

SUBJECT: LAND ACQUISITION – BLACK RIVER STATE FOREST – JACKSON COUNTY

FOR: SEPTEMBER BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80.0 acres of land from Bernard and Rosemarie Kling for \$178,600 for the Black River State Forest in Jackson County. The item is being submitted because the purchase price exceeds \$150,000.

The land consists of two 40-acre parcels about one mile apart. The land is within the acquisition boundary with one parcel being bound by state land on three sides and the other surrounded by state land.

Established in 1957, the Black River State Forest encompasses approximately 68,000 acres of public land in Jackson County. The project was established to protect and manage part of the Black River watershed for forestry and other natural resources in the region. In addition, the Department provides opportunities for the public to pursue a variety of recreational uses on the property, including hunting, fishing, trapping, cross-country skiing, hiking, and nature appreciation. The Kling property is predominantly upland forest. Purchase of the property will ensure that the land is always available to the public for outdoor recreation and that the land is managed for the protection of the natural resources found there.

Purchase of this property will protect the natural resources of the site and to permit forestry and other natural resource management activities. Purchase will also protect the site from development that is incompatible with the goals of the project, ensure the protection of its wild and scenic condition, and consolidate state ownership within the forest.

RECOMMENDATION: That the Board approve the purchase of 80.0 acres of land for \$178,600.00 for the Black River State Forest in Jackson County.

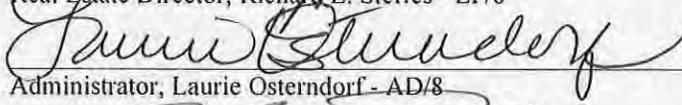
LIST OF ATTACHED MATERIALS:

- | | |
|--|--|
| 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:



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



Administrator, Laurie Osterndorf - AD/8



Secretary, Matthew J. Frank - AD/8

8-18-09

Date

8/20/09

Date

8-25-09

Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/8
 R. Mather – FM/4
 S. Humrickhouse – WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: August 18, 2009

TO: Governor Doyle

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, Kling Tract, File # NF 30029,
Option Expires November 3, 2009

FILE REF: NF 30029

1. PARCEL DESCRIPTION:

Black River State Forest
Jackson County

Grantor:

Bernard and Rosemarie Kling
N9198 CTH "K"
Merrillan, WI 54754

Acres: 80.0Price: \$178,600Appraised Value: \$178,600Interest: Fee title purchaseImprovements: NoneLocation: The property is located about five miles northeast of Black River Falls in the Town of Komensky.Land Description: The subject land is gently rolling to rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland Woodland	80.0

Zoning: Forestry; limited agriculturePresent Use: RecreationProposed Use: Resource Protection and Public RecreationTenure: 42 yearsProperty Taxes: \$1,231.38Option Date: August 5, 2009Stewardship 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 80 acres of land from Bernard and Rosemarie Kling for \$178,600 for the Black River State Forest in Jackson County. These two 40-acre parcels fall within the acquisition boundary with one parcel being bound by state land on three sides and the other surrounded by state land. They are located in central Jackson County, five miles northeast of the City of Black River Falls. The parcel located in Section 34 has road frontage on CHT "K" and the parcel in Section 35 has road frontage on STH "54" and well as Koranda Road providing access to the property for the public.

Established in 1957, the Black River State Forest encompasses approximately 68,000 acres of public land in Jackson County in central Wisconsin, near the City of Black River Falls. The project was established to protect and manage part of the Black River watershed for forestry and other natural resources in the region. In addition, the Department provides opportunities for the public to pursue a variety of recreational uses on



the property, including hunting, fishing, trapping, cross-country skiing, hiking, and nature appreciation. The Kling property proposed for acquisition is predominantly upland forest. Purchase of the property will ensure that the land is always available to the public for outdoor recreation and that the land is managed for the protection of the natural resources found there.

The Department recommends purchase of this property to protect the natural resources of the site and permit forestry and other natural resource management activities. Purchase will also protect the site from development that is incompatible with the goals of the project, ensure the protection of its wild and scenic condition, and consolidate state ownership within the forest.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to Forestry program (FY10):	Balance after proposed transaction:
\$2,900,000	\$404,124

4. ACQUISITION STATUS OF THE BLACK RIVER STATE FOREST:

Established: 1957
Acres Purchased to Date: 67,986.23
Acquisition Goal: 71,804.00
Percent Complete: 94.68%
Cost to Date: \$3,289,938.66

5. APPRAISAL:

Appraiser: Ron Olson
Valuation Date: May 7, 2009
Appraised Value: \$178,600
Highest and Best Use: Recreation

Allocation of Values:

- a. land: 80.0 acres @ \$2,232.50 per acre: \$178,600.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$1,825 to \$2,755 per acre

Appraisal Review: Peter Wolter - May 7, 2009

Comment: A timber cruise indicated \$42,267 in timber value on the 80 acres.

RECOMMENDED:


Richard E. Steffes

8-18-09
Date


Bureau of Legal Services

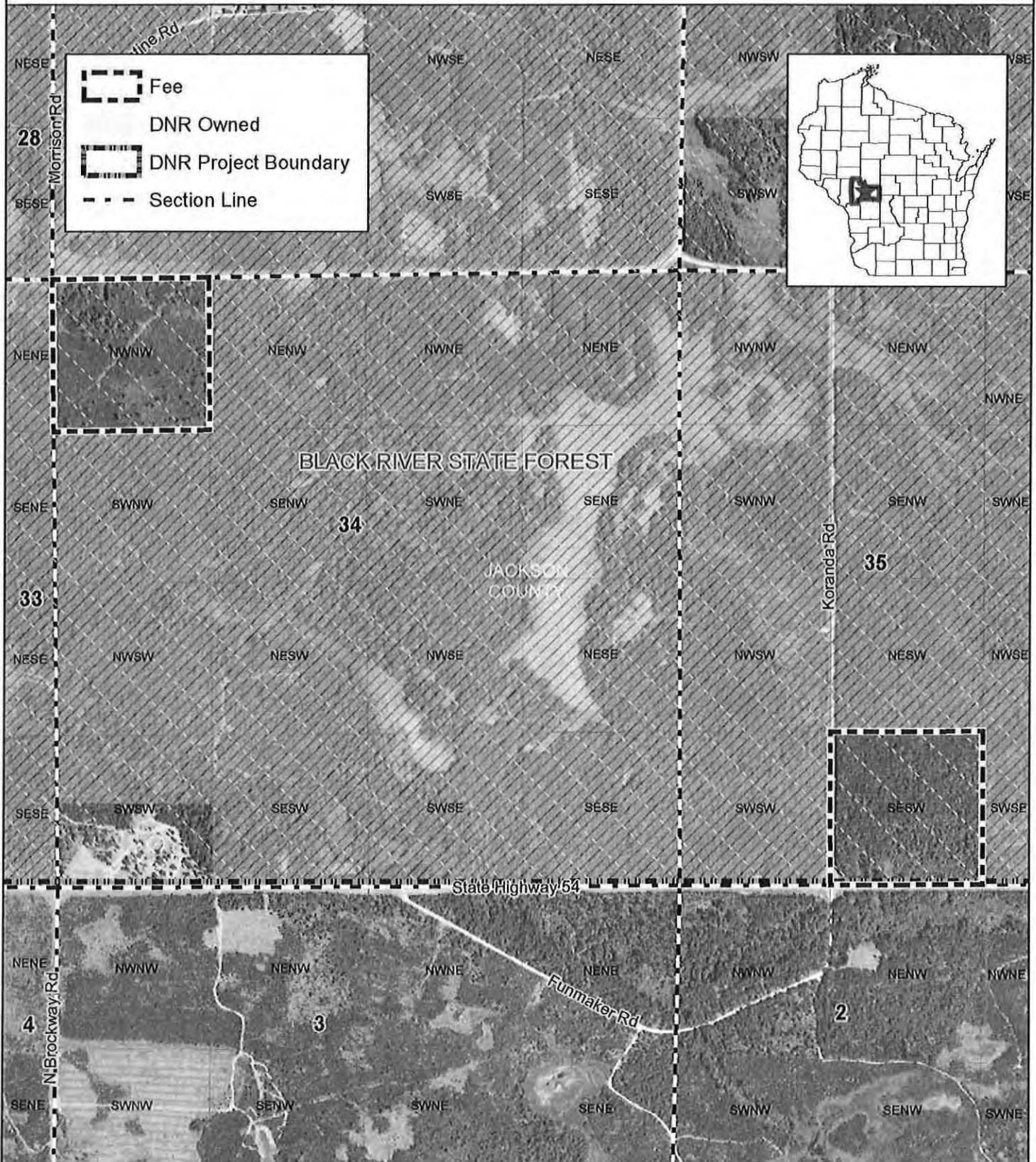
8/19/09
Date


Laurie Osterndorf

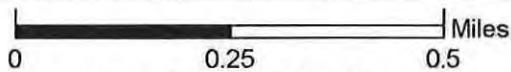
8/20/09
Date

Bernard Kling Fee

T22N R3E Sec. 34 & 35, Town of Komensky, Jackson County, WI



NF 30029
 Orthophoto
 Black River
 State Forest



Created by Bureau of Facilities and Lands
 Real Estate Section
 August 14, 2009



BLACK RIVER STATE FOREST

-  Owned Land
-  Project Boundary
-  Eased Land
-  SNA Project Boundary
-  Leased Land



0 0.45 0.9 Miles
1:156,913



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 State Land Records System maintained by the DNR, Bureau of Facilities and Lands, 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/ser/servicereferences.htm>. Updates to this data set are ongoing and will be incorporated into future versions when available.

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