

SUBJECT: Land Acquisition – Governor Knowles State Forest – Burnett County

FOR: MAY 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 120 acres of land from the Hermansen Family Trust for \$168,000.00 for the Governor Knowles State Forest in Burnett County. The item is being submitted because the purchase price exceeds \$150,000.

The subject property is located in west-central Burnett County about 7 miles north of Grantsburg in the Town of West Marshland. The parcel is surrounded by private ownership on the north, west and south boundaries and is located within the boundary of Governor Knowles State Forest. It abuts County Road F, providing approximately 3/8 of a mile of road frontage along the east boundary.

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, as well as 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. The project boundary was expanded within the last 10 years to create a shared project boundary with the Crex Meadows Wildlife Area. The Hermansen Family Trust parcel shares a property line with a recent Crex acquisition on the east side of County Road F, and acquisition would create a contiguous block between the two projects.

The parcel is level with dry, upland timber types. Dominant cover types are red pine, jack pine and pin oak. The eastern 1/3 of the parcel is within the historic 5,000 acre Ekdall Church Wildland fire area from 1980. That fire originated near the south property line. The area that burned is now well stocked with 33 year old jack pine which would benefit from a strip thinning. The remainder of the property is comprised of a mix of age classes and forest types found throughout the area, including a stand of older red and jack pine. All these timber types are well suited for the site and are productive.

Acquisition of this parcel will provide a contiguous connection between Governor Knowles State Forest and the Crew Meadows Wildlife Area. It will also allow for enhanced natural resources management, consolidation of state ownership and maintenance of contiguous land connections that render the forest more viable for public recreational opportunities and resource management.

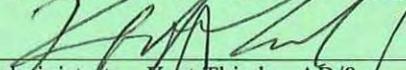
RECOMMENDATION: That the Board approve the purchase of 120 acres of land from the Hermansen Family Trust for \$168,000 for the Governor Knowles State Forest the in Burnett County.

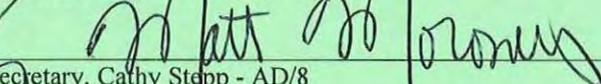
LIST OF ATTACHED MATERIALS:

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


Deputy Bureau Director, Facilities & Land, Douglas J Haag - LF/6


Administrator, Kurt Thiede - AD/8


Secretary, Cathy Stepp - AD/8

4-21-14
Date

4/22/14
Date

4/23/14
Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- T. Marty - FR/4
- P. Bruggink - NOD - WOODRUFF

CORRESPONDENCE/MEMORANDUM

DATE: April 18, 2014 FILE REF: NF 30096
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Hermansen Family Trust Tract, File # NF 30096,
 Option Expires August 01, 2014

1. PARCEL DESCRIPTION:

Governor Knowles State Forest
 Burnett County

Grantor:

Hermansen Family Trust
 Melvin Hermansen
 540 Nordic Lane
 Hudson, WI 54016

Acres: 120
Price: \$168,000
Appraised Value: \$210,000 (Steigerwaldt) and \$168,000 (Olson)
Interest: Fee Title
Improvements: None

Location: The property is located 8 miles north of Grantsburg in Burnett County.

Land Description: The subject land is level woodland.

Covertypes Breakdown:

Type	Acreage
Upland Woodland	120
Total:	120

Zoning: Rural Residential 3
Present Use: Recreation / Investment
Proposed Use: Public Recreation
Tenure: 28 years
Property Taxes: \$3572.28
Option Date: April 03, 2014

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. Physical features of the property may not be conducive to all of these activities.

2. JUSTIFICATION:

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Acquisition of this parcel would provide a contiguous connection between Governor Knowles State Forest and the Crew Meadows Wildlife Area. It would allow for enhanced natural resources management, consolidation of state ownership and maintenance of contiguous land connections that render the forest more viable for public recreational opportunities and resource management.

3. LAND MANAGEMENT:

No developments are planned for the parcel. The property adjoins state forest land on the east boundary and will be open for all public recreational uses typical of the property, including hunting, trapping, hiking, berry picking, etc. These uses will be enhanced with the subject acquisition as it enlarges the forest by an additional 120 connected acres.

Existing woods trails will be used to provide property access needed for property management activities. In addition to providing diverse recreational opportunities and improved access to the internal property, the presently established trail system on the property offers excellent access for management purposes.

The parcel falls within the Sand Plain Management Area of the forest, with the objective of producing a sustained yield of forest products. Because a variety of timber types and age classes are present, the timber management workload will be added to the harvest schedule with an occasional timber sale established on the parcel. Eventual harvests will provide Department revenue.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$825,000	\$ 404,498

5. ACQUISITION STATUS OF THE GOVERNOR KNOWLES STATE FOREST:

Established: 1970
Acres Purchased to Date: 20,505.01
Acquisition Goal: 30,175.00
Percent Complete: 67.95 %
Cost to Date: \$4,910,698.84

6. APPRAISAL 1:

Appraiser: Lee Steigerwaldt
Valuation Date: February 27, 2014
Appraised Value: \$210,000.00
Highest and Best Use: Forest land/Recreation

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Allocation of Values:

- a. land: 120 acres @ \$1,750 per acre: \$210,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,405 - \$2,250 per acre

Appraisal Review:

Peter Wolter

Date: 3/27/2014

APPRAISAL 2:

Appraiser: Ron Olson
Valuation Date: March 04, 2014
Appraised Value: \$168,000.00
Highest and Best Use: Recreational

Allocation of Values:

- a. land: 120 acres @ \$1,400 per acre: \$168,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$1,373.00 - \$1,462.00 per acre

Appraisal Review:

Peter Wolter

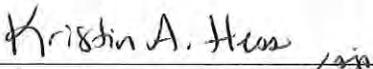
Date: 4/1/2014

RECOMMENDED:



Douglas J Haag, Deputy Facilities and Lands Bureau Director

4-19-14
Date



Kristin A. Hess, Bureau of Legal Services

4/18/14
Date



Kurt Thiede, Land Division Administrator

4/22/14
Date

15000

14800

14200

13800

13400

13000

T39 & 40 N • R19W
 WEST MARSHLAND (W)
 Aerial Map Page 77

27600

27200

26800

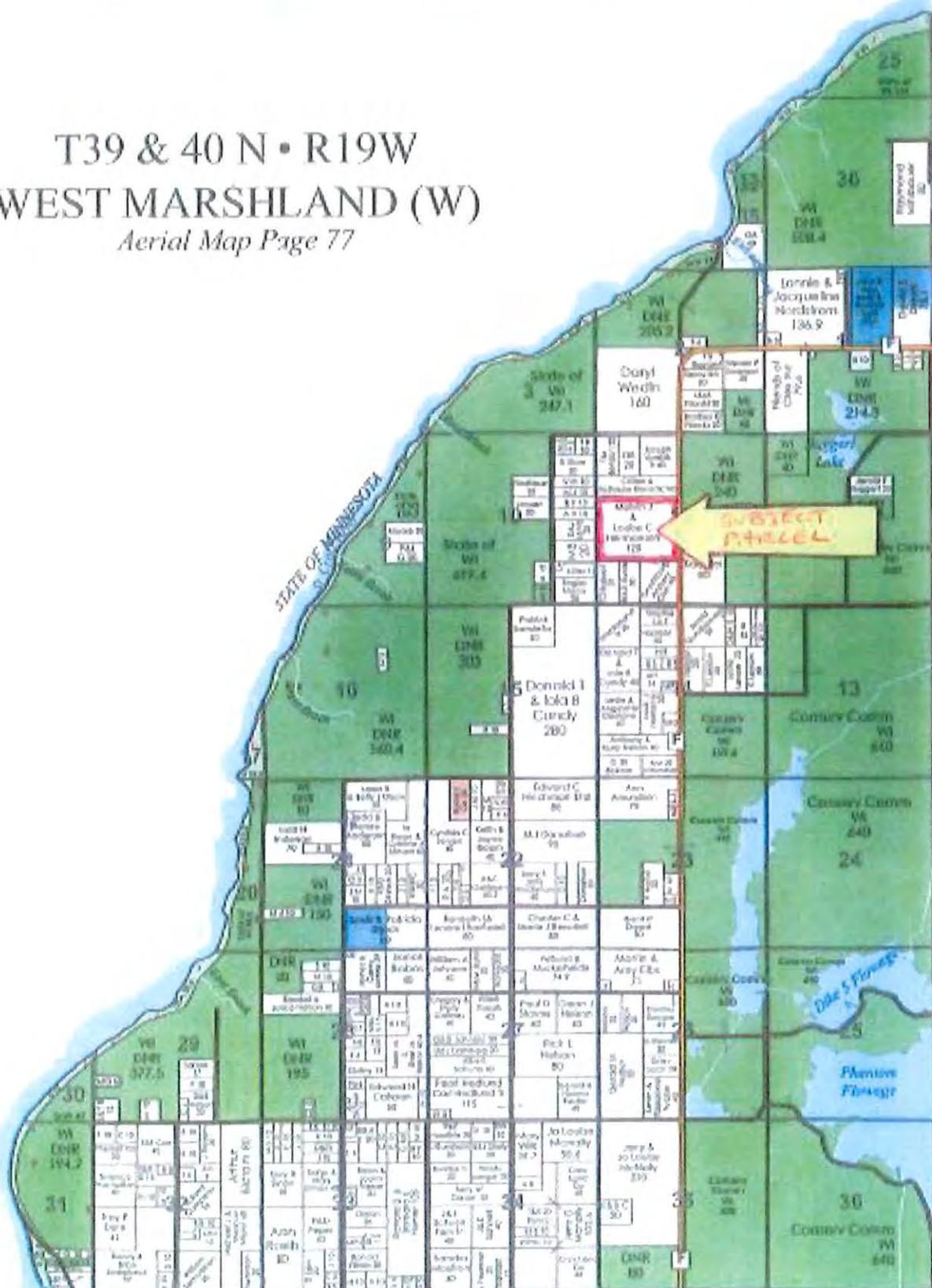
26400

26000

25600

25200

24800



SUBJECT PARCEL

SEE PAGE 37

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SEE PAGE 23

**Hermansen Family
Trust - Fee
Governor Knowles
State Forest
NF 30096**

T39N R19W Sec 11
Town of West Marshland
Burnett County

Subject

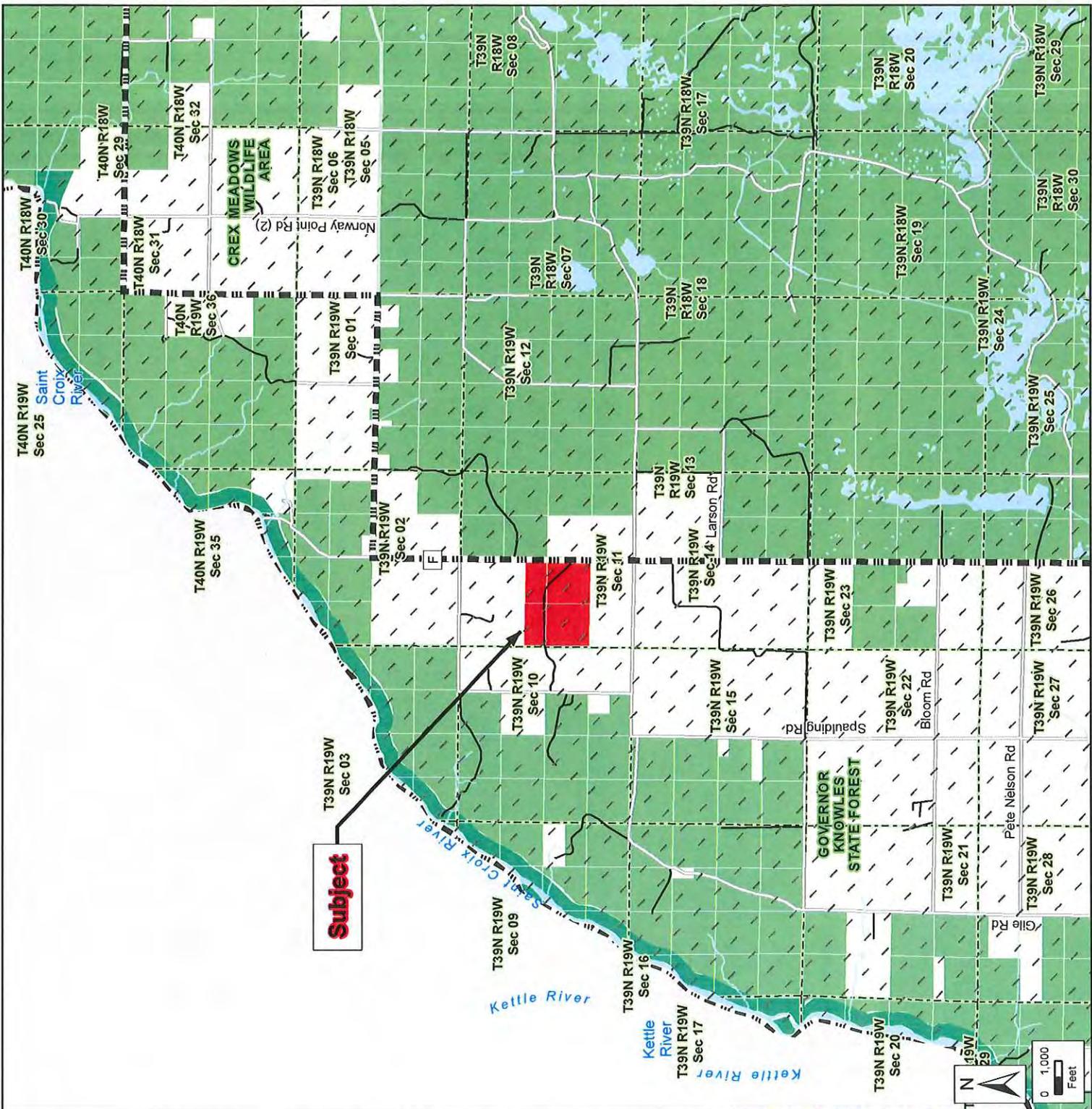
-  DNR Fee Title
-  DNR Easement (Closed to Public Access)
-  DNR Project Boundary
-  County Forest
-  National Park Service
-  National Forest
-  PLSS Section Line
-  QQ Section Boundary

Regional View



 Location of Property

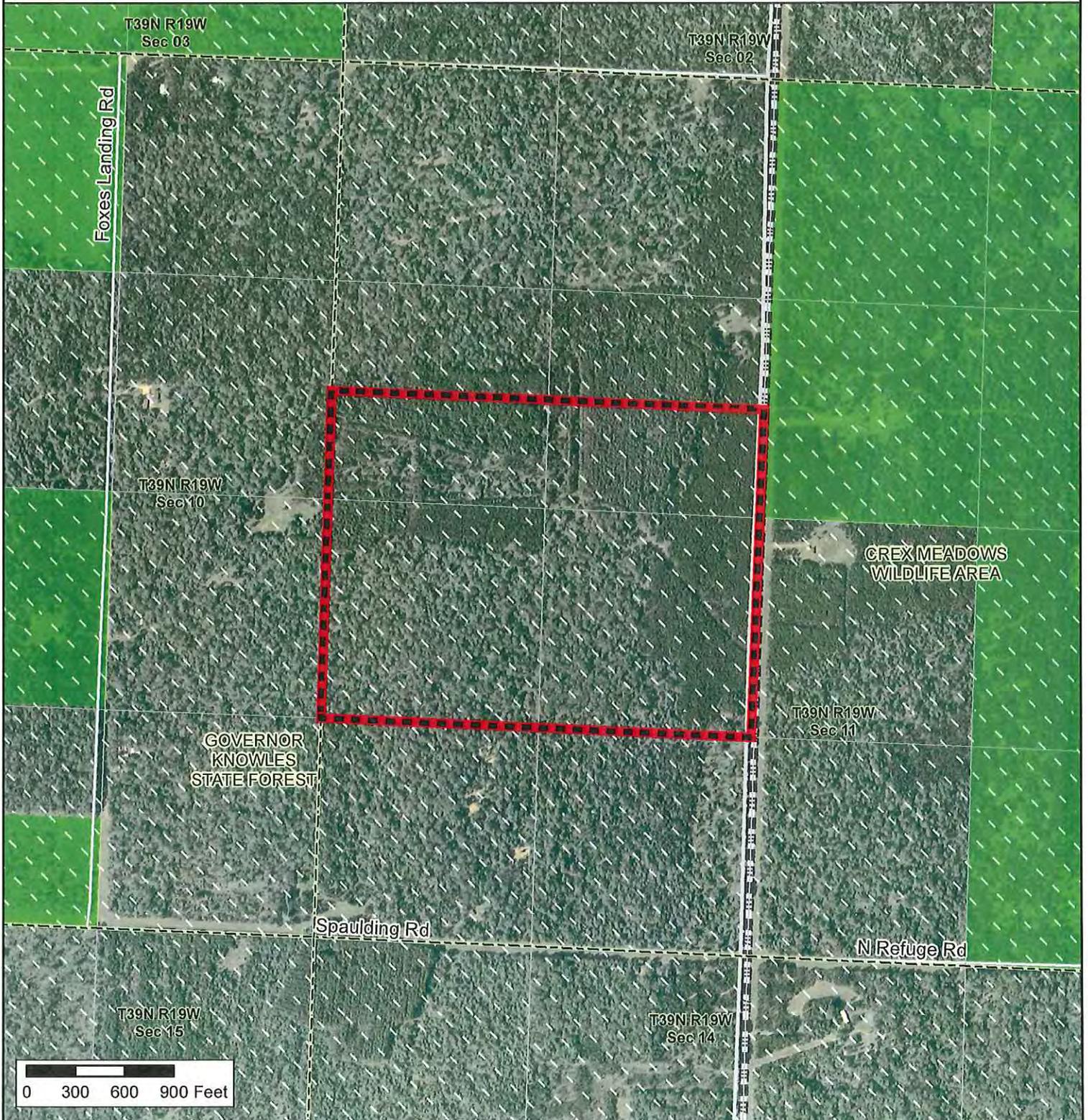
WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 15, 2014 kmh



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, completeness, or legality of the information depicted on this map.

Hermansen Family Trust - Fee

T39N R19W Sec 11, Town of West Marshland, Burnett County



**Governor Knowles
State Forest**



Subject

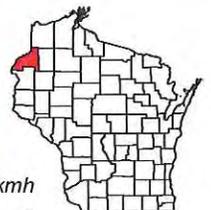
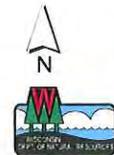
 DNR Fee Title Land



DNR Project Boundary

 QQ Section Lines

 Section Line

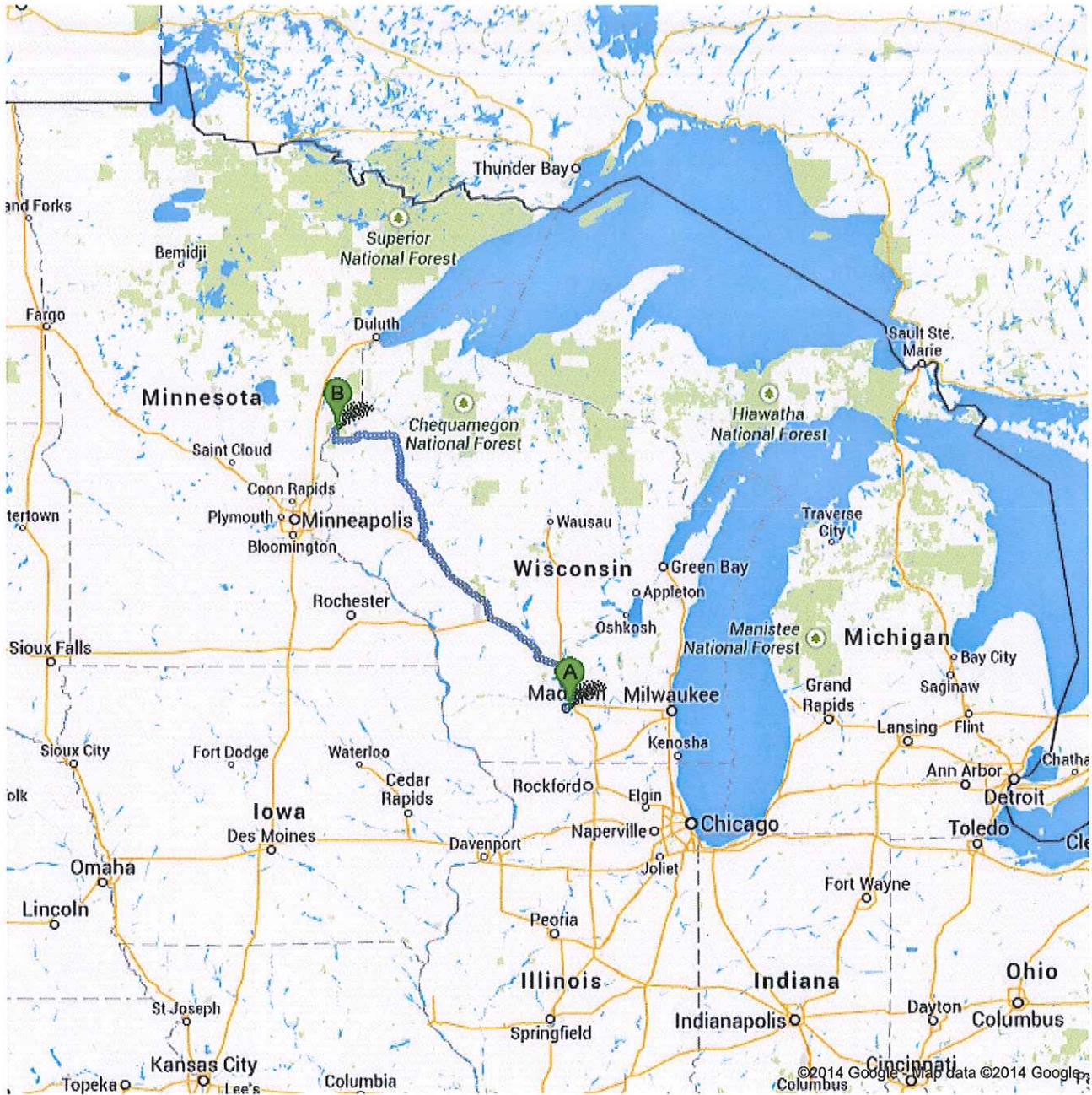


Apr 15, 2014 kmh

Real Estate Section
Bureau of Facilities and Lands

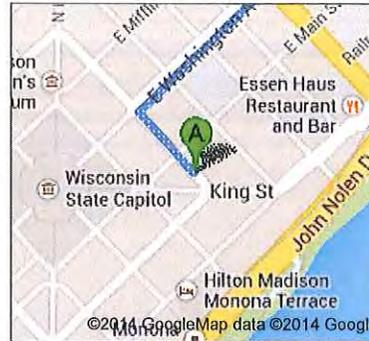


Directions to Co Rd F
304 mi – about 4 hours 55 mins



10

 101 S Webster St, Madison, WI 53703



1. Head northwest on S Webster St toward E Main St

go 0.1 mi
total 0.1 mi



2. Take the 2nd right onto E Washington Ave
About 8 mins

go 4.1 mi
total 4.2 mi



3. Turn left onto US-51 N/N Stoughton Rd
Continue to follow US-51 N
About 6 mins

go 4.4 mi
total 8.6 mi



4. Take the ramp onto I-39 N/I-90 W/I-94 W
About 21 mins

go 23.7 mi
total 32.2 mi



//



5. Keep left to continue on **I-94 W**
About 2 hours 2 mins



go 139 mi
total 172 mi



6. Take exit **70** for **US-53 N** toward **Eau Claire**
About 47 secs



go 0.6 mi
total 172 mi



7. Slight right onto **US-53 N**
About 1 hour 12 mins



go 80.7 mi
total 253 mi



8. Take the **WI-70** exit toward **Spoooner/Stone Lake**



go 0.3 mi
total 253 mi



9. Turn left onto **WI-70 W/WI-70 Trunk W**
About 28 mins



go 25.5 mi
total 279 mi

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- 10. Turn left onto **WI-35 S/WI-70 W/WI-70 Trunk W**
About 4 mins



go 2.5 mi
total 281 mi

- 11. Turn right onto **WI-70 W/WI-70 Trunk W**
About 17 mins



go 15.0 mi
total 296 mi

- 12. Turn right onto **S Pine St**
About 1 min



go 0.5 mi
total 297 mi

- 13. Turn left onto **W Olson Dr**
About 45 secs



go 0.1 mi
total 297 mi

- 14. Take the 1st right onto **N Oak St**
About 1 min



go 0.4 mi
total 297 mi

13

15. Take the 2nd right onto **W Harrison Ave**



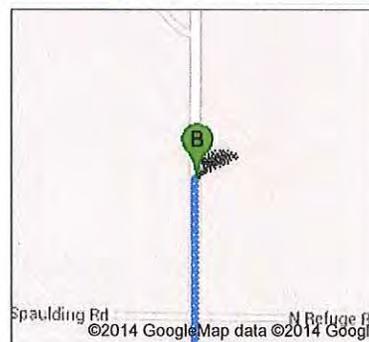
go 0.1 mi
total 297 mi

16. Turn left onto **Co Rd F/N Pine St**
Continue to follow Co Rd F
About 12 mins



go 6.3 mi
total 304 mi

B Co Rd F



These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

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