

SUBJECT: Land Acquisition – Statewide Public Access – Sawyer County

FOR: APRIL 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J. Haag

SUMMARY: The Department has obtained an option to purchase 0.57 acres of land from Arlene Bleuel for \$185,000.00 for Statewide Public Access in Sawyer County. The item is being submitted because the purchase price is greater than \$150,000.

The Bleuel tract is located two miles east of Stone Lake within the Township of Sand Lake, in western Sawyer County. It is adjacent to existing Department owned land which contains the only boat landing on Sand Lake. The parcel is an irregular triangle shape and contains 240 feet of sandy shoreline. The subject is improved with a 16' by 20' (320 sq. ft.) three-season cabin set on field stone/concrete piers and an 8' by 10' utility shed. The cabin is served with an electrical lateral, a private well, and a septic holding tank. The cabin would be offered for sale on an auction website and if not sold, would be razed. The utility shed might be utilized at another location and if not it would be sold or razed. The well, septic holding tank and electrical utility would be properly abandoned. If needed, reclamation costs are estimated not to exceed \$4900.

Access to the subject is currently provided along an easement road that traverses property west of the subject connecting to Elsie Road. If this property is acquired it will be accessed from adjacent DNR land east of the subject.

Sand Lake is a very heavily used 928-acre lake with a maximum depth of 50 feet that has good fish habitat and is used for water recreation. It is an excellent walleye lake and also has a high quality panfish population.

There is only one public landing on the lake which is adjacent to the Bleuel parcel. Each year the thick ice that accumulates on the lake moves the existing boat ramp, which lies at an odd angle, towards the shore, causing maintenance issues every spring. Then the combination of wave action and powerloading washes out and undermines the outer corner of the concrete ramp which drops lower. Staff has had to excavate and pour new concrete several times in the past years to try to alleviate the problem. Department Engineers have advised that the best solution to the problem is relocating the ramp to the north of the existing location to deeper water in order to bury the toe of the ramp deep enough to prevent the ice from pushing, and correcting the aspect to make it perpendicular to the shoreline. Correcting the aspect would also improve vehicle access. Unfortunately the Department's present ownership is not large enough to move the ramp and correct the aspect without encroaching on the Bleuel property.

The Sand Lake Shore Owners Association has pressured Department staff for many years to make the proposed changes. The association supports this proposed acquisition and has provided a written commitment to contribute \$1,000 towards the purchase price.

Acquisition of the Bleuel parcel would make it possible to move the ramp and correct all of the issues related to the existing ramp and improve access to Sand Lake. It would offer more opportunities for shore fishing on one of the state's premier walleye fishing lakes.

RECOMMENDATION: That the Board approves the purchase of 0.57 acres of land from Arlene Bleuel for \$185,000 for Statewide Public Access in Sawyer County and accept the gift of \$1,000 from the Sand Lake Shore Owners Association.

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 |

CORRESPONDENCE/MEMORANDUM

DATE: March 14, 2014 FILE REF: FM 10197
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Arlene Bleuel Tract, File # FM 10197,
 Option Expires June 29, 2014

1. PARCEL DESCRIPTION:

Statewide Public Access
 Sawyer County

Grantor:

Arlene Bleuel
 4334 Elm Street
 Downers Grove, IL 60515

Acres: 0.57Price: \$185,000Appraised Value: \$185,000Interest: Fee TitleImprovements: 3 season cabin, utility shed, well and septicLocation: The property is located 3 miles east of Stone Lake in Sawyer County.Land Description: The subject land is level with slight elevation relief to the lake; sandy shoreline with little vegetation.Covertypes Breakdown:

Type	Acreage
Upland Woodland	0.57
Total:	0.57

Zoning: Rural Residential and ShorelandPresent Use: Recreational/InvestmentProposed Use: Public RecreationTenure: 46 yearsProperty Taxes: \$2675.85Option Date: March 1, 2014Stewardship 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 negotiated an option to purchase a 0.57 acre parcel in fee title from Arlene Bleuel for \$185,000. The subject tract is located within the Township of Sand Lake in western Sawyer County. The subject is immediately adjacent to existing DNR land which contains the only boat landing on Sand Lake. The parcel is an irregular triangle shape and contains 240 feet of shoreline frontage on Sand Lake. The subject is improved with a 16' by 20' (320 sq. ft.) three-season cabin set on field stone/concrete piers and an 8' by 10' utility shed. The cabin is served with an electrical lateral, a private well, and a septic holding tank. The cabin would be offered for sale on an auction website and if not sold, would be razed. The utility shed might be utilized at another



location and if not it would be sold or razed. The well, septic holding tank, and electrical utility would be properly abandoned. If needed, reclamation costs are estimated not to exceed \$4900.

Access to the subject is currently provided along an easement road that traverses property west of the subject connecting to Elsie Road. If this property is acquired it will be accessed from adjacent DNR land east of the subject.

Sand Lake is a very heavily used 928-acre lake with a maximum depth of 50 feet that has good fish habitat and is used for water recreation. It is an excellent walleye lake in and also has a high quality panfish population.

There is only one public landing on the lake which is located adjacent to the Bleuel parcel. Each year the thick ice that accumulates on the lake moves the existing boat ramp, which lies at an odd angle, towards the shore, causing maintenance issues every spring. Then the combination of wave action and powerloading washes out and undermines the outer corner of the concrete ramp which drops lower. Staff has had to excavate and pour new concrete several times in the past years to try to alleviate the problem. Department Engineers have advised that the best solution to the problem is relocating the ramp to the north of the existing location to deeper water in order to bury the toe of the ramp deep enough to prevent the ice from pushing, and correcting the aspect to make it perpendicular to the shoreline. Correcting the aspect would also improve vehicle access. Unfortunately the Department's present ownership is not large enough to move the ramp and correct the aspect without encroaching on the Bleuel property.

In addition, there is an outlet of the lake that flows directly adjacent to the ramp which is part of an original stream that connected Sand and Whitefish Lakes. This flow has a tendency to cause the landing to silt in and make the depth of the water in this location a problem, creating an uneven hole at the end of the ramp and shallow depth some distance out from the end of the ramp. This makes loading and unloading boats of any size difficult. Also at some point the existing stream on the south boundary of the DNR property is supposed to be re-routed back to its original course, which was altered to construct fish rearing ponds as part of the hatchery system some years ago. Acquiring the land could prevent future issues pertaining to the re-route of the stream. Staff has asked Ms. Bleuel if she would consider selling only that portion of her property which would allow DNR to correct the ramp angle and she indicated she prefers to sell the entire parcel.

The Sand Lake Shore Owners Association has pressured Department staff for many years to make the proposed changes. The association supports this proposed acquisition and has provided a written commitment to contribute \$1,000 towards the purchase price.

Acquisition of the Bleuel parcel would make it possible to move the ramp and correct all of the issues related to the existing ramp and improve access to Sand Lake. It would offer more opportunities for shore fishing on one of the state's premier walleye fishing lakes.

3. LAND MANAGEMENT:

The cabin would be offered for sale on an auction website and if not sold, would be razed. The utility shed may be used by staff at another location or may be sold or razed. The well and septic will be properly abandoned. The parcel would be managed for public access as part of the existing ownership adjacent to the subject with an emphasis on accessibility. The program would apply for USFWS Sport Fish Restoration (SFR) grant funds to pay for ramp construction and on-going management of the site will be supported by an SFR grant as well. This acquisition will allow the site to be reconfigured and eliminate costly annual maintenance costs caused by the ice and waves.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$450,500	\$250,206

5. ACQUISITION STATUS OF THE STATEWIDE PUBLIC ACCESS:

Established: 1969

Acres Purchased to Date: 1,225.13

5. ACQUISITION STATUS OF THE STATEWIDE PUBLIC ACCESS:

Established: 1969
Acres Purchased to Date: 1,225.13
Acquisition Goal: 838.65
Percent Complete: 146.08 %
Cost to Date: \$13,092,223.84

6. APPRAISAL:

Appraiser: Jon Gargulak
Valuation Date: June 03, 2013
Appraised Value: \$175,000 (land) + \$10,000 (improvements) = \$185,000
Highest and Best Use: Residential

Allocation of Values:

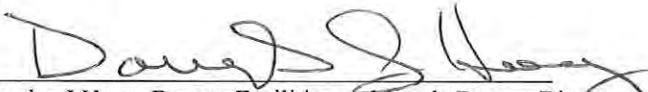
- a. land: 0.57 acres @ \$307,017.54 per acre: \$175,000+ \$10,000 (improvements) = \$185,000
- b. market data approach used, 6 comparable sales cited
- c. adjusted value range: \$170,910 - \$219,140 per site

Appraisal Review:

Peter Wolter

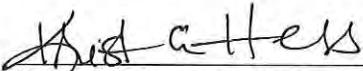
Date: 9/30/2013

RECOMMENDED:



Douglas J Haag, Deputy Facilities and Lands Bureau Director

3-24-14
Date



Kristin A. Hess, Bureau of Legal Services

3-25-14
Date



Kurt Thiede, Land Division Administrator

3-26-14
Date



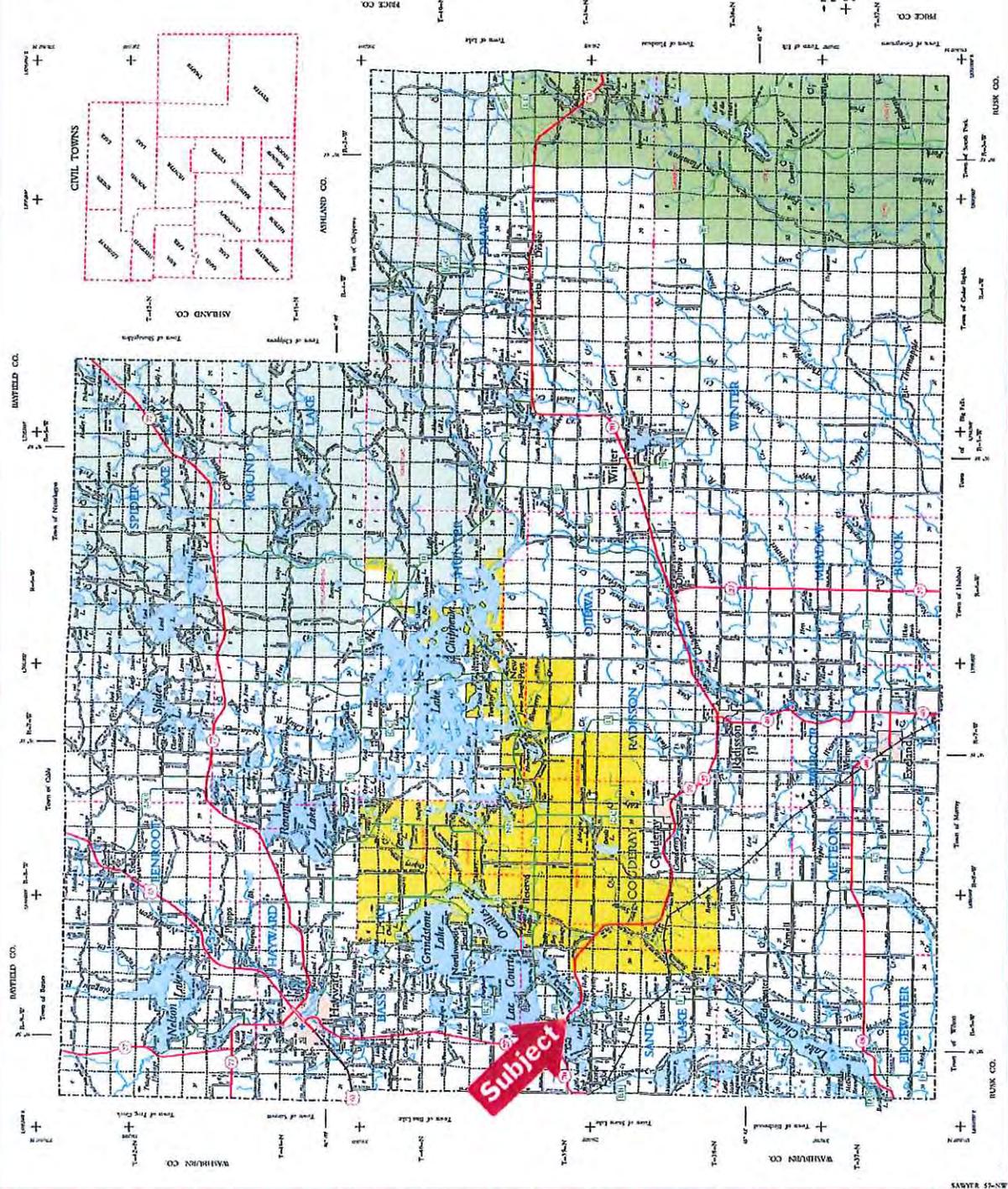
SECTION ASSIGNMENT

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

ABLES OF INQUIRY
 1. NAME
 2. COUNTY
 3. TOWNSHIP
 4. RANGE
 5. SECTION
 6. AREA
 7. DISTRICT
 8. STATE
 9. COUNTY
 10. TOWNSHIP
 11. RANGE
 12. SECTION

- LEGEND**
- County
 - City
 - Village
 - Hamlet
 - Unincorporated Place
 - Post Office
 - Highway
 - Interstate Highway
 - State Highway
 - County Highway
 - Local Road
 - Water
 - Lake
 - Stream
 - Railroad
 - Power Line
 - Telephone Line
 - Gas Line
 - Electric Line
 - Water Pipe
 - Sanitary Sewer
 - Storm Sewer
 - Gravel Pit
 - Quarry
 - Open Pit
 - Well
 - Spring
 - Wellhead
 - Water Tower
 - Water Treatment Plant
 - Water Pumping Station
 - Water Distribution System
 - Water Conduit
 - Water Main
 - Water Branch
 - Water Valve
 - Water Meter
 - Water Stop
 - Water Check Valve
 - Water Backflow Preventer
 - Water Air Valve
 - Water Relief Valve
 - Water Pressure Reducing Valve
 - Water Control Valve
 - Water Isolation Valve
 - Water Shut-off Valve
 - Water Test Valve
 - Water Cleanout
 - Water Manhole
 - Water Catch Basin
 - Water Sump
 - Water Pump
 - Water Motor
 - Water Engine
 - Water Generator
 - Water Transformer
 - Water Substation
 - Water Distribution System
 - Water Conduit
 - Water Main
 - Water Branch
 - Water Valve
 - Water Meter
 - Water Stop
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 - Water Transformer
 - Water Substation

SAWYER CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OFFICE, HULL, MICH.
 COUNTY OFFICE, SAWYER CO. OFFICE, HULL, MICH.
 COUNTY OFFICE, SAWYER CO. OFFICE, HULL, MICH.
 COUNTY OFFICE, SAWYER CO. OFFICE, HULL, MICH.



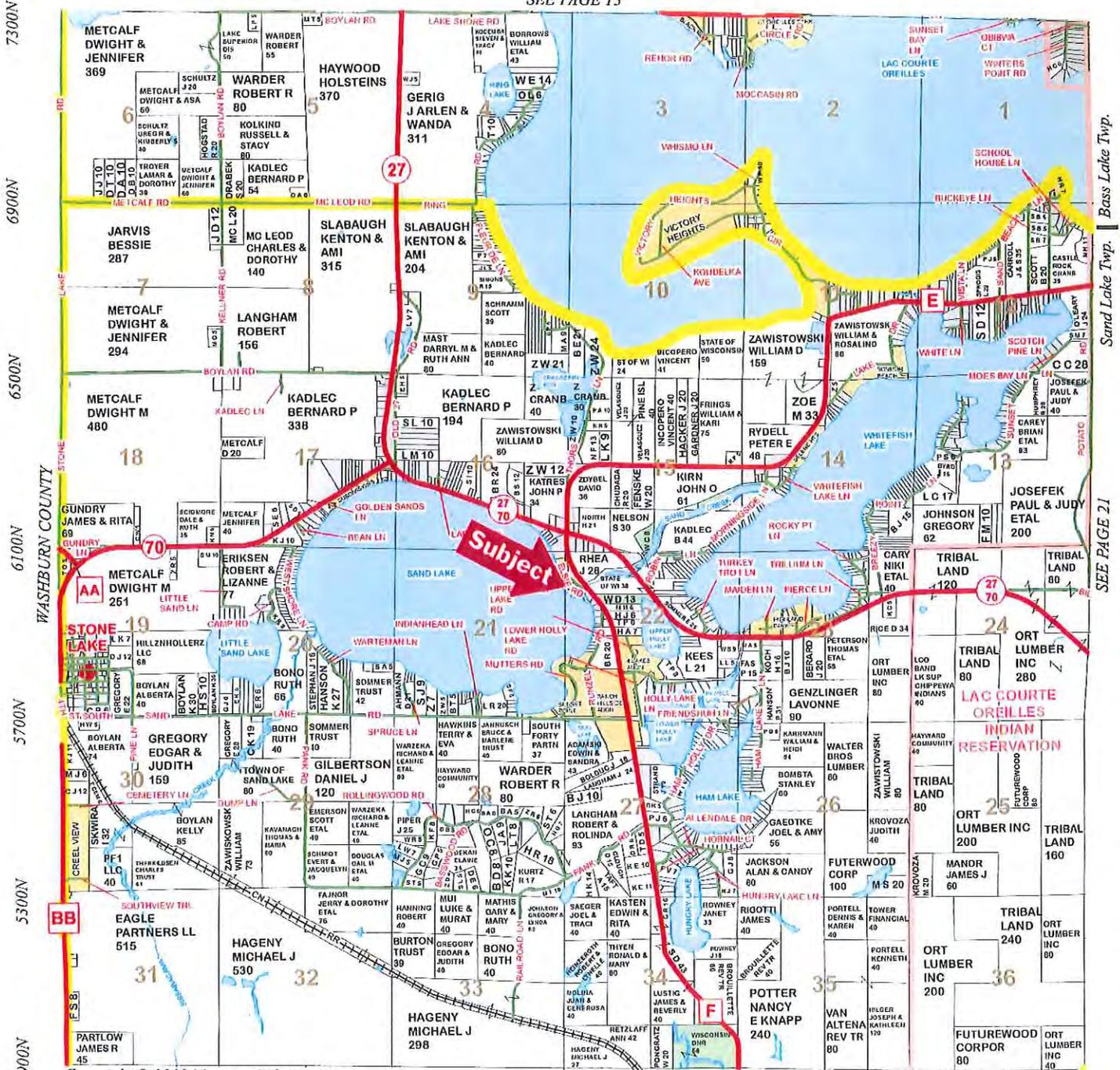
Subject

Sand Lake & Bass Lake Twp

T39N • R9W

16900W 16500W 16100W 15700W 15300W 14900W 14500W

SEE PAGE 13



Sand Lake Twp. Bass Lake Twp. SEE PAGE 21

**Arlene Bleuel - Fee
Statewide Public Access**

FM 10197

T39N R9W Sec 22
Town of Sand Lake
Sawyer County

Subject

DNR Fee Title

National Forest

PLSS Section Line

QQ Section Boundary

 Location of Property

 WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Mar 14, 2014 kmh

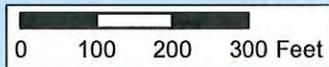
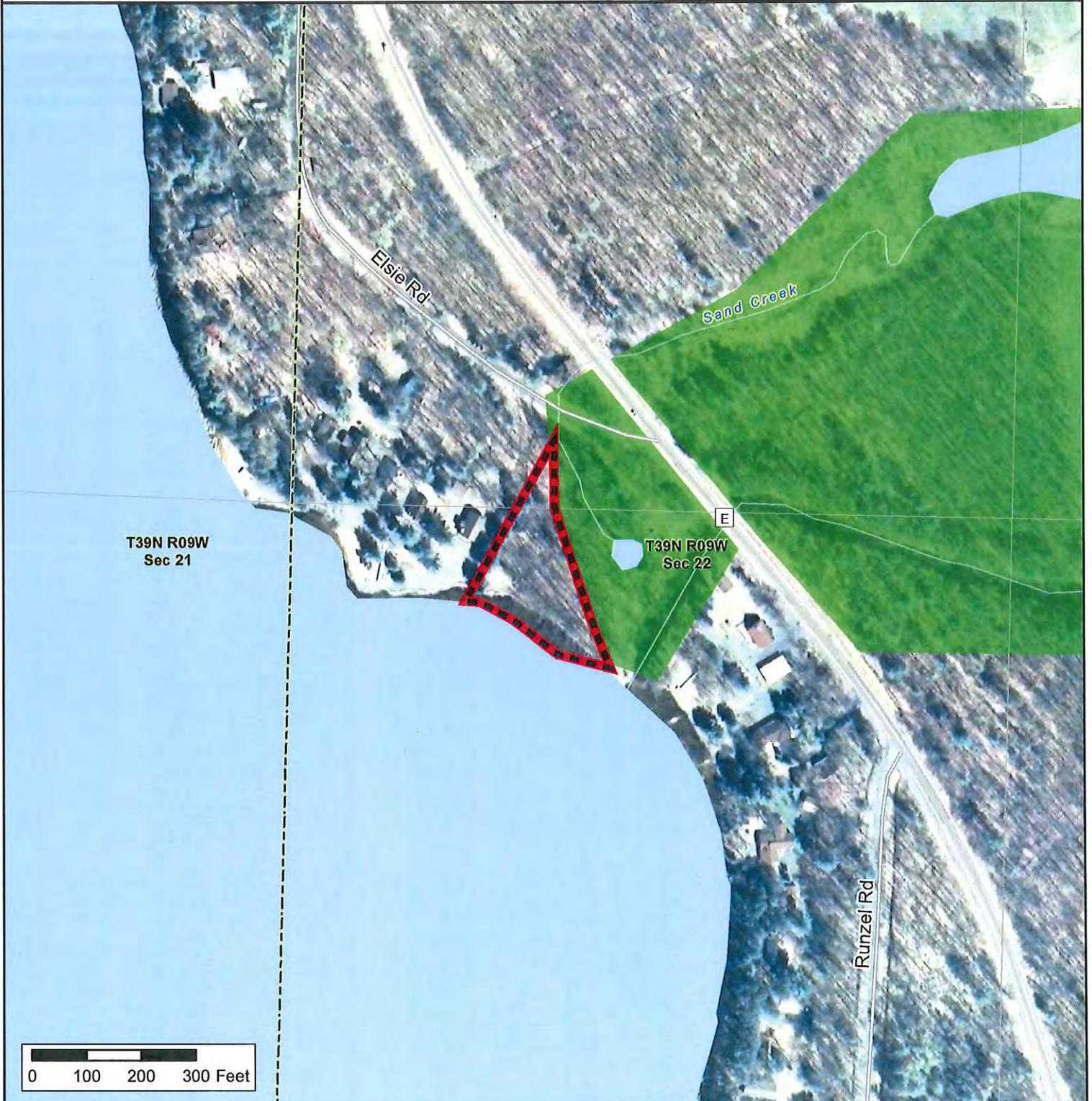
Regional View



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

Arlene Bleuel - Fee

T39N R9W Sec 22, Town of Sand Lake, Sawyer County



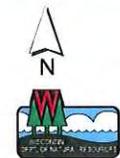
Statewide Public Access



 DNR Fee Title Land

 Section Line

 QQ Section Lines



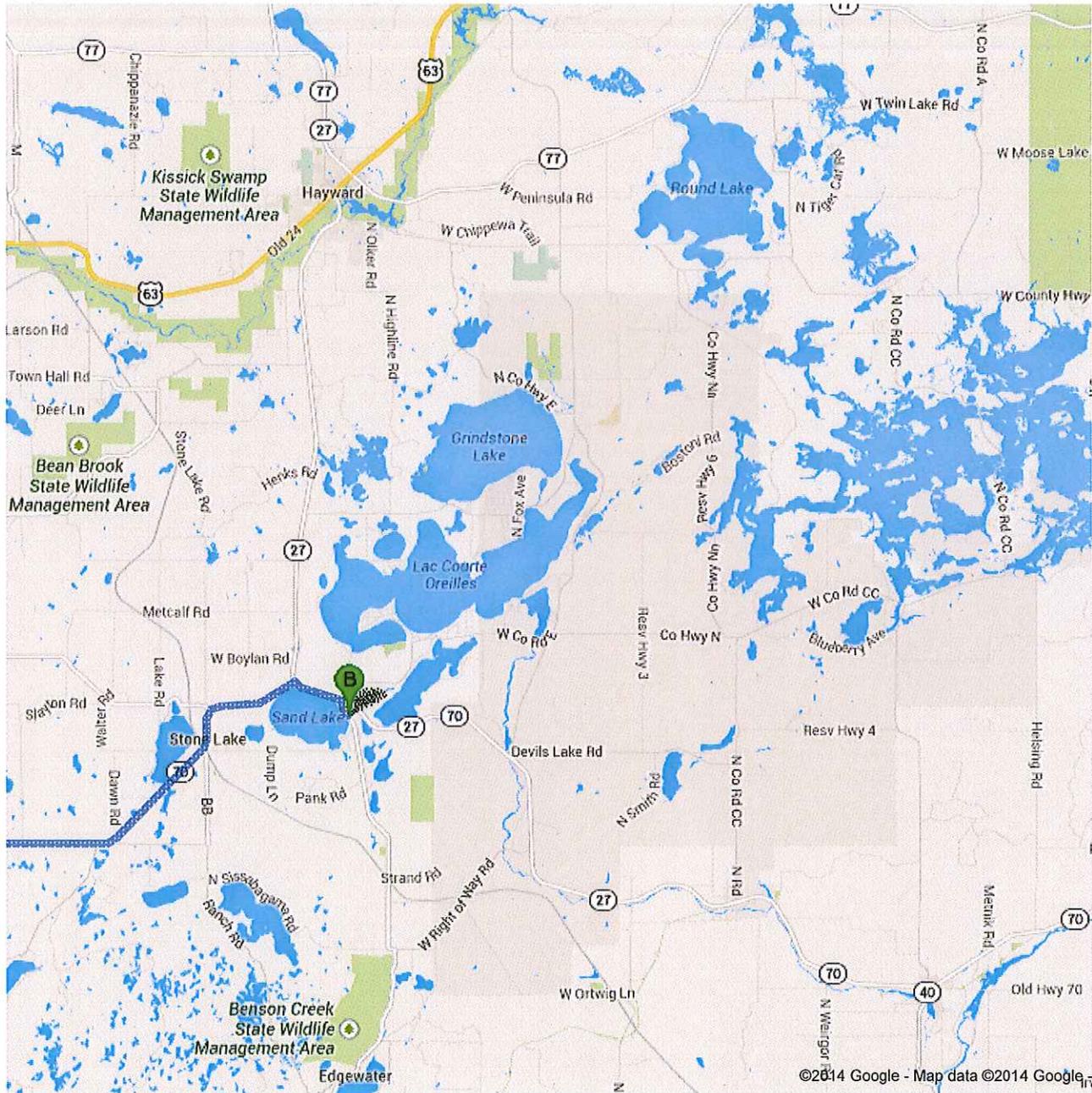
Mar 14, 2014 kmh

Real Estate Section
Bureau of Facilities and Lands

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Directions to 6025 N Elsie Rd, Stone Lake, WI 54876
274 mi – about 4 hours 13 mins



 101 S Webster St, Madison, WI 53703



1. Head northwest on **S Webster St** toward **E Main St**



go 0.1 mi
total 0.1 mi



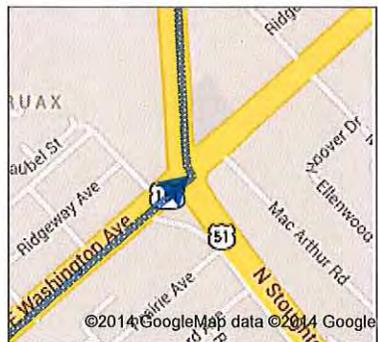
2. Take the 2nd right onto **E Washington Ave**
About 8 mins



go 4.1 mi
total 4.2 mi



3. Turn left onto **Hwy 51 N/US-51 N/N Stoughton Rd**
Continue to follow Hwy 51 N/US-51 N
About 6 mins



go 4.4 mi
total 8.6 mi



4. Take the ramp onto **I-39 N/I-90 W/I-94 W**
About 21 mins



go 23.7 mi
total 32.2 mi



5. Keep left to continue on I-94 W
About 2 hours 3 mins



go 139 mi
total 172 mi



6. Take exit 70 for US-53 N toward Eau Claire



go 0.6 mi
total 172 mi



7. Slight right onto US-53 N
About 1 hour 11 mins



go 80.7 mi
total 253 mi



8. Take the WI-70 exit toward Spooner/Stone Lake



go 0.3 mi
total 253 mi



9. Turn right onto WI-70 E/WI-70 Trunk E
About 20 mins



go 18.9 mi
total 272 mi

27 10. Turn right onto **WI-27 S/WI-70 E/WI-70 Trunk E**
About 2 mins



go 1.1 mi
total 273 mi

11. Turn right onto **County Rd F**
About 58 secs



go 0.4 mi
total 274 mi

12. Turn right onto **N Elsie Rd**
Destination will be on the left



go 82 ft
total 274 mi

B 6025 N Elsie Rd, Stone Lake, WI 54876



These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.