

SUBJECT: Land Acquisition – South Shore Lake Superior Fish and Wildlife Area – Bayfield County

FOR: DECEMBER 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 230 acres of land from the Robert W. Engstrom estate for \$182,000 for the South Shore Lake Superior Fish and Wildlife Area in Bayfield County. The item is being submitted because the purchase price exceeds \$150,000.

The Engstrom tract is proposed for purchase to protect fish and wildlife resources and to provide opportunities for public hunting, fishing, trapping, hiking cross country skiing and other passive recreational opportunities as part of the South Shore of Lake Superior Fish and Wildlife Area. The Engstrom property is located in northwestern Bayfield County, in the Township of Port Wing and is located entirely within the South Shore of Lake Superior Fish and Wildlife Area project boundary and borders the Port Wing Boreal Forest State Natural Area to the north. Public land owned by the Town of Port Wing also borders the parcel to the north and south. Of the 230 total acres, 38 acres is water, comprised of Bibon Lake, which has a maximum depth of 14 feet and contains panfish and northern pike. Bibon Lake and its associated extuary flow into the Flag River, a Class I Trout stream containing brook, brown and rainbow trout. Segments of the river are important for protecting spawning waters draining into Lake Superior.

The South Shore of Lake Superior Fish and Wildlife Area was created in 1992 to preserve a large, self-sustaining anadromous fishery. The goal of the project is to enhance the stream and coastal habitats to benefit flora and fauna associated with these specific areas. The project also provides public recreation and educational opportunities. The project spans five distinct stream drainages, including Fish Creek, Cranberry River, Flag River, Sioux River, and Pikes Creek, and their associated coastal wetlands. More than 50 percent of the total self-sustaining anadromous fishery on the Wisconsin shore of Lake Superior is included within the boundaries of the project.

The Engstrom parcel contains a mix of lowland tamarack and spruce, along with tag alder, stunted hardwoods and open bog. The subject property is an important waterfowl area and is heavily used during both spring and fall migration as are most of the river mouth bays and estuaries along Lake Superior.

The Department recommends purchase of the Engstrom property to help protect the natural values and integrity of this Great Lakes Ecosystem, to allow for natural resource management and for continued public access for recreational opportunities such as fishing, hunting, trapping, hiking, and cross-country skiing.

RECOMMENDATION: That the Board approve the purchase of 230 acres of land from the Robert W. Engstrom estate for \$182,000 for the South Shore Lake Superior Fish And Wildlife Area in Bayfield County.

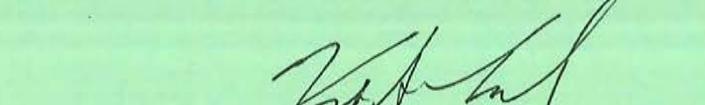
LIST OF ATTACHED MATERIALS:

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

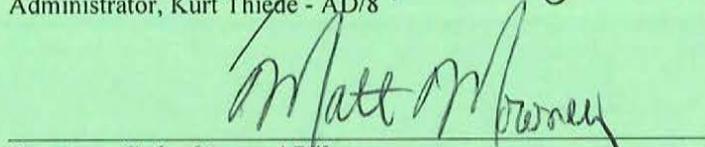
APPROVED:


Deputy Facilities and Lands Bureau Director, Douglas J Haag - LF/6

11-18-14
Date


Administrator, Kurt Thiede - AD/8

11-21-14
Date


Secretary, Cathy Stepp - AD/8

11/24/14
Date

- cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
P. Bruggink - NOD/Rhineland
M. Staggs - FH/4

CORRESPONDENCE/MEMORANDUM

DATE: November 20, 2014
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Robert W. Engstrom Tract, File # FM 10232,
 Option Expires January 8, 2015

FILE REF: FM 10232

I. PARCEL DESCRIPTION:

South Shore Lake Superior Fish And Wildlife Area
 Bayfield County

Grantor:

Robert W. Engstrom Estate
 c/o Adam Engstrom
 P.O. Box 171
 Port Wing, WI 54865

Acres: 230Price: \$182,000Appraised Value: \$182,000Interest: Fee Title PurchaseImprovements: None

Location: The property is located 1 mile North of the Town of Port Wing and 25 miles northwest of Washburn in Bayfield County.

Land Description: The subject land is mostly level lowland and wetland.

Covertypes Breakdown:

Type	Acreage
Lowland Woodland	114.0
Upland Woodland	40
Wetland	38.0
Water	38.0
Total:	230.0

Zoning: Forestry 1Present Use: RecreationProposed Use: Public RecreationTenure: 9 yearsProperty Taxes: \$1208.43Option Date: October 10, 2014

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

The Engstrom tract is proposed for purchase to protect fish and wildlife resources and to provide opportunities for public hunting, fishing, trapping, hiking cross country skiing and other passive recreational opportunities.as part of the South Shore of Lake Superior Fish and Wildlife Area. The Engstrom property is located in northwestern Bayfield County, in the Township of Port Wing and is located entirely within the South Shore of Lake Superior Fish and Wildlife Area project boundary and borders the Port Wing Boreal Forest State Natural Area to the north. Public land owned by the Town of Port Wing also borders the parcel to the north and south. Of the 230 total acres, 38 acres is water, comprised of Bibon Lake, which has a maximum depth of 14 feet and contains panfish and northern pike. Bibon Lake and its associated extuary flow into the Flag River, a Class I Trout stream containing brook, brown and rainbow trout. Segments of the river are important for protecting spawning waters draining into Lake Superior.

The South Shore of Lake Superior Fish and Wildlife Area was created in 1992 to preserve a large, self-sustaining anadromous fishery. The goal of the project is to enhance the stream and coastal habitats to benefit flora and fauna associated with these specific areas. The project also provides public recreation and educational opportunities. The project spans five distinct stream drainages, including Fish Creek, Cranberry River, Flag River, Sioux River, and Pikes Creek, and their associated coastal wetlands. More than 50 percent of the total self-sustaining anadromous fishery on the Wisconsin shore of Lake Superior is included within the boundaries of the project.

The subject property is adjacent to the Port Wing Boreal Forest State Natural Area that was designated a State Natural Area in 1979. The project encompasses two areas of northern dry-mesic forest on sand spits inland from the present Lake Superior shoreline. The forest has distinct boreal characteristics. Large white and red pines form a canopy over white spruce, balsam fir, red maple, white birch, mountain maple, yellow birch, and white cedar. The ground layer contains blueberries, twinflower, yellow blue-bead-lily, large-leaved aster, three-leaved gold thread, and several club-mosses. Resident birds in the forest are very diverse. Between the forested sand spit and the beach to the north is a wetland complex of northern sedge meadow, shrub swamp and bog containing typical bog species such as pitcher plant, sundews, bladderworts, and sedges. The wetlands are an extension of the estuary of the Flag River, the watercourse that separates the two natural area units. There is documented reports of 1 endangered, two threatened and 8 special concern plants species in the wetland, and two rare natural communities (deep hard water drainage lake and shore fern).

The Engstrom parcel contains a mix of lowland tamarack and spruce, along with tag alder, stunted hardwoods and open bog. It is an important waterfowl area and is heavily used during both spring and fall migration as are most of the river mouth bays and estuaries along Lake Superior.

The Department recommends purchase of the Engstrom property to help protect the natural values and integrity of this Great Lakes Ecosystem, to allow for natural resource management and for continued public access for recreational opportunities such as fishing, hunting, trapping hiking, and cross-country skiing.

3. LAND MANAGEMENT:

The Engstrom parcel will be managed for public fishing and other recreational activities. The subject has 0.25 mile of road frontage and 3 town-road river crossings that provide access to the property. Boat access is also possible to and from Lake Superior through the river mouth. A "volunteer" access exists where the family has allowed people to put in boats. This location could be improved to provide boat access to the public. As part of the same project we could create a small, off-road parking area. Beyond boundary marking and the possible access point and parking lot, the nature and purpose of this property will not require additional management burden to the South Shore Lake Superior Fish and Wildlife Area project.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$430,000	\$230,932

5. ACQUISITION STATUS OF THE SOUTH SHORE LAKE SUPERIOR FISH AND WILDLIFE AREA:

Established: 1992
Acres Purchased to Date: 6,766.70
Acquisition Goal: 8,690.09
Percent Complete: 77.87 %
Cost to Date: \$3,766,006.68

6. APPRAISAL I:

Appraiser: William Steigerwaldt
Valuation Date: September 4, 2014
Appraised Value: \$182,000
Highest and Best Use: Recreational

Allocation of Values:

- a. land: 192 net acres above high water mark @ \$950.00 per acre: \$182,000 (rounded)
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$900 - \$1,205 per acre

Appraisal Review:

Peter Wolter

Date: 9/28/2014

RECOMMENDED:



 Douglas J Haag, Deputy Facilities and Lands Bureau Director

11-18-2014

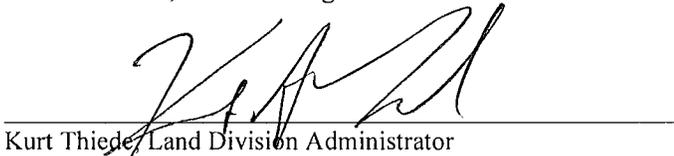
 Date



 Kristin A. Hess, Bureau of Legal Services

11/20/2014

 Date



 Kurt Thiede, Land Division Administrator

11/21/14

 Date

Estate of Robert Engstrom - Fee Title

T50N R8W Sec 29, Town of Port Wing, Bayfield County



**South Shore
Lake Superior
Fish and Wildlife Area**

 **Subject**

-  DNR Fee Title Land
-  DNR Project Boundary
-  QQ Section Boundary
-  PLSS Section Line



 Nov 13, 2014 drs
 Real Estate Section
 Bureau of Facilities and Lands



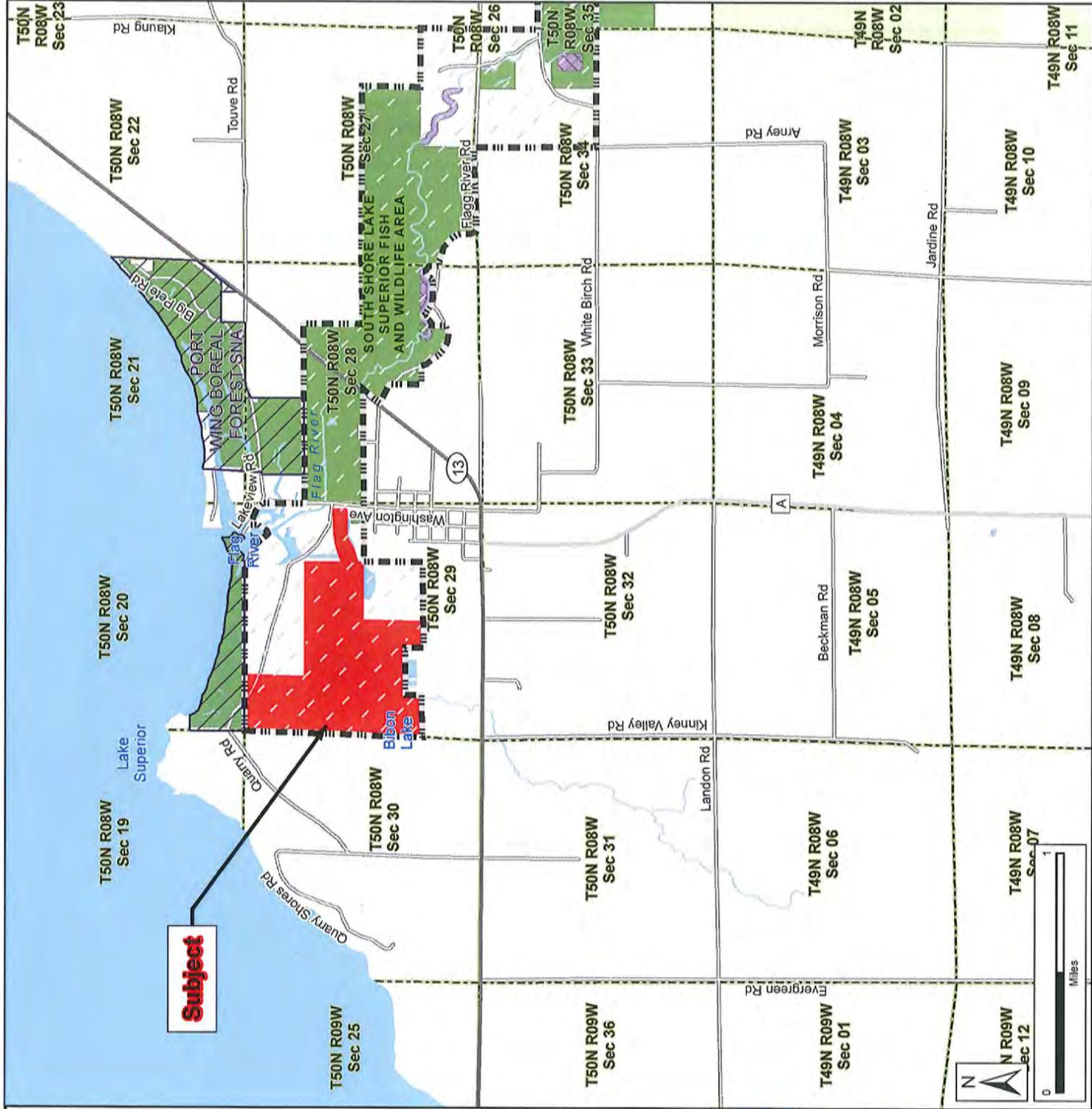
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**Estate of
Robert Engstrom -
Fee Title**
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*South Shore
Lake Superior
Fish and Wildlife Area*
FM - 10232
T50N R8W Sec 29
Town of Port Wing
Bayfield County
Subject

- DNR Project Boundary
- DNR Fee Title Lands
- Easement Lands
- DNR Easement (Closed to Public Access)
- County Forest
- State Natural Area
- PLSS Section Line



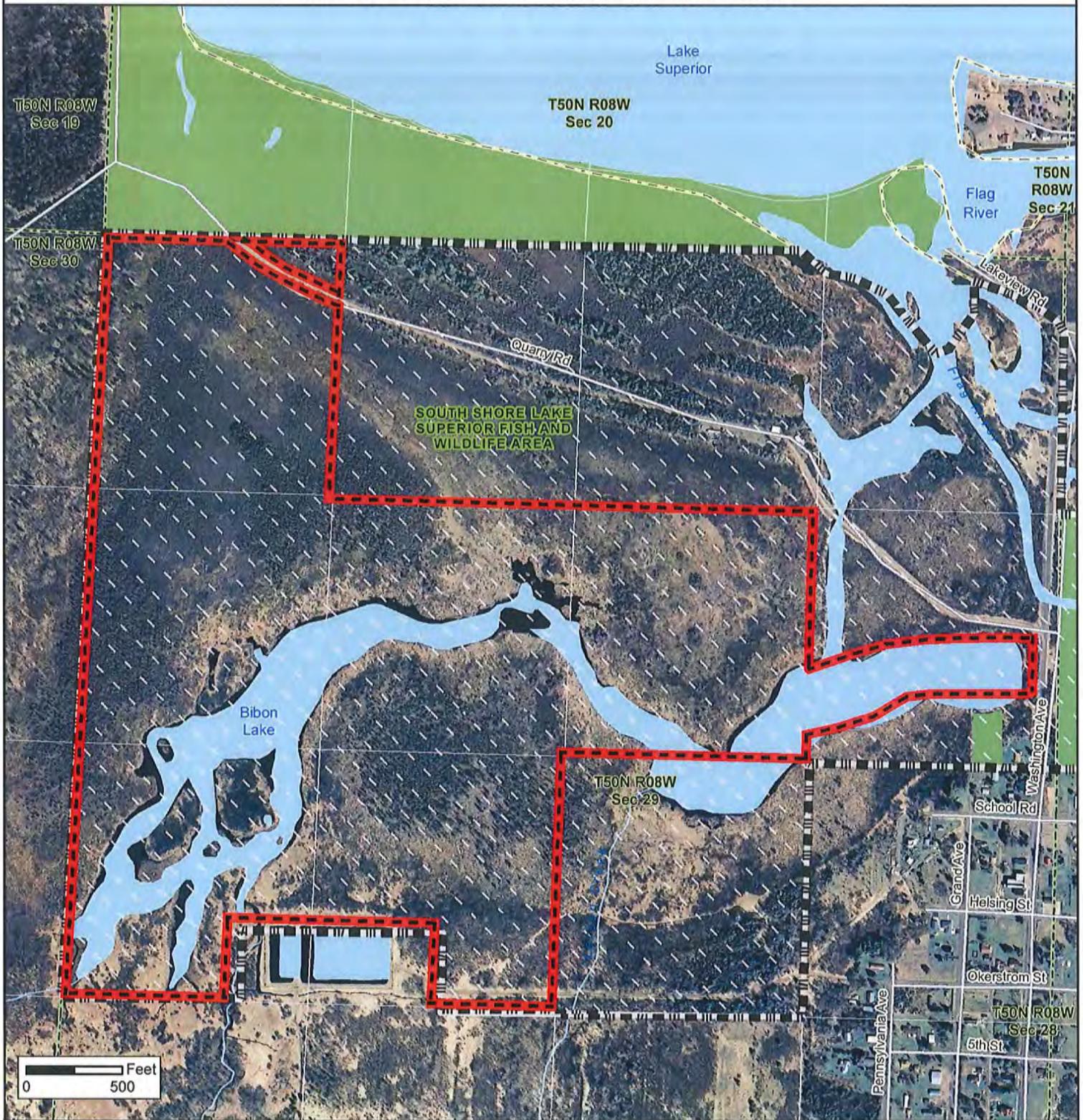
Location of Property
WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities or Lands
Map Created: Nov 13, 2014 .dws



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Estate of Robert Engstrom - Fee Title

T50N R8W Sec 29, Town of Port Wing, Bayfield County



South Shore Lake Superior Fish and Wildlife Area

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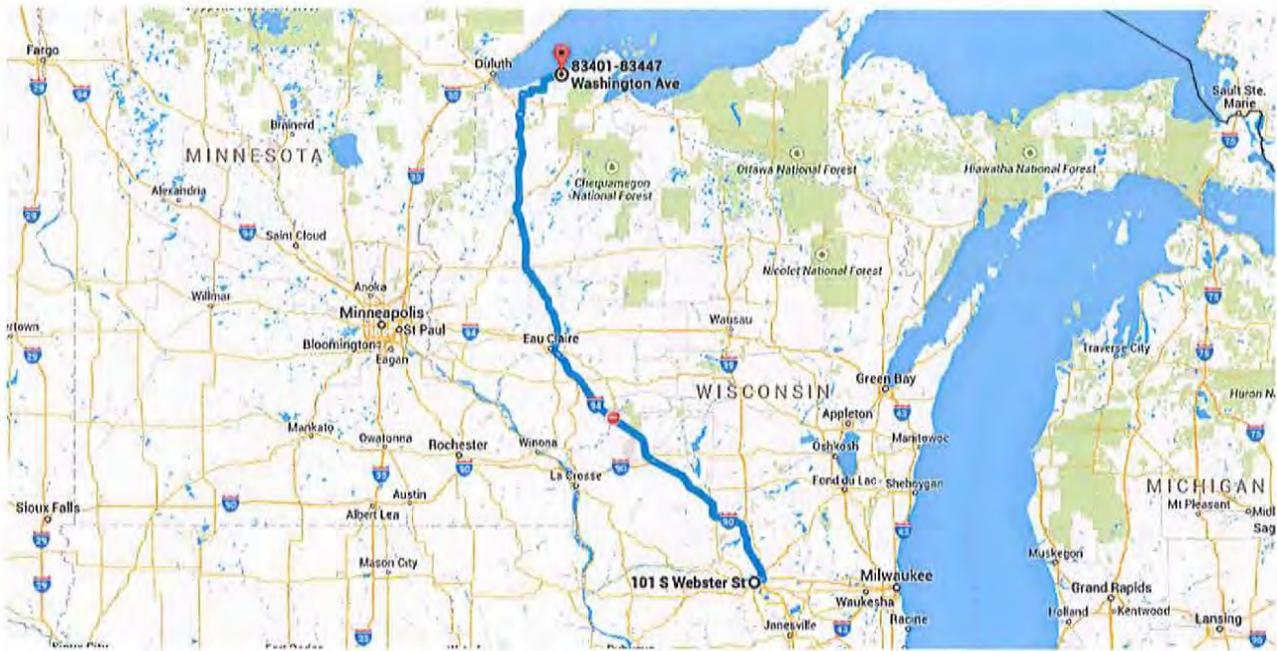
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Real Estate Section
Bureau of Facilities and Lands



Drive 345 miles, 5 h 22 min

Directions from 101 S Webster St to 83401-83447 Washington Ave



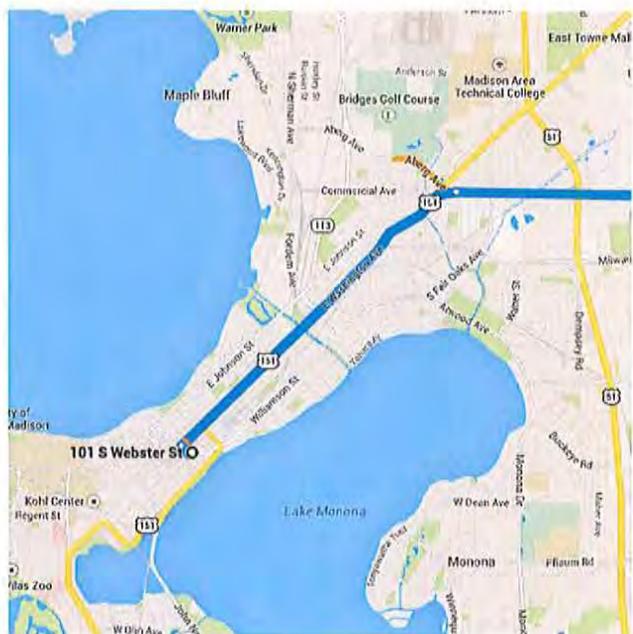
○ 101 S Webster St
Madison, WI 53703

Get on WI-30 E

3.3 mi / 7 min

- ↑ 1. Head northwest on S Webster St toward E Main St
- ↪ 2. Take the 2nd right onto E Washington Ave
- ↑ 3. Take the Wisconsin 30 E ramp to Interstate 94/Interstate 90

0.2 mi



Follow I-90 W and I-94 W to US-53 N in Eau Claire. Take exit 70 from I-94 W

172 mi / 2 h 30 min



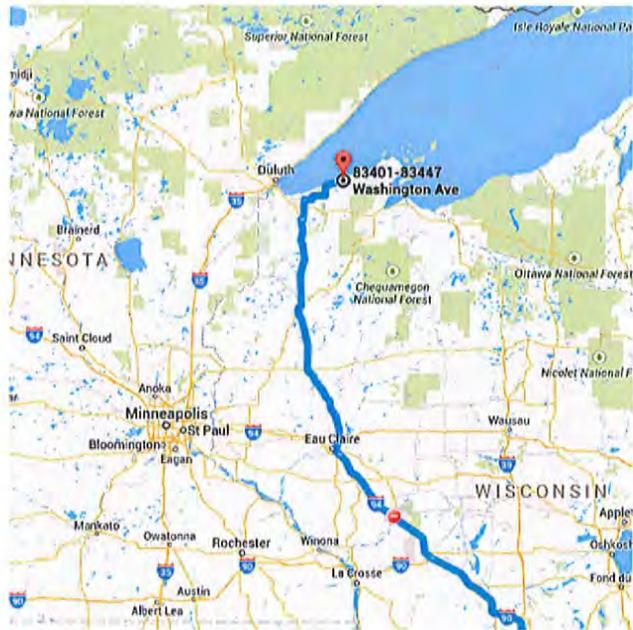
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Continue on US-53 N. Drive to Washington Ave in Port Wing

169 mi / 2 h 45 min

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83401-83447 Washington Ave
 Port Wing, WI 54865

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.

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