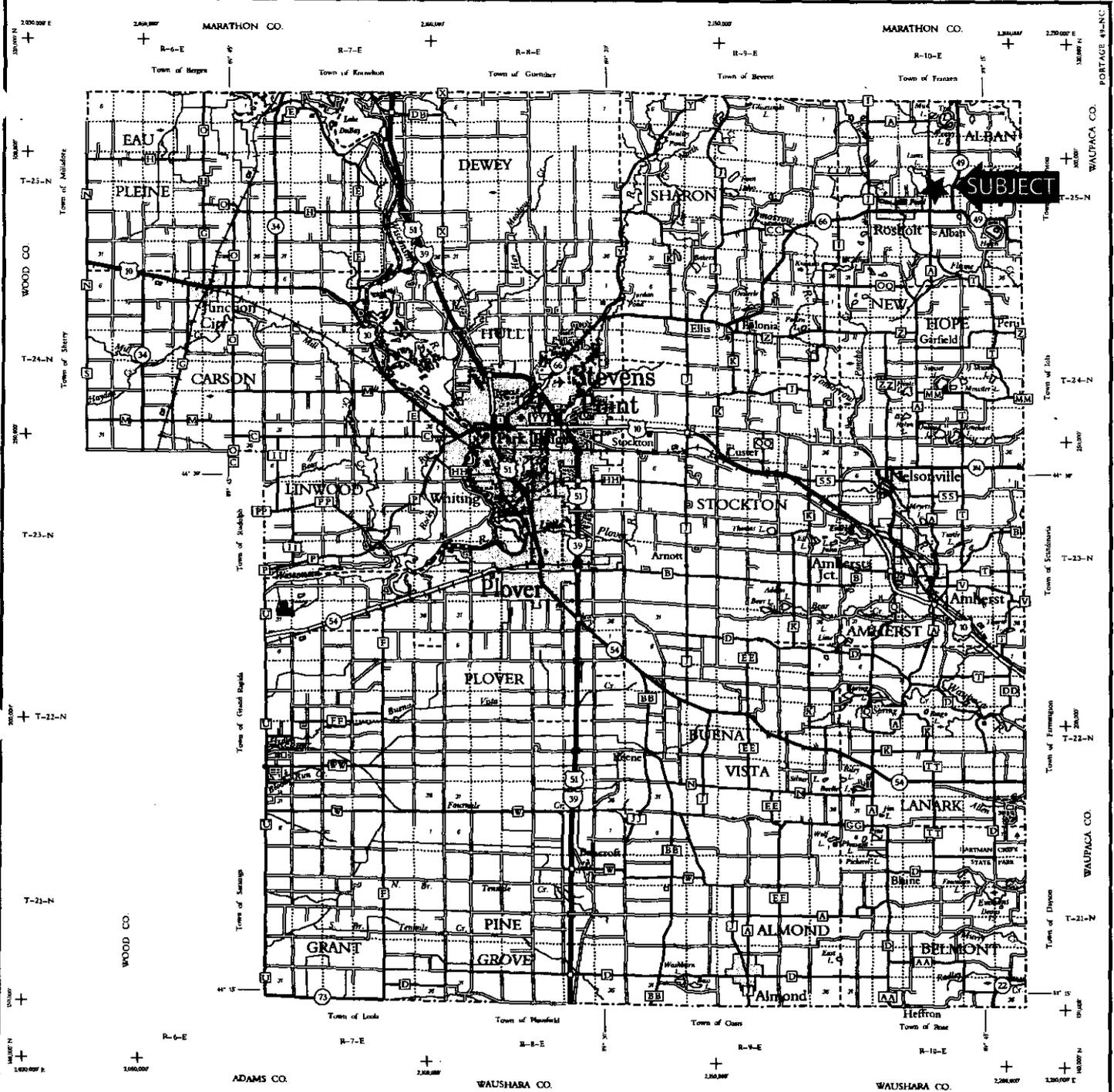
  
Bureau of Legal Services

8/9/07  
Date

  
Laurie Osterndorf

8/13/07  
Date

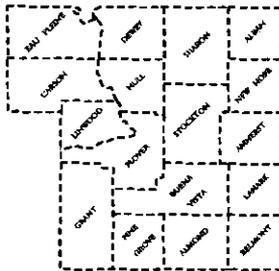
RES:ch



**LEGEND**

- |                        |                            |
|------------------------|----------------------------|
| Freeway                | Dam                        |
| Metropolitan District  | Hospital                   |
| U.S. or State Hwy      | School                     |
| County Trunk Hwy       | Airport                    |
| Town Road              | County Seat                |
| Fireline               | Unincorporated Village     |
| Railroad               | Fish Hatchery              |
| State Trail            | Game Farm                  |
| Interchange            | Public House or Fish Geds. |
| Highway Separation     | Public Camp & Picnic Geds. |
| Interstate Highway No. | Stanger Station            |
| U.S. Highway No.       | State Park                 |
| State Highway No.      | County Park                |
| County Highway Letter  | Wilderness Park            |
| State Boundary         | State Park                 |
| County Boundary        | County Park                |
| Civil Town Boundary    | University of Wisconsin    |
| Section Line           | Survey Point               |

**CIVIL TOWNS**



**SECTION NUMBERING OF A TOWNSHIP**

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



**MILES OF HIGHWAY**

as of Dec. 31, 2004

STATE	357
COUNTY	45
LOCAL ROAD	4,300
OTHER ROAD	0
TOTAL PUBLIC COUNTY	1,802

Land Area (2000 Census) 556 sq. mi.  
 Population (2000 Census) 47,812  
 County Seat - Weston, Wis.

**PORTAGE CO.**

DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 Madison, Wisconsin

SCALE OF HIGHWAY  
 0 1 2 MILES

Checked for  
 JAN. 2006

Best compiled from USGS Quads  
 1:50,000 Series

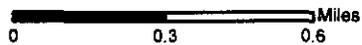
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for a hard copy of this document.**

# Cotterman Purchase

## Little Wolf River Fishery Area

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased
-  Ice Age Trail
-  Project Boundary
-  Open Water



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 data set 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. 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 represented in this data set may not 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/cae/caf/servicecenter/locations.htm>

Updates to this 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

August 2, 2007

