

**SUBJECT: Land Acquisition – Black River State Forest – Jackson County**

**FOR: 2015 MAY BOARD MEETING**

**TO BE PRESENTED BY: Douglas J Haag**

**SUMMARY:** The Department has obtained an option to purchase 61.86 acres of land from Rogan Cabin, LLC for \$164,000.00 for the Black River State Forest in Jackson County. The item is being submitted because its appraised value exceeds \$150,000.00. The subject parcel is located in southwestern Jackson County and is within the project boundary of the Black River State Forest (BRSF). The subject tract consists of two non-contiguous parcels totaling 61.86 acres. Both parcels fall within the floodplain of the Black River with the smaller parcel being approximately 8 acres and the larger parcel being 53.86 acres.

The Black River State Forest was established in 1957 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 BRSF encompasses approximately 69,000 acres of public land in Jackson County in central Wisconsin, near the City of Black River Falls. The most recent Black River State Forest master plan was completed in 2010.

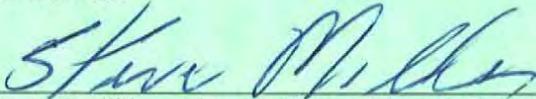
The smaller parcel consists of an open field bordered by a wooded edge. It has good vehicle access from Hawk Island Road. The larger parcel is bordered on the west side by the Black River and the east by nearly 1/2 mile of Hawk Island Road. Topography ranges from level, well drained lands in the northern part of this property to poorly drained land along the southerly third and along Hawk Island Road. There is approximately 4,700 feet of Black River frontage along the larger parcel. This portion of the subject is sparsely wooded with maple, oak, basswood and elm being the predominate species. The timber on the subject is mainly of sapling or sawlog size but due to the river bottom location, it provides little commercial value. The parcel consists of poorly drained soils with the water table very near the surface on portions of the property. A series of braided channels have formed two small backwater sloughs, which hold water on a yearlong basis. The property will offer excellent wildlife based recreational opportunities for gun and archery deer hunting, trapping, turkey hunting, waterfowl hunting, bird watching and shore fishing on the Black River.

**RECOMMENDATION:** That the Board approve the purchase of Rogan Cabin, LLC 61.86 acres of land for \$164,000.00 for the Black River State Forest in Jackson County.

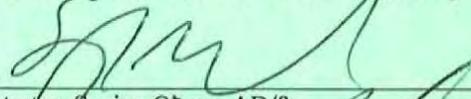
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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 |

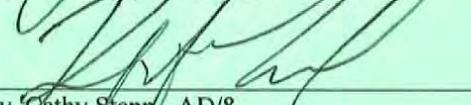
**APPROVED:**

  
Deputy Facilities and Lands Bureau Director, Douglas J Haag - LF/6

5-8-15  
Date

  
Administrator, Sanjay Olson- AD/8

5/8/15  
Date

  
Secretary, Cathy Stepp- AD/8

5/8/15  
Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- T. Marty - FR/4
- K. Fitzgerald - LF/6

## CORRESPONDENCE/MEMORANDUM

DATE: April 29, 2015  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Rogan Cabin, LLC Tract, File # NF 30112,  
 Option Expires August 06, 2015

FILE REF: NF 30112

1. PARCEL DESCRIPTION:

Black River State Forest  
 Jackson County

Grantor:

Patrick Rogan  
 4845 Newport Lane  
 Racine, WI 53403

Acres: 61.86Price: \$164,000.00Appraised Value: \$164,000.00Interest: Fee Title PurchaseImprovements: None.Location: The property is located in Jackson County 8.0 miles south of City of Black River FallsLand Description: The subject land is level.Covertypes Breakdown:

Type	Acreage
Lowland Woodland	55.86
Grass / Pasture	6.00
Total:	61.86

Zoning: Agricultural-1Present Use: Recreational and ForestryProposed Use: Recreational and ForestryTenure: 9 yearsProperty Taxes: \$1,709.06Option Date: April 08, 2015

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 these activities.

2. JUSTIFICATION:

The Department has obtained an option to purchase 61.86 acres of land from Rogan Cabin, LLC for \$164,000.00 for the Black River State Forest in Jackson County. The item is being submitted because its appraised value exceeds \$150,000.00. The subject parcel is located in southwestern Jackson County and is within the project boundary of the Black River State Forest (BRSF). The subject tract consists of two non-contiguous parcels

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3. LAND MANAGEMENT:

The management objectives for the subject property include management of the property for forestry products, wildlife and other public recreational opportunities including hunting and trapping. The Department will post the boundaries of the property along public roads. Little additional management is required.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,320,000.00	\$726,294.00

5. ACQUISITION STATUS OF THE BLACK RIVER STATE FOREST:

Established: 1957  
Acres Purchased to Date: 68,430.91  
Acquisition Goal: 91,518.00  
Percent Complete: 74.77 %  
Cost to Date: \$7,007,055.36

6. APPRAISAL:

Appraiser: Ron Olson  
Valuation Date: February 12, 2015  
Appraised Value: \$164,000.00  
Highest and Best Use: Recreational and Forestry

Allocation of Values:

- a. land: 61.86 acres @ \$2,651.15 per acre: \$164,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2,508.00 - \$2,745.00 per acre

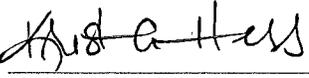
Appraisal Review:  
Peter Wolter

Date: 3/25/2015

RECOMMENDED:

  
\_\_\_\_\_  
Douglas J. Haag, Deputy Director, Bureau of Facilities and Lands

4-29-15  
\_\_\_\_\_  
Date

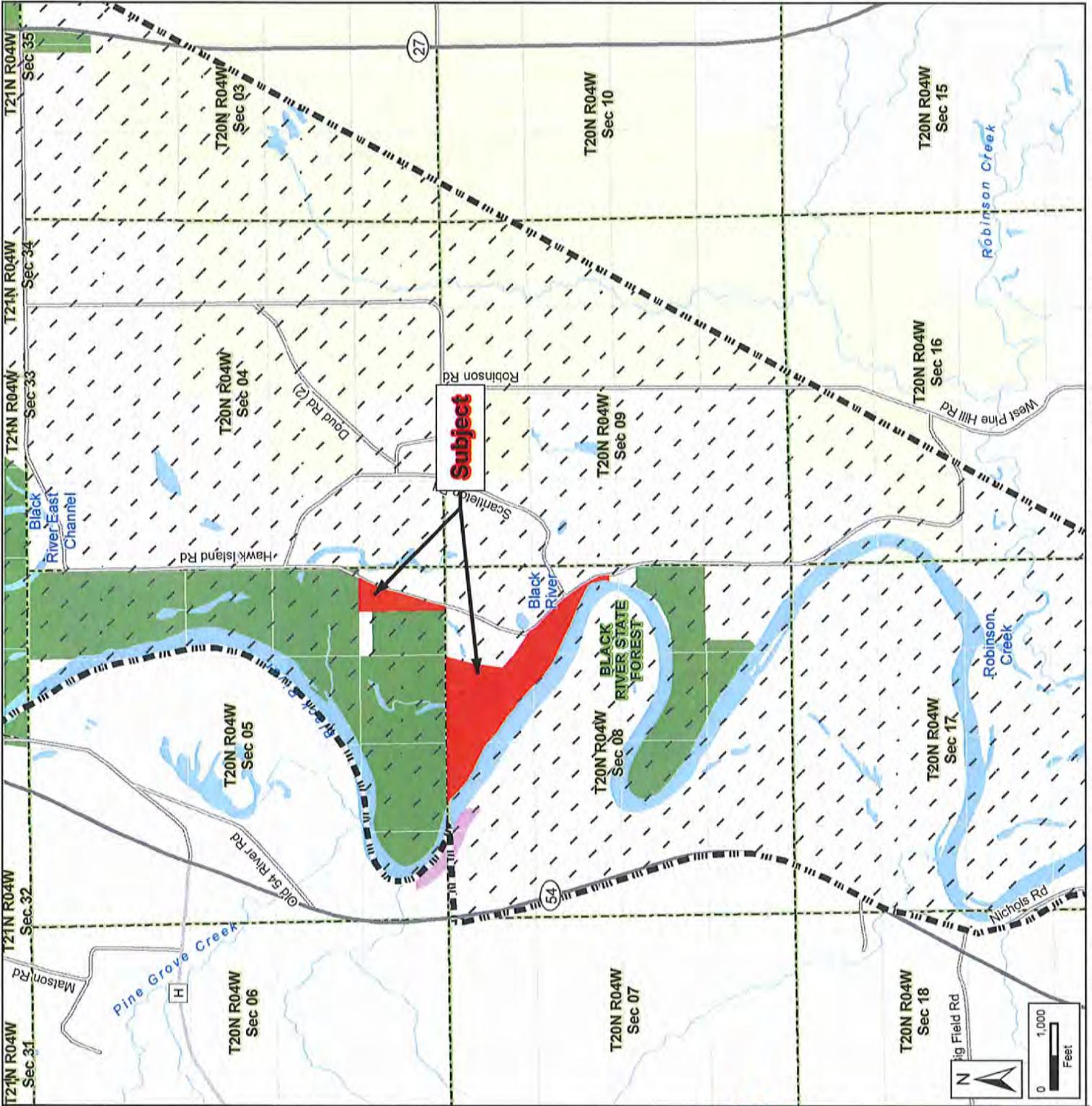
  
\_\_\_\_\_  
Kristin A. Hess, Bureau of Legal Services

4/29/15  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Sanjay Olson, Land Division Administrator

5/6/15  
\_\_\_\_\_  
Date





**Rogan Cabin LLC - Fee**  
 Black River State Forest  
 NF-30112  
 T20N R4E Sec 5/8  
 Town of Manchester  
 Jackson County

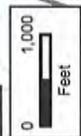


- DNR Fee Title
- DNR Easement
- DNR Project Boundary
- County Forest
- Tribal Land
- PLSS Section Line
- QQ Section Boundary



**Location of Property**

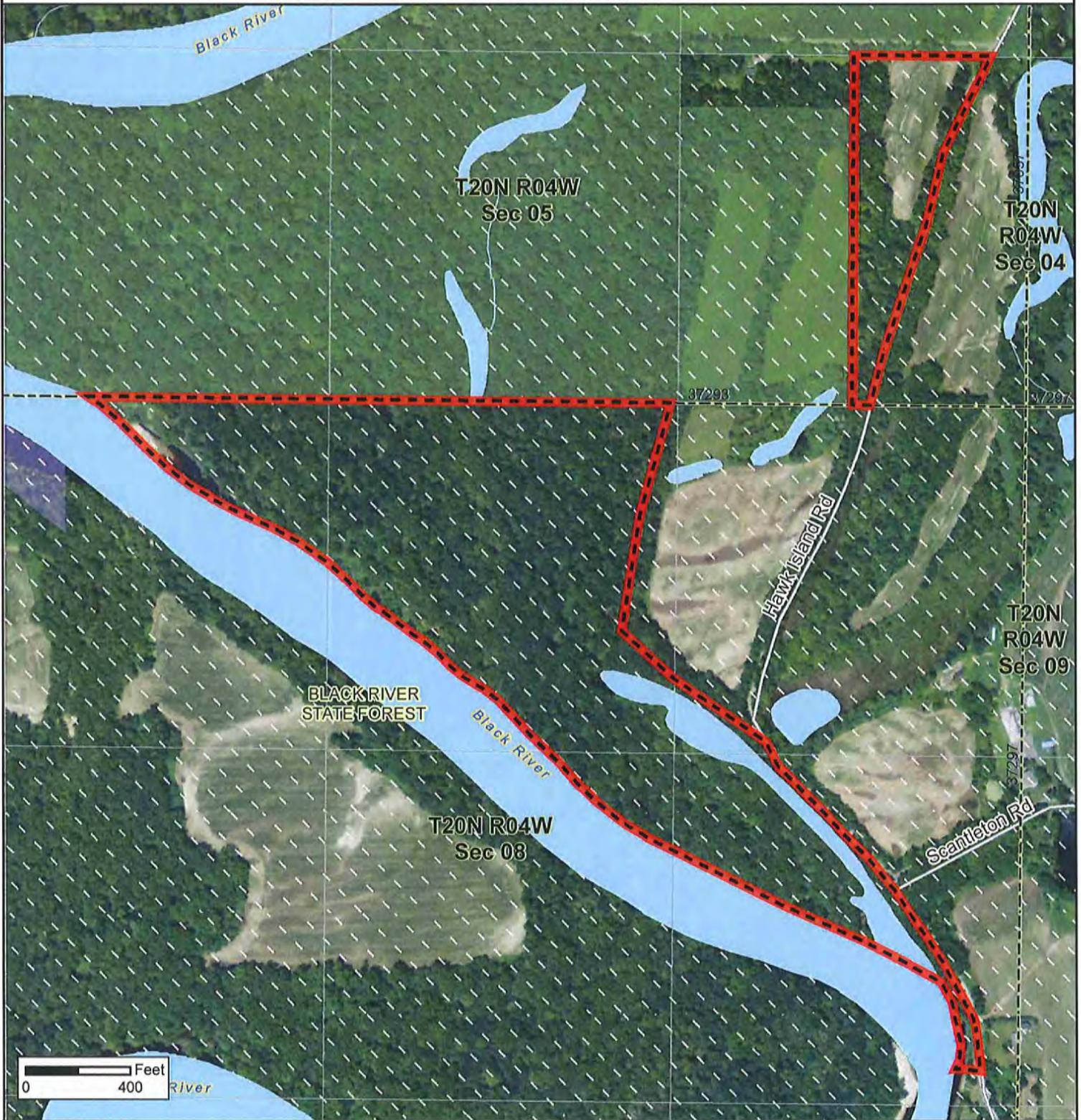
WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: Apr 27, 2015



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.

# Rogan Cabin LLC - Fee

T20N R4W Sec 5/8, Town of Manchester, Jackson County



**Black River State Forest**



**Subject**

-  DNR Fee Title
-  DNR Easement
-  DNR Project Boundary

-  Section Line
-  QQ Section Lines



Apr 27, 2015 ark

Real Estate Section  
Bureau of Facilities and Lands

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Directions from 101 S Webster St to Hawk Island Rd

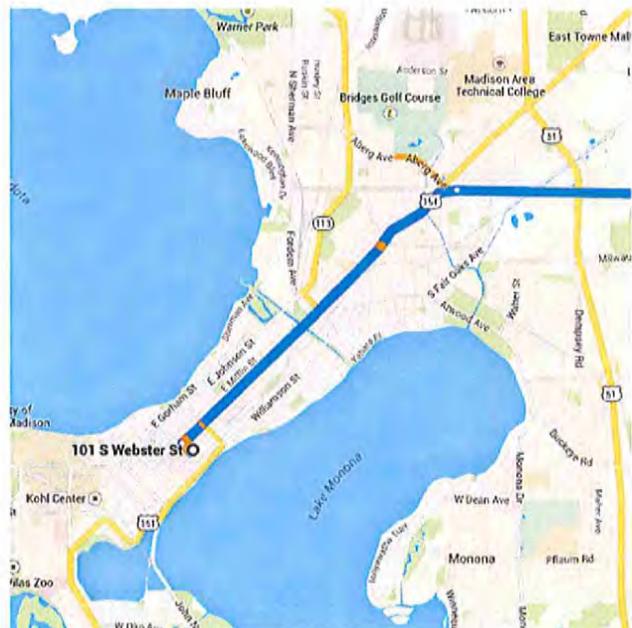


o 101 S Webster St  
Madison, WI 53703

Get on WI-30 E

3.3 mi / 8 min

- ↑ 1. Head northwest on S Webster St toward E Main St  
0.1 mi
- ➡ 2. Turn right onto E Washington Ave  
2.9 mi
- ⤴ 3. Take the Wisconsin 30 E ramp to Interstate 94/Interstate 90  
0.2 mi



Follow I-90 W and I-94 W to WI-54 W/WI-54 Trunk W in Brockway. Take exit 116 from I-94 W

Map data ©2015 Google



126 mi / 1 h 50 min

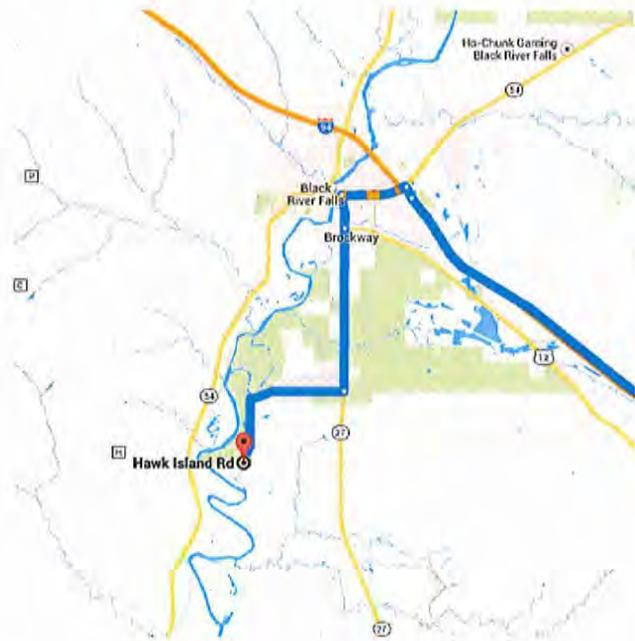
- ↑ 4. Continue onto WI-30 E 2.6 mi
- ↙ 5. Take the exit on the left onto I-39 N/I-90 W toward I-94 W/Wis Dells  
 ⓘ Continue to follow I-90 W 92.7 mi
- ↘ 6. Keep right at the fork to continue on I-94 W 30.5 mi
- ↘ 7. Take exit 116 for WI-54 toward Wis Rapids/Black River Falls 0.2 mi



Take WI-27 S to Hawk Island Rd in Manchester

6.9 mi / 14 min

- ↙ 8. Turn left onto WI-54 W/WI-54 Trunk W (signs for Interstate 94 N/Wisconsin 54 N) 1.1 mi
- ↙ 9. Turn left onto US-12 E/WI-27 S/S Roosevelt Rd  
 ⓘ Continue to follow US-12 E/WI-27 S 0.5 mi
- ↑ 10. Continue straight onto WI-27 S 2.7 mi
- ↘ 11. Turn right onto Hawk Island Rd  
 ⓘ Destination will be on the left 2.6 mi



📍 **Hawk Island Rd**  
 Black River Falls, WI 54615

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.