

SUBJECT: LAND ACQUISITION – CLAM RIVER FISHERY AREA – BURNETT COUNTY

FOR: MARCH 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 40 acres of land from Joseph Brunclik, etal for \$165,000 for the Clam River Fishery Area in Burnett County. The item is being submitted because the purchase price exceeds \$150,000.

The 40-acre parcel is located in southeastern Burnett County and is bordered by state-owned lands to the east and the west. The land is improved with an older home, four small sheds and an outhouse. These buildings will be sold for removal or salvage and the site restored. The property has 1,500 feet of Clam River flowing through it.

The Clam River Fishery Area was established in 1970 to protect the Clam River and Spring Brook fishery. The master plan was completed in 1979. The project was established to protect an excellent trout stream and is popular for outdoor recreation including hunting, trapping and fishing. The subject is located near the center of the project. Its purchase will connect two sections of state-owned river frontage.

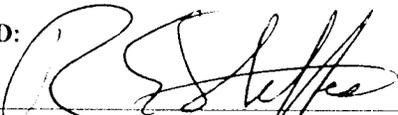
An important stretch of Class 1 trout stream extends through this property and presently is not ideally managed for its stream buffering capabilities. Acquiring the subject will allow the Department to improve water quality and associated habitat areas along this river in a manner that is compatible with the goals of the project, promotes natural resource management, and maximizes public recreational activities.

RECOMMENDATION: That the Board approve the purchase of 40 acres of land for \$165,000 for the Clam River Fishery Area in Burnett County.

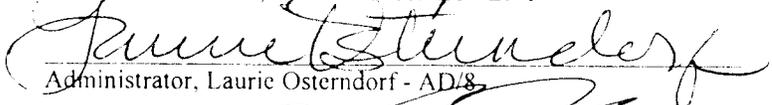
LIST OF ATTACHED MATERIALS:

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

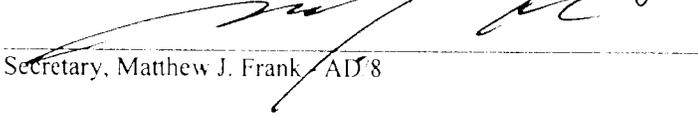
APPROVED:


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

2-13-09
Date


Administrator, Laurie Osterndorf - AD/8

2/16/09
Date


Secretary, Matthew J. Frank - AJ/8

2/19/09
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: February 13, 2009 FILE REF: FM-10027
 TO: Governor Doyle
 FROM: Matthew J. Franke *MJF*
 SUBJECT: Proposed Land Acquisition, Joseph Brunclik, etal Tract, File # FM 10027,
 Option Expires on June 1, 2009

1. PARCEL DESCRIPTION:

Clam River Fishery Area
 Burnett County

Grantor:

Joseph Brunclik, etal
 9207 Elbow Lake Road
 Siren, WI 54872

Acres: 40Price: \$165,000Appraised Value: \$165,000Interest: Fee Title PurchaseImprovements: House, outbuildingsLocation: The property is located in Burnett County 17 miles southeast of the City of Siren.Land Description: The land is level to rolling and it includes 1,500 feet of frontage on the Clam River.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Water	5
	Lowland/Woodland	7
	Grass	25
	Brush	<u>3</u>
	TOTAL	40

Zoning: Agriculture and ShorelandPresent Use: Housing RentalProposed Use: Fish Management and Public RecreationTenure: Land has been owned by the Brunclik family for more than 20 years.Property Taxes: \$1,028.40Option Date: February 1, 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 40-acre subject is located in southeast Burnett County and is bordered by state-owned lands to the east and west. Approximately 1,500 feet of Class 1 trout water, part of the North Fork of the Clam River,



meanders across the north portion of the subject acreage. This river is one of the best brown trout streams in northwest Wisconsin.

The land is improved with an older home, four small sheds and an outhouse, which will be sold for removal or salvage. The full 40-acre property is within the project boundary of the Clam River Fishery Area.

The Clam River Fishery Area was established in 1970 to protect the Clam River and Spring Brook fishery. The master plan was completed in 1979. The project was established to protect an excellent trout stream and is popular for outdoor recreation including hunting, trapping and fishing. The subject is located near the center of the project.

The Department recommends acquisition of this parcel to protect an important stretch of Class 1 trout stream that extends through this property, to improve water quality and associated habitat areas along this river in a manner that is compatible with the goals of the project, to promote natural resource management and to maximize public recreational activities.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,500,000	\$846,408

Comment: This acquisition will be used as match on the USFWS F-84-L-73 grant.

4. ACQUISITION STATUS OF THE CLAM RIVER FISHERY AREA:

Established: 1958

Acres Purchased to Date: 2,503.98

Acquisition Goal: 2,821.46

Percent Complete: 88.75

Cost to Date: \$654,403.00

5. APPRAISAL:

Appraiser: Tom Olson

Valuation Date: February 8, 2008

Appraised Value: \$165,000

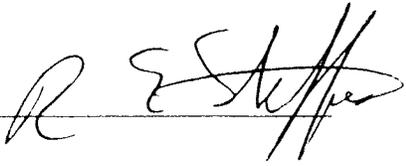
Highest and Best Use: Rural residential with public recreation

Allocation of Values:

- a. land: 40 acres @ \$3,000 per acre: \$120,000
- b. improvements: \$ 45,000
- c. total: \$165,000
- d. market data approach used, three comparable sales cited
- e. adjusted value range: \$162,000.00 to \$167,050.00 per 40-acre lot with improvements

Appraisal Review: Ronald Olson - April 30, 2008

RECOMMENDED:

Richard E. Steffes 

2-13-09
Date

Joseph Wm. Remille 
Bureau of Legal Services

2/16/09
Date

Laurie Osterdorf 

2/16/09
Date

RES:ch

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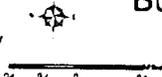
**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

CLAM RIVER FISHERY AREA

STATE OF WISCONSIN DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

-  Owned Land
-  Eased Land
-  Leased Land
-  Project Boundary

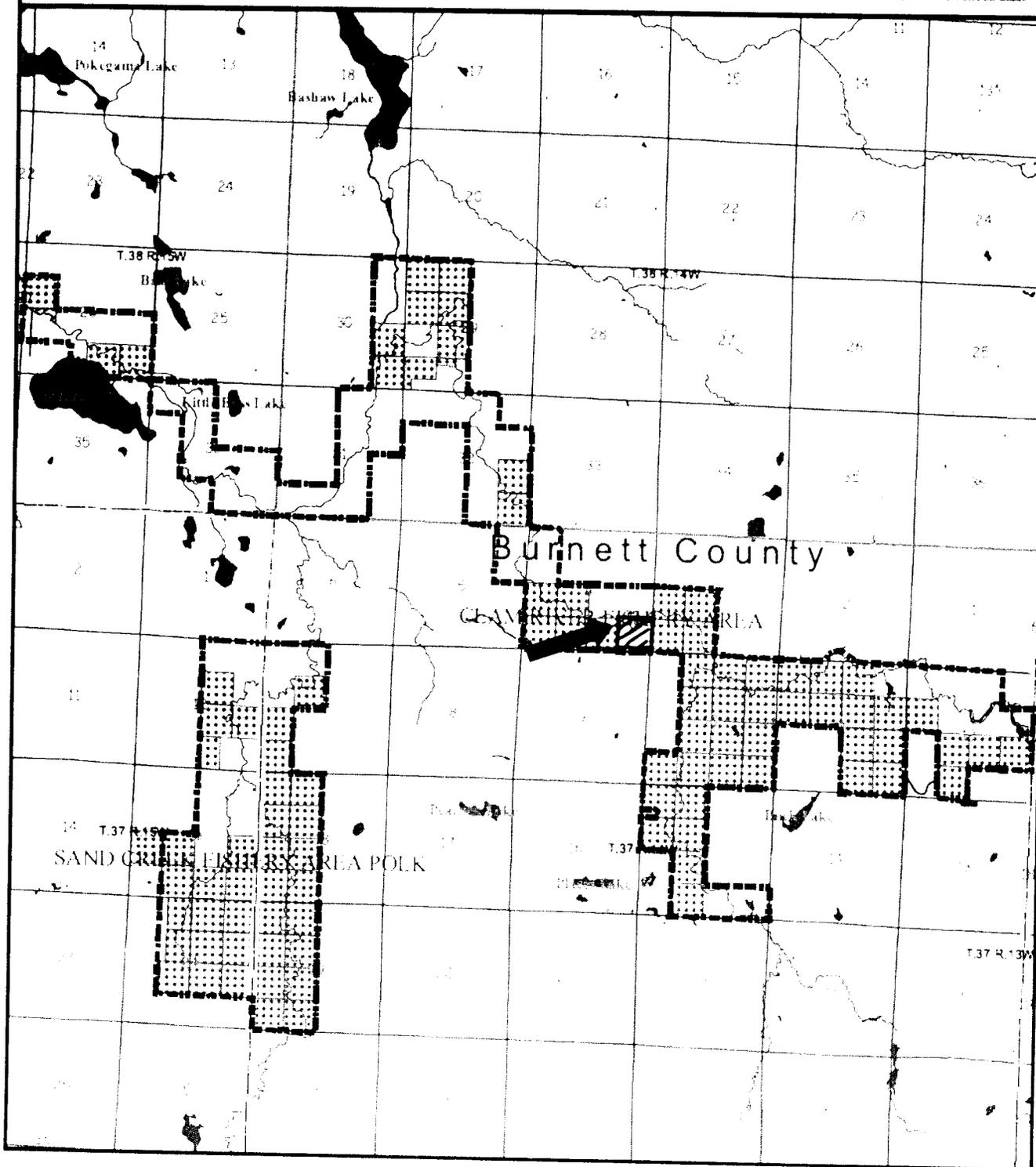


Apr 26, 2005

The CLM Management Units represent the best estimate of current management by the Wisconsin Department of Natural Resources. This does not constitute an endorsement of the State of Wisconsin's Department of Natural Resources. The State of Wisconsin is not responsible for any errors or omissions in this document. The State of Wisconsin is not responsible for any legal consequences of this document.

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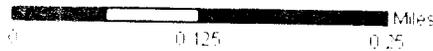
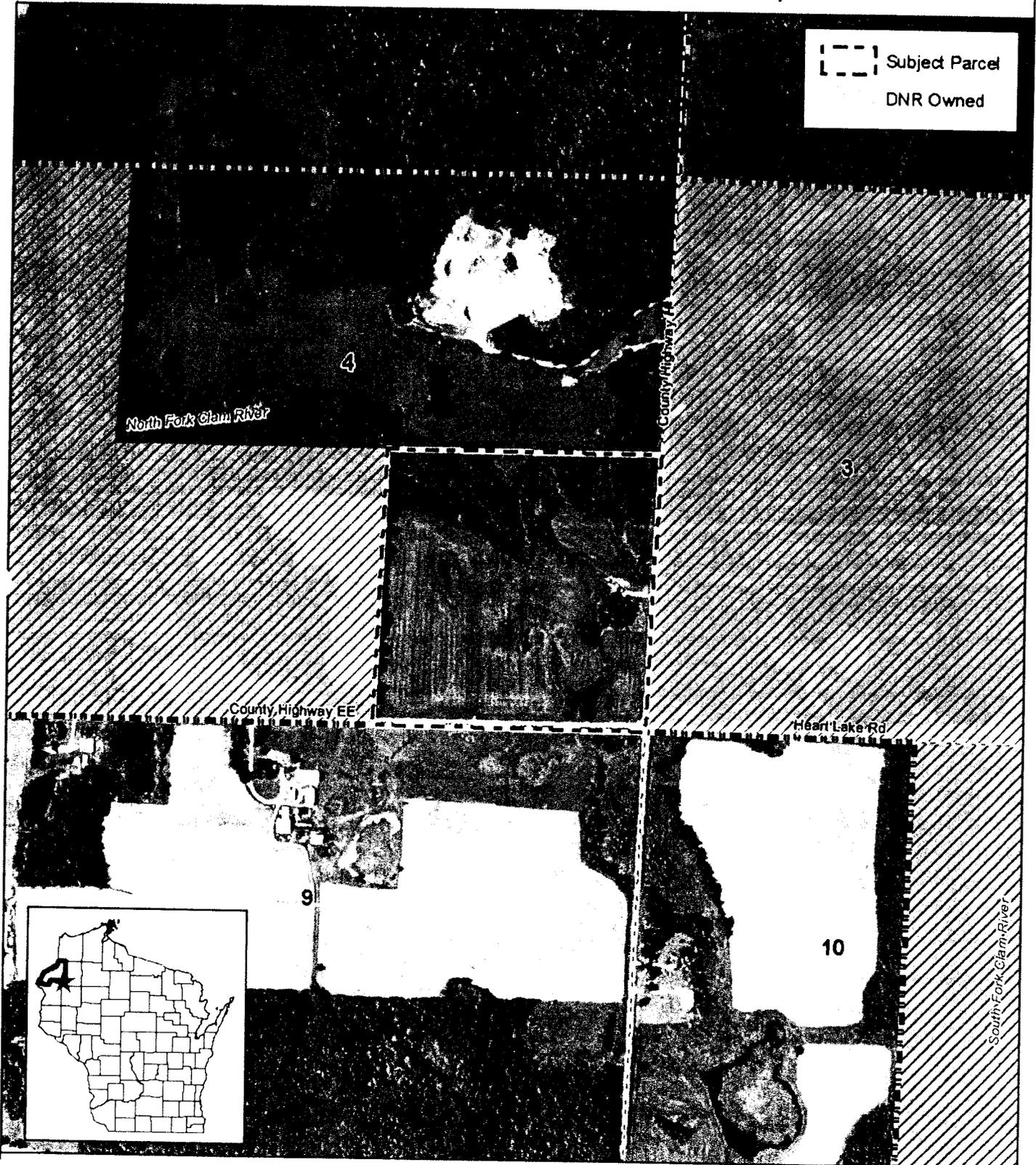
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Joseph Brunclik Property

T37N R14W Sec 4, Town of Roosevelt, Burnett County

 Subject Parcel
 DNR Owned



Created by Bureau of Facilities and Lands
Real Estate Section
March 3, 2009



