Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.8

SUBJECT: LAND ACQUISITION – FLAMBEAU RIVER STATE FOREST – SAWYER COUNTY

FOR: MAY 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 35 acres of land from Edward Hines Lumber Company of Wisconsin for $219,500 for the Flambeau River State Forest in Sawyer County. The item is being submitted because purchase price exceeds is $150,000.

The parcel is within the Flambeau River State Forest and is bordered by State owned land on three sides and Evergreen Lake on the 4th. The property is located approximately 15 miles southwest of Park Falls. It lies on the southern shore of Evergreen Lake, a 200 acre, mostly undeveloped, lake, and includes 1,320 feet of upland frontage on the lake. The property is almost entirely wooded, with a mix of northern hardwoods and conifers, as well as stands of large hemlocks located along the shoreline. Overall, the property has rolling topography, with a few acres of lowland swamp in the southwestern corner. Acquiring the subject property will allow the Department to provide additional opportunities for public recreation, to continue to protect the natural and scenic resources of this site, and to promote natural resource management.

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 also 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.

Acquisiton of this property will consolidate state ownership, provide additional opportunities for public recreation, continue to protect the natural and scenic resources of this site and promote natural resource management within the Flambeau River State Forest.

RECOMMENDATION: That the Board approve the purchase of 35 acres of land for $219,500.00 for the Flambeau River 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	4-21-11 Date
Administrator, Kurt Thiede - AD/8	4-25-11 Date
Secretary, Cathy Stepp - AD/8	5-4-11 Date

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

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: April 21, 2011 FILE REF: NF 30055

TO: Scott Walker

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Edward Hines Lumber Company of Wisconsin Tract, File # NF 30055, Option Expires July 17, 2011

1. PARCEL DESCRIPTION:

Flambeau River State Forest
Sawyer County

Grantor:

Edward Hines Lumber Company of Wisconsin
c/o Bill Anderson
O'Brien, Anderson, Burgy & Garbowicz, L.L.P.
PO Box 639
Eagle River, WI 54521

Acres: 35.0
Price: $219,500
Appraised Value: $264,000; $175,000
Interest: Fee Title Acquisition
Improvements: None

Location: The property is located in Sawyer County approximately 16 miles east of the Village of Winter.

Land Description: The subject land is rolling upland containing hardwoods and conifers.

Covertype Breakdown:

Type	Acreage
Upland Woodland	35.0

Zoning: Residential / Recreation
Present Use: Recreation
Proposed Use: Resource protection and public outdoor recreation
Tenure: In Hines family for decades
Property Taxes: $3,010
Option Date: April 18, 2011

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 has negotiated an option to purchase a 35-acre parcel in fee title from the Edward Hines Lumber Company. The subject parcel is completely within the established project boundary of the Flambeau River State Forest (FRSF) and is bordered by State owned land on three sides and Evergreen Lake on the 4th. The property is located in Sawyer County approximately 15 miles southwest of Park Falls. It lies on the southern shore of Evergreen Lake, a 200 acre, mostly undeveloped, lake located in eastern Sawyer County and includes 1,320 feet

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of upland frontage on the lake. The property is almost entirely wooded, with a mix of northern hardwoods and conifers, as well as stands of large hemlocks located along the shoreline. Overall, the property has rolling topography, with a few acres of lowland swamp in the southwestern corner. Access to the subject is from a private woods road that extends from the end of a Town Road for about one mile to reach the subject. Acquiring the subject property will allow the Department to provide additional opportunities for public recreation, to continue to protect the natural and scenic resources of this site, and to promote natural resource management. The property has an additional 1.5 acre right of way easement that extends northwesterly to a public road.

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 also 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.

The Department recommends the acquisiton of this property to consolidate state ownership, to provide additional opportunities for public recreation, to continue to protect the natural and scenic resources of this site and to promote natural resource management within the Flambeau River State Forest project boundary.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$6,210,000	$2,479,476

4. ACQUISITION STATUS OF THE FLAMBEAU RIVER STATE FOREST:

Established: 1931
Acres Purchased to Date: 90,334.61
Acquisition Goal: 142,713.94
Percent Complete: 63.3 %
Cost to Date: $5,995,189.93

5. APPRAISAL:

Appraiser: Michael Augustyn
Valuation Date: March 30, 2011
Appraised Value: $175,000.00
Highest and Best Use: Reereation - Forestry
Allocation of Values:
a. land: 35.0 acres @ $5,000.00 per acre: $175,000.00
b. market data approach used, 3 comparable sales cited
c. adjusted value range: $3,590.00 - $5,600.00 per acre
Appraisal Review: Peter Wolter,

APPRAISAL 2:

Appraiser: William Steigerwaldt
Valuation Date: January 27, 2011
Appraised Value: $264,000.00
Highest and Best Use: residential / future development

Allocation of Values:

a. lake frontage (includes 35 acres) : 1,320 feet @ $200/foot : $264,000
b. market data approach used, 3 comparable sales cited
c. adjusted value range: $200.00 - $280.00 per front foot

Appraisal Review: Peter Wolter

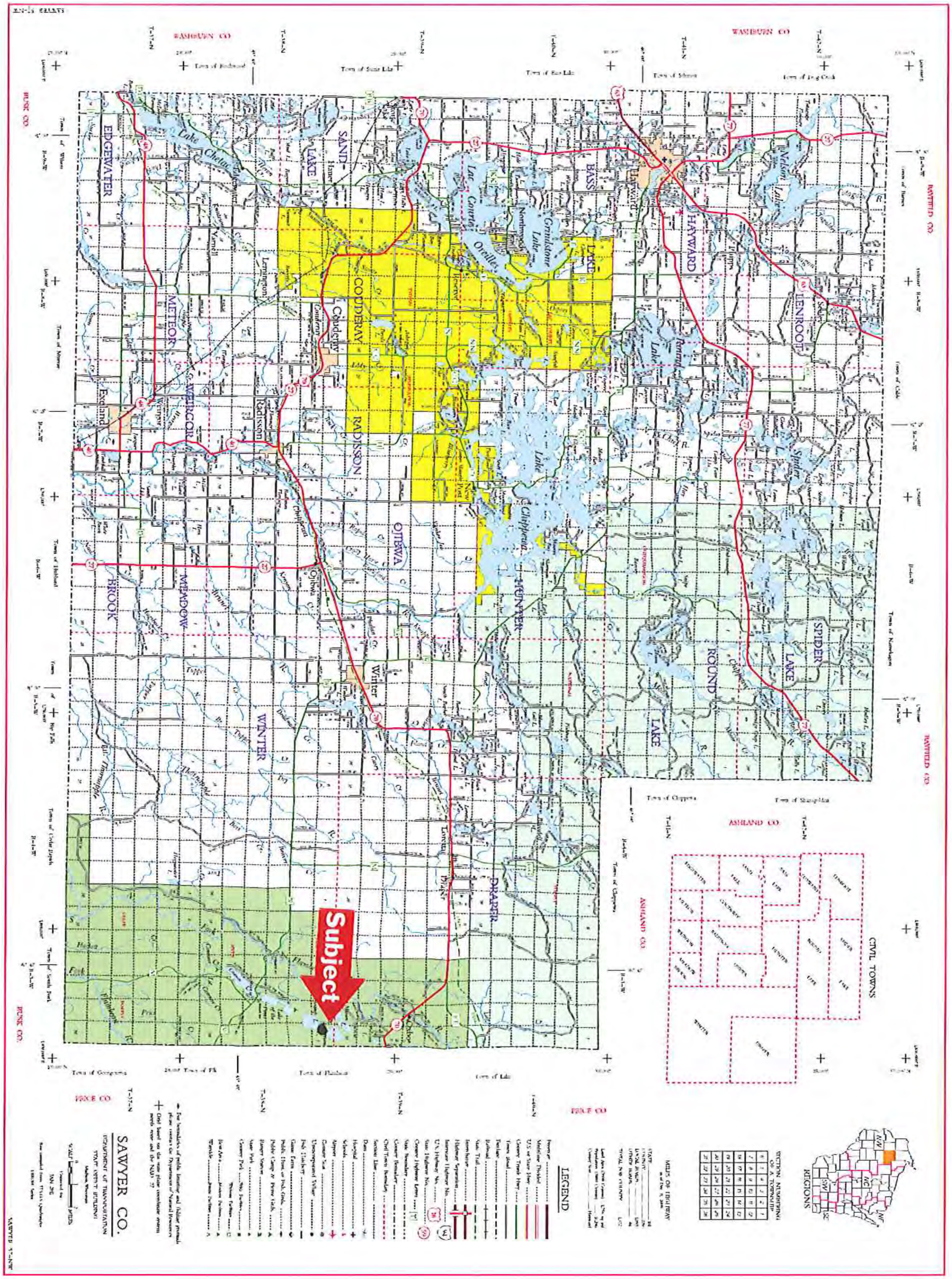
Comments: Since both appraisals were well done and had compelling justification, the Department negotiated at $219,500, the mid point between the two values

RECOMMENDED:

Richard E. Steffes, Real Estate Director — Date: 4-21-11

Joe Renville, Bureau of Legal Services — Date: 4-21-11

Kurt Thiede, Division Administrator — Date: 4-25-11


Subject
SAWYER CO.
LEGEND
CIVIL TOWNS
EDGEWATER
SAND LAKE
BASS LAKE
HAYWARD
LENROOT
METEOR
COUDERAY
RADISSON
WEIRGOR
OJIBWA
BROOK
MEADOW
HUNTER
ROUND LAKE
SPIDER LAKE
WINTER
DRAPER
ASHLAND CO.
BAYFIELD CO.
RUSK CO.
WASHBURN CO.
PRICE CO.

Edward Hines Lumber Company

Flambeau River State Forest

NF 30055

T38N R03W Section 01
Town of Winter
Sawyer County
(36.50 acres--deed)

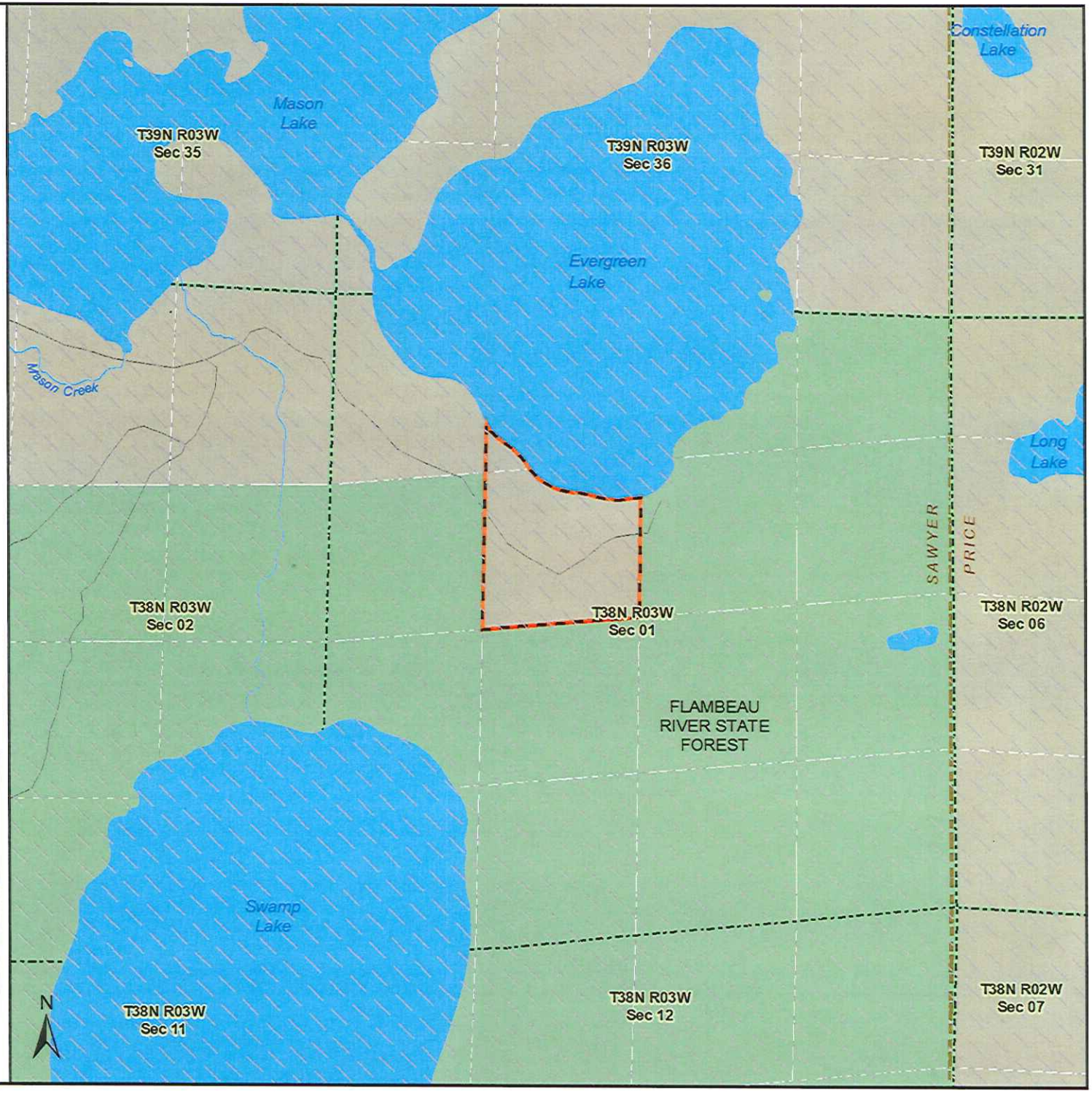
Subject Parcel

Project Boundary
WDNR Owned
County Boundary
PLSS Section Line
QQ Section Boundary

0 1,500
Feet

Subject Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Map Created: April 20, 2011 swm



Edward Hines Lumber Company

T38N R03W Section 01, Town of Winter, Sawyer County

Flambeau River State Forest

Subject Parcel

DNR Project Boundary

DNR Owned

Section Line

1/4-1/4 Section Line

0 250 500 750 1,000 Feet

April 20, 2011
Real Estate Section
Bureau of Facilities and Lands