

SUBJECT: LAND ACQUISITION – RIB RIVER FISHERY AREA – TAYLOR COUNTY

FOR: JUNE 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 50.12 acres of land from William Brashear for \$150,000 for the Rib River Fishery Area in Taylor County.

The Brashear parcel is located in the east-central portion of Taylor County, approximately 15 miles east of Medford, the county seat. As part of the option to purchase, the owner will also grant to the Department a right-of-first-refusal on the remaining 10.31-acre parcel directly north of the subject property. The subject property is vacant land that lies completely within the Rib River Fishery Area project boundary and includes approximately 1,050 feet of frontage along both banks of the Big Rib River. Department-owned lands adjoin the property on the west and a 37.5-acre parcel located approximately one river mile downstream from the subject. There is also a 5.88-acre public fishing easement less than 1,000 feet to the west and a 7.5-acre stream corridor easement approximately one-half mile upstream. The 50.12-acre parcel also includes direct town road frontage on River Road, which forms the parcel's east boundary, and will provide access to the property and river for the general public.

The Rib River Fishery Area is located in north-central Wisconsin in Taylor County. Land for the project was first acquired in 1969 to protect important spawning areas, allow habitat management, and provide for public access. The project includes that portion of the Big Rib River and several feeder streams located in eastern Taylor County for trout fishing and other recreational and educational uses such as hunting and trapping. The Rib River Fishery Area includes the most productive segment of the entire Big Rib River in terms of trout and overall fisheries diversity and, therefore, offers some of the finest trout fishing in all of Taylor County. The river has a medium gradient with gravel, rock and cobble substrate, offering excellent in-stream habitat. Natural vegetation, predominately northern hardwood forest, covers most of the stream corridor. The shoreline corridor, with its wooded, wild and steep banks, gives the angler a feeling of seclusion.

Acquisition of this parcel will consolidate state ownership, provide additional opportunities for public recreation and better protect the natural and scenic resources of this site.

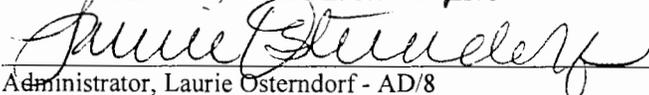
RECOMMENDATION: That the Board approve the purchase of 50.12 acres of land for \$150,000 for the Rib River Fishery Area in Taylor County.

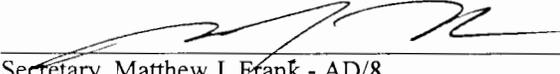
LIST OF ATTACHED MATERIALS:

- 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


Administrator, Laurie Osterndorf - AD/8


Secretary, Matthew J. Frank - AD/8

5-29-09
Date

6/1/09
Date

6-3-09
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: May 28, 2009 FILE REF: FM 10042
 TO: Governor Doyle
 FROM: Matthew J. Frank *7*
 SUBJECT: Proposed Land Acquisition, William P. Brashear Tract, File # FM 10042,
 Option Expires July 30, 2009

1. PARCEL DESCRIPTION:

Rib River Fishery Area
 Taylor County

Grantor:

William Brashear
 430 College Avenue
 Watertown, WI 53094

Acres: 50.12Price: \$150,000Appraised Value: \$150,000Interest: Fee title acquisitionImprovements: NoneLocation: The property is located about seven miles northeast of Medford.Land Description: The topography on the property is fairly level, but includes a bank along the Big Rib River.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Lowland Woods	5.00
	Upland Woods	45.12
	TOTAL:	50.12

Zoning: ShorelandPresent Use: Recreational UseProposed Use: Public Recreational Use and Fishery ManagementTenure: 4+ yearsProperty Taxes: \$1530Option Date: March 31, 2009Stewardship 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 proposes to purchase a 50.12-acre parcel from William Brashear as part of the Rib River Fishery Area. As part of the option to purchase, the owner will also grant to the Department a right-of-first-refusal on the remaining 10.31-acre parcel directly north of the property. The subject is vacant land that lies completely within the Rib River Fishery Area project boundary. The Brashear parcel is located in the east-central portion of Taylor County, approximately 15 miles east of Medford, the county

seat. The property includes approximately 1,050 feet frontage along both banks of the Big Rib River. State-owned lands adjoin the property on the west and a 37.5-acre parcel located approximately one river mile downstream from the subject. There is also a 5.88-acre public fishing easement less than 1,000 feet to the west and a 7.5-acre stream corridor easement approximately one half mile upstream. The 50.12-acre parcel also includes direct town road frontage on River Road, which forms the parcel's east boundary, and will provide access to the property and river for the general public.

The Rib River Fishery Area is located in north-central Wisconsin in Taylor County. Land for the project was first acquired in 1969 to protect important spawning areas, allow habitat management, and provide for public access. The project includes that portion of the Big Rib River and several feeder streams located in eastern Taylor County for trout fishing and other recreational and educational uses such as hunting and trapping. The Rib River Fishery Area includes the most productive segment of the entire Big Rib River in terms of trout and overall fisheries diversity and therefore offers some of the finest trout fishing in all of Taylor County. The river has a medium gradient with gravel, rock and cobble substrate, offering excellent in-stream habitat. Natural vegetation, predominately northern hardwood forest, covers most of the stream corridor. The shoreline corridor, with its wooded, wild and steep banks, gives the angler a feeling of seclusion.

The Department recommends the acquisition of this parcel to consolidate state ownership, to provide additional opportunities for public recreation and to better protect the natural and scenic resources of this site by preventing development incompatible with the goals of the project and by promoting natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,500,000	\$18,458

4. ACQUISITION STATUS OF THE RIB RIVER FISHERY AREA:

Established: 1969
Acres Purchased to Date: 179.38
Acquisition Goal: 100.00
Percent Complete: 179.38%
Cost to Date: \$122,100.00

5. APPRAISAL:

Appraiser: William Steigerwaldt
Valuation Date: February 12, 2009
Appraised Value: \$150,000
Highest and Best Use: Recreational and Seasonal Residential

Allocation of Values:

- a. land: 50.12 acres @ \$2,992.82 per acre: \$150,000
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$2,860.00 to \$3,286.00 per acre

Appraisal Review: Peter Wolter - March 2, 2009

RECOMMENDED:

RES Steffes
Richard E. Steffes

5-29-09
Date

Joseph Wm. Benville
Bureau of Legal Services

5/29/09
Date

Laurie Osterdorf
Laurie Osterdorf

6/1/09
Date

RES:ch



Brashear Fee Purchase & ROFR (T32N-R3E-S29)



- Legend**
- County Boundary
 - Project Boundary
 - ▣ PLSS Townships
 - ▤ PLSS Sections
 - ▥ PLSS Q-Q Sections
 - ▧ 24K Open Water
 - ▨ Municipalities
 - ▩ Village
 - City
 - State Natural Areas
 - ▬ Stewardship Grants
 - ▭ DNR Managed Lands
 - ▮ Fee
 - ▯ Easement
 - ▰ Lease

0 850 1700 2550 ft.



Scale: 1:8,718

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

William P. Brashears Property

Rib River Fishery Area

FM 10042



-  Subject Property
-  WDNR Owned
-  WDNR Easement
-  Project Boundary

0 0.25 mi

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 Circle Land Record System maintained by the DNR, Bureau of Facilities and Lands (FL), 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/kaef/office/servicecenter/locations.htm>

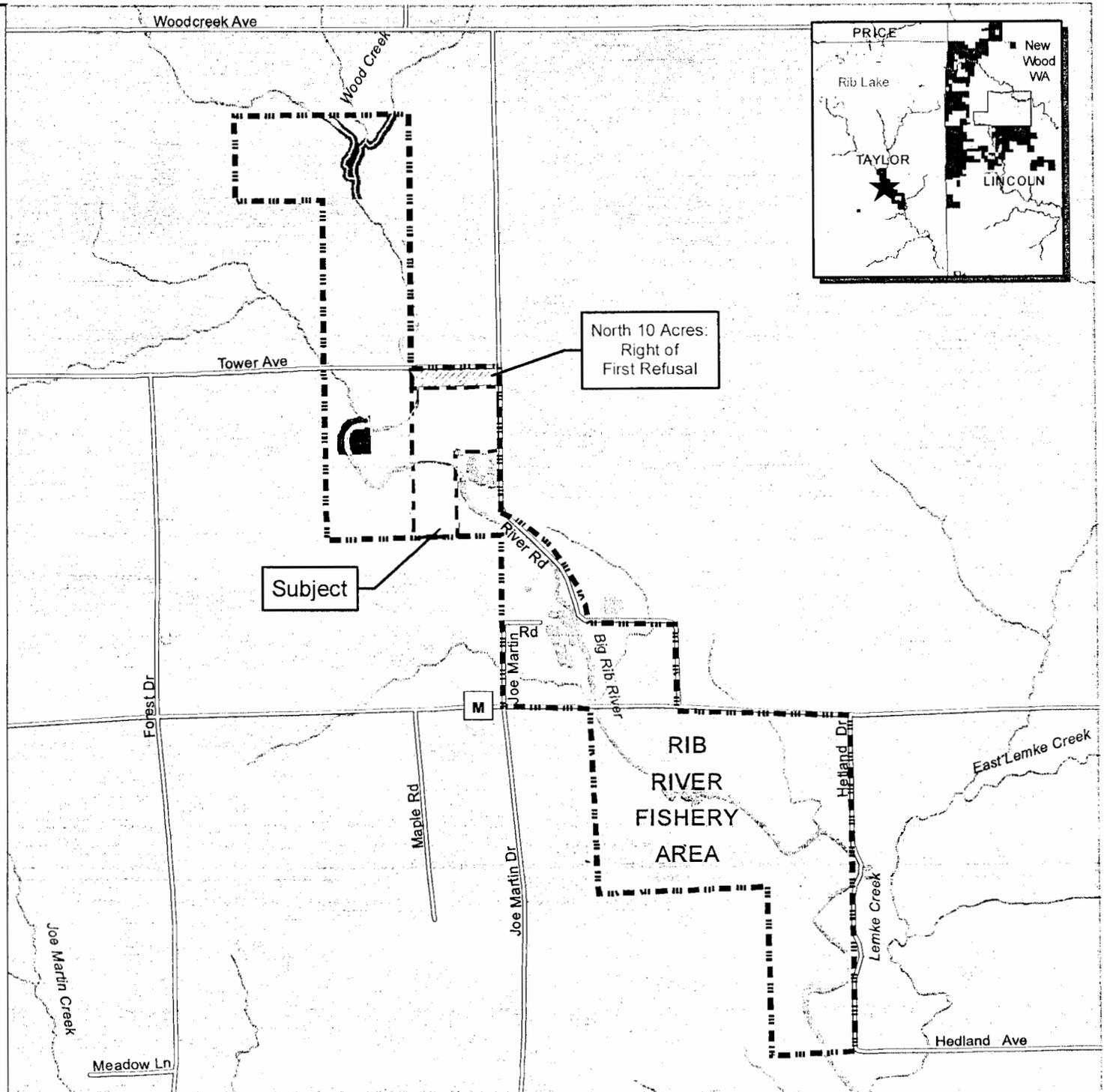
Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

May 19, 2009



North 10 Acres:
Right of
First Refusal

Subject

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