Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.11

SUBJECT: LAND ACQUISITION – GOVERNOR KNOWLES STATE FOREST – POLK COUNTY

FOR: AUGUST 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 5.9 acres of land from Phillip C. Harris for $24,000 for the Governor Knowles State Forest in Polk County. The item is being submitted because the purchase price exceeds the appraised value by $4,000. This is the best price that could be negotiated and the parcel is important to consolidate state ownership.

The property is within the project boundary and is located in northwestern corner of Polk County about nine miles west of Cushing and 13 miles southwest of Grantsburg. The parcel is the last privately owned parcel with in this section of the State Forest. The northern portion of the property is dominated by mature oak and mixed hardwoods whereas the central and southern portion is grassland. Ownership will allow natural resource management and will consolidate state ownership over a two square mile area.

Governor Knowles State Forest, located in west-central Wisconsin, was established in 1970 to protect and manage land along the St. Croix River for forestry, water quality, and other natural resource goals and to provide a variety of recreational opportunities. The property is used by the public for hunting, fishing, camping, snowmobiling, trapping, cross-country skiing, hiking, and other outdoor recreation.

RECOMMENDATION: That the Board approve the acquisition of the 5.9 acres of land for $24,000 for the Governor Knowles State Forest.

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 7-11-07

Administrator, Laurie Osterndorf - AD/5 — Date 7/13/07

Secretary, Scott Hassett - AD/5 — Date 7/16/07

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
R. Mather – FR/4
J. Gozdzialski – NOR/Spooner

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: July 11, 2007 FILE REF: NF-849

TO: Governor Doyle

FROM: Scott Hassett

SUBJECT: Proposed Land Acquisition, Phillip C. Harris Tract, File # NF-849, Option Expires October 20, 2007

1. PARCEL DESCRIPTION:

Governor Knowles State Forest
Polk County

Grantor:

Phillip C. Harris
P.O. Box 764
Cushing, WI 54006

Acres: 5.9
Price: $24,000
Appraised Value: $20,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located in the Town of West Sterling in northwestern corner of Polk County and is nine miles west of Cushing and 13 miles southwest of Grantsburg.

Land Description: The subject area is mostly rolling upland.

Covertype Breakdown:	Type	Acreage
	Wooded Upland	3.9
	Grass Pasture	2.0
	TOTAL	5.9

Zoning: Unzoned
Present Use: Recreation
Proposed Use: Resource Protection and Public Recreation
Tenure: 18 Years
Property Taxes: $317
Option Date: June 22, 2007

2. JUSTIFICATION:

The 5.9-acre Phillip C. Harris property is proposed for purchase to provide public access management in the Governor Knowles State Forest. The subject property is entirely within the project boundary and is located in northwestern corner of Polk County about nine miles west of Cushing and 13 miles southwest of the Grantsburg. The parcel is the last privately owned parcel within this section of the state forest. The northern portion of the property is dominated by mature oak and mixed hardwoods whereas the central and southern portion is grassland. Ownership will allow natural resource management and will consolidate State ownership over a two square mile area.

Governor Knowles State Forest, located in west-central Wisconsin, was established in 1970 to protect and manage land along the St. Croix River for forestry, water quality, and other natural resource goals and to provide a variety of recreational opportunities. The property is used by the public for hunting, fishing, camping, snowmobiling, trapping, cross-country skiing, hiking, and other outdoor recreation.

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The Department recommends purchase of the Phillip C. Harris property to protect the natural and scenic resources of the site, to allow natural resource management, to consolidate state ownership, to prevent development incompatible with the goals of the project, and to provide additional opportunities for public recreation.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$8,811,358	$2,598,886

4. ACQUISITION STATUS OF THE GOVERNOR KNOWLES STATE FOREST:

Established: 1970
Acres Purchased to Date: 20,041.43
Acquisition Goal: 26,513.0 Acres
Percent Complete: 75.6%
Cost to Date: $3,365,284

5. APPRAISAL:

Appraiser: Thomas Olson (Private Appraiser)
Valuation Date: April 9, 2007
Appraised Value: $20,000
Highest and Best Use: Hunting camp

Allocation of Values:

a. land: 5.9 acres @ $3,390 per acre: $20,000
b. market data approach used, three comparable sales cited
c. adjusted value range: $3,220 to $4,831 per acre

Appraisal Review: Ron Olson – April 30, 2007

Comments: This parcel is important, as it is the last privately owned parcel in a two square mile section of the state forest. The landowner insisted on a price of $24,000. This price is well within the appraiser's range of values.

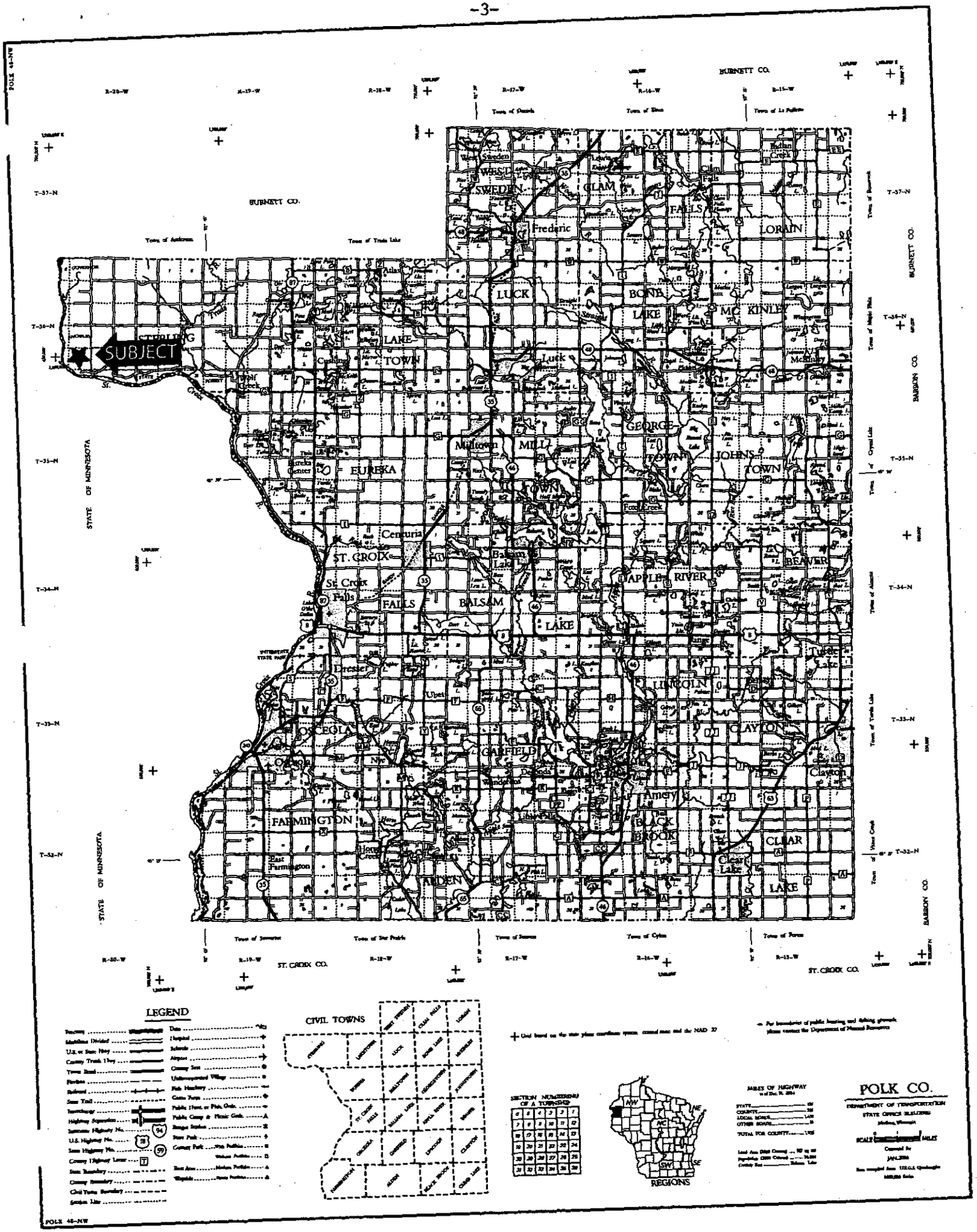
RECOMMENDED:

Richard E. Steffes — Date: 7-11-07

Bureau of Legal Services — Date: 7/12/07

Laurie Osterndorf — Date: 7/13/07

RES:dv


BURNETT CO.
BARRON CO.
ST. CROIX CO.
STATE OF MINNESOTA
SUBJECT
STERLING
LAKE TOWN
LUCK
BONE LAKE
MC KINLEY
GEORGE TOWN
JOHNS TOWN
MILL TOWN
EUREKA
Milltown
Luck
Frederic
West Sweden
SWEDEN
CLAM FALLS
LORAIN
Clam Falls
Indian Creek
Atlas
Cushing
Wolf Creek
Eureka Center
Centuria
ST. CROIX FALLS
St. Croix Falls
Balsam Lake
BALSAM LAKE
APPLE RIVER
BEAVER
Fox Creek
Dresser
Ubet
OSCEOLA
Osceola
GARFIELD
Wanderers
Deronda
LINCOLN
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Amery
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Clear Lake
FARMINGTON
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Town of Forest
Town of Star Prairie
Town of Stanton
Town of Trade Lake
Town of Anderson
Town of Dunn
Town of Lt Falletto
Town of Burnett
Town of Maple Plain
Town of Crystal Lake
Town of Turtle Lake
Town of Vance Creek
Town of Sweetwater
T-37-N
T-36-N
T-35-N
T-34-N
T-33-N
T-32-N
R-20-W
R-19-W
R-18-W
R-17-W
R-16-W
R-15-W
LEGEND
CIVIL TOWNS
SECTION NUMBERING OF A TOWNSHIP
REGIONS
MILES OF HIGHWAY
POLK CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE
MILES
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Harris Property

Gov Knowles State Forest

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

N
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0 0.3 0.6 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/ca/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

July 9, 2007