

Natural Resources Board Agenda Item

SUBJECT: Easement Acquisition and Donation, Hovel - Forest Legacy Program, Vilas County

FOR: OCTOBER 2015 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase a working forest conservation easement on 600 acres of land from Joseph P. and Mary E. Hovel Trust at the price of \$345,000 for the Forest Legacy Program in Vilas County. The item is being submitted because the purchase price exceeds \$150,000.00 and because there is a substantial bargain sale donation associated with the purchase.

The conservation easement is located in Land O' Lakes Township and consists of a 600 acre contiguous tract of land bordered on the east by the Nicolet National Forest and on the north and south by land owned by Gary S. Goska, Jr. The Goska land is also part of a conservation easement being purchase by the Department at this time resulting in a contiguous tract of 1042 acres that will managed for sustainable forest production and open to the public for nature based outdoor recreation activities in perpetuity. The 600 acre easement has an appraised value of \$480,000 but the Hovel's have offered to sell the easement at a discount to the fair market value. The value of the bargain sale donation is \$135,000.

The property is bisected by approximately 6,107 feet of two bank frontage along the Wisconsin River. The Wisconsin River is relatively shallow and slow moving though the property, making it ideal for recreational activities such as duck hunting, trapping, kayaking, and canoeing. The river also offers excellent fishing, and this stretch is known to contain bass, musky, and walleye. Public outdoor recreation is an important component of this Forest Legacy easement. The entire property will be open for hiking, fishing, hunting, trapping, cross-country skiing, and other nature based outdoor activities.

The conservation easement will ensure continued opportunities for sustainable forest management on this block of forestland in northern Wisconsin while providing habitat management opportunities for many wildlife species. In addition, the easement will secure the property's economic values as Wisconsin leads the nation in the number of employees and the value of shipments in the forest products sector at \$18 billion annually. The enrichment of sustainable forestry practices on forest ownerships directly benefits our state's economy and environment.

Access to the property is gained through an easement from the south that connects to County Highway E. The conservation easement includes the right for the public to use licensed motor vehicles on the access road and allows the Department to construct a small parking lot on the property to ensure public access to the interior of the property. This access, combined with the public road access to the north and south across the Goska land offers excellent public road access to the property. The property also has a good system of interior woods roads that will offer excellent foot travel throughout the property.

The purpose of the Forest Legacy Program in Wisconsin is to:

- preserve and protect the land for continued sustainable forestry and resource management and to maintain the undeveloped character of the property by precluding buildings, deforestation or any significant topographical change;
- manage the property as part of the underlying landowner's commercial timber harvest base while providing open space;
- provide for the public the right to access the property for public outdoor recreational uses; and
- accomplish these goals permanently and at lower cost than fee title purchase.

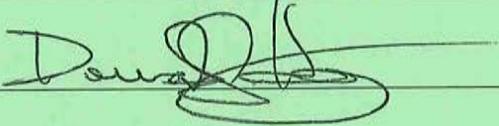
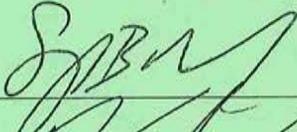
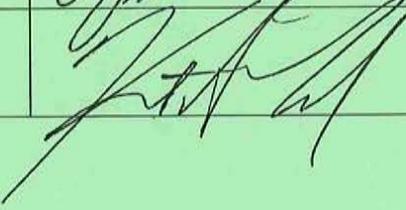
Acquisition of this 600 acre Forest Legacy easement, along with the adjoining 441.97 acre easement to be acquired from Gary Goska Jr. will help promote the sustainable use of the northern forests and ensures that the land will remain open to the public for outdoor recreational activities including hunting, hiking, trapping, fishing and cross country skiing. The property included in this easement will be managed by private owners as working forestland with many opportunities for public recreation.

RECOMMENDATION: That the Board approves the purchase of a 600 acre conservation easement from Joseph P. and Mary E. Hovel Trust for \$345,000.00 for the Forest Legacy Program in Vilas County and the Board recognizes the

donation of \$135,000 in value toward the purchase and that a certificate of appreciation is sent to Joseph and Mary Hovel. And an expression of appreciation is made a part of the official records of the Natural Resources Board.

LIST OF ATTACHED MATERIALS (Check all that are applicable):

- Background Memo
- Maps and Documents
- Type name of attachment if applicable
- Type name of attachment if applicable

Approved By	Signature	Date
Douglas J. Haag Deputy Bureau Director		10-13-15
Sanjay Olson Division Administrator		10-14-15
Cathy Stepp, Secretary		10/14/15

CORRESPONDENCE/MEMORANDUM

DATE: October 13, 2015 FILE REF: NF 30118
 TO: Sanjay Olson
 FROM: Doug Haag 
 SUBJECT: Proposed Easement Acquisition, Joseph P. and Mary E. Hovel Revocable Trust Tract, File # NF 30118,
 Option Expires: 12/31/15

1. PARCEL DESCRIPTION:

Forest Legacy Program
 Vilas County

Grantor:

Joseph P. and Mary A. Hovel Revocable Trust\
 c/o Joseph and Mary Hovel
 6063 Baker Lake Road
 Conover, WI 54519

Acres: 600
Price: \$345,000.00
Appraised Value: \$480,000.00
Interest: Easement
Improvements: None

Location: The property is located 1.5 miles Southeast of Land O Lakes in Vilas County.

Land Description: The subject land is 75% upland and 25% lowland with a dense jack pine plantation located on the southern two thirds of the parcel. The northern portion contains a more diverse forest cover of aspen, cedar, spruce and fir. The parcel is bisected by the Wisconsin River, providing 3200 feet of frontage.

Covertypes Breakdown:

Type	Acreage
Lowland Woodland	150.00
Upland Woodland	450.00
Total:	600.00

Zoning: Forestry
Present Use: Recreation and Timber Management
Proposed Use: Public Recreation and Timber Management
Tenure: less than 1 year
Property Taxes: \$465.60 (enrolled in MFL)
Option Date:

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 reached an agreement with Joseph P. Hovel and Mary E. Hovel to purchase a 600 acre working forest easement for \$345,000 for the Forest Legacy Program in Vilas County. The easement area is in Land O' Lakes Township and consists of a 600 acre contiguous tract of land. The eastern border is adjacent to the Nicolet National Forest, property owned by Gary S. Goska, Jr., and property owned by another private landowner. The northern and southern boundaries of the tract are adjacent to property owned by Gary S. Goska, Jr., with whom the Department has also negotiated an option to purchase a conservation easement. The western border of the tract is adjacent to private lands.

The property is bisected by the Wisconsin River and contains 6,107 feet of two-bank, lowland frontage. The river is relatively shallow and slow moving though the property, making it ideal for recreational activities such as duck hunting, kayaking, and canoeing. The river also offers excellent fishing, and this stretch is known to contain bass, musky, and walleye. Public outdoor recreation is an important component of this Forest Legacy easement. The entire property will be open for hiking, fishing, hunting, trapping, cross-country skiing, and berry picking.

The conservation easement will ensure continued opportunities for sustainable forest management on this block of forestland in northern Wisconsin while providing habitat management opportunities for many wildlife species. In addition, the easement will secure the property's economic values as Wisconsin leads the nation in the number of employees and the value of shipments in the forest products sector at \$18 billion annually. The enrichment of sustainable forestry practices on forest ownerships directly benefits our state's economy and environment.

Acquisition of this 600 acre Forest Legacy easement, along with the adjoining 442 acre Forest Legacy easement to be acquired from Gary S. Goska, Jr. will help protect and preserve the integrity of these northern forestlands in perpetuity, prevent forest fragmentation and promote the sustainable use of the northern forests.

3. LAND MANAGEMENT:

The property included in this easement will continue to be owned and managed by private owners as working forestland and provide the public with many opportunities for recreation. Management must be conducted in compliance with a Department approved Forest Management Plan consistent with the requirements of the Managed Forest Law Program.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,360,000	\$3,015,000

5. ACQUISITION STATUS OF THE FOREST LEGACY PROGRAM:

Established: 2002
Acres Purchased to Date: 0.00
Acquisition Goal: 112,876.00
Percent Complete: 0.00 %
Cost to Date: \$0.00

6. APPRAISAL I:

Appraiser: William Steigerwaldt
Valuation Date: April 22, 2015
Appraised Value: Before: \$840,000.00 After: \$360,000.00
Highest and Best Use: Before: Timber/Recreation/Investment
After: Timber Investment

Allocation of Values:

Before Value:	\$840,000.00
<u>After Value:</u>	<u>\$360,000.00</u>
Easement:	\$480,000.00

Appraisal Review: Jolene Brod

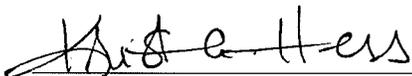
Comments: The easement transfers many of the benefits of private ownership to the State. The land will be open to the public for nature based outdoor recreation activities including; hunting, trapping, fishing, hiking and cross country skiing. The transfer of these rights eliminates the recreational highest and best use in the after condition. The easement also prevents development and subdivision of the property. These restrictions eliminate development as a highest and best use and offset any contributory value of the water frontage in the before condition. The primary economic use of the property after the sale of the easement is sustainable forest management and timber production. The value of the property in the after condition properly recognizes that continued private use of the land.

RECOMMENDED:



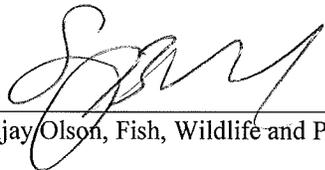
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

10-13-15
Date



Kristin A. Hess, Bureau of Legal Services

10/13/15
Date



Sanjay Olson, Fish, Wildlife and Parks Division Administrator

10/14/15
Date

Gary Goska, Jr. & Joseph P. & Mary E. Hovel Trust - Easement

Forest Legacy Program

NF 30119 & NF 30118

T42N R10E Sec 1 & 12
Town of Land O Lakes
Vilas County

- Hovel Trust
- Goska

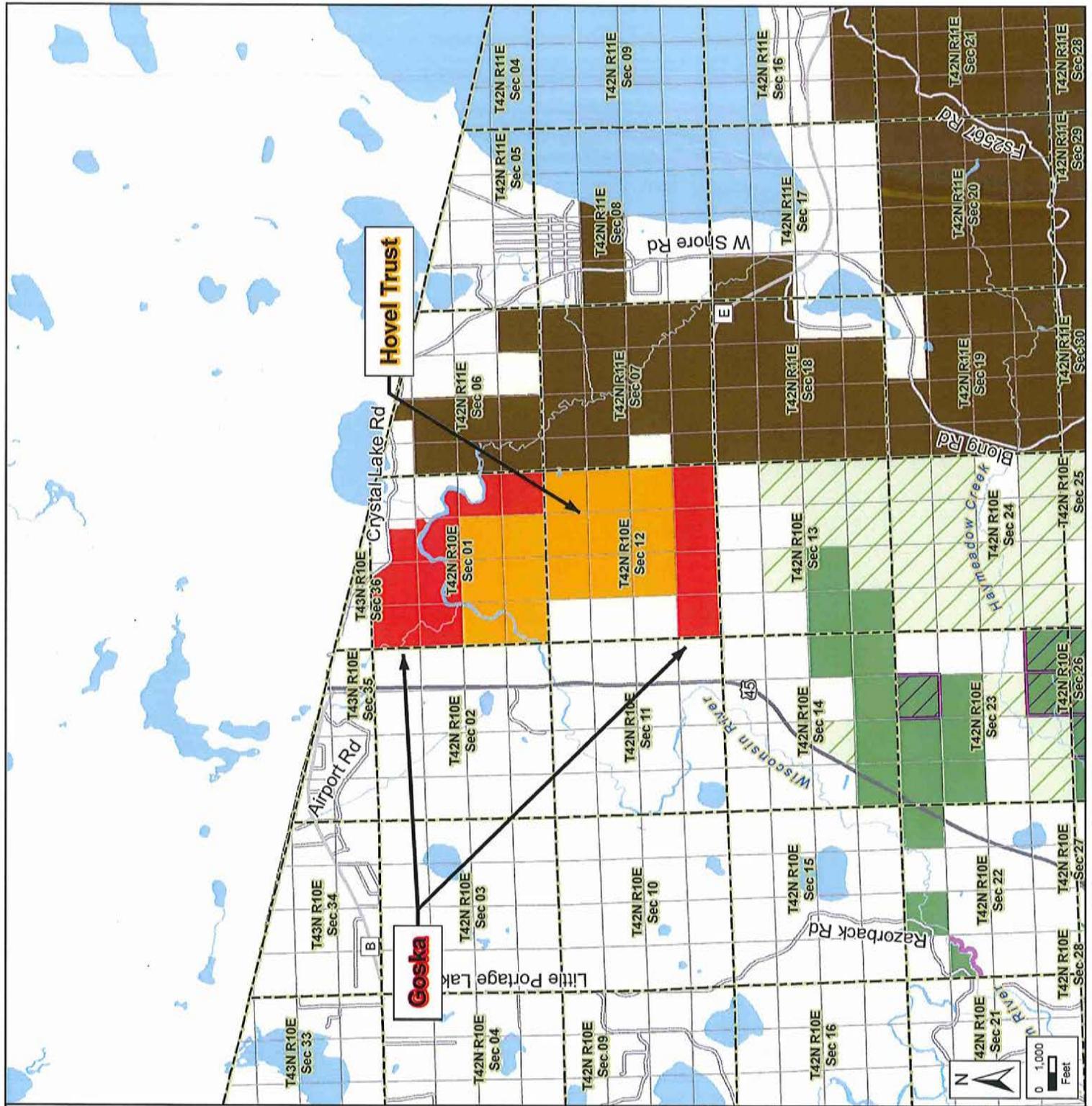
- DNR Fee Title
- DNR Easement
- WDNR Easement (Closed to Public Access)
- Project Boundary Subject to Act 20
- Project Boundary Not Subject to Act 20
- National Forest
- Board of Commissioners of Public Lands
- Public Land - Funded by Stewardship Grants
- County Forest

Regional View



Location of Property

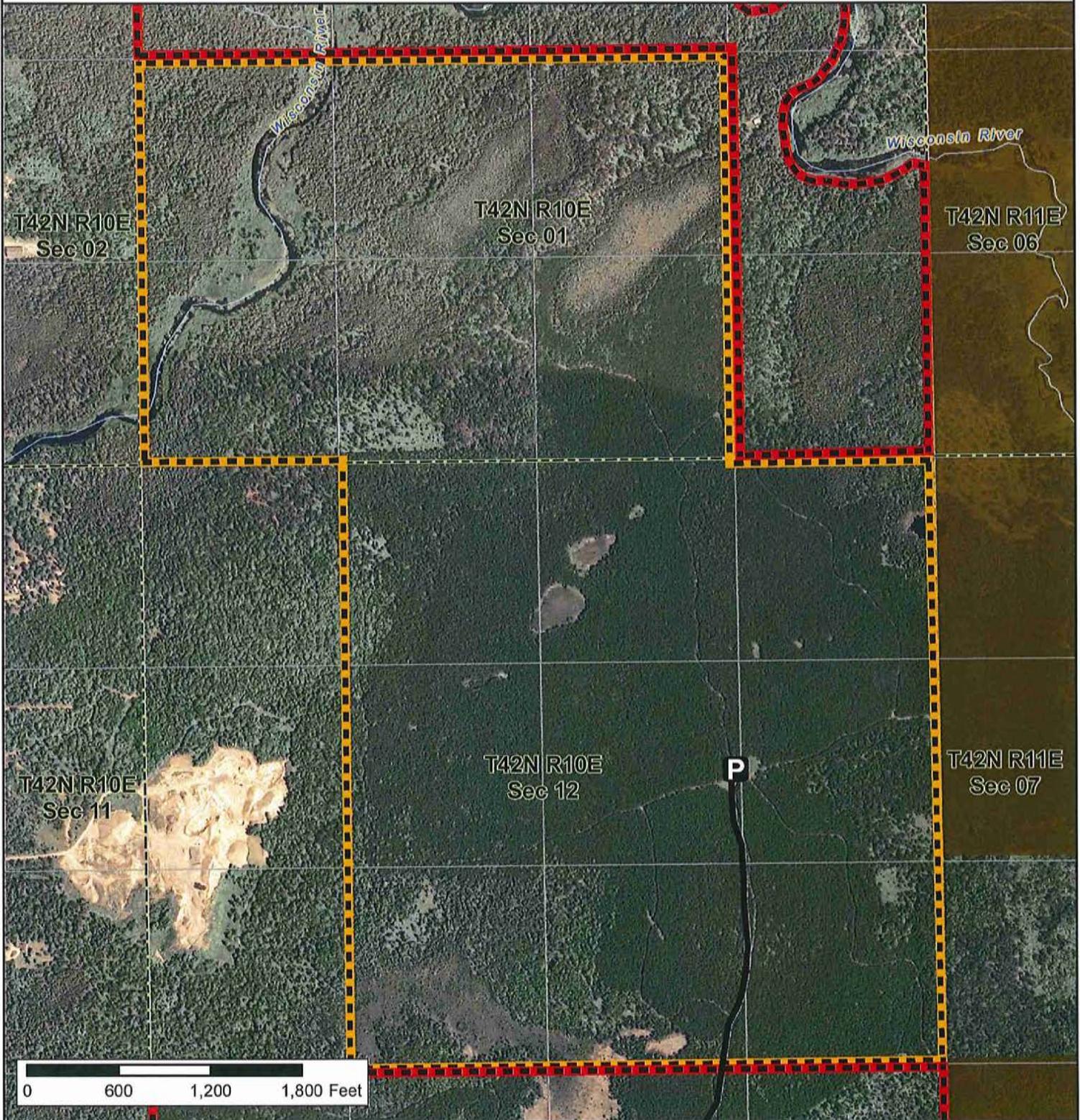
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Sep 30, 2015 4m



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, applicability for a particular use, completeness, or legality of the information depicted on this map.

Joseph P. & Mary Hovel Trust - Easement

T42N R10E Sec 1 & 12, Town of Land O Lakes, Vilas County



Forest Legacy Program



Subject - Hovel Trust



Goska



Parking

Existing Woods Road -



Open for Public Motorized Access

National Forest

--- Section Line

□ QQ Section Lines



Oct 12, 2015 krnh

Real Estate Section
Bureau of Facilities and Lands

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101 S Webster St, Madison, WI 53703 Drive 246 miles, 3 h 55 min to Crystal Lake Rd, Land O' Lakes, WI 54540



Map data ©2015 Google 2 mi

101 S Webster St

Madison, WI 53703

Get on WI-30 E

8 min (3.3 mi)

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

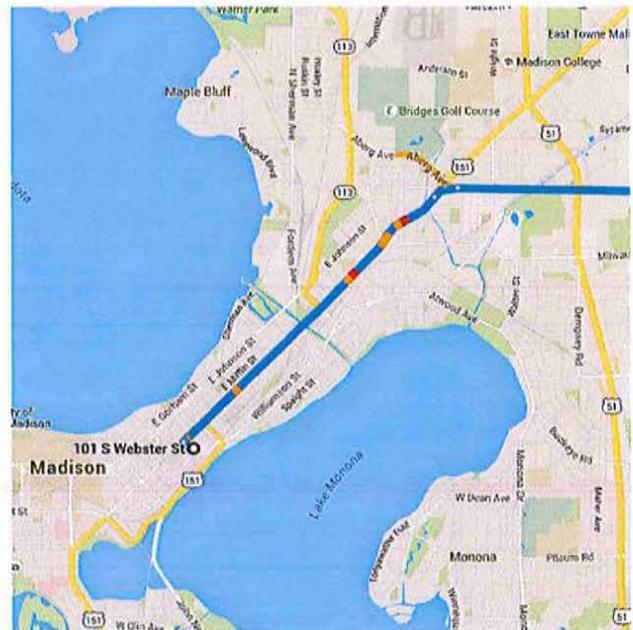
0.1 mi

➔ 2. Turn right onto E Washington Ave

2.9 mi

⬆ 3. Use the right lane to take the Wisconsin 30 E ramp to Interstate 94/Interstate 90

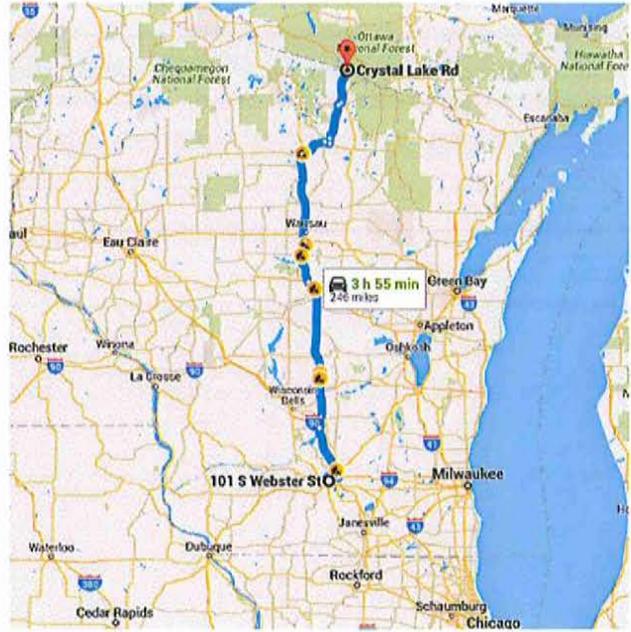
0.2 mi



Follow I-90 W, I-39 N and US-51 N to US-8 E in King. Take exit 234 from US-51 N

2 h 34 min (183 mi)

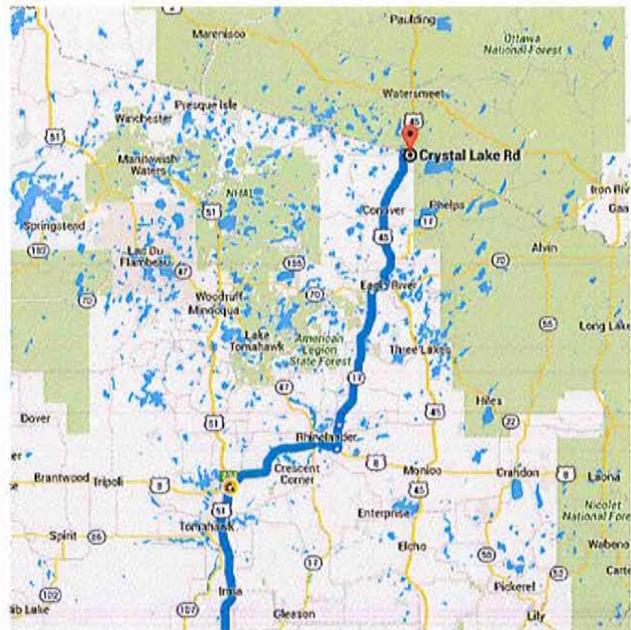
- ↑ 4. Continue onto WI-30 E 2.6 mi
- ↘ 5. Use the left lane to merge onto I-39 N/I-90 W toward I-94 W/Wis Dells
i Continue to follow I-90 W 29.3 mi
- ↘ 6. Use the right 2 lanes to take exit 108 A-108 B for I-39 N toward US-51/Wausau/Portage 0.9 mi
- ↑ 7. Continue onto I-39 N 79.6 mi
- ↙ 8. Keep left to stay on I-39 N 22.5 mi
- ↑ 9. Continue onto US-51 N 47.4 mi
- ↘ 10. Take exit 234 for US-8 toward Prentice/Rhineland 0.4 mi



Follow US-8 E, State Trunk Hwy 17 N and US-45 N to Crystal Lake Rd in Land O'Lakes

1 h 13 min (60.4 mi)

- ↘ 11. Turn right onto US-8 E 14.2 mi
- ↘ 12. Turn right to stay on US-8 E 3.0 mi
- ↙ 13. Turn left onto State Trunk Hwy 17 N 3.3 mi
- ↘ 14. Use the left 2 lanes to turn slightly left onto State Trunk Hwy 17 N/N Stevens St
i Continue to follow State Trunk Hwy 17 N 18.4 mi
- ↘ 15. Turn right onto State Trunk Hwy 17 N/WI-70 E/WI-70 Trunk E 1.9 mi



- 16. Turn left onto US-45 N/Willow St
 - Continue to follow US-45 N
 - 18.4 mi
- 17. Turn right onto Crystal Lake Rd
 - Entering Michigan
 - 0.2 mi
- 18. Turn right to stay on Crystal Lake Rd
 - Entering Wisconsin
 - 0.9 mi

Crystal Lake Rd

Land O' Lakes, WI 54540

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.

Live traffic

Fast

Slow

Acknowledgment Of Gift

This is to certify that at its October 2015 meeting, the Natural Resources Board gratefully accepted a partial gift of a conservation easement over 600 acres of land in Vilas County for the Forest Legacy Program from

The Joseph P. And Mary E. Hovel Revoacable Trust

It is significant that landowners such as you are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Terry N. Hilgenberg, Vice-Chair