

SUBJECT: LAND ACQUISITION – FLAMBEAU RIVER STATE FOREST – PRICE COUNTY**FOR: OCTOBER 2010 BOARD MEETING****TO BE PRESENTED BY:** Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 234.48 acres of land from the Board of Commissioners of Public Lands (BCPL) for \$110,000.00 for the Flambeau River State Forest in Price County.

The acquisition consists of two non-contiguous parcels of land located within one mile of each other; one parcel is 40 acres and the other is 194.48 acres. The property is located in Price County about 13 miles northwest of Phillips in the Town of Flambeau. The larger parcel is in the Statewide Natural Area, Bass Lake Muskeg, which was incorporated into the boundary of the Flambeau River State Forest as part of the Master Plan approved by the Natural Resources Board in September of 2010.

The Flambeau River State Forest was initiated in 1930. The boundary of the forest now includes about 142,630 acres, of which about 90,000 acres are under state ownership. Approximately 75 miles of the Flambeau River runs through the state forest, which provides an enjoyable visitor experience with numerous primitive river campsites, and two improved campgrounds and day-use picnic and swimming areas. Other ecological benefits include protection of soils, water quality, and terrestrial wildlife habitat. The forest is managed, which provides a sustainable flow of wood products, an economic benefit to nearby communities and to Wisconsin as a whole. The forest has many distinct landscapes that allow for a wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey, and songbirds. A majority of the public lands within the forest boundaries are open to hunting and trapping in season.

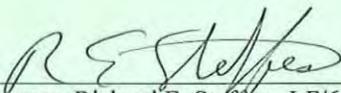
Bass Lake Muskeg Statewide Natural Area features an open peatland complex of the highest quality with open bog, muskeg, and poor fen. Osprey, loons, and bald eagles have long used this area for nesting and foraging and wetlands to the south provide breeding habitat for other area sensitive peatland birds. Rare plant populations occur on department-owned wetlands and collectively these natural communities and rare species populations help create a wetland complex that is representative of this northern Wisconsin eco-region. Bass Lake to the north is a designated Wilderness Lake, one of the few such lakes remaining in Price County. Most of the shore is forested with mature hemlock and white pine. Peatlands are of particular importance, with protection priorities given to sites that are large, functionally intact, support significant diversity, and are ecologically connected to other important natural features. Acquisition will keep this extensive peatland in public ownership and protect a functionally intact, diverse wetland complex.

RECOMMENDATION: That the Board approve the purchase of 234.48 acres of land for \$110,000 for the Flambeau River State Forest in Price County.

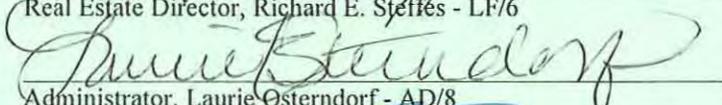
LIST OF ATTACHED MATERIALS:

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

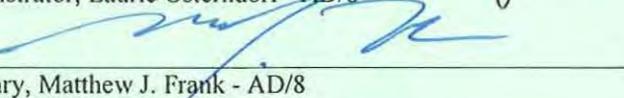
APPROVED:



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



 Administrator, Laurie Osterdorf - AD/8



 Secretary, Matthew J. Frank - AD/8

9-20-10

 Date

9/24/10

 Date

10-13-10

 Date

cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/8
 R. Mather – FM/4
 J. Gozdialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

DATE: September 17, 2010 FILE REF: NF 30041
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, Board of Commissioners of Public Lands Tract, File NF 30041,

1. PARCEL DESCRIPTION:

Flambeau River State Forest
 Price County

Grantor:

Board of Commissioners of Public Land
 c/o Tia Nelson, Executive Director
 125 South Webster Street
 Madison, WI 53708

Acres: 234.48 acres plus a 3-acre access easement
Price: \$110,000
Appraised Value: \$104,000; BCPL recently paid \$6,000 for improved access so the Department is including that amount for a total price of \$110,000.
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Price County about 13 miles northwest of Phillips in the Town of Flambeau.

Land Description: The subject land is mostly level.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Muskeg, Peatland & Swamp	144.48
	Upland Woodland	90.00
	TOTAL:	234.48

Zoning: Agriculture
Present Use: Vacant Land
Proposed Use: Resource Protection and Public Recreation
Tenure: since Statehood
Agreement Date: September 7, 2010

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.

2. JUSTIFICATION:

The Department recommends the acquisition of 234.48 acres of land from the Board of Commissioners of Public Lands for the Flambeau River State Forest that consists of two non-contiguous parcels of land located within one mile of each; one parcel is 40 acres and the other is 194.48 acres. The property is located in Price County about 13 miles northwest of Phillips in the Town of Flambeau. The larger parcel is in the Statewide Natural Area, Bass Lake Muskeg, which is to be incorporated into the boundary of the Flambeau River State Forest as part of the Master Plan approved at the Natural Resources Board meeting in September of 2010. Department ownership of the property will provide opportunities to restore and protect wildlife habitat, provide additional opportunities for public recreation and education, and provide resource protection.



The Flambeau River State Forest was initiated in 1930. The boundary of the forest now includes about 142,630 acres, of which about 90,000 acres are under state ownership. Approximately 75 miles of the Flambeau River runs through the state forest, which provides an enjoyable visitor experience with numerous primitive river campsites, and two improved campgrounds and day-use picnic, swimming areas. Other ecological benefits include protection of soils, water quality, and terrestrial wildlife habitat. The forest is managed, which provides a sustainable flow of wood products, an economic benefit to nearby communities and to Wisconsin as a whole. The forest has many distinct landscapes that allow for the wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey, and songbirds. A majority of the public lands within the forest boundaries are open to hunting and trapping in season.

Bass Lake Muskeg Statewide Natural Area features an open peatland complex of the highest quality with open bog, muskeg, and poor fen. Osprey, loons, and bald eagles have long used this area for nesting and foraging and wetlands to the south provide breeding habitat for other area sensitive peatland birds. Rare plant populations occur on department-owned wetlands and collectively these natural communities and rare species populations help create a wetland complex that is representative of this northern Wisconsin eco-region. Bass Lake to the north is a designated Wilderness Lake, one of the few such lakes remaining in Price County. Most of the shore is forested with mature hemlock and white pine. Peatlands are of particular importance, with protection priorities given to sites that are large, functionally intact, support significant diversity, and are ecologically connected to other important natural features. Acquisition will keep this extensive peatland in public ownership and protect a functionally intact, diverse wetland complex.

The Department recommends the purchase of this parcel to allow wildlife habitat management, provide public access for recreation, and provide resource protection.

3. FINANCING:

State Stewardship (BCPL) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,890,000

4. ACQUISITION STATUS OF THE FLAMBEAU RIVER STATE FOREST:

Established: 1931
Acres Purchased to Date: 90,334.61
Acquisition Goal: 142,630
Percent Complete: 63%
Cost to Date: \$5,995,189.93

5. APPRAISAL:

Appraiser: Jon Gargulak
Valuation Date: January 15, 2010
Appraised Value: \$104,000
Highest and Best Use: Vacant recreation land

Allocation of Values:

- a. land: 234.48 acres @ \$443.53 per acre: \$104,000.00
- b. market data approach used, eight comparable sales cited
- c. adjusted value range: \$274 to \$649 per acre

Appraisal Review: Marc Pennucci - June 25, 2010

Comments: BCPL recently spent \$6,000 for better access from a private landowner. Since the Department will acquire that access with the land, its cost is added to the appraised value.

RECOMMENDED:

Richard E. Steffes
Richard E. Steffes

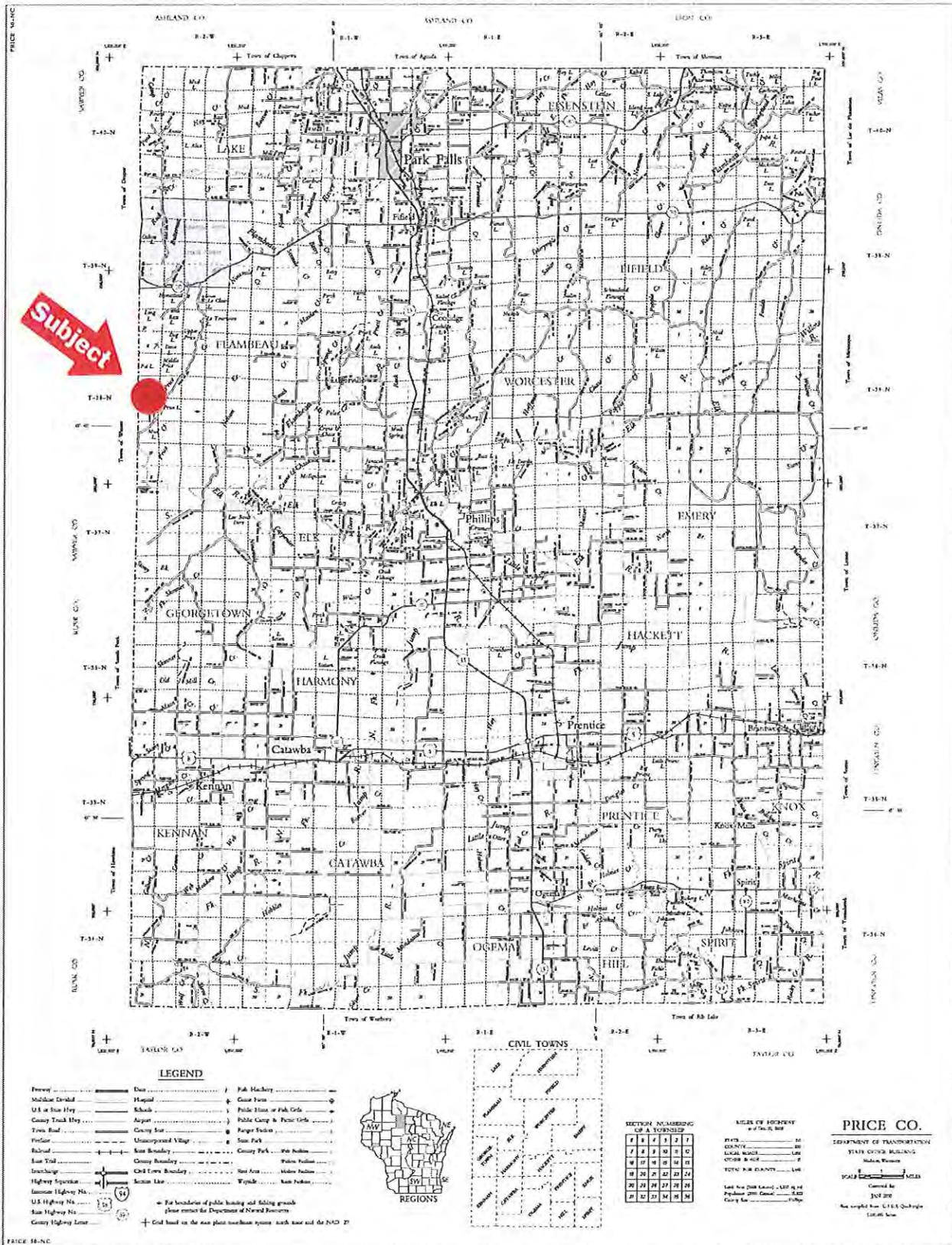
9-20-10
Date

Joseph Wm. Benville
Bureau of Legal Services

9-21-10
Date

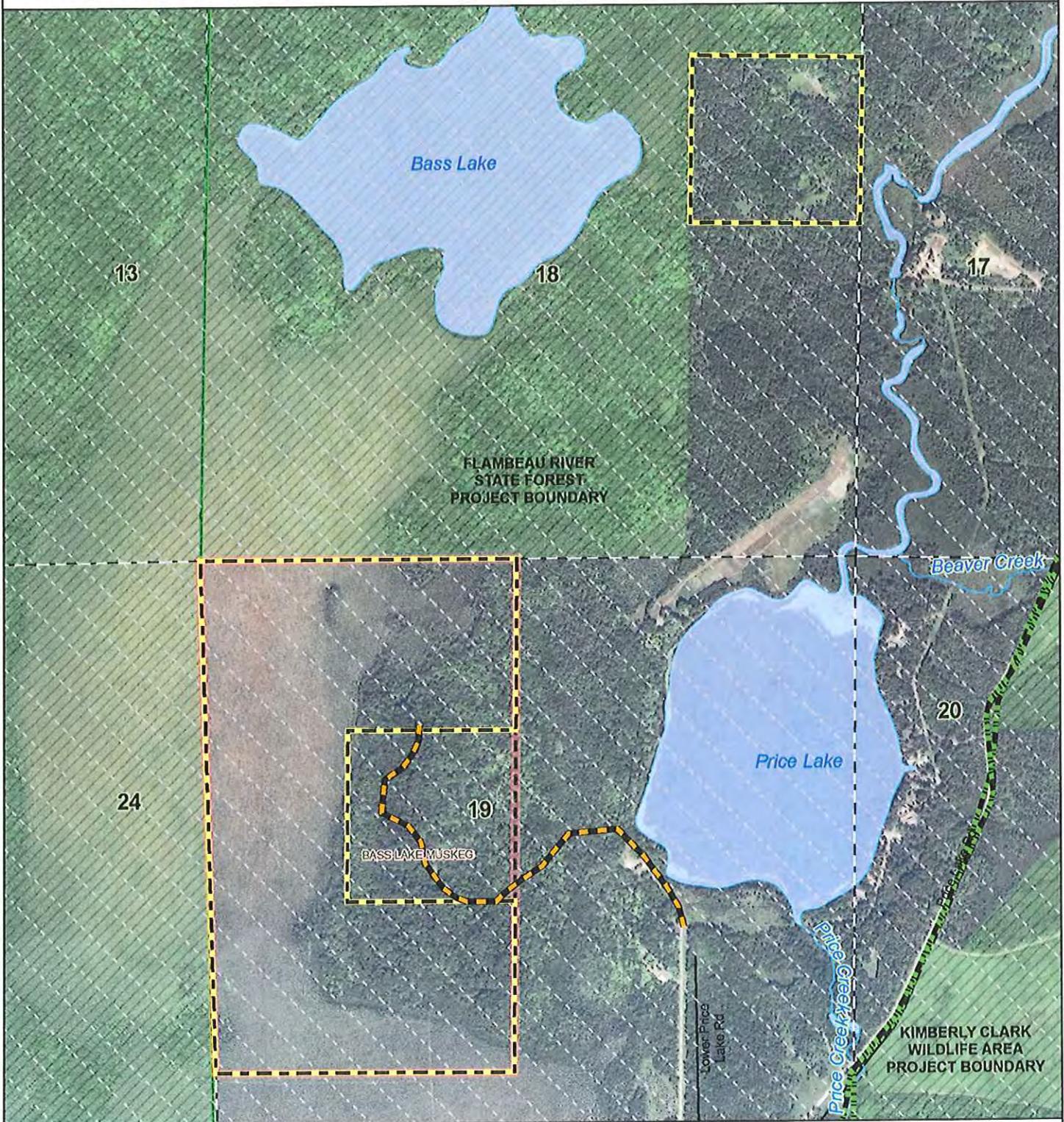
Laurie Osterndorf
Laurie Osterndorf

9/24/10
Date



Board of Commissioners of Public Lands Parcel

T38N R2W Sections 18 & 19, Town of Flambeau, Price County, WI (234.48 Acres Fee; 3.00 Acres Easement)



Legend

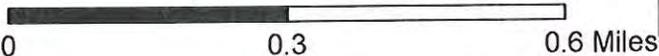
- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned

Subject Property

NF 30046

Black River State Forest

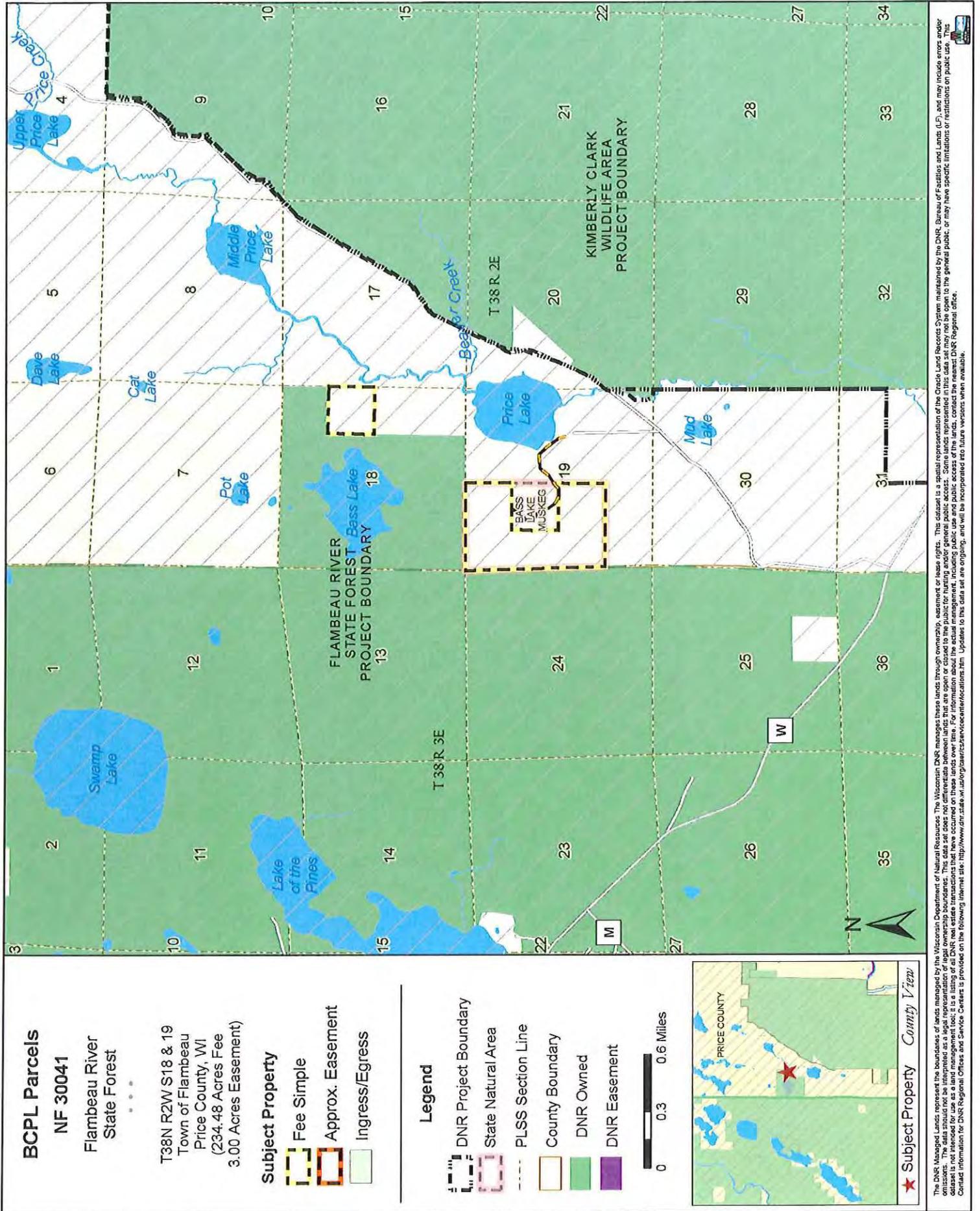
- Fee Simple
- Approx. Easement
- Ingress/Egress



State of Wisconsin

September 7, 2010
Real Estate Section
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (DNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for the use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The DNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in some information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



BCPL Parcels
NF 30041

Flambeau River
State Forest

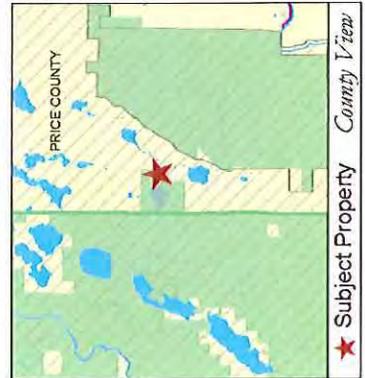
T38N R2W S18 & 19
Town of Flambeau
Price County, WI
(234.48 Acres Fee
3.00 Acres Easement)

Subject Property

- Fee Simple
- Approx. Easement
- Ingress/Egress

Legend

- DNR Project Boundary
- State Natural Area
- PLSS Section Line
- County Boundary
- DNR Owned
- DNR Easement



Subject Property *County View*

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 dataset 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 DNR does not warrant the accuracy or completeness of the data represented in this dataset. This data may not be open to the general public, or may have specific limitations or restrictions on public use. This dataset 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 actual property, including public use and public access of the actual property, please contact the 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/casr/service/interoffice.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.