Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.8

SUBJECT: LAND ACQUISITION – STATEWIDE PUBLIC ACCESS PROGRAM – WAUKESHA COUNTY

FOR: JUNE 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 0.68-acre of land from Gerald Kalweit for $660,000 for the Statewide Public Access program in Waukesha County. The item is being submitted because the purchase price exceeds $150,000. The Statewide Public Access program was established in 1969 to provide public access to the state's surface water resources. Sites are acquired for boat and canoe landings and related uses such as parking lots, shore fishing, and access to lakes, rivers, and streams.

The 0.68-acre Kalweit parcel allows expansion of the Department's existing public access site on Okauchee Lake. At 1,187 acres, Okauchee Lake is the third largest lake in Waukesha County, and would serve the third most populous county in the state. This lake is popular and receives heavy summer use by county residents as well as visitors.

The purchase of this development site provides a unique opportunity to consolidate parking for vehicles with trailers in one location and ensure that minimum access levels are made available to the public. The property has a cottage, detached garage, and storage shed. The Department plans to remove the buildings, construct 23 additional parking spaces, reconfigure the existing access site, and install of an ADA accessible fishing pier to meet the demand of providing additional shore fishing opportunities in southeast Wisconsin.

Purchase of this parcel will provide sufficient area for parking at the existing public boat landing. That landing adjoins the Kalweit parcel and is frequently overcrowded.

RECOMMENDATION: That the Board approve the purchase of 0.68 acres of land for $660,000 for the Statewide Public Access program.

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 5-22-08

Administrator, Laurie Osterndorf – AD/8 — Date 5/30/08

Secretary, Matthew J. Frank – AD/8 — Date 6/9/08

cc: R. Steffes – LF/6
L. Ross – AD/8
S. Miller – LF/6
M. Staggs – FM/4
G. McCutcheon – SER/Milwaukee

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: May 22, 2008

FILE REF: FI-2896

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Kalweit Tract, File # FI-2896, Option Expires July 29, 2008

1. PARCEL DESCRIPTION:

Statewide Public Access
Waukesha County

Grantor:

Gerald Kalweit
W354 N5098 Road T
Oconomowoc, WI 53066

Acres: 0.68
Price: $660,000
Appraised Value: $650,000; $665,000
Interest: Purchase in fee.
Improvements: There is a cottage, garage, and small shed on the subject.

Location: The tract is located 17 miles northwest of the City of Waukesha in northwestern Waukesha County.

Land Description: The subject area slopes gently toward the lake.

Covertype Breakdown:	Type	Acreage
	Building Site	0.68

Zoning: Residential
Present Use: Seasonal Residence
Proposed Use: Fisheries Management and Public Recreation
Tenure: 66 years
Property Taxes: $9,795.71
Option Date: April 30, 2008
Stewardship Land Access: The land will be open for fishing and other nature-based outdoor recreation. The parcel will be closed to hunting because of its close proximity to residences and public roads. It will be developed for additional parking for the adjoining Okauchee Lake boat landing.

2. JUSTIFICATION:

The Department proposes to purchase a 0.68-acre parcel from Gerald Kalweit in Waukesha County to expand the lake access site on Okauchee Lake. The land will be acquired as part of the Statewide Public Access program, which provides public access to the state's surface water resources. Sites are acquired for boat and canoe landings and related uses such as parking lots, shore fishing, and access to lakes, rivers, and streams. This parcel contains 90 feet of frontage along the western shore of Okauchee Lake and abuts the existing department-owned public access site.

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Okauchee Lake is 1,187 acres and is the third largest lake in Waukesha County. The lake has expansive open waters, many bays and coves, which makes it very attractive to boaters. This, combined with the good water quality and excellent fishery, makes it a popular destination and makes the Department's boat launch facilities one of the busiest in the Southeast Region. The existing public access facility provides 17 vehicle/trailer parking stalls and currently does not meet the minimum parking space requirements as specified in NR 1.91 (minimum 29, maximum 40). This intense popularity and significant demand for public access to Okauchee Lake has necessitated the hiring of a private security firm to oversee boat launching and parking at the existing facility on weekends and holidays during the boating season.

The lake's perimeter is fully developed and the Department has looked for viable opportunities to enhance public access to Okauchee Lake. A separate private provider agreement with another lakefront owner, provides an additional 12 vehicle-trailer parking stalls at a private boat launch. Since this agreement was not a long-term solution and will expire in February 2009, the Kalweit parcel could solve the parking space issues and provide an additional 23 vehicle/trailer parking stalls at this single location.

This parcel will also provide additional shore fishing opportunities with an ADA accessible fishing pier. Shore fishing opportunities in southeastern Wisconsin, and Waukesha County in particular, are at a premium and in constant demand. This parcel acquisition and proposed fishing pier will contribute to meeting this demand.

The Department recommends purchase of the Kalweit parcel to provide much needed additional public access space on Lake Okauchee, consolidates state ownership, and protects our public water resources.

3. FINANCING:

State Stewardship bond (FY09) funds are anticipated:

Funds allotted to Fishery program:	Balance after proposed transaction:
$2,000,000	$1,145,350

4. ACQUISITION STATUS OF STATEWIDE PUBLIC ACCESS PROGRAM:

Established: 1969
Acres Purchased to Date: 1151.82
Acquisition Goal: 838.65 Acres
Percent Complete: 137%
Cost to Date: $9,192,697

5a. APPRAISAL:

Appraiser: Philip Vander Male (Private Appraiser)
Valuation Date: February 4, 2008
Appraised Value: $665,000
Highest and Best Use: Residential Site with Lake Frontage

Allocation of Values:

a. lake frontage: 90 feet @ $7,389 per foot: $665,000
b. market data approach used, four comparable sales cited
c. adjusted value range: $7,258 to $7,905 per foot of frontage

Appraisal Review: Paul Scott - February 29, 2008

5b. APPRAISAL:

Appraiser: Richard Larkin (Private Appraiser)
Valuation Date: January 25, 2008
Appraised Value: $650,000
Highest and Best Use: Residential Site with Lake Frontage

Allocation of Values:

a. 0.68-acre lakefront lot: $650,000
b. market data approach used, six comparable sales cited
c. adjusted value range: $514,602 to $692,738 per lot

Appraisal Review: Paul Scott - March 18, 2008

Comments: Two appraisals were completed for this transaction. Neither appraiser assigned any value to the existing cottage, garage, and shed, indicating the highest and best use of the property was a buildable vacant lot. The best negotiated price is $660,000.

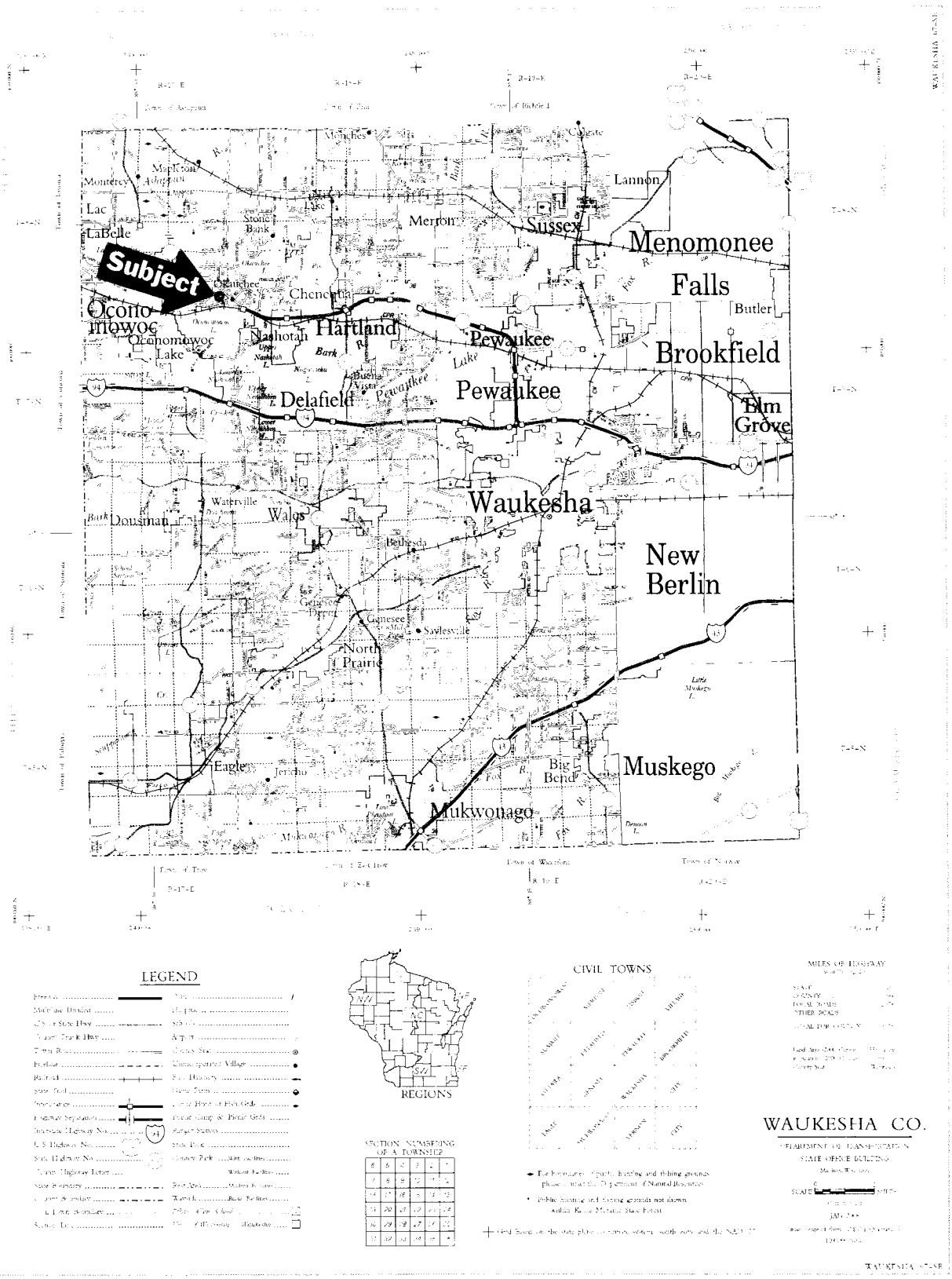
RECOMMENDED:

Richard E. Steffes — Date: 5-22-08

Bureau of Legal Services — Date: 5/27/08

Laurie Osterndorf — Date: 5/30/08

RES:ch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WAUKESHA 67-SE

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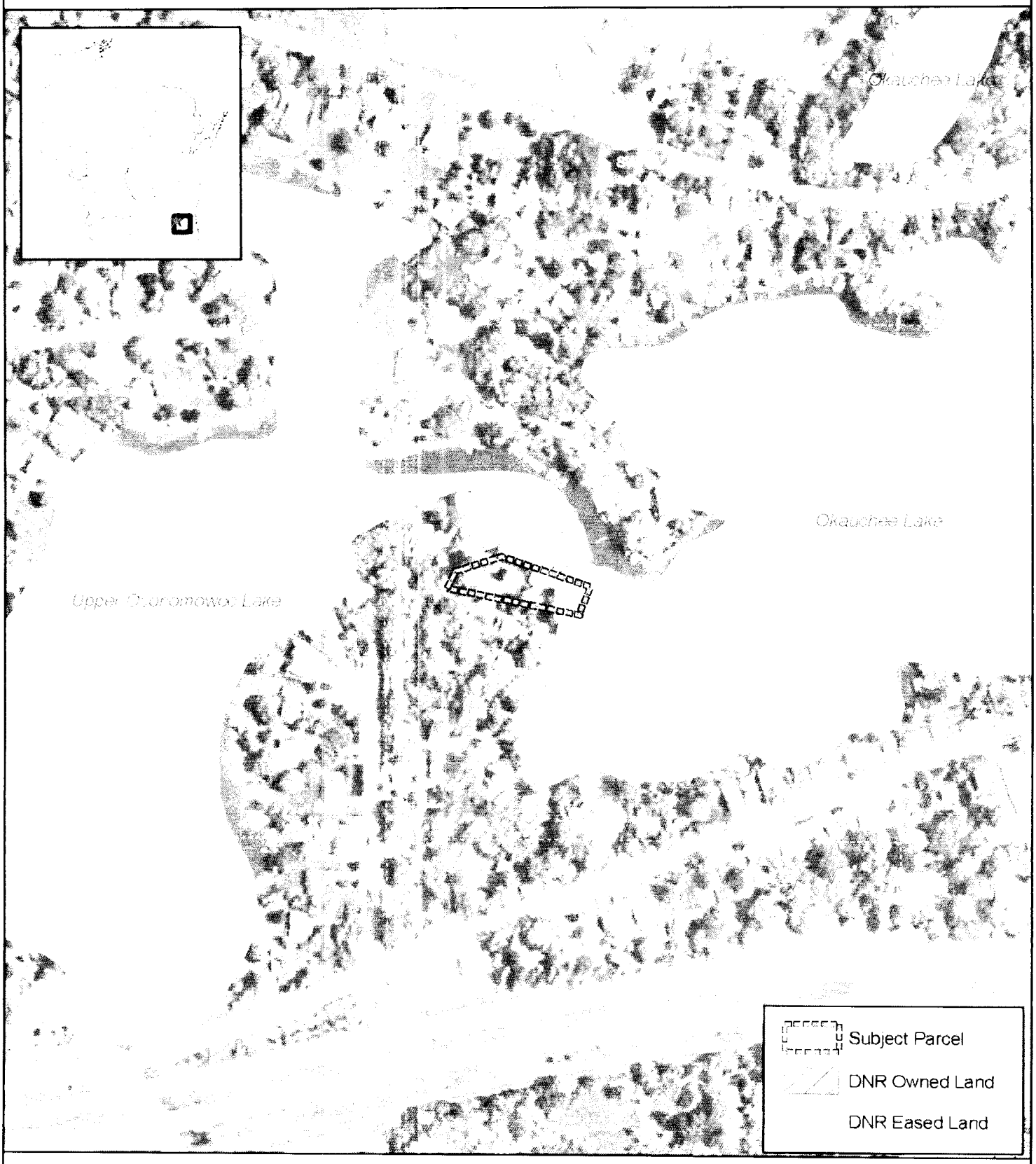
Kalweit Property

T 8N R 17E Section 35, Town of Oconomowoc, Waukesha County



N

0 285 570 1,140 1,710 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
May 14, 2008

Kalweit Property

Statewide Public Access

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Project Boundary

Miles

0 0.1 0.2

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 Project and 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.

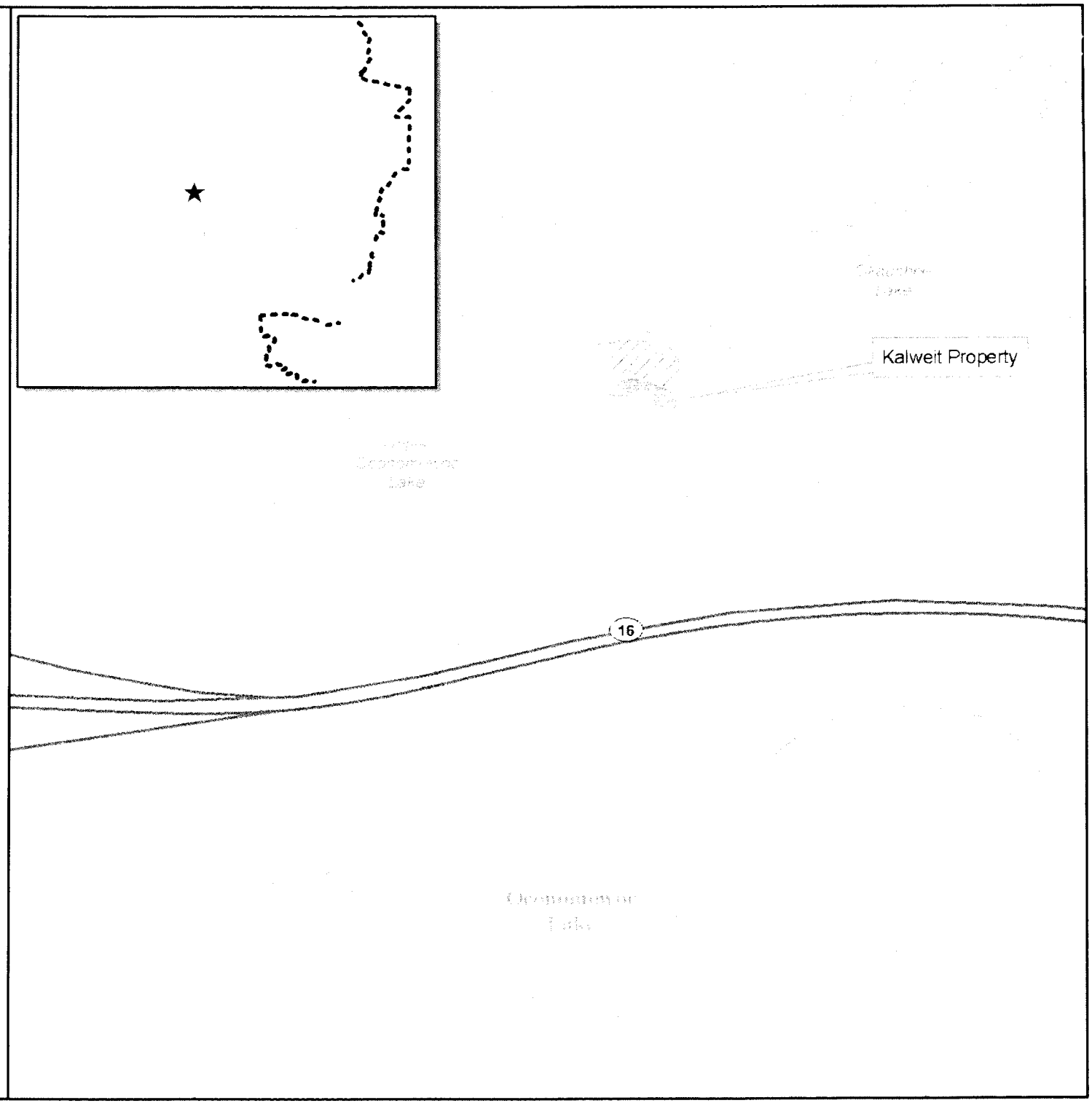
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool, it is a listing of all DNR real estate transactions that have occurred on these lands in entirety.

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/caer/cs/service/enter/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

May 14, 2003