

SUBJECT: Land Acquisition and Partial Donation – Straight Lake Wilderness State Park– Polk County

FOR: FEBRUARY 2016 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 257.70 acres of land from the Herbert Lundberg Trust at the price of \$350,000.00 for the Straight Lake Wilderness State Park in Polk County. The item is being submitted because the purchase price exceeds \$150,000 and because the purchase includes a bargain sale donation of \$102,000.

The land is located within the Straight Lake Wilderness State Park project boundary in northern Polk County and provides a critical link for the Ice Age Trail. The appraised value on the subject acreage is \$452,000. Herbert and Corrine Lundberg have agreed to donate \$102,000 of this value; thereby reducing the purchase price to \$350,000, of this \$175,000 will be funded with Federal Land and Water Conservation Funds. Both the federal and state share of the funding are derived from funds allocated specifically to acquiring land for the Ice Age Trail.

The Straight Lake Wilderness State Park and Wildlife Areas were established in 2005, providing more than 3,000 contiguous acres of public recreational land in north central Polk County. Straight Lake Wilderness State Park consists of 1,800 acres offering a wilderness setting including lake views, extensive oak forests and great glacial features along 4.8 miles of the Ice Age National Scenic Trail meandering through the property.

The Lundberg parcel is bordered by a town road along the west, private lands to the north and east and Department owned land to the south. The majority of the property is forested with northern hardwoods, with mixtures of red and white oak, basswood, white ash and maple. The property is currently enrolled in the MFL program. Approximately 10% of the property is wetland. A segment of the Ice Age Trail has been maintained on the property for several years. The trail runs in a northwest to southeast direction connecting the state park to the Gandy Dancer State Trail. Acquisition of the Lundberg parcel will allow for the permanent completion of 6.1 miles of continuous trail corridor. Mr. Lundberg has permitted the trail on the property through a handshake agreement however such use could be terminated at any time.

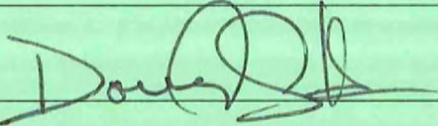
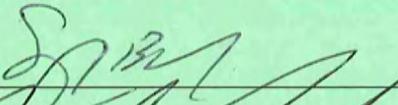
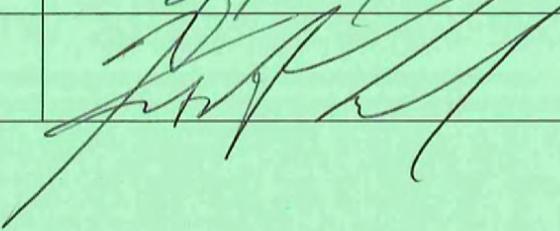
The parcel contains approximately 5,000 feet of 2-bank stream thread associated with the headwaters of the north branch of the Trade River. This section of the Trade River is a Class 2 trout stream containing native brook and brown trout. A 5-6 acre pond associated with the river and marsh complex is located on the southwest portion of the parcel.

West Wisconsin Land Trust holds a conservation easement on the property but the easement does not allow public access to the land. In addition to providing a permanent corridor for the Ice Age Trail, acquisition of the parcel will open the land to public hunting, fishing, trapping, hiking and cross country skiing.

RECOMMENDATION: That the Board approve the purchase of 257.70 acres of land from Herbert and Corrine Lundberg at the price of \$350,000.00 for Straight Lake Wilderness State Park the in Polk County; that the Board accept the partial donation of \$102,000 in value; that a certificate of appreciation be sent to the Herbert W. Lundberg Trust and that an expression of appreciation be 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

Approved By	Signature	Date
Douglas J. Haag Deputy Bureau Director		2-12-16
Sanjay Olson Division Administrator		2-12-16
Cathy Stepp, Secretary		2-12-16

CORRESPONDENCE/MEMORANDUM

DATE: February 12, 2016 FILE REF: PR 40209
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Herbert Lundberg Trust Tract, File # PR 40209,
 Option Expires May 31, 2016

1. PARCEL DESCRIPTION:

Straight Lake Wilderness State Park
 Polk County

Grantor:

Herbert Lundberg Trust
 515 Pine Tree Trail
 Stillwater, MN 55082

Acres: 257.70
Price: \$350,000.00 with a partial donation of \$102,000.00
Appraised Value: \$452,000.00
Interest: Fee Simple
Improvements: Trails

Location: The property is located 15 miles north of Balsam Lake in Polk County.

Land Description: The subject land has level to sloping terrain with scenic hills and slight ridges and is mainly forested with scattered grassland and some wetland and contains 5000 feet of stream thread of the Trade River.

Covertyp Breakdown:

Type	Acreage
Upland Woodland	216.7
Lowland Woodland	26.0
Grass	15.0
Total:	257.70

Zoning: Agricultural District and Shorelands Area
Present Use: Recreational land
Proposed Use: Public Recreation
Tenure: 21 years
Property Taxes: \$1327.19 (MFL)
Option Date: January 21, 2016

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 257.70 acres of land from the Herbert Lundberg Trust at the price of \$350,000.00 for the Straight Lake Wilderness State Park in Polk County. The item is being submitted because the purchase price exceeds \$150,000 and because the purchase includes a bargain sale donation of \$102,000.

The land is located within the Straight Lake Wilderness State Park project boundary in northern Polk County and provides a critical link for the Ice Age Trail. The appraised value on the subject acreage is \$452,000. Herbert and Corrine Lundberg have agreed to donate \$102,000 of this value; thereby reducing the purchase price to \$350,000, of this \$175,000 will be funded with Federal Land and Water Conservation Funds. Both the federal and state share of the funding are derived from funds allocated specifically to acquiring land for the Ice Age Trail.

The Straight Lake Wilderness State Park and Wildlife Areas were established in 2005, providing over 3,000 contiguous acres of public recreational land in north central Polk County. Straight Lake Wilderness State Park consists of 1,800 acres offering a wilderness setting including lake views, extensive oak forests and great glacial features along 4 miles of the Ice Age National Scenic Trail meandering through the property.

The Lundberg parcel is bordered by a town road along the west, private lands to the north and east and Department owned land to the south. The majority of the property is forested with northern hardwoods, with mixtures of red and white oak, basswood, white ash and maple. The property is currently enrolled in the MFL program. Approximately 10% of the property is wetland. A segment of the Ice Age Trail has been maintained on the property for several years. Acquisition of the Lundberg parcel will allow for the permanent completion of 5 miles of continuous trail corridor. Mr. Lundberg has permitted the trail on the property through a handshake agreement however such use could be terminated at any time.

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3. LAND MANAGEMENT:

With the acquisition of this land the existing trail as routed through the Lundberg property will be moved off of the fall line. Ice Age Trail Alliance volunteers and staff will construct re-routes, including a trail crossing at an existing footbridge, completing a trail segment through the SE corner of the subject adjacent to a kettle pond, and connecting the trail to the existing Straight Lake Park parking lot.

The primary management objective upon property acquisition is to connect the Ice Age Trail to Straight Lake State Park. The Subject parcel provides opportunity for 2 direct road connections, one on the west boundary and the other on the east.

Management of the overall property will be consistent with management of the State Park. Actions will include vegetative management such as control for invasive species, habitat restoration projects for birds and other wildlife species. Much of the current park development is focused on the southern portion of the Park where a Park entrance will be developed, but in future years, habitat projects as described will be completed in the area of the subject lands.

All management objectives for the property will be for wildlife, fisheries, and management for public recreational opportunities. Nature-based activities such as hunting, fishing, trapping, wildlife viewing, outdoor education, and photography are all authorized uses of the Straight Lake State Park property.

4. FINANCING:

State Stewardship bond fund in the amount of \$175,000 and Land and Water Conservation Funds in the amount of \$175,000 are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,000,000.00	\$756,540.00

5. ACQUISITION STATUS OF THE STRAIGHT LAKE WILDERNESS STATE PARK:

Established: 2002
Acres Purchased to Date: 1,459.33
Acquisition Goal: 3,225.0
Percent Complete: 105.03 %
Cost to Date: \$17,426,983.98

6. APPRAISAL:

Appraiser: William M. Steigerwaldt
Valuation Date: July 29, 2015
Appraised Value: \$452,000.00
Highest and Best Use: Recreation, Residential, Cabin, Forestry

Allocation of Values:

- A. land: 260.465 acres @ \$1,875 per acre = \$488,000 less \$36,000 (2.75 acre remainder value) = \$452,000 (rounded values)
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,819.00 - \$2,460.00 per acre

Appraisal Review:

John C. Danner, Office of Valuation Services on behalf of the National Park Service
Date: 11/6/2015

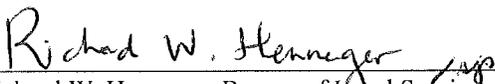
RECOMMENDED:



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

2-12-16

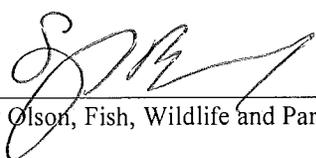
Date



Richard W. Henneger, Bureau of Legal Services

2/12/16

Date



Sanjay Olson, Fish, Wildlife and Parks Division Administrator

2/12/16

Date

**Ice Age Trail -
Lundberg Tract**

Straight Lake
Wilderness Park

PR 40209

T36N R17W Secs 2 and 11
Town of Luck
Polk County

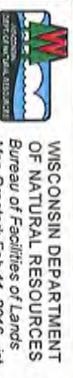
Subject

- Project Boundary Not Subject to Act 20 JFC Review
- DNR Fee Title
- DNR Easement
- Public Land - Funded by Stewardship Grants
- Voluntary Public Access Land
- State Natural Area
- NRCS - WRP (Wetland Reserve Program - Closed to public access)
- State Recreation Trail
- Ice Age Trail

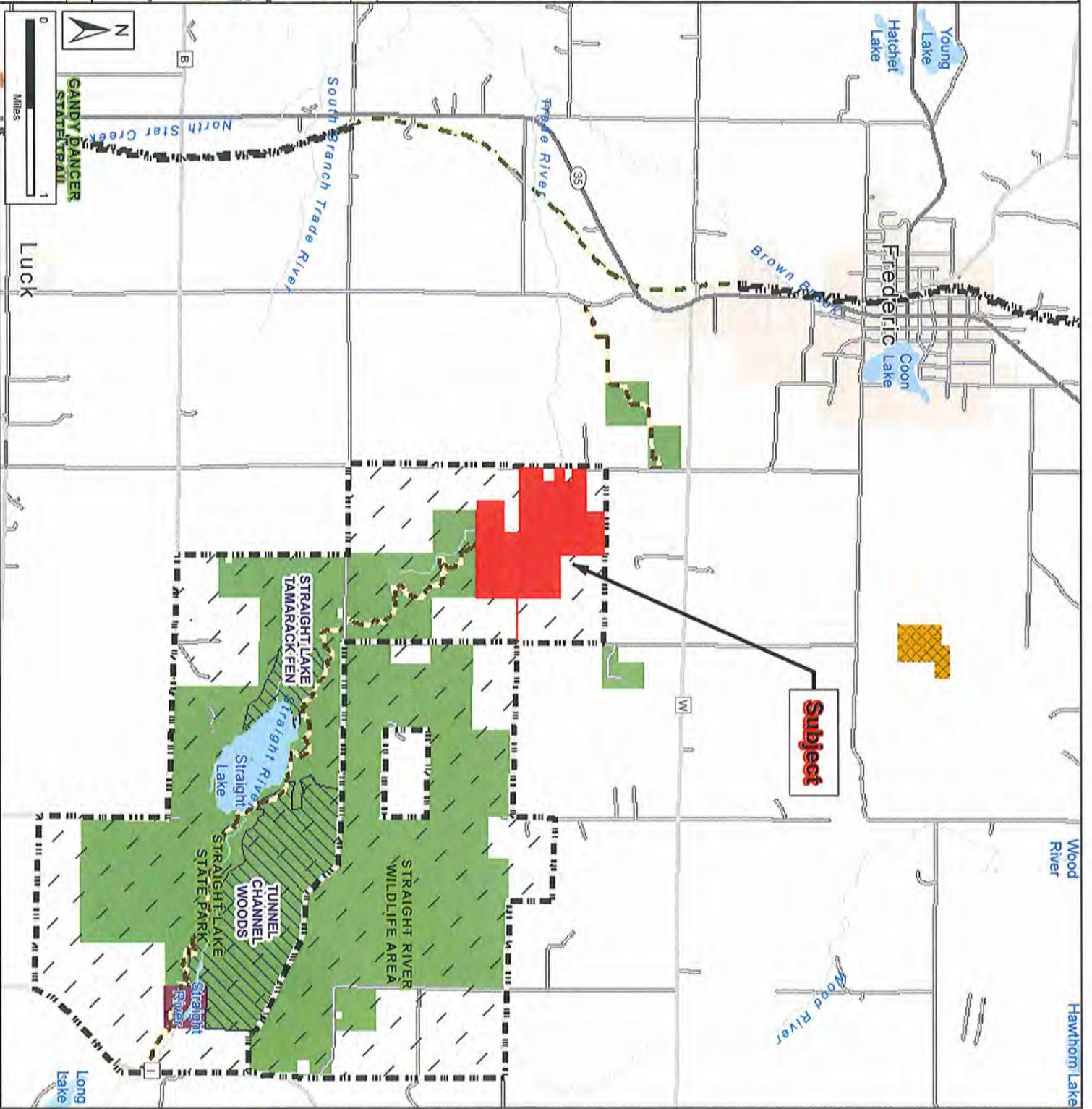
Regional View



Location of Property



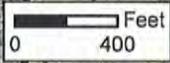
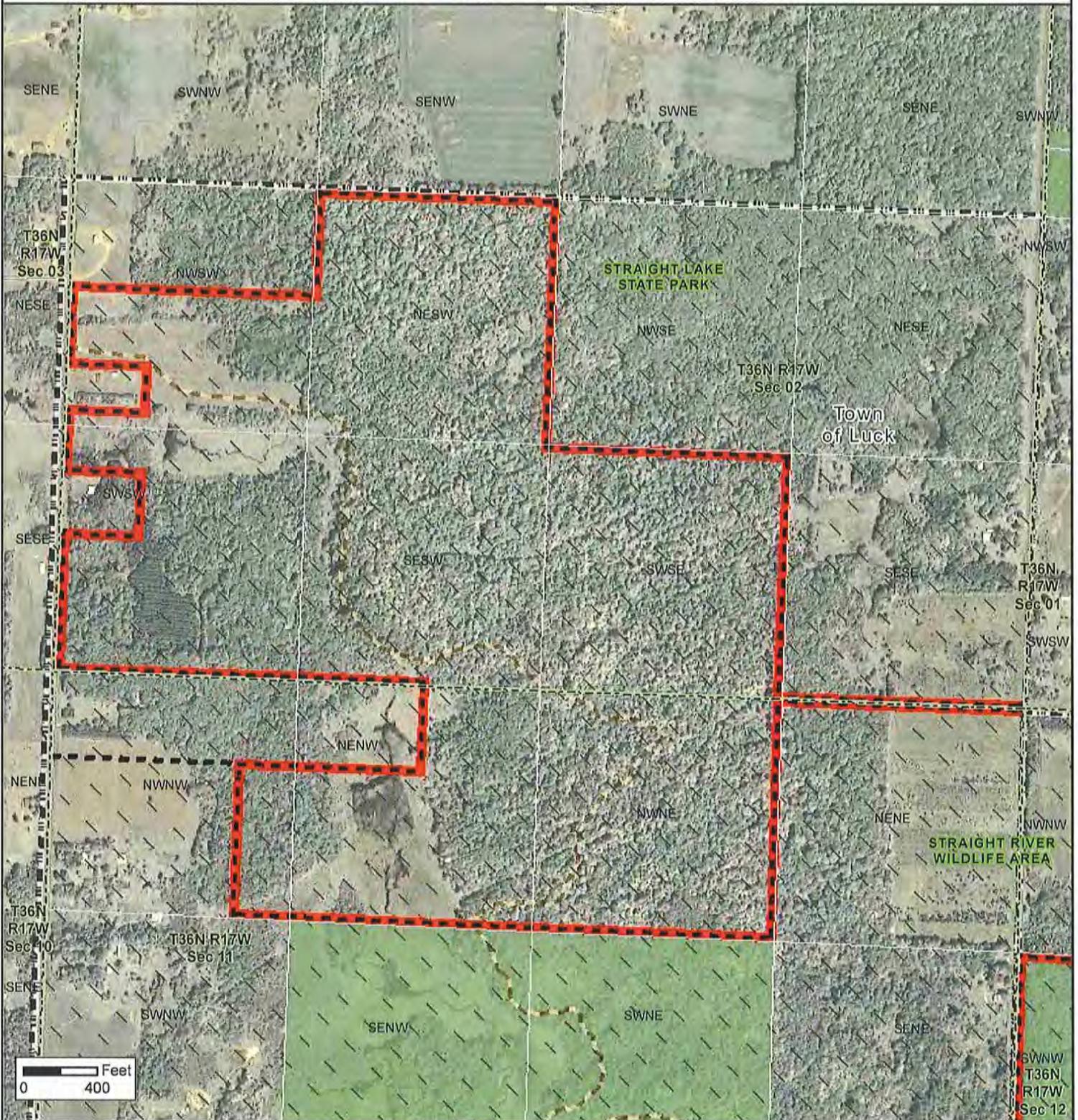
WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Feb 11, 2016 jst



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.

Ice Age Trail - Lundberg Tract

T36N R17W Sec 2 and Sec 11, Town of Luck, Polk County



Straight Lake Wilderness Park

 Subject

-  Project Boundary Not Subject to Act 20 JFC Review
-  DNR Fee Title
-  Ice Age Trail
-  Section Boundary
-  QQ Section Boundary





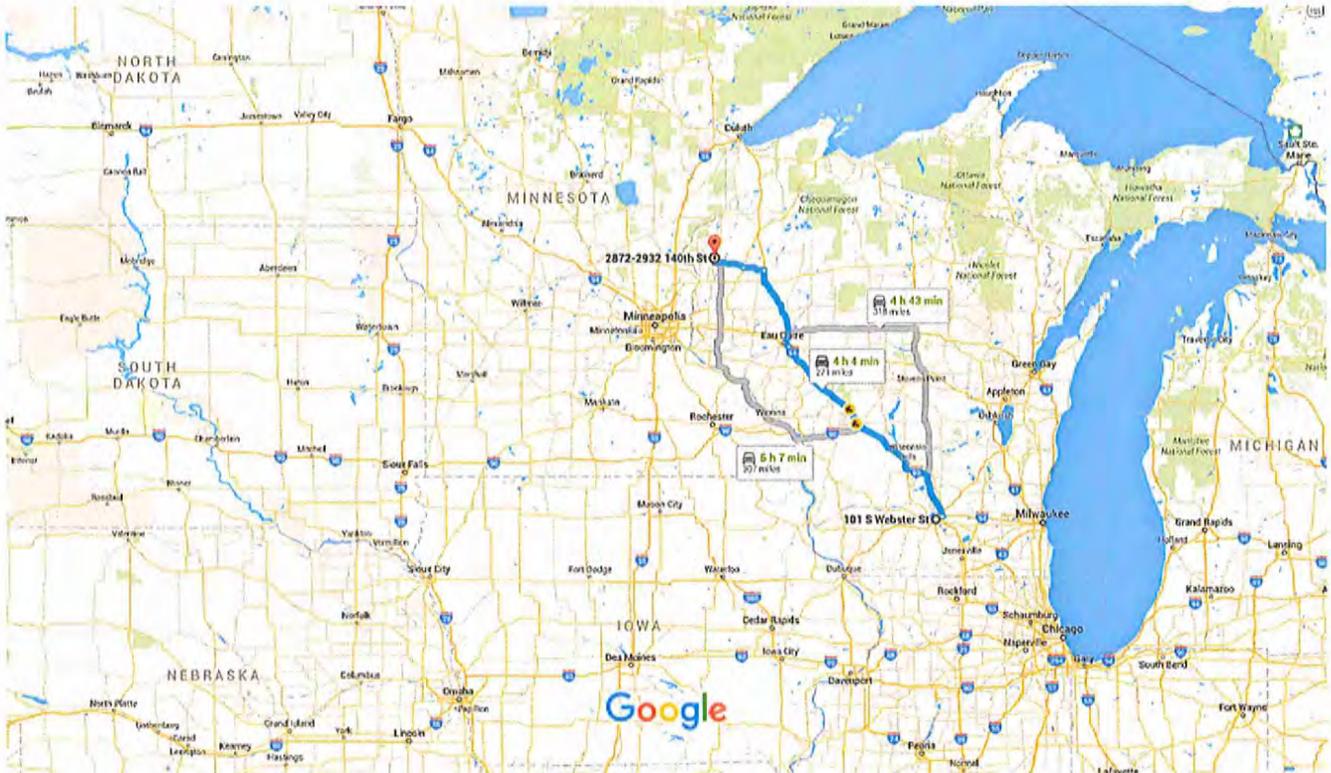

Feb 11, 2016 jst
Real Estate Section
Bureau of Facilities and Lands

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101 S Webster St, Madison, WI to 2872-2932 140th St, Frederic, WI 54837

Drive 271 miles, 4 h 4 min

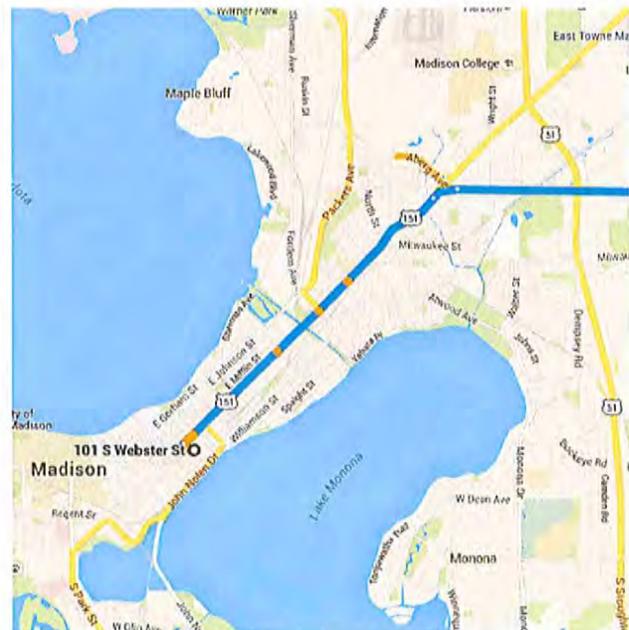


Map data ©2016 Google 50 mi

101 S Webster St
Madison, WI 53703

Get on WI-30 E

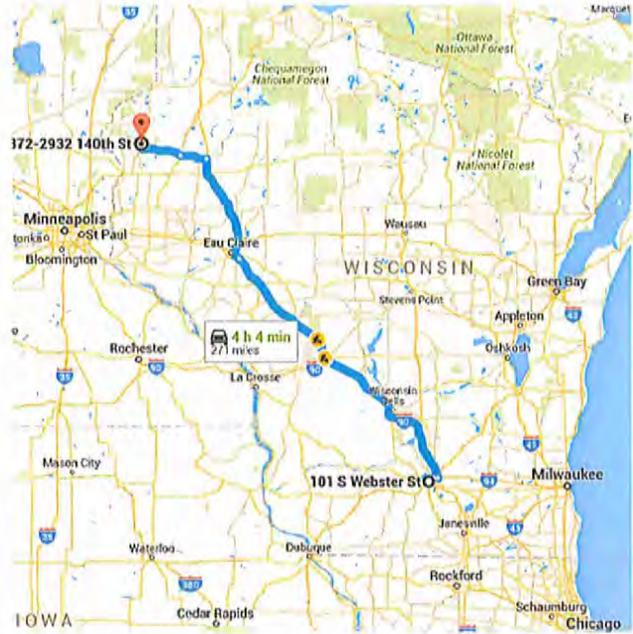
- 8 min (3.3 mi)
- ↑ 1. Head northwest on S Webster St toward E Main St
- 0.1 mi
- ➡ 2. Turn right at the 2nd cross street onto E Washington Ave
- 2.9 mi
- ⤴ 3. Use the right lane to take the Wisconsin 30 E ramp to Interstate 94/Interstate 90
- 0.2 mi



Follow I-90 W, I-94 W and US-53 N to WI-48 W/21st Ave in Rice Lake. Take exit 143 from US-53 N

3 h 16 min (230 mi)

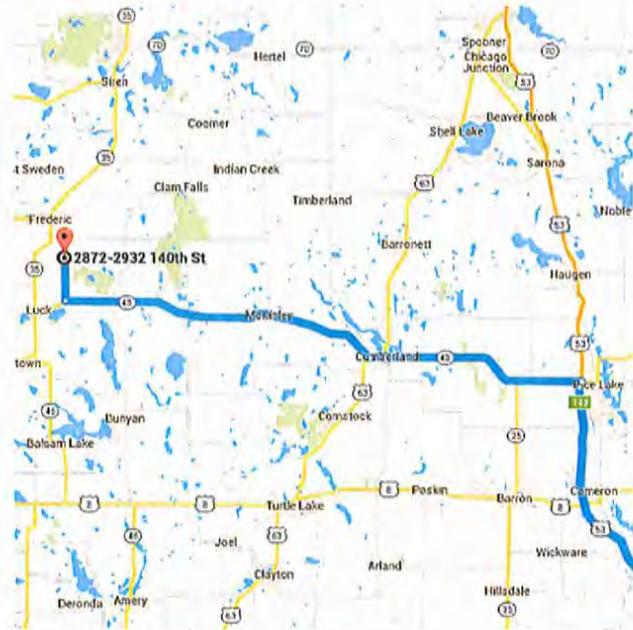
- ↑ 4. Continue onto WI-30 E
2.6 mi
- ↙ 5. Use the left lane to merge onto I-39 N/I-90 W toward I-94 W/Wis Dells
Continue to follow I-90 W
92.7 mi
- ↘ 6. Keep right at the fork to continue on I-94 W
76.0 mi
- ↘ 7. Take exit 70 to merge onto US-53 N toward Eau Claire
58.7 mi
- ↘ 8. Take exit 143 for WI-48 toward Rice Lake/Cumberland
0.4 mi



Follow WI-48 W to 140th St in Luck

42 min (37.9 mi)

- ↙ 9. Turn left onto WI-48 W/21st Ave (signs for Wisconsin 48 W)
Continue to follow WI-48 W
14.3 mi
- ↘ 10. Turn right onto WI-48 W/4 1/2 - 5th St
Continue to follow WI-48 W
20.8 mi
- ↘ 11. Turn right onto 140th St
2.8 mi



2872-2932 140th St

Frederic, WI 54837

Acknowledgment Of Gift

This is to certify that at its February 2016 meeting, the Natural Resources Board gratefully accepted a partial donation towards the purchase of 257.70 acres of land in Polk County for the Straight Lake Wilderness State Park from the

Herbert W. Lundberg 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 Hilgenberg, CHAIRMAN