

**SUBJECT:** Land Acquisition – Statewide Public Access – Walworth County

**FOR:** MAY 2012 BOARD MEETING

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 15.71 acres of land from Ronald Urbaniak for \$350,000.00 for the Statewide Public Access Program in Walworth County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel provides 989 feet of frontage on Army Lake. The frontage is mostly upland with a gravel substrate. During the 1940's, a driveway was put in connecting the lake front to the mainland and there is an existing private boat launch. This upland knob at the lake has mature oak and hickory trees. The remainder of the property is predominately a steeply sloped and oak wooded hillside. A one-half mile long driveway connects the parcel to St Peters Road on the south.

The Statewide Public Access Program was established in 1969 to provide public access to the state's surface water resources. Access 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 number and types of parking spaces proposed will meet the standard specified in NR 1.91, Wisconsin Administrative Code, Public Boating Access Standards. For this lake, the Department plans on five vehicle-trailer units and one handicap accessible parking spot.

Army Lake is a 78 acre seepage lake located in northeastern Walworth County, with a 17 foot maximum depth and an average of 8 feet. Little aquatic or water quality survey data exists on the lake, but Army Lake reportedly has a typical warm water fishery and water clarity is excellent. The bottom is predominately sand and gravel, with the southwestern corner and portions of the western side high quality sedge wetland and tamarack swamp. This wetland is interconnected through kettle moraine topography and connects to Lake Beulah which is one half mile to the west.

No public access exists on the lake and more than 75 percent of the shoreline is undeveloped. Salvation Army out of Chicago operates a camp on the east side and a seasonal cottage rental and RV park is adjacent to this parcel. In addition, less than a dozen houses have access on the lake. The western side is owned by the Town of East Troy as an undeveloped and open space park.

Walworth County has more than 100,000 permanent residents and the Village of East Troy, which is one half mile to the south, has about 4,500 residents. Army Lake is only one-half mile from I-43, so easy access to the metropolitan Milwaukee population of more than 1.5 million is within 50 miles.

Purchase of the Urbaniak property will provide a public access facility on Army Lake and provide the public opportunities for water related recreation.

**RECOMMENDATION:** That the Board approve the purchase of 15.71 acres of land for \$350,000 for the Statewide Public Access Program.

**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:

*RE Steffes*

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

*4-17-12*  
Date

*Kurt Thiede*

Administrator, Kurt Thiede - AD/8

*4/24-12*  
Date

*Cathy Stepp*

Secretary, Cathy Stepp - AD/8

*5/7/12*  
Date

- cc: S. Miller - LF/6
- R. Steffes - LF/6
- L. Ross - AD/8
- M. Staggs - FH/4
- E. Nitscke - SER

## CORRESPONDENCE/MEMORANDUM

DATE: April 17, 2012  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Ronald Urbaniak Tract, File # FM 10148,  
 Option Expires June 17, 2012

FILE REF: FM 10148

1. PARCEL DESCRIPTION:

Statewide Public Access  
 Walworth County

Grantor:

Ronald Urbaniak  
 222 E Dakota St  
 Milwaukee, WI 53207

Acres: 15.71Price: \$350,000.00Appraised Value: \$325,000 and \$575,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Walworth County one miles north of Village of East TroyLand Description: The subject land is wooded upland, deep kettles, steep slopes, low wetland.Covertypes Breakdown:

Type	Acreage
Lowland Woodland	1.51
Wetland	5.6
Upland Woodland	8.6
Total:	15.71

Zoning: Upland and Lowland Conservancy DistrictPresent Use: RecreationProposed Use: Boat Access SiteTenure: 66 yearsProperty Taxes: \$2,284Option Date: March 19, 2012Comments: \$350,000 is the best price that could be negotiated.Stewardship 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 has obtained an option to purchase 15.71 acres of land from Ronald Urbaniak for \$350,000.00 for the Statewide Public Access Program in Walworth County.



The parcel provides 989 feet of frontage on Army Lake. The frontage is mostly upland with a gravel substrate. A high quality wetland complex exists between the upland frontage and before the north aspect hill. During the 1940's, a driveway was put in connecting this upland knob to the mainland, so the area of the existing boat launch and driveway are more of an 'island', surrounded by water and wetland. This upland knob has mature oak and hickory trees. The remainder of the property is predominately a steeply sloped and oak wooded hillside. A one-half mile long driveway connects the parcel to St Peters Road on the south. The Department has reviewed the legal rights of access and finds them suitable for public use..

The Statewide Public Access Program was established in 1969 to provide public access to the state's surface water resources. Access 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 number and types of parking spaces proposed will meet the standard specified in NR 1.91, Wisconsin Administrative Code, Public Boating Access Standards. For this lake the Department plans on five vehicle-trailer units and a handicap accessible parking spot

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Walworth County has more than 100,000 permanent residents and the Village of East Troy, which is one half mile to the south, has about 4,500 residents. Army Lake is only one-half mile from I-43, so easy access to the metropolitan Milwaukee population of more than 1.5 million is within 50 miles.

The Department recommends purchase of the Urbaniak property to establish a public access facility on Army Lake and provide the public opportunities for water related recreation.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,197,665	\$310,286

4. ACQUISITION STATUS OF THE STATEWIDE PUBLIC ACCESS:

Established: 1969  
Acres Purchased to Date: 1,231.20  
Acquisition Goal: 838.65  
Percent Complete: 146.81 %  
Cost to Date: \$12,628,846.14

5. APPRAISAL:

Appraiser: Philip Vander Male  
Valuation Date: January 10, 2012  
Appraised Value: \$325,000.00  
Highest and Best Use: Residential

Allocation of Values:

- a. land: 15.71 acres @ \$20,687.46 per acre: \$325,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$16,058 - \$26,059 per acre

Appraisal Review: Gregory Markus - 3/2/2012

APPRAISAL 2:

Appraiser: Mike Gundlach  
Valuation Date: January 12, 2012  
Appraised Value: \$575,000  
Highest and Best Use: Residential

Allocation of Values:

- a. land: 15.71 acres @ \$36,600.89 per acre: \$575,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$459,000 - \$650,000

Appraisal Review: Gregory Markus - 3/2/2012

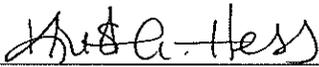
RECOMMENDED:



Richard E. Steffes, Real Estate Director

4-17-12

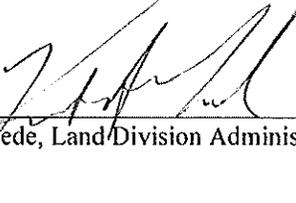
Date



Kristin A. Hess, Bureau of Legal Services

4/23/12

Date

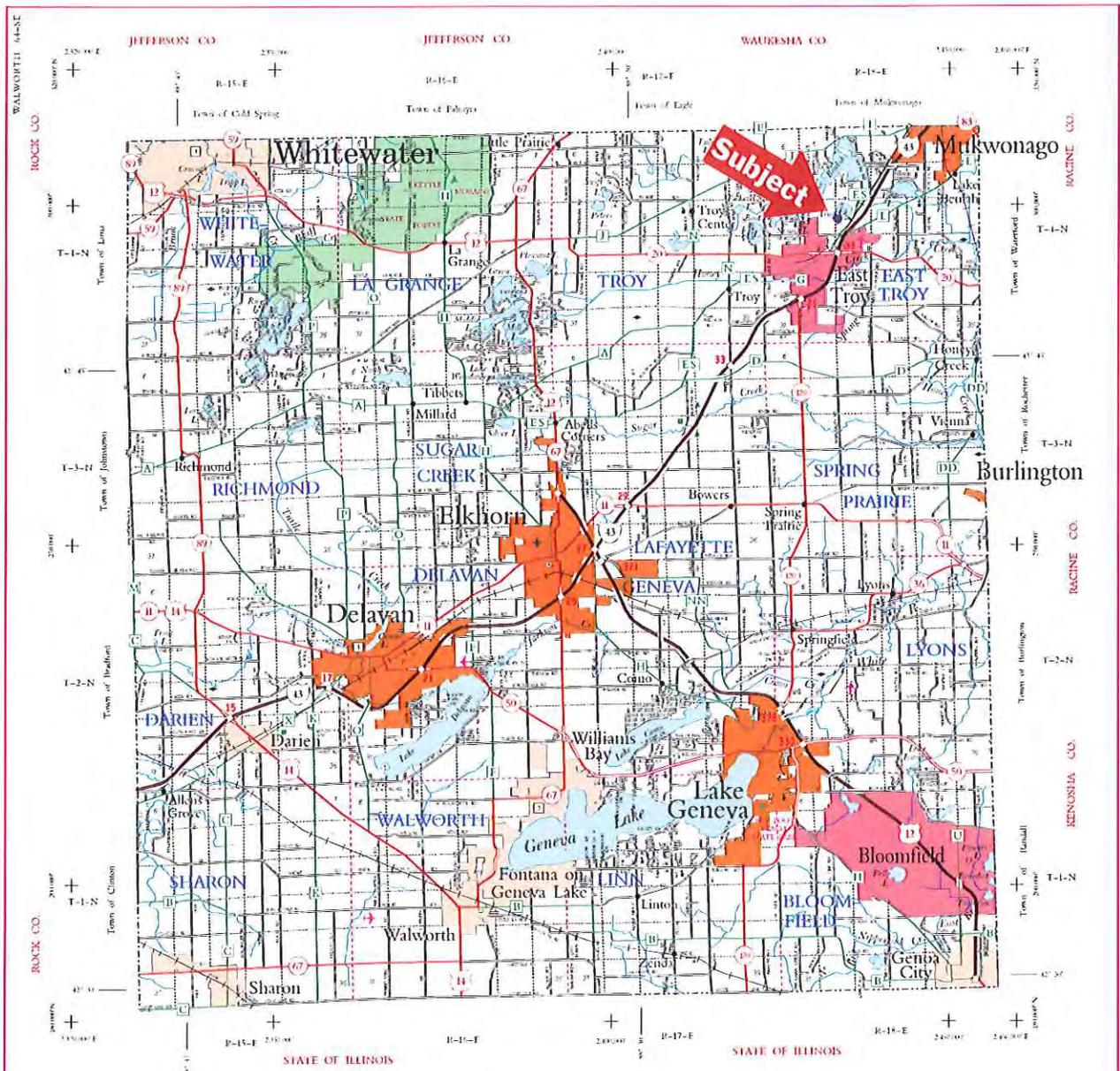


Kurt Thiede, Land Division Administrator

4/24/12

Date

RES:

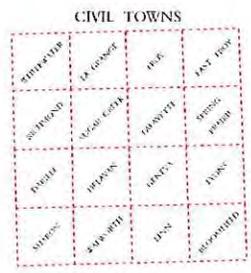


- LEGEND**
- Township
  - Metropolitan Div. A
  - US or State Hwy
  - County Trunk Hwy
  - Town Road
  - Trunk
  - Railroad
  - State Trail
  - Interchange
  - Highway Separation
  - Interstate Highway No.
  - US Highway No.
  - State Highway No.
  - County Highway Loop
  - State Boundary
  - County Boundary
  - Civil Town Boundary
  - Sanitary Line
  - Ditch
  - Highway
  - School
  - Airport
  - County Seat
  - Unincorporated Village
  - Pop. History
  - Game Traps
  - Public House or Hall
  - Public Camp & Drive
  - Ranger Station
  - State Park
  - County Park
  - Wild Traps
  - Water Traps
  - Rest Area
  - Wildlife Camp Traps
  - School Bus Stop
  - Police Boundary
  - University of Illinois
  - IL State



**SECTION NUMBERING OF A TOWNSHIP**

1	2	3	4	5	6
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**  
(as of 3-2-59)

STATE	20
COUNTY	22
TOTAL STATE	42
TOTAL FOR COUNTY	150

Total Area (2000 Acres) 58 sq mi  
Population (1950 Census) 13,754  
County Seat Bloomfield

**WALWORTH CO.**  
DEPARTMENT OF DEVELOPMENT  
STATE OFFICE BUILDING  
Madison, Wisconsin

SCALE 1" = 2 MILES  
Printed in U.S.A.  
ISBN 232  
Revised by the U.S.G.S. Geographical  
INFORMATION CENTER

# Ronald Urbaniak - Fee

Statewide Public Access

FM 10148

T4N R18E Sec 16

Town of East Troy

Walworth County

15.71 Acres



Subject Parcel

WDNR Owned

WDNR Easement

DNR Project Boundary

State Natural Area

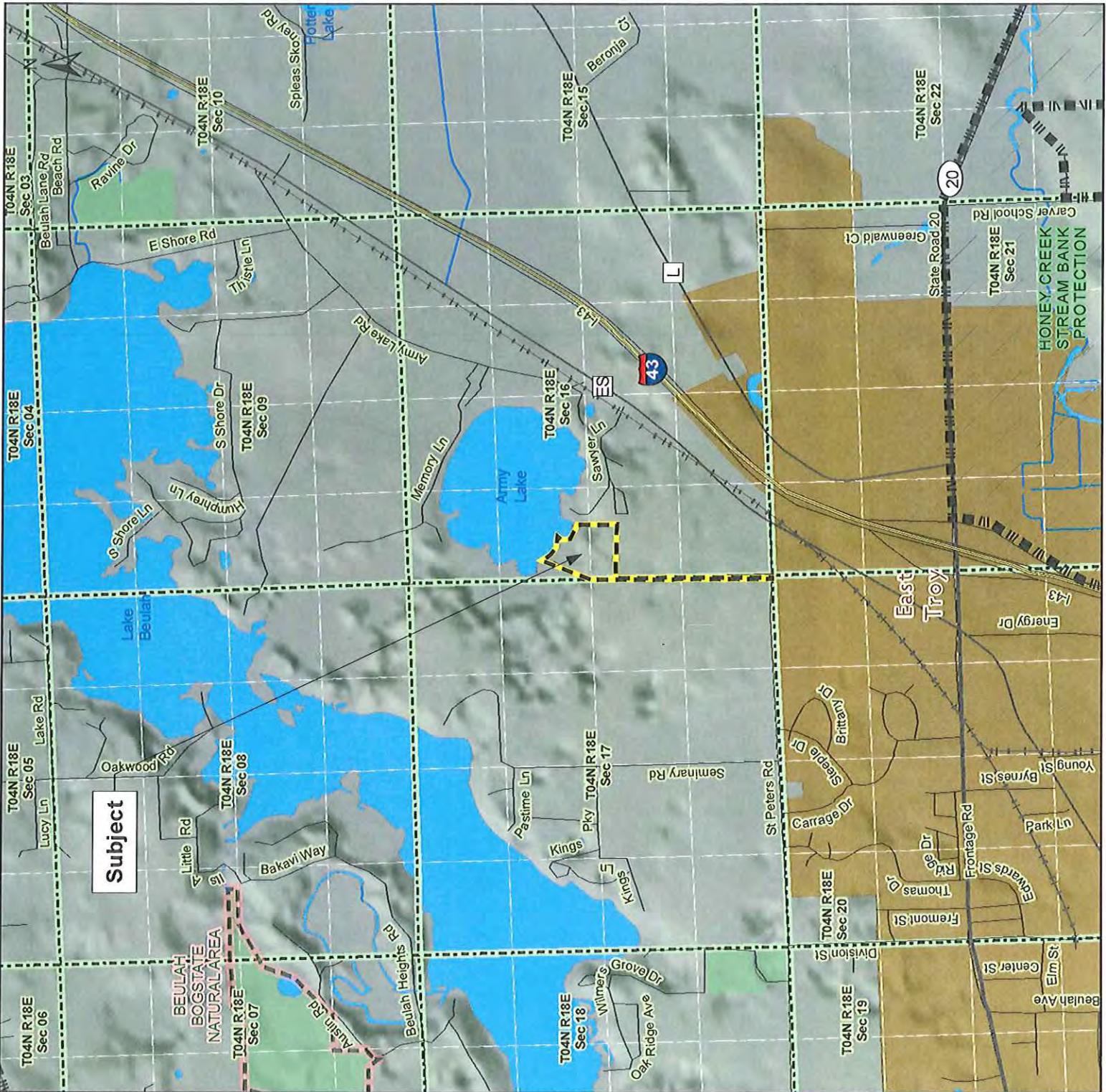
PLSS Section Line

QQ Section Boundary



★ Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Mar 26, 2012 . kmh



HONEY-CREEK STREAM BANK PROTECTION

# Ronald Urbaniak - Fee

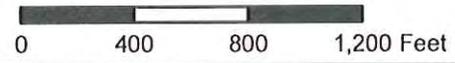
T4N R18E Sec 16, Town of East Troy, Walworth County



**Statewide Public Access**

 Subject Parcel

-  DNR Owned
-  Section Line
-  DNR Project Boundary
-  QQ Section Lines
-  State Natural Area

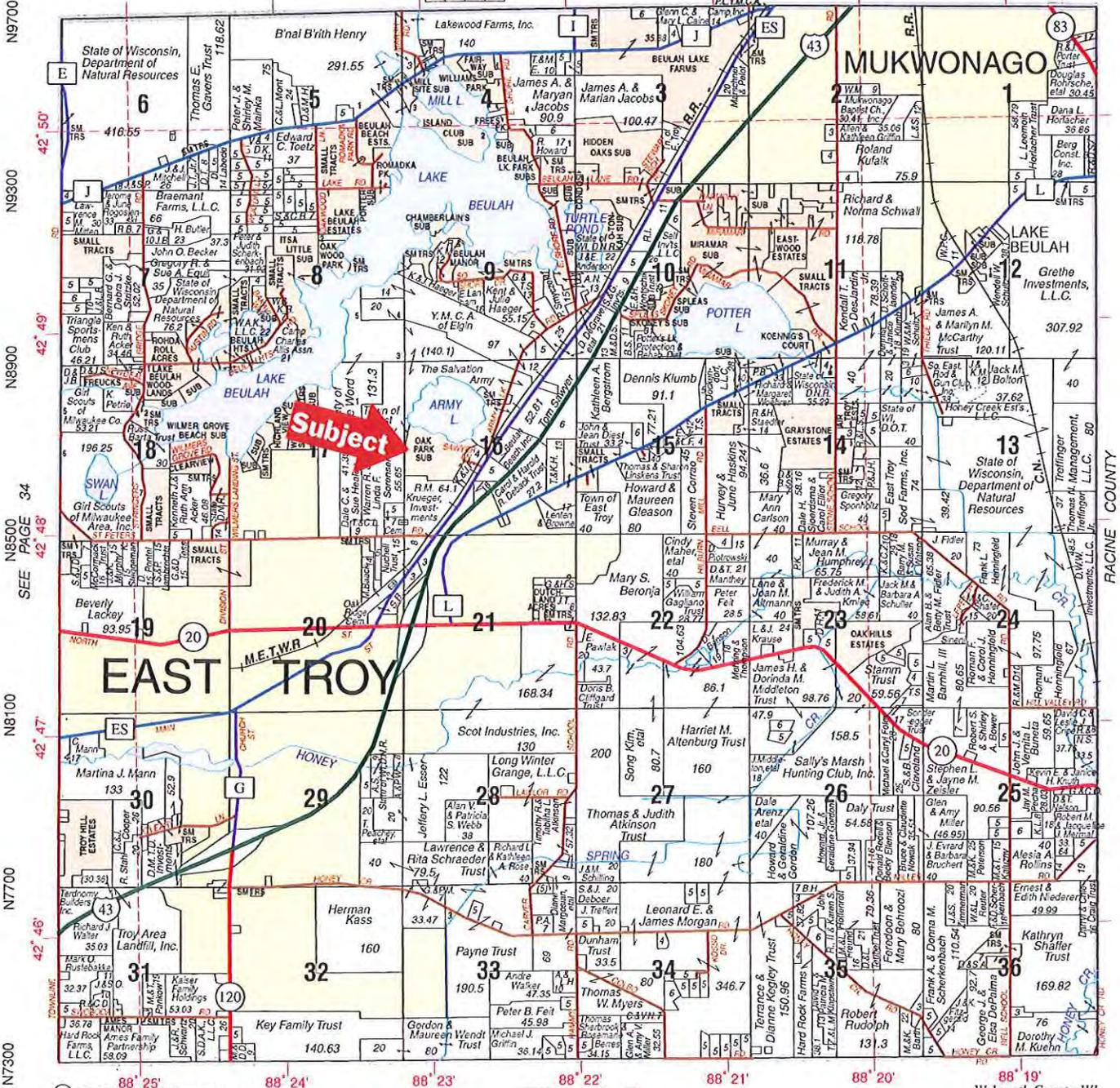


  
  
 Mar 26, 2012 kmh  
 Real Estate Section  
 Bureau of Facilities and Lands

# EAST TROY

# T.4N.-R.18E.

WAUKESHA COUNTY



N9700  
N9300  
N8900  
N8500  
N8100  
N7700  
N7300

SEE PAGE 34  
42° 48'

88° 25' 88° 24' 88° 23' 88° 22' 88° 21' 89° 20' 89° 19'

© 2010 Rockford Map Pubs., Inc. SEE PAGE 30 Waukesha County, WI

W2500 W2100 W1700 W1300 W900 W500 W100