Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.15

SUBJECT: LAND ACQUISITION AND DONATION - BEAVER BROOK WILDLIFE AREA - WASHBURN COUNTY

FOR: JUNE 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 40.33 acres of land that includes an access easement from the National Audubon Society, Inc. for $100,000 for the Beaver Brook Wildlife Area in Washburn County. The item is being submitted because the National Audubon Society is making a partial donation of $15,000 toward this acquisition.

An active gravel pit adjoins the east side of the parcel and a spent pit is located to the north. Department-owned lands border the west and south side of the subject. The property provides high quality fish and wildlife habitat. Wildlife species inhabiting the area include deer, bear, ruffed grouse, woodcock, squirrels and snowshoe hare. The parcel is also used by a wide variety of furbearers due to the proximity of Beaver Brook. Approximately 200 feet of Beaver Brook, a Class 1 trout stream with a native brook trout fishery, flows the west boundary of the subject. A pristine spring pond established on the south end of the parcel feeds cold spring water into Beaver Brook. The spring pond provides very important brook trout spawning and nursery habitat. In addition, the subject property provides a critical buffer zone between Beaver Brook and two gravel pits that lie immediately east of the subject parcel.

The Beaver Brook Wildlife Area was designated a state wildlife area in 1951 and is managed for public hunting, trapping, fishing and other compatible outdoor recreational opportunities. Being located only a couple miles from Spooner, this is one of the public's favorite wildlife areas. The project exists primarily as a forested property, however, grass and shrub openings are maintained within the project to provide diversity of habitat. The Beaver Brook Wildlife Area project includes almost the entire length of Beaver Brook. This stream is touted as one of the region's premiere brook and brown trout fisheries.

Acquisition of this property will provide opportunities to manage the property for wildlife and public recreation and to consolidate state ownership in the area.

RECOMMENDATION: That the Board approve the purchase of 40.33 acres of land for $100,000 for the Beaver Brook Wildlife Area in Washburn County and accept a partial donation of value of $15,000 from the National Audubon Society. In addition, that an expression of appreciation be made a part of the official records of the Natural Resources Board and a certificate of appreciation be given to the donor.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐ Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐ Attached
No ☐	Background Memo	Yes ☒ Attached

APPROVED:

Real Estate Director, Richard E. Steffes - LF/6 — Date 5-23-2008

for Administrator, Laurie Osterndorf - AD/8 — Date 5/30/08

Secretary Matthew J. Frank - AD/8 — Date 6/9/08

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
T. Hauge – WM/6
J. Gozdzialski – NOR

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: May 23, 2008 FILE REF: W-1734

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, National Audubon Society, Inc. Tract, File # W-1734, Approval Requested by August 1, 2008

1. PARCEL DESCRIPTION:

Beaver Brook Wildlife Area
Washburn County

Grantor:

National Audubon Society, Inc.
c/o Storme Nelson
N2384 Hunt Hill Road
Sarona, WI 54870-9501

Acres: 40.33
Price: $100,000 Department; $15,000 partial donation National Audubon Society, Inc.
Appraised Value: $115,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located in south-central Washburn County approximately one mile south and west of the City of Spooner and about 1.5 hours northeast of the Twin Cities area.

Land Description: The subject area is level to rolling.

Water Resources: There are 200 feet of frontage along one bank of Beaver Brook and 0.3 acres of an unnamed pond.

Covertype Breakdown:

Type	Acreage
Wooded Upland	28.33
Wetland	12.00
TOTAL	40.33

Zoning: Agriculture
Present Use: Recreation
Proposed Use: Wildlife management and public recreation
Tenure: 28 years
Property Taxes: Exempt
Option Date: November 13, 2007

Stewardship Land Access: The property will be open to hunting, fishing and other nature-based outdoor recreation.

2. JUSTIFICATION:

The Northern Region has negotiated an option to purchase a 40.33-acre parcel in fee title that includes an access easement from National Audubon Society, Inc. Audubon has agreed to donate $15,000 of this value, thereby reducing the purchase price to $100,000. The unimproved subject property is located in central Washburn County within the project boundary of the Beaver Brook Wildlife Area (BBWA). An

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active gravel pit adjoins the east side of the subject and a spent pit is located to the north. Department-owned lands border the west and south side of the subject. Department ownership will allow for the management of the natural resources of the property, will consolidate existing state ownership in the area and will provide additional opportunities for public recreation.

Beaver Brook Wildlife Area was designated a state wildlife area in 1951 and is managed for public hunting, trapping, fishing and other compatible outdoor recreational opportunities. Being located only a couple miles from Spooner, this is one of the public's favorite wildlife areas. The project exists primarily as a forested property, however, grass and shrub openings are maintained within the project to provide diversity of habitat. The Beaver Brook Wildlife Area project includes almost the entire length of Beaver Brook, a Class 1 trout Stream. This stream is touted as one of the region's premiere brook and brown trout fisheries. Upon completion of project acquisitions, BBWA will include nearly 1910 acres.

The property provides extremely high quality fish and wildlife habitat. Wildlife species inhabiting the area include deer, bear, ruffed grouse, woodcock, squirrels and snowshoe hare. The parcel is also used by a wide variety of furbearers due to the proximity of Beaver Brook. Approximately 200 feet of Beaver Brook, a Class 1 trout stream with a native brook trout fishery, flows the west boundary of the subject. A pristine spring pond established on the south end of the parcel feeds cold spring water into Beaver Brook. The spring pond provides very important brook trout spawning and nursery habitat. In addition, the subject property provides a critical buffer zone between Beaver Brook and two gravel pits that lie immediately east of the subject parcel.

The Department recommends acquisition of the National Audubon Society, Inc. property to provide opportunities to manage the property for wildlife and public recreation and to consolidate state ownership in the area. The subject parcel also provides a 220-yard buffer between the active gravel mining operations and the trout stream.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$4,000,000	$3,900,000

4. ACQUISITION STATUS OF THE BEAVER BROOK WILDLIFE AREA:

Established: 1951
Acres Purchased to Date: 1,866.82
Acquisition Goal: 1,869.6 Acres
Percent Complete: 99.8%
Cost to Date: $1,378,985

5. APPRAISAL:

Appraiser: Tom Olson (Private Appraiser)
Valuation Date: July 26, 2007
Appraised Value: $115,000
Highest and Best Use: Residential/Recreational

Allocation of Values:

a. land: 40.33 acres @ $2,851 per acre: $115,000
b. market data approach used, three comparable sales cited
c. adjusted value range: $2,776 to $3,150 per acre

Appraisal Review: Ron Olson — October 22, 2007

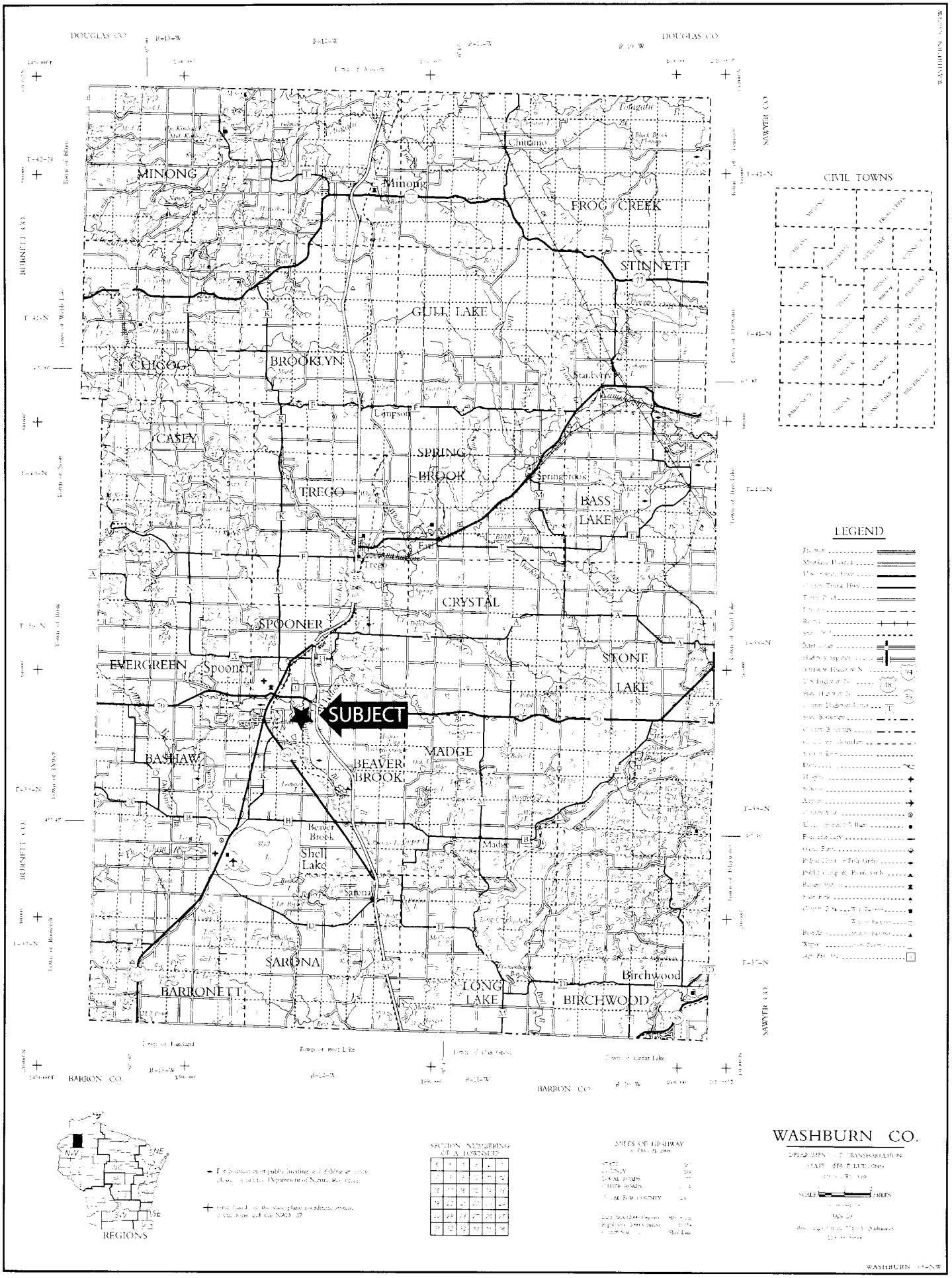
RECOMMENDED:

Richard E. Steffes — Date: 5-23-2008

Bureau of Legal Services — Date: 5/27/08

Laurie Osterndorf — Date

RES:dv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BURNETT CO.
SAWYER CO.
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FROG CREEK
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GULL LAKE
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CASEY
SPRING BROOK
TREGO
BASS LAKE
CRYSTAL
SPOONER
EVERGREEN
Spooner
STONE LAKE
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BASHAW
BEAVER BROOK
MADGE
Beaver Brook
Shell Lake
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Sarona
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BARRONETT
LONG LAKE
BIRCHWOOD
Birchwood
Chittimo
Stanberry
Lampson
Springbrook
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MILES OF HIGHWAY
WASHBURN CO.
DEPARTMENT OF TRANSPORTATION
STATE OF WISCONSIN
SCALE
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WASHBURN

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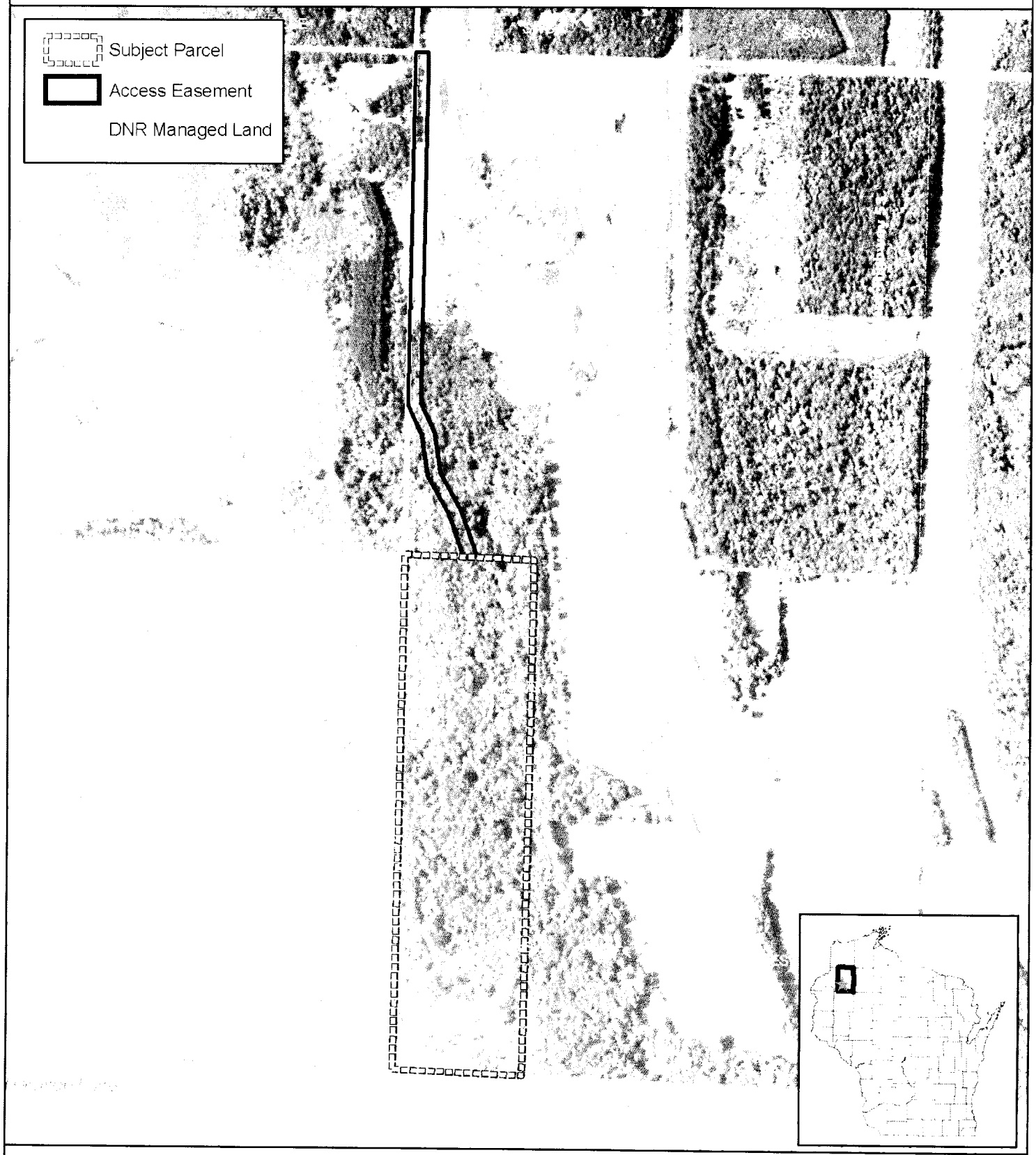
National Audubon Society Property

T 38N R 12W Section 4, Town of Beaver Brook, Washburn County



N

0 550 1,100 2,200 3,300 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
December 21, 2007

National Audubon Society Property

Beaver Brook Wildlife Area

- Subject Property
- Access Easement
- WDNR Owned
- WNDR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water

0 0.25 0.5 Miles

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool; it is a listing of all DNR real estate transactions that have occurred on these lands over time.

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site:

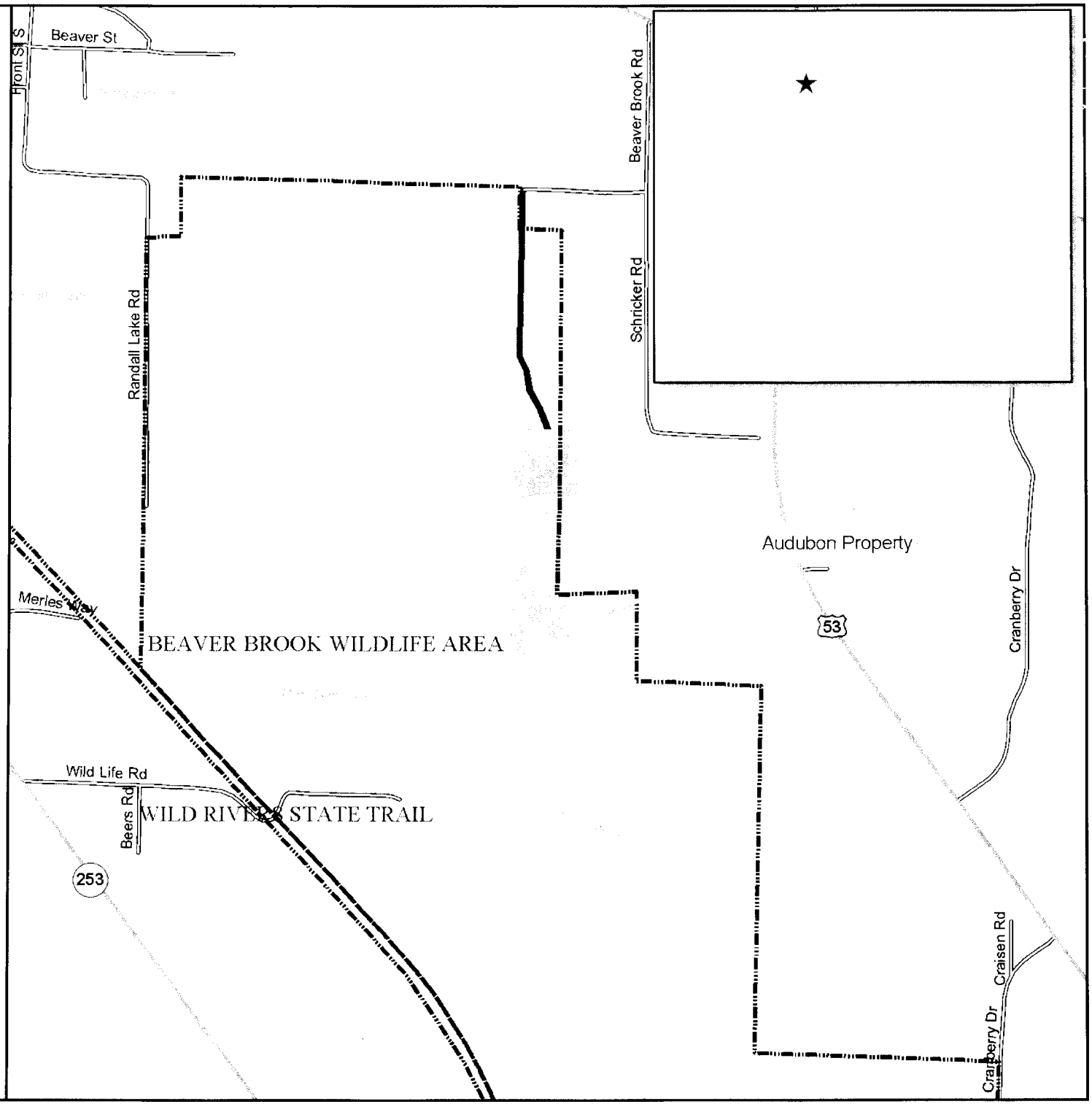
http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

December 29, 2007



Acknowledgment Of Gift

This is to certify that at its June 2008 meeting, the Natural Resources Board gratefully accepted a donation of land value totaling $15,000 from the

NATIONAL AUDUBON SOCIETY, INC.

The property will be used for the Beaver Brook Wildlife Area in Washburn County. It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine L. Thomas, CHAIR