

SUBJECT: Land Acquisition – White River Fishery Area-Bayfield – Bayfield County

FOR: MAY 2015 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 103.80 acres of land from Gary Steen for \$233,550.00 for the White River Fishery Area-Bayfield in Bayfield County. The item is being submitted because the price exceeds \$150,000. The property lies entirely within the acquisition boundary of White River Fishery Area in Bayfield County. The goals of the project are to manage and protect the water and fishery resources of the area and to provide opportunities for public outdoor recreation.

The subject parcel is located about 10 miles south of Ashland in the Town of Kelly and includes approximately 900 feet of two bank river frontage and 1800 feet of one bank frontage where the property on the opposite side of the river is already state-owned. This parcel spans 2 distinct management zones identified in the White River Planning Group Master Plan: Mid-River Boreal Slopes and Mid-River Uplands. It is adjacent to the White River Breaks State Natural Area and portions of the parcel share characteristics similar to the SNA. Access will be from Deer Creek Road along a walk in easement from the road or from the river by canoe, kayak or wading.

A mix of white spruce, balsam fir, white and red pine, white birch and aspen comprise a majority of the acreage along the slopes leading to the White River. Clay Seepage Bluff, a native community unique to the Superior Clay Plain, is found along some of the steep slopes overlooking the White River. Vegetation within these natural communities is variable, some with scattered native conifers and shrubs, while others are nearly bare and have small seepages flowing from them. Some open areas have exceptionally high numbers of rare plant species.

The White River Fisheries Area was established in 1961 to manage and protect this unique and scenic trout stream and watershed. The White River is one of Wisconsin's premier trout streams and extremely popular for fly-fishing enthusiasts. This multiple use area is dedicated to trout fishing, hunting, canoeing and other compatible outdoor recreational and educational opportunities. Numerous feeder streams, spring ponds, and outlet flows of several glacial lakes provide the high quality water for this outstanding trout stream. This parcel of land will provide hunters and anglers with relatively easy walk-in access to a remote area that is very scenic and offers excellent hunting and fishing opportunities. Seventy five percent of the funding for this purchase will come from the federal Sport Fish Restoration Program.

RECOMMENDATION: That the Board approve the purchase of 103.80 acres of land for \$233,550.00 for the White River Fishery Area-Bayfield the in Bayfield County.

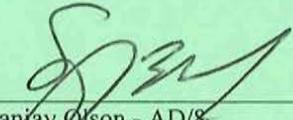
LIST OF ATTACHED MATERIALS:

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

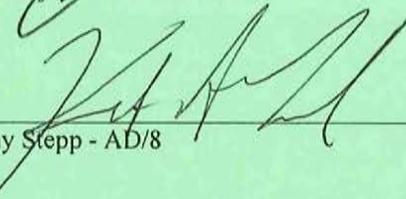
APPROVED:


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

41-27-15
Date


Administrator, Sanjay Olson - AD/8

5/6/15
Date


for Secretary, Cathy Stepp - AD/8

5/7/15
Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- M. Staggs - FH/4
- K. Fitzgerald - LF/6 - MADISON

CORRESPONDENCE/MEMORANDUM

DATE: April 27, 2015
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Gary Steen Tract, File # FM 10280,
 Option Expires July 31, 2015

FILE REF: FM 10280

1. PARCEL DESCRIPTION:

White River Fishery Area-Bayfield
 Bayfield County

Grantor:

Gary Steen
 29600 Deer Creek Road
 Ashland, WI 54806

Acres: 103.80
Price: \$233,550.00
Appraised Value: \$233,550.00
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Bayfield County 8 miles Southwest of Ashland.

Land Description: The subject land is level toward the south to steep toward the north close to the river.

Covertyp Breakdown:

Type	Acreage
Upland Woodland	103.80
Total:	103.80

Zoning: Forestry 1 and Agriculture 1
Present Use: Recreation
Proposed Use: Recreation
Tenure: 20+ years
Property Taxes: \$1,320.31
Option Date: March 31, 2015

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:

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The Mid-River Boreal Slopes Native Community Management Area generally allows only natural processes to develop older forest characteristics. A mix of white spruce, balsam fir, white and red pine, white birch and aspen comprise a majority of the acreage along the slopes leading to the White River. Clay Seepage Bluff, a native community unique to the Superior Clay Plain, is found along some of the steep slopes overlooking the White River. Vegetation within these natural communities is variable, some with scattered native conifers and shrubs, while others are nearly bare and have small seepages flowing from them. Some open areas have exceptionally high numbers of rare plant species.

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3. LAND MANAGEMENT:

Management efforts will focus on buffer protection. Public recreational uses will center upon fishing and hunting. The parcel and surrounding are very scenic and hikers, photographers and birders are also likely to use the area. The river at this location is popular with kayakers and canoers. Fisheries management staff out of Brule and wildlife management staff out of Ashland will co-manage the property. Because planned management for this parcel is similar to that employed on the Department's adjacent lands, no additional expense is anticipated with the addition of this property. The walk-in easement will be surveyed using GPS equipment or by survey and signs will be posted indicating the location of the easement and the boundaries of state land open for public use.

4. FINANCING:

A Federal Grant in the amount of \$175,162.50 is anticipated for this transaction. State Stewardship bond funds are anticipated in the amount of \$58,387.50:

Funds allotted to program:	Balance after proposed transaction:
\$430,000.00	\$212,403.00

5. ACQUISITION STATUS OF THE WHITE RIVER FISHERY AREA-BAYFIELD:

Established: 1961
Acres Purchased to Date: 4,106.11
Acquisition Goal: 10,126.00
Percent Complete: 40.55 %
Cost to Date: \$3,752,189.20

6. APPRAISAL:

Appraiser: Lee Steigerwaldt
Valuation Date: February 02, 2015
Appraised Value: \$233,550.00
Highest and Best Use: Recreation

Allocation of Values:

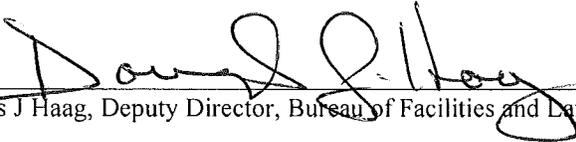
- a. land: 103.80 acres @ \$2,250.00 per acre: \$233,550.00
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$1,633.00 - \$3,612.80 per acre

Appraisal Review:

Peter Wolter

Date: 3/27/2015

RECOMMENDED:



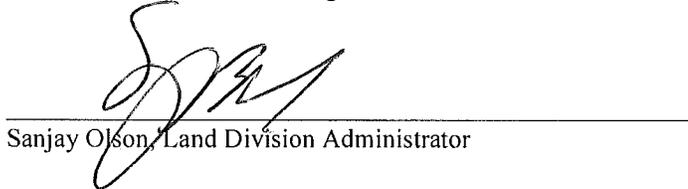
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

4-27-15
Date



Kristin A. Hess, Bureau of Legal Services

4/28/15
Date



Sanjay Olson, Land Division Administrator

5/6/15
Date

Gary Steen - Fee

White River Fishery
Area- Bayfield

FM 10280

T46N R5W Sec 11
Town of Kelly
Bayfield County

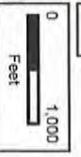
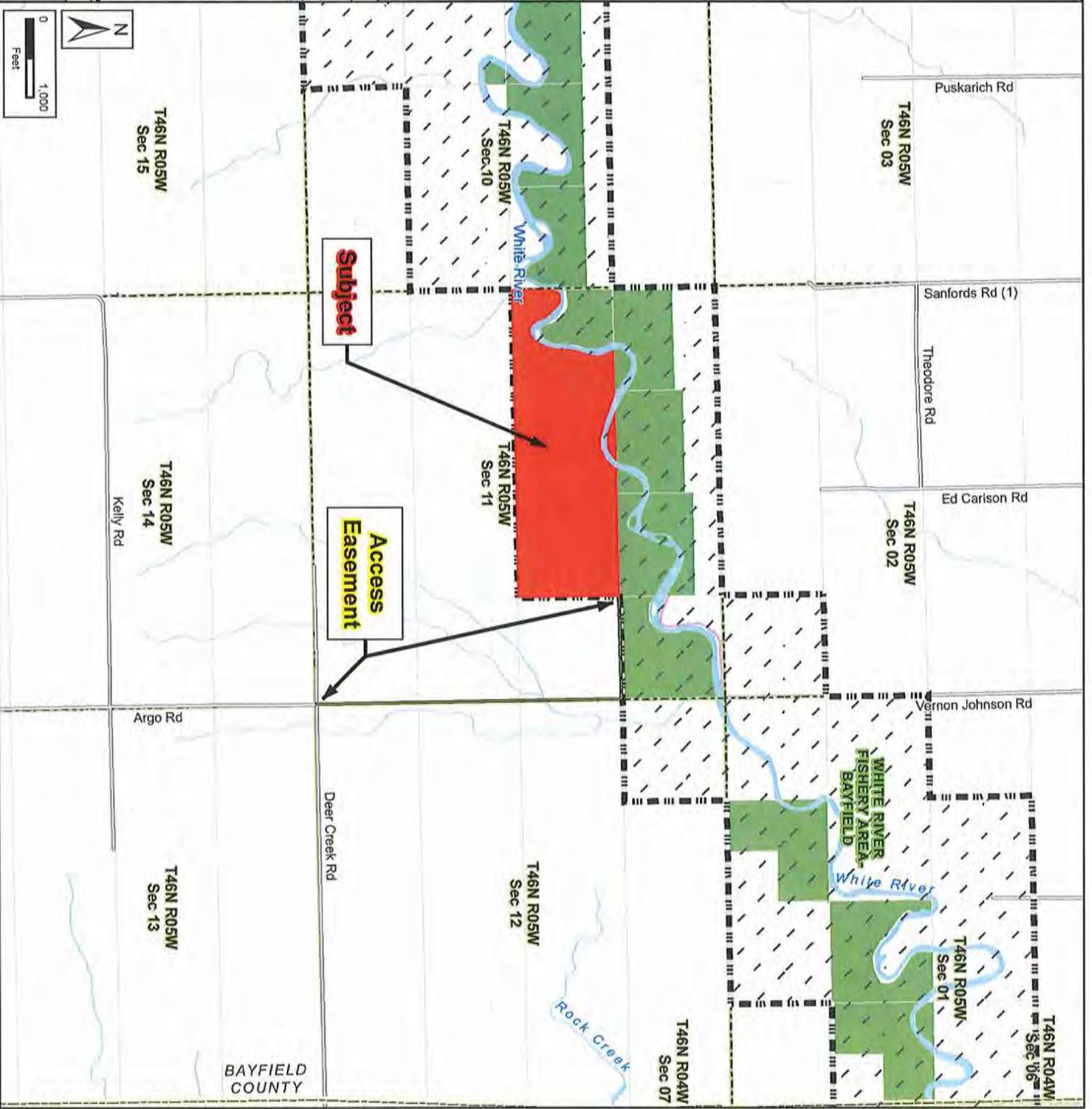
- Subject
- Access Easement
- DNR Fee Title
- DNR Easement
- DNR Project Boundary

- PLSS Section Line
- QQ Section Boundary

Location of Property



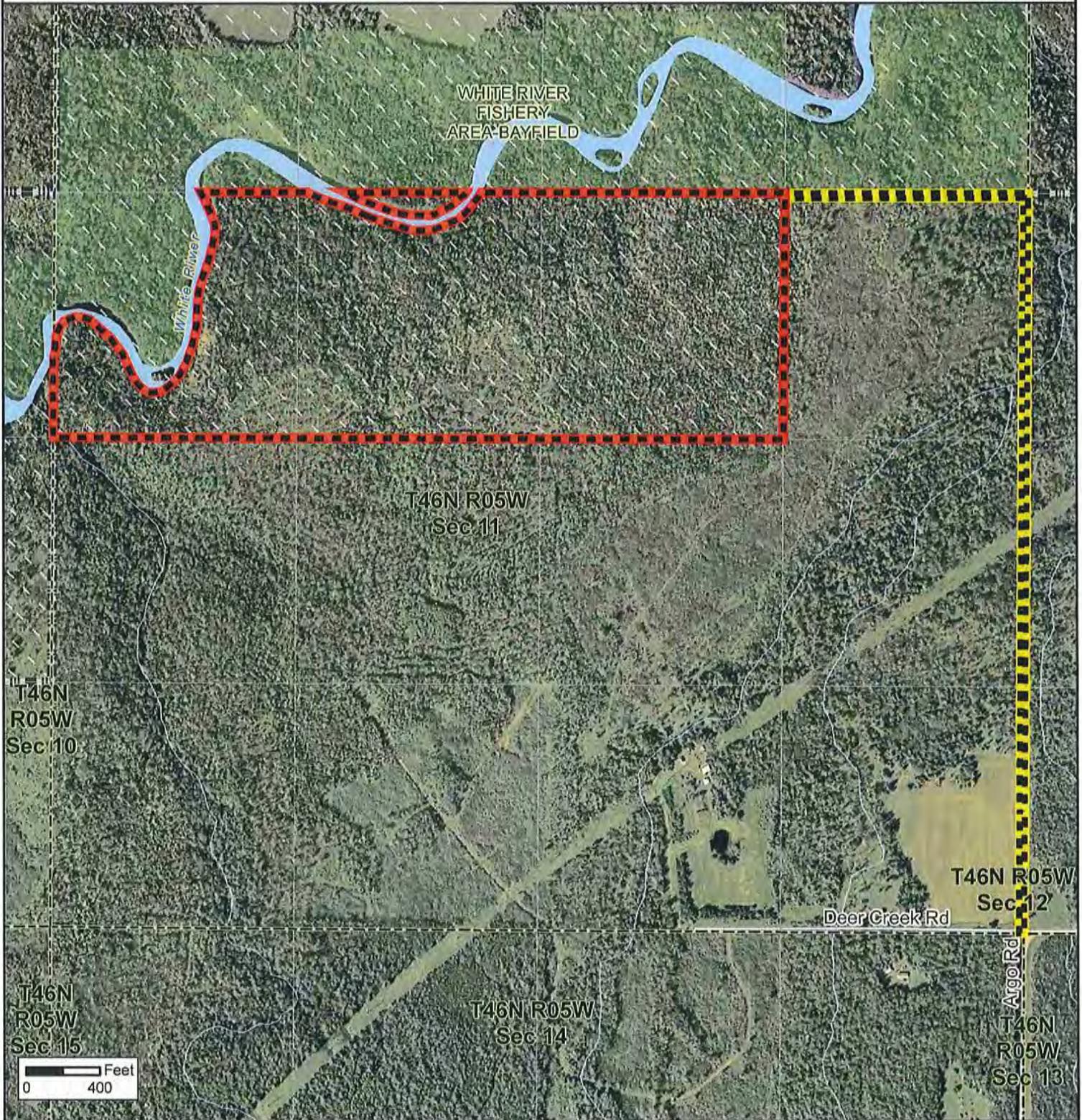
WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 14, 2015 ark



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, completeness, or legality of the information depicted on this map.

Gary Steen - Fee

T46N R5W Sec 11, Town of Kelly, Bayfield County

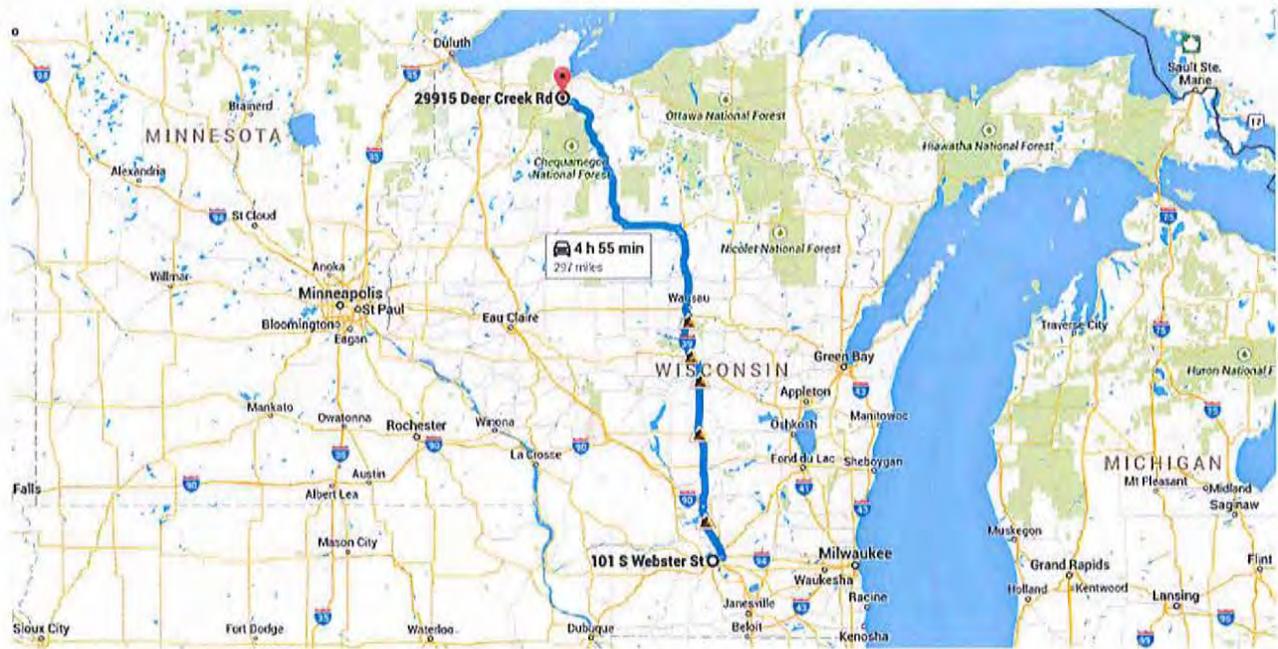


White River Fishery Area-Bayfield  Subject  Access Easement	 DNR Fee Title  DNR Easement  DNR Project Boundary	 Section Line  QQ Section Lines	  Apr 14, 2015 ark Real Estate Section Bureau of Facilities and Lands
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Directions from 101 S Webster St to 29915 Deer Creek Rd

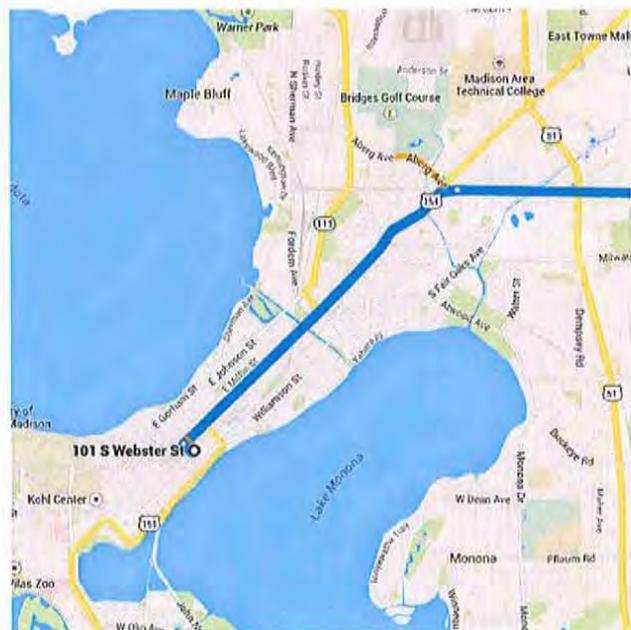


○ 101 S Webster St
Madison, WI 53703

Get on WI-30 E

3.3 mi / 8 min

-  1. Head northwest on S Webster St toward E Main St 0.1 mi
-  2. Turn right onto E Washington Ave 2.9 mi
-  3. Take the Wisconsin 30 E ramp to Interstate 94/Interstate 90 0.2 mi



Follow I-90 W, I-39 N and US-51 N to Co Rd A in Tomahawk. Take exit 231 from US-51 N

Map data ©2015 Google



179 mi / 2 h 35 min

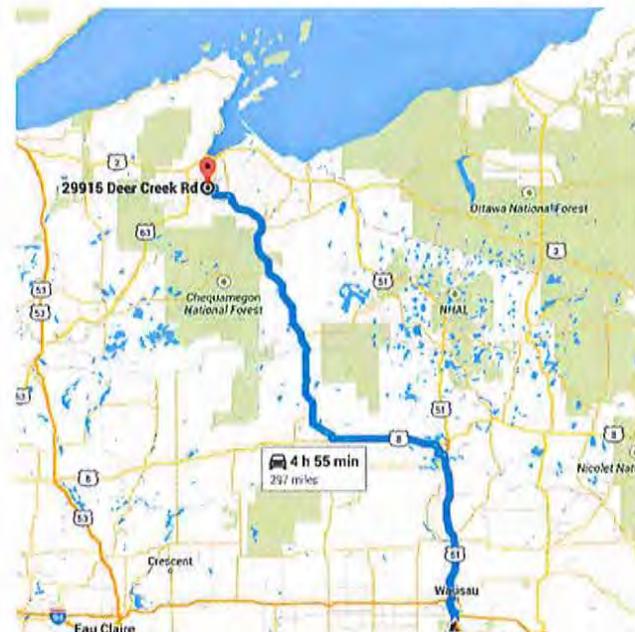
- ↑ 4. Continue onto WI-30 E 2.6 mi
- ↙ 5. Take the exit on the left onto I-39 N/I-90 W toward I-94 W/Wis Dells
📍 Continue to follow I-90 W 29.3 mi
- ↘ 6. Take exit 108 A-108 B for I-39 N toward US-51/Wausau/Portage 0.9 mi
- ↑ 7. Continue onto I-39 N 79.6 mi
- ↙ 8. Keep left to stay on I-39 N 22.5 mi
- ↑ 9. Continue onto US-51 N 43.8 mi
- ↘ 10. Take exit 231 for County Rd A toward Tomahawk 0.4 mi

Take US-8 W and WI-13 N/WI-13 Trunk N to Deer Creek Rd in Kelly

114 mi / 2 h 15 min

- ↙ 11. Turn left onto Co Rd A 1.7 mi
- ↘ 12. Turn right onto Co Rd A/Co Rd L
📍 Continue to follow Co Rd A 0.9 mi
- ↙ 13. Turn left onto County Hwy U 2.1 mi
- ↙ 14. Turn left onto US-8 W 27.0 mi
- ↘ 15. Turn right onto Co Hwy A 2.6 mi
- ↘ 16. Turn right onto WI-13 N/WI-13 Trunk N 73.0 mi
- ↙ 17. Turn left onto WI-112 N 5.4 mi
- ↙ 18. Turn left onto Deer Creek Rd
📍 Destination will be on the left 1.9 mi

📍 **29915 Deer Creek Rd**
Mason, WI 54856



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.