

**SUBJECT: Land Easement Acquisition– Emmons Creek Fishery Area – Waupaca County**

**FOR: AUGUST 2012 BOARD MEETING**

**TO BE PRESENTED BY: Richard Steffes**

**SUMMARY:** The Department has obtained an option to purchase approximately 42.48-acres of land from Lawrence and Lynn Craig and also a 1.69-acre Streambank Corridor Easement for a total of \$159,800 for the Emmons Creek Fishery Area in Waupaca County. The item is being submitted because the price exceeds \$150,000.

The Emmons Creek Fishery Area project was established in 1958 and is approximately 1500 acres located in southeastern Portage County and southwestern Waupaca County. Access is off County HWY D by way of Fountain Lake Road or Stratton Lake Road. The property lies approximately 1/8 mile south of Hartman Creek State Park which is 1,500-acres and surrounds seven lakes.

The project follows the 4.5 mile meandering path of Emmons Creek. It is regarded as a cold water Class I trout fishery. It is high quality trout water having sufficient natural reproduction to sustain populations of wild brown and brook trout at or near carrying capacity. The creek originates at the 15.4 acre Fountain Lake and has inputs from 5 feeder streams and 2 spring ponds. There is a fair amount of bottomland shrub floodplain adjacent to the creek and its feeder streams. Strongly rolling upland surrounds the Emmons Creek corridor. Open areas from farming operations and Red Pine stands intermix with upland hardwoods in the rolling hills. The Ice Age Trail passes through the property giving easy access to viewing all the different habitats. The endangered Karner Blue Butterfly can be found in the natural and manmade openings where its' larval food source Lupine grows. Old fields from past farming practices, many of which have been planted with native grasses and forbs (including Lupine) now support the endangered Karner Blue Butterfly.

This acquisition would add almost 3/4 mile of meandered two bank frontage to the Emmons Creek project and connect existing DNR frontage to the south and east. The actual straight line stream frontage distance is 1,425 feet (total 2,850 feet of two bank frontage) within the fee parcel and 510 feet (total 1,020 feet of two bank frontage within the easement parcel). The covertime consists of approximately 30-acres of open field (grassland conversion to prairie) with scattered young pine plantings and approximately 13-acres of wood land.

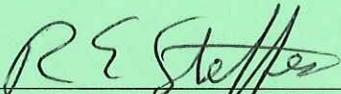
Acquisition of the property will provide opportunities for public recreation and fishery management and connect state ownership along Emmons Creek.

**RECOMMENDATION:** Approve the purchase of 42.48 acres of land in fee and a 1.69-acre streambank easement for \$159,800 for the Emmons Creek Fishery Area.

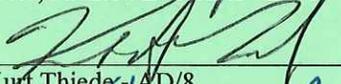
**LIST OF ATTACHED MATERIALS:**

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

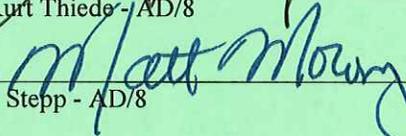
**APPROVED:**

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

6-25-12  
\_\_\_\_\_  
Date

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

7-10-12  
\_\_\_\_\_  
Date

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

7/19/12  
\_\_\_\_\_  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs - FH/4
- J. Romback-Bartels – NER - Green Bay

## CORRESPONDENCE/MEMORANDUM

DATE: June 25, 2012  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Lawrence Craig Tract, File # FM 10160,  
 Option Expires September 28, 2012

FILE REF: FM 10160

1. PARCEL DESCRIPTION:

Emmons Creek Fishery Area  
 Waupaca County

Grantor:

Lawrence and Lynn Craig  
 E574 Emmons Creek Road  
 Waupaca, WI 54981

Acres: 44.17Price: \$159,800Appraised Value: \$149,000 fee and \$10,800 easementInterest: Fee Title Purchase; Streambank Easement purchaseImprovements: NoneLocation: The property is located in Waupaca County 6 miles southwest of WaupacaLand Description: The subject land is level to gently rolling.Covertypes Breakdown:

Type	Acreage
Upland Woodland	13.16
Grass	31.01
Total:	44.17

Zoning: Ag and Woodland Transition Zone & Resource ProtectionPresent Use: Residential site, recreation, bird watching and prairie restorationProposed Use: Public outdoor recreation and fishery managementTenure: 16-yearsProperty Taxes: \$2,067Option Date: May 31, 2012Stewardship 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 approximately 42.48-acres of the Lawrence and Lynn Craig ownership in fee and 1.69-acres in Streambank Corridor Easement for \$159,800 for the Emmons Creek Fishery Area in Waupaca County.



The Emmons Creek Fishery Area project was established in 1958 and is approximately 1500 acres located in southeastern Portage County and southwestern Waupaca County. Access is off County HWY D by way of Fountain Lake Road or Stratton Lake Road. The property lies approximately 1/8 mile south of Hartman Creek State Park which is 1,500-acres and surrounds seven lakes.

The project follows the 4.5 mile meandering path of Emmons Creek. It is regarded as a cold water Class I trout fishery. It is high quality trout water having sufficient natural reproduction to sustain populations of wild brown and brook Trout at or near carrying capacity. The creek originates at the 15.4 acre Fountain Lake and has inputs from 5 feeder streams and 2 spring ponds. There is a fair amount of bottomland shrub floodplain adjacent to the creek and its feeder streams. Strongly rolling upland surrounds the Emmons Creek corridor. Open areas from historical farming operations and Red Pine stands intermix with upland hardwoods in the rolling hills. The Ice Age Trail passes through the property giving easy access to viewing all the different habitats. The endangered Karner Blue Butterfly can be found in the natural and manmade openings where its' larval food source Lupine grows. Old fields from past farming practices, many of which have been planted with native grasses and forbs (including Lupine) now support the endangered Karner Blue Butterfly.

This acquisition would effectively add almost 3/4 mile of meandered two bank frontage to the Emmons Creek FA project and connect existing DNR frontage to the south and east. The actual straight line stream frontage distance is 1,425 feet (total 2,850 feet of two bank frontage) within the fee parcel and 510 feet (total 1,020 feet of two bank frontage) within the easement parcel. The covertime consists of approximately 30-acres of open field (grassland conversion to prairie) with scattered young pine plantings; approximately 12.31-acres of wooded acreage enrolled in closed MFL program with timber types of White Pine, Aspen, White Birch and Cherry. The easement covertime is 50% open and 50% wooded, but the timber is not merchantable.

Acquisition of the property will protect the rural character of the area, provide opportunities for public recreation, and connect state ownership along Emmons Creek.

3. LAND MANAGEMENT:

The Craig parcel would be managed by fisheries management staff. Fisheries will manage the property similar to the other Emmons Creek Property. It will be managed to provide high quality fishing opportunities for trout fishermen. This management could include a trout habitat improvement project that would be completed by fisheries management. The property will also be managed to continue the prairie restoration underway on the property. These management activities would be completed by DNRs wildlife management staff. There is a prairie restoration project already underway on other portions of Emmons Creek Fisheries Area. The property will also be available for hunting and other approved activities.

4. FINANCING:

State Stewardship bond funds (25%) and federal Sport Fishery Restoration funds (75%) are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship	\$1,036,000	\$860,200
SFR	\$ 507,675	\$387,675

4. ACQUISITION STATUS OF THE EMMONS CREEK FISHERY AREA:

Established: 1958  
Acres Purchased to Date: 1,563.48  
Acquisition Goal: 1,642.85  
Percent Complete: 95.17 %  
Cost to Date: \$1,150,780.77

5. APPRAISAL FEE:

Appraiser: Jolene Brod  
Valuation Date: April 04, 2012  
Appraised Value: \$149,000  
Highest and Best Use: Recreation, future residential building sites

Allocation of Values:

- a. land: 42.48 acres @ \$3,500 per acre: \$149,000 rounded
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$3,360 - \$3,646 per acre

Appraisal Review: Peter Wolter - 5/21/2012

APPRAISAL EASEMENT:

Appraiser: Jolene Brod

Valuation Date: April 04, 2012

Appraised Value: \$10,800

Highest and Best Use: Residential/recreational

Allocation of Values:

- a. waterfront 510 front feet @ \$85 per front foot: \$43,350 with 25% impact; \$10,800
- b. market data approach used, 3 comparable sales cited
- c. the waterfront value includes 1.69 acres of land

Appraisal Review: Peter Wolter - 5/21/2012

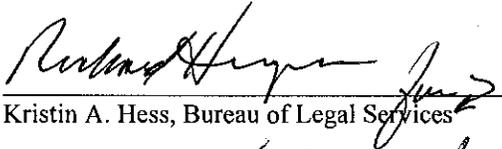
RECOMMENDED:



Richard E. Steffes, Real Estate Director

6-25-12

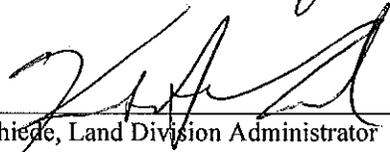
Date



Kristin A. Hess, Bureau of Legal Services

7/13/12

Date

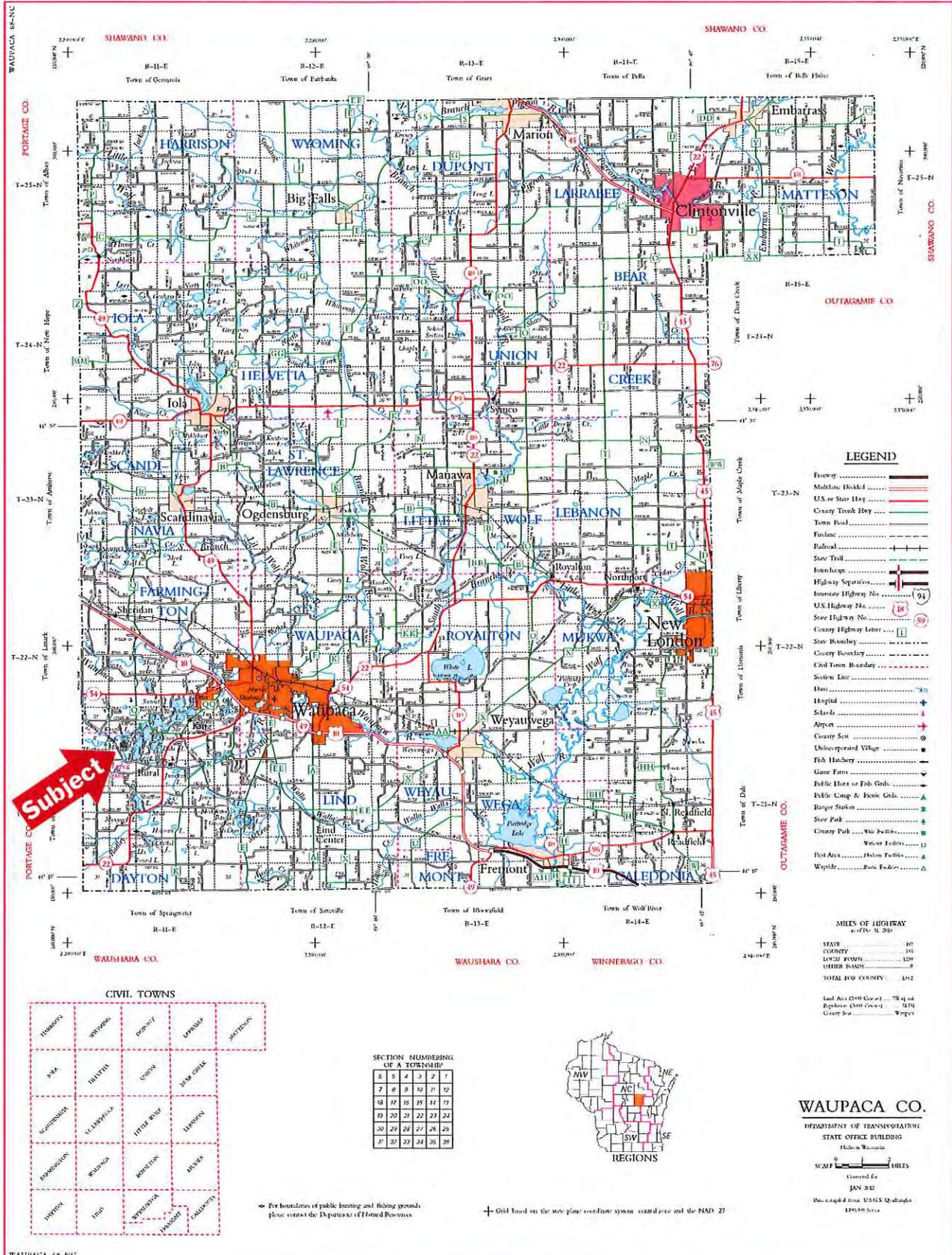


Kurt Thiede, Land Division Administrator

7/10/12

Date

RES:



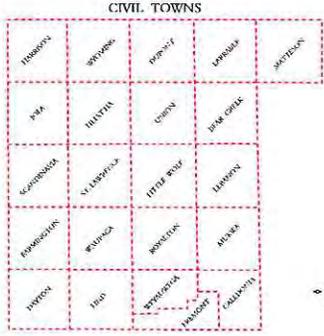
**Subject**

- LEGEND**
- Freeway
  - Multiple Divided
  - U.S. or State Hwy
  - County Trunk Hwy
  - Town Road
  - Furline
  - Railroad
  - State Trail
  - Interchange
  - Highway Separation
  - Interstate Highway No.
  - U.S. Highway No.
  - State Highway No.
  - County Highway Letter
  - State Boundary
  - County Boundary
  - Civil Town Boundary
  - Section Line
  - Ditch
  - Hospital
  - Schools
  - Airport
  - County Seat
  - Unincorporated Village
  - Fish Hatchery
  - Game Farm
  - Public House or Fish Grds.
  - Public Camp & Picnic Grds.
  - Ranger Station
  - State Park
  - County Park
  - Water Feature
  - Post Area
  - Wildlife

**MILES OF HIGHWAY**  
6 (City & Loc)

STATE	87
COUNTY	316
LINCOLN ROAD	129
OTHER ROAD	8
<b>TOTAL FOR COUNTY</b>	<b>442</b>

Land Area (2010 Census) — 78 sq mi  
Population (2010 Census) — 9,276  
County Seat — Waupaca



**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	37	38	39	40	41	42



**WAUPACA CO.**  
DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Elyria, Wisconsin

SCALE 1" = 1 MILE

Created for  
**JAN 31**

Doc. 4044 (Rev. 10/63) Quadangle  
1870-1875

Lawrence A. Craig  
**Fee/Easement**  
 Emmons Creek  
 Fishery Area

FM 10160  
 T21N R11E Sec 8  
 Town of Dayton  
 Waupaca County  
 42.48 Fee Acres  
 1.69 Easement Acres

**Subject**  
**Easement**

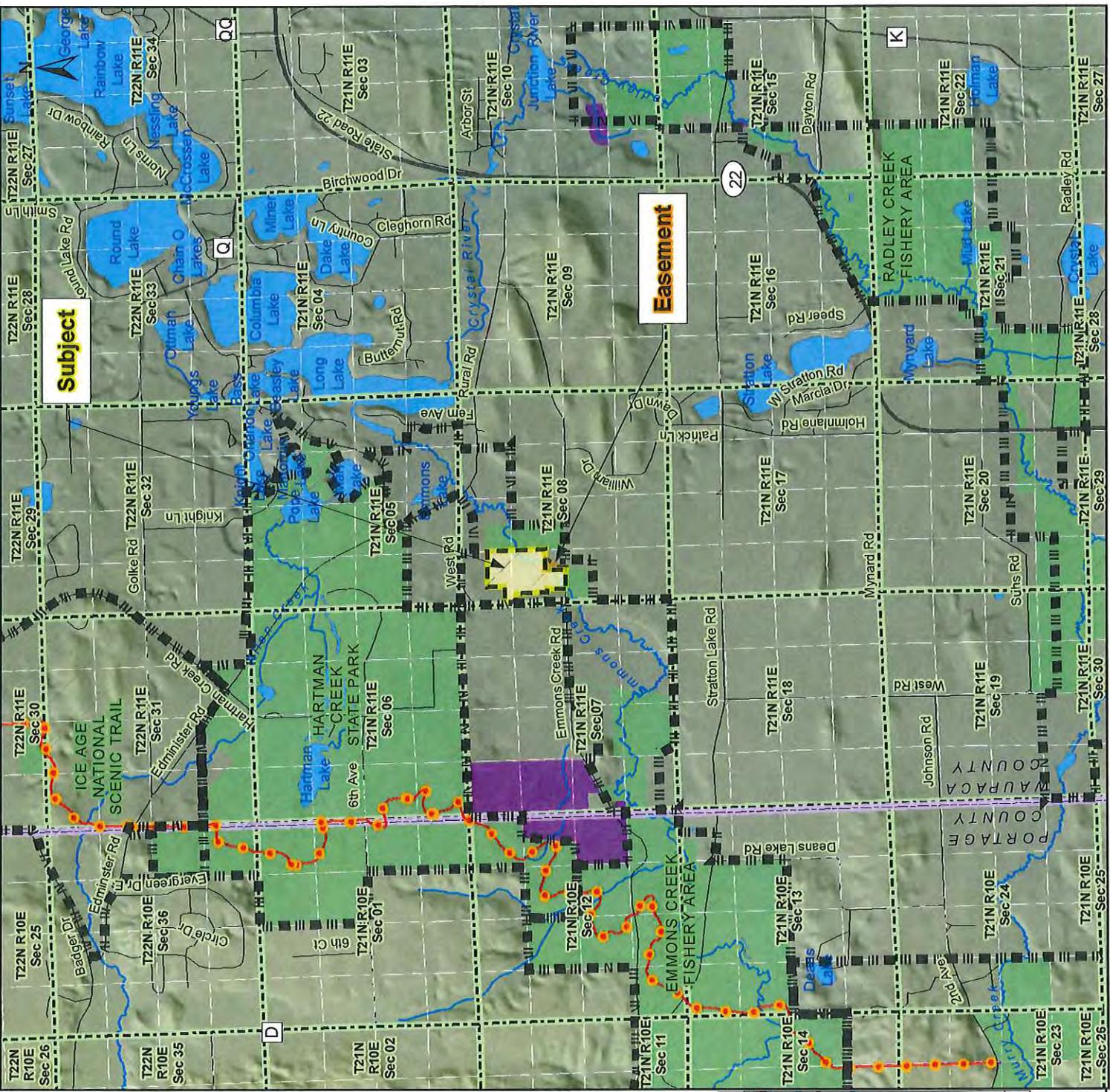
- Ice Age Trail
- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- PLSS Section Line
- QQ Section Boundary

0 1,000 Feet



**★ Location of Property**

WISCONSIN DEPARTMENT  
 OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: Jun 11, 2012 kmh



**Subject**

**Easement**

# Lawrence A. Craig - Fee/Easement

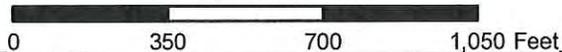
T21N R11E Sec 8 Town of Dayton, Waupaca County



### Emmons Creek Fishery Area

-  Subject
-  Easement

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines



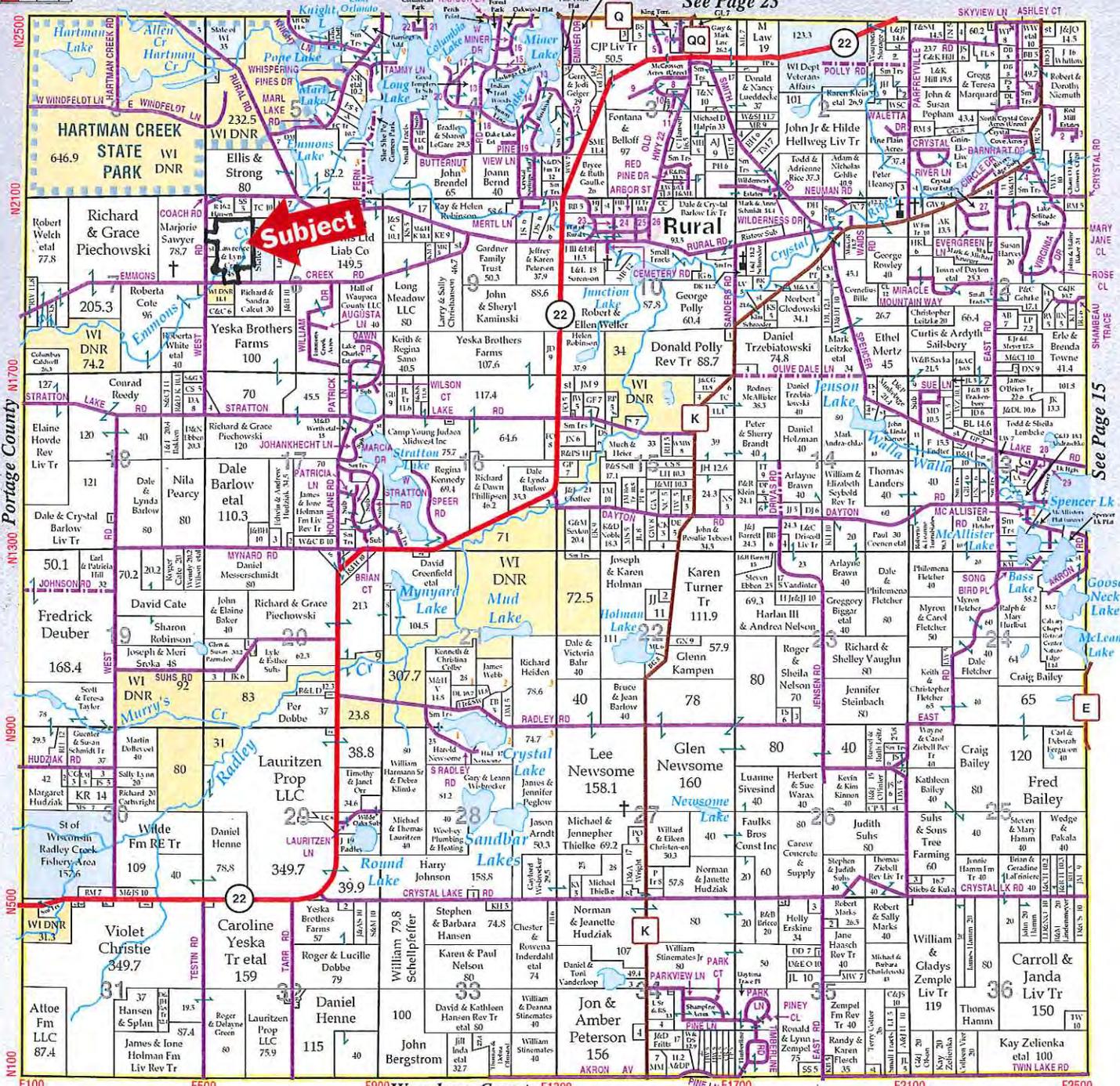
Jun 11, 2012 kmb  
Real Estate Section  
Bureau of Facilities and Lands

# 1. Dayton

T.21N. - R.11E.

©2007 CLOUD Cartographics, Inc. St. Cloud, MN 56301

See Page 23



**Subject**

See Page 15

- 1. OLD MILL RUN
- 5. JULIE LN
- 9. W MC CROSEN RD
- 13. COUNTRY LN
- 17. CAMP RD
- 21. W COLUMBIA LAKE DR
- 25. RADLEY RD
- 2. E OLD MILL RUN RD
- 6. SONNA ST
- 10. MC CROSEN RD
- 14. PINE TREE PT
- 18. CLEGHORN RD
- 22. COLUMBIA LAKE DR
- 26. BARLOW ST
- 3. S OLD MILL RUN RD
- 7. MARY ST
- 11. S MC CROSEN RD
- 15. CHANNEL PARK DR
- 19. WILSON DR
- 23. ASHMAN ST
- 27. CONIFER DR
- 4. DANIELSON DR
- 8. RAYMOND DR
- 12. BIRCHWOOD DR
- 16. S MINER DR
- 20. LONG COVE DR
- 24. MAIN ST
- 28. SPENCER LAKE CT
- 29. W SPENCER LAKE RD