

**SUBJECT: LAND ACQUISITION AND SALE – STATEWIDE FISHERY HABITAT AREA – LINCOLN COUNTY**

**FOR: MAY 2011 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 100 acres of land from Deborah Coduto for \$295,000 for the Statewide Fishery Habitat Area Program in Lincoln County. The item is being submitted because the purchase price is more than \$150,000 and regarding authorization to re-sell 45 acres not needed for conservation purposes.

The property, located in southeastern Lincoln County, adjoins state-owned land to the east and north and includes about 3,700 feet of frontage along the south bank of the Prairie River. The site includes a small 80 year old house, a detached garage, and a 2-story, former dairy barn. These improvements are in poor condition and close to the river. The property includes cropland along the southern half, and abandoned pasture, woods and bush on the north part. Access to the subject is available on the south and east by two town roads. The Department proposes retaining ownership of the northern majority of the property, including the existing improvements, with a resale on approximately the southern 45 acres of cropland. The improvements would be removed and the site would be used as a parking area for the public. It is recommended that the cropland be deed restricted to allow development on the southern end only, so as not to impact potential hunting opportunities on the retained state land. The northern boundary line of the resale would be set at about 300 feet off the river edge to provide adequate buffer to the water resource. Acquisition of this property would protect the shoreline of a significant water resource, as well as provide public access by way of town road to this land and a significant stretch of Prairie River frontage.

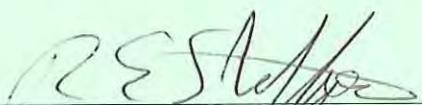
The focus of the Statewide Habitat Areas Program is to protect critical fishery habitat. The Prairie River is a Class I and II brook and brown trout stream with a fishery sustained by natural reproduction and improved by several stream habitat projects. The watershed supports good deer and ruffed grouse populations and annually produces many mallard, wood duck and blue wing teal broods.

**RECOMMENDATION:** That the Board approve the purchase of 100 acres for \$295,000 for the Statewide Fishery Habitat Area Program and approve sale of the south 45 acres for a minimum of at least \$115,000.

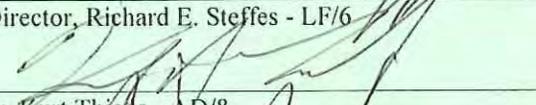
**LIST OF ATTACHED MATERIALS:**

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

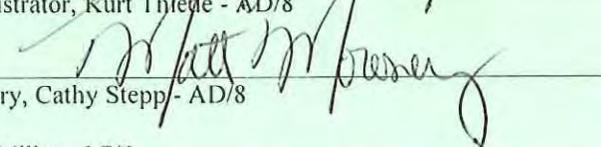
**APPROVED:**

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

4-21-11  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

4-25-11  
Date

  
\_\_\_\_\_  
Secretary, Cathy Stepp - AD/8

5-4-11  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs – FM/3
- J. Gozdziwski - NOR Spooner

## CORRESPONDENCE/MEMORANDUM

DATE: April 21, 2011  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Deborah Coduto Tract, File FM 10125,  
 Option Expires July 14, 2011

FILE REF: FM 10125

1. PARCEL DESCRIPTION:

Statewide Fishery Habitat Area Program  
 Lincoln County

Grantor:

Deborah Coduto  
 c/o Tina Dengel  
 101 E. First St.  
 Merrill, WI 54452

Acres: 100Price: \$295,000Appraised Value: \$295,000Interest: Fee title purchase of 100 acres; after closing, the Department plans to exchange or sell 45 acres of cropland.Improvements: Property includes the following improvements all in poor condition: 80 year old small house with detached garage and a two story barn with attached milk house.Location: The property is located in Lincoln County about 5 miles northeast of the City of Merrill in the Town of Merrill.Land Description: The subject land has rolling terrain with the Prairie River along its north side.Covertypes Breakdown:

	Type	Acreage
Grassland		13.0
Lowland Woodland		25.0
Building Site		2.0
Cropland		60.0

Total: 100.0

Zoning: AgriculturePresent Use: RecreationProposed Use: Resource protection and public outdoor; resale and private use on 45 acresTenure: 17 yearsProperty Taxes: \$3,204.32Option Date: March 16, 2011Stewardship Land Access: The north 55 acres of the 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 has negotiated an option to purchase a 100-acre parcel in fee title from Deborah Coduto for the Statewide Fishery Habitat Area Program, specifically for the Prairie River, located in southeastern Lincoln County. The property adjoins state-owned land to the east and north and includes about 3,700 feet of frontage along the south bank of the Prairie River. The site includes a small 80 year old house, a detached garage, and a 2-story former dairy barn with attached milkhouse. These improvements are in poor condition and located near the river. The property includes cropland along the southern half, abandoned pasture, woods and brush directly north and around the improvements. Access to the subject is available on the south and east by two town roads. The Department recommends retaining ownership of the northern 55 acres of the property, including the existing improvements, with a resale on approximately the southern 45 acres of cropland. The improvements would be removed and the site would be used as a parking area for the public. It is recommended that the cropland be deed restricted to allow development on the southern end only, so as not to impact potential hunting opportunities on the retained state land. The northern boundary line of the resale would be set at about 300 feet off the river edge to provide adequate buffer to the water resource. Acquisition of this property would protect the shoreline of a significant water resource, as well as provide public access by way of town road to this land and a significant stretch of the Prairie River.

The focus of the Statewide Fishary Habitat Area Program is to protect critical fishery habitat. The Prairie River is located in north central Wisconsin and originates from several small lakes in the eastern part of Lincoln County and the northwestern part of Langlade County and extends for approximately 36 miles. The Prairie River is fed by several springs and spring ponds throughout much of its length. The river is a Class I and II brook and brown trout stream with a fishery sustained by natural reproduction and improved by several stream habitat projects. Being located in central Wisconsin it attracts fisherman statewide being easily accessible by many public roads, including STH 17 which parallels the stream for most of its length. A majority of the river area is largely undeveloped and highly scenic. The upper Prairie River watershed supports good deer and ruffed grouse populations and annually produces many mallard, wood duck and blue wing teal broods. Other small game and furbearers are abundant. Multiple uses on the Department land along the Prairie River include fishing, hunting, trapping, cross-country skiing, hiking and other outdoor recreation.

The Department recommends the acquisition of this parcel to consolidate state ownership, to provide additional opportunities for public recreation with the additional access provided by a town road and to better protect the natural and scenic resources of this Prairie River. The Department also recommends the resale of 45 acres of croplands as it is not needed for conservation purposes.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$4,499,060	\$73,866

4. ACQUISITION STATUS OF THE STATEWIDE FISHERY HABITAT AREA PROGRAM:

Established: 1969  
Acres Purchased to Date: 6,994.79  
Acquisition Goal: 10,172.61  
Percent Complete: 68.76 %  
Cost to Date: \$7,799,933.97

5. APPRAISAL:

Appraiser: Michael Augustyn  
Valuation Date: January 3, 2011  
Appraised Value: \$295,000

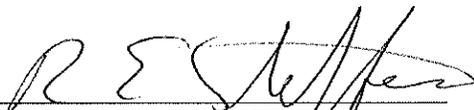
Highest and Best Use: Recreational with rural residential

Allocation of Values:

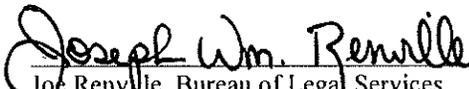
- a. land: 100 acres @ \$2,550 per acre: \$255,000
  - b. improvements: \$40,000
  - c. total: \$295,000
  - d. market data approach used, 4 comparable sales cited
  - e. adjusted value range: \$3,465 to \$3,590 per acre
- Appraisal Review: Peter Wolter - February 24, 2011

Comments: The property was listed for sale for \$299,600, down from \$350,000 several months ago. The re-sale minimum is \$115,000 for 45 acres; this is at the same per acre value as the appraiser used for the unimproved land value in the appraisal.

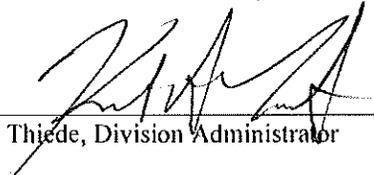
RECOMMENDED:

  
Richard E. Steffes, Real Estate Director

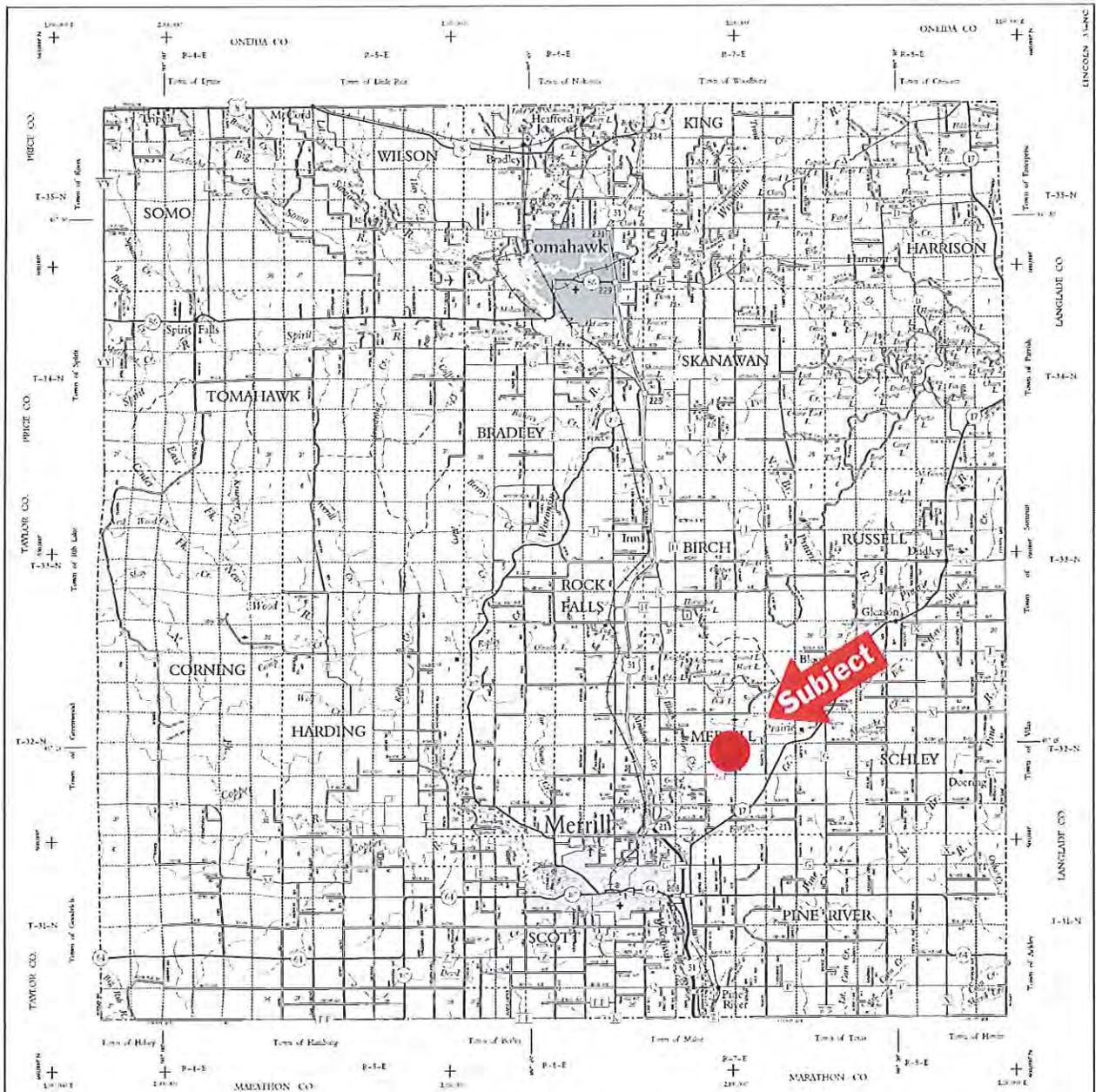
4-21-11  
Date

  
Joe Renville, Bureau of Legal Services

4-21-11  
Date

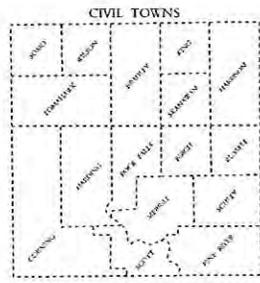
  
Kurt Thiede, Division Administrator

4-25-11  
Date



**LEGEND**

- Ensign
- Abolition Road
- US & State Hwy
- County Trunk Hwy
- Town Road
- Truck Road
- Railroad
- Sta. Trail
- Interchange
- Highway Separation
- Express Highway Rt.
- US Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- City Town Boundary
- Section Line
- Dam
- Highway
- School
- Airport
- Camp Site
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public House or Fish Gt.
- Fish Camp & Public Gt.
- Boat Service
- State Park
- Camp Park
- Water Falls
- Reservoir
- Well
- Inside Bldg. Wall



**SECTION NUMBERING OF A TOWNSHIP**

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

**MILES OF HIGHWAY**

STATE	210
COUNTY	70
LOCAL ROADS	44
OTHER ROADS	0
TOTAL IN COUNTY	422

**LINCOLN CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Madison, Wisconsin  
SCALE 1" = 1 MILE  
Compiled by  
JAN 200

# Deborah Coduto Stewardship Fee Acquisition

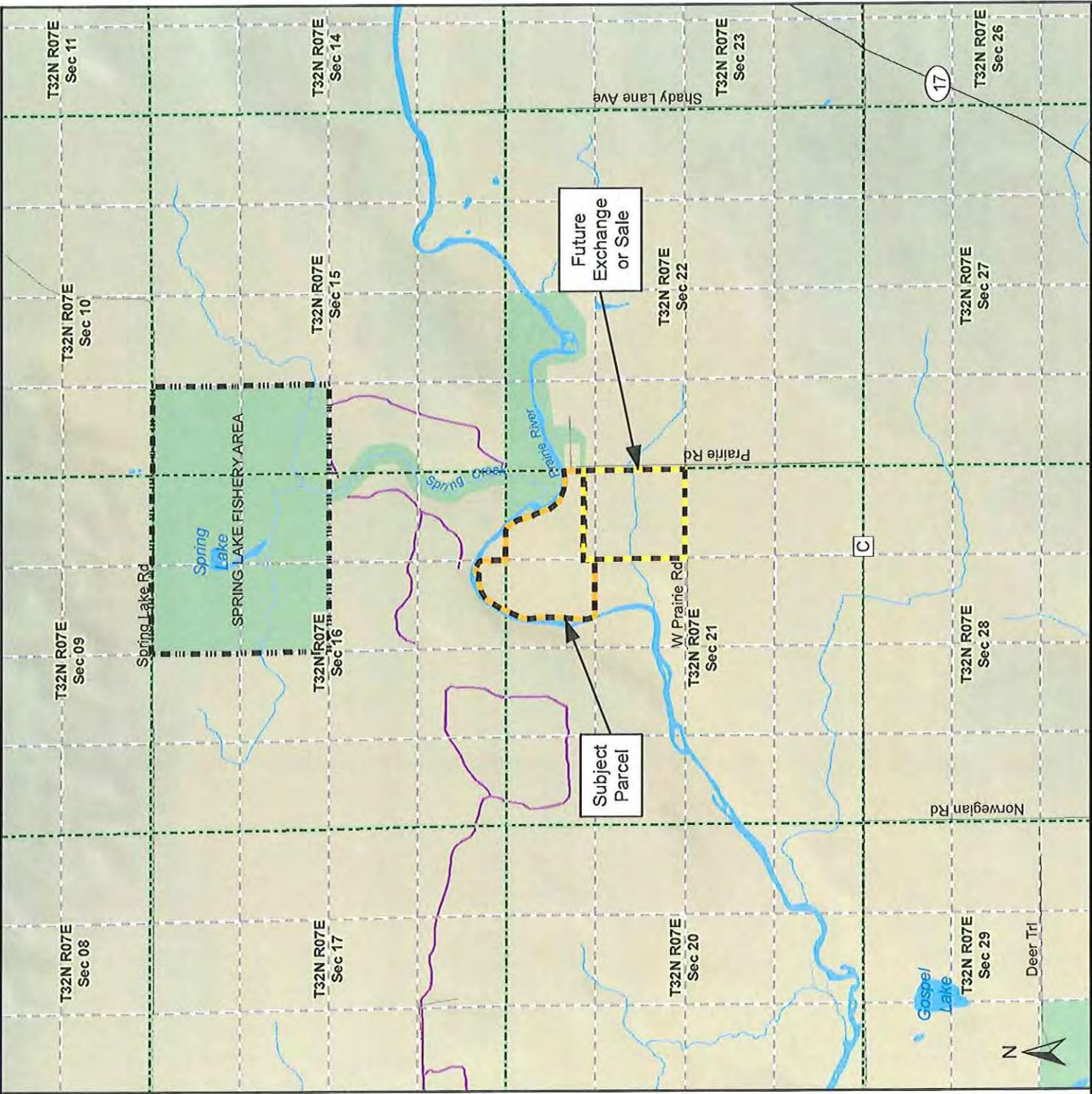
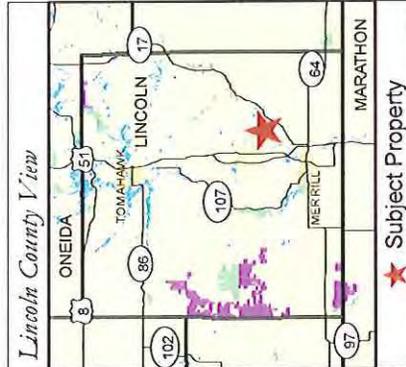
Statewide Fishery Habitat Areas  
FM 10125

T32N R07E Sections 16 & 21  
Town of Merrill  
Lincoln County  
(100.00 acres--deed)

Subject Parcel  
(55 acres)

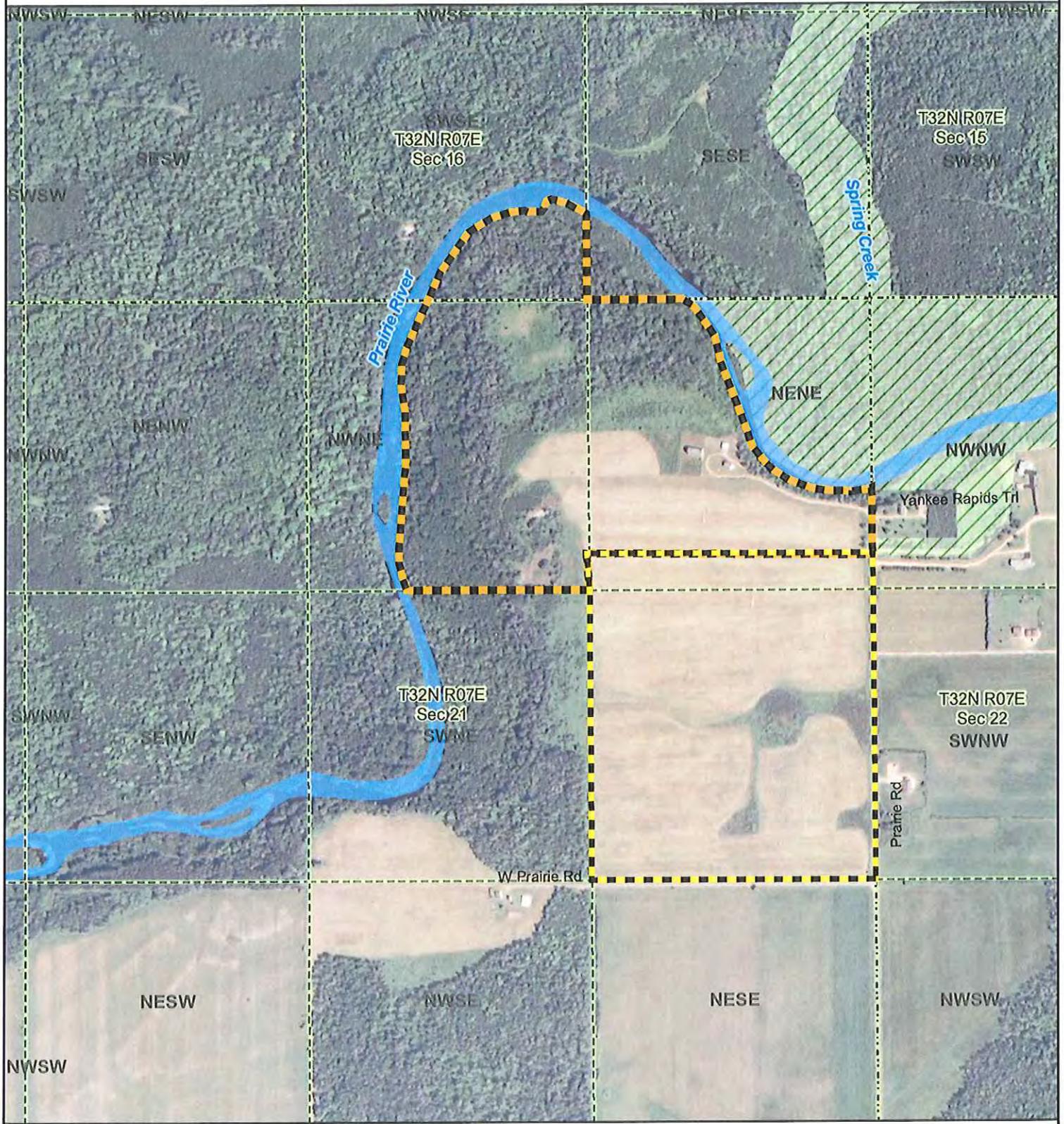
Future Exchange or Sale  
(45 acres)

-  Project Boundary
-  WDNR Owned
-  WDNR Easement
-  PLSS Section Line
-  QQ Section Boundary



# Deborah Caduto Stewardship Fee Acquisition

T32N R07E Sections 16 & 21, Town of Merrill, Lincoln County



**Statewide Fishery Habitat Area**  
**FM 10125**

-  Subject Parcel
-  Future Exchange or Sale

-  DNR Owned
-  Section Line
-  1/4-1/4
-  Section Line



April 22, 2011  
 Real Estate Section  
 Bureau of Facilities and Lands