

Wisconsin Department of Natural Resources
Natural Resources Board Agenda Item

SUBJECT: Land Acquisition – Upper Wolf River Fishery Area – Langlade County

FOR: JUNE 2016 BOARD MEETING
TO BE PRESENTED BY: Douglas J Haag

SUMMARY:

The Department has obtained an option to purchase 120 acres of land from the Johnson Heritage Trust Company for \$252,000.00 for the Upper Wolf River Fishery Area. The property is located 20 miles north of Antigo in Langlade County. The land is located entirely within the boundary of the Wolf River Fishery Area and is adjacent to Department lands on the west and east, and is accessible to the public through Whitetail Lane. Seventy five percent of the cost of the purchase will be paid with federal Sport Fish Restoration (SFR) funding, and the remaining 25% of the cost will be paid with Warren Knowles-Gaylord Nelson Stewardship Program funds. The item is being submitted because the purchase price exceeds \$150,000.00.

The Wolf River is a wide boulder-strewn, natural, undeveloped stream with a rapid gradient in many locations. The origin of the Wolf River is Pine Lake in southern Forest County. Flowing south, the Wolf River crosses eight counties before it enters Lake Poygan in Winnebago County. Five principal tributaries join the Wolf River in Langlade County including Swamp Creek, Pickerel Creek, Hunting River, Lily River, and Ninemile Creek.

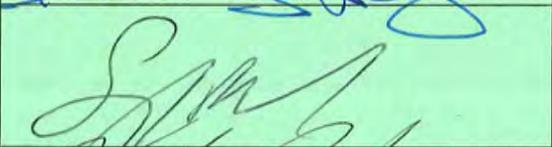
The Upper Wolf River in Langlade County is classified as an Outstanding Resource Water (ORW). Fish species inhabiting the Wolf River include brook, brown and rainbow trout, large and smallmouth bass, northern pike, musky, walleye and numerous species of pan fish and forage minnows.

This 120 acre parcel will fill in a gap in Department ownership within the Upper Wolf River Fishery Area project boundary and provides improved access to the river and adjoining Department lands for hunting, fishing, trapping and other wildlife based recreational opportunities. The property is entirely forested with young aspen, mixed hardwood, and lowland conifer, and contains approximately 3,754 feet of two-bank frontage on the Wolf River.

RECOMMENDATION: That the Board approve the purchase of the Johnson Heritage Trust Company 120.00 acres of land for \$252,000.00 for Upper Wolf River Fishery Area in Langlade County.

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

- X Background Memo
- X Maps and Documents

Approved By	Signature	Date
C. Thompson Bureau Director		6-7-16
Sanjay Olson Division Administrator		6/10/16
Cathy Stepp, Secretary		6/8/16

CORRESPONDENCE/MEMORANDUM

DATE: May 24, 2016 FILE REF: FM 10365
TO: Scott Walker
FROM: Cathy Stepp
SUBJECT: Proposed Land Acquisition, Johnson Heritage Trust Company Tract, File # FM 10365, Option Expires August 10, 2016

1. PARCEL DESCRIPTION:

Upper Wolf River Fishery Area
Langlade County

Grantor:

Johnson Heritage Trust Company
601 Lincoln Street
Rhinelander, WI 54501

Acres: 120.00
Price: \$252,000.00
Appraised Value: \$252,000.00
Interest: Fee Title Purchase
Improvements: None

Location: The property is located 20 miles north of Antigo in Langlade County.

Land Description: The property is mostly level terrain with the exception of rolling terrain in the southern and central portions of the property. The property is entirely forested and contains young aspen, mixed hardwood, and lowland conifer.

Covertypes Breakdown:

Table with 2 columns: Type, Acreage. Rows include Upland Woodland (42.00), Lowland Woodland (78.00), and Total (120.00).

Zoning: Parks and Recreation; also within Shoreland District
Present Use: Recreation
Proposed Use: Recreation
Tenure: 23 years
Property Taxes: Tax-Exempt
Option Date: May 12, 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:

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Antigo in Langlade County. The land is located entirely within the boundary of the Wolf River Fishery Area and is adjacent to Department lands on the west and east, and is accessible to the public through Whitetail Lane. Seventy five percent of the cost of the purchase will be paid with federal Sport Fish Restoration (SFR) funding, and the remaining 25% of the cost will be paid with Warren Knowles-Gaylord Nelson Stewardship Program funds. The item is being submitted because the purchase price exceeds \$150,000.00.

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3. LAND MANAGEMENT:

Management goals for the parcel include management for water quality and natural communities (both Aquatic and terrestrial) that may exist on the property, similar to adjacent property. Adjacent Department ownership has been identified as Aquatic Opportunity Areas of Upper Midwest Significance, Scenic Areas and areas that have been designated as Primary (Consultation) sites in the Rapid Ecological Assessment for the Upper Wolf River Fishery Area. Timber Management Objectives will follow the Upper Wolf River Fishery Area Interim Forest Management Plan.

Maintenance and overall property management activities will be overseen by the NOR Facilities & Lands Property Management Team. The majority of funds to manage the property will come from the annual budget allocated for the Property Management Team. Additional funding may come from Capital Development Requests or similar requests for any special projects if needed for the property.

4. FINANCING:

State Stewardship bond funds are anticipated for 25% of the transaction price:

Funds allotted to program:	Balance after proposed transaction:
\$2,640,000.00	\$2,292,367.00

Federal Sport Fish Restoration (SFR) funds are anticipated for the remaining 75% of the transaction price.

5. ACQUISITION STATUS OF THE UPPER WOLF RIVER FISHERY AREA:

Established: 1966
Acres Purchased to Date: 8,914.87
Acquisition Goal: 14,177.56
Percent Complete: 62.88 %
Cost to Date: \$13,632,856.96

6. APPRAISAL:

Appraiser: William Steigerwaldt
Valuation Date: March 02, 2016
Appraised Value: \$252,000.00
Highest and Best Use: Recreation



Allocation of Values:

- a. land: 120.00 acres @ \$2,100.00 per acre: \$252,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,866.00 - \$2,267.00 per acre

Appraisal Review:

Jolene Brod

Date:4/20/2016

RECOMMENDED:



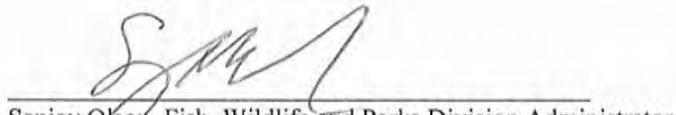
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

6-7-16
Date



Richard W. Henneger, Bureau of Legal Services

6/7/16
Date



Sanjay Olson, Fish, Wildlife and Parks Division Administrator

6/10/16
Date

**Johnson Heritage Trust
Company - Fee Title**

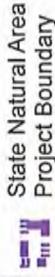
Upper Wolf River
Fishery Area

FM 10365

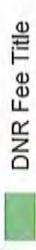
T34N R11E Secs 13 & 24
Town of Elcho
Langlade County



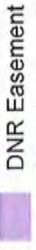
Project Boundary Not Subject
to Act 20 JFC Review



State Natural Area
Project Boundary



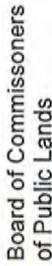
DNR Fee Title



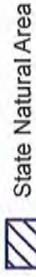
DNR Easement



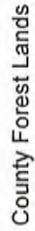
DNR Easement Closed
to Public Access



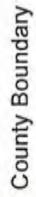
Board of Commissioners
of Public Lands



State Natural Area



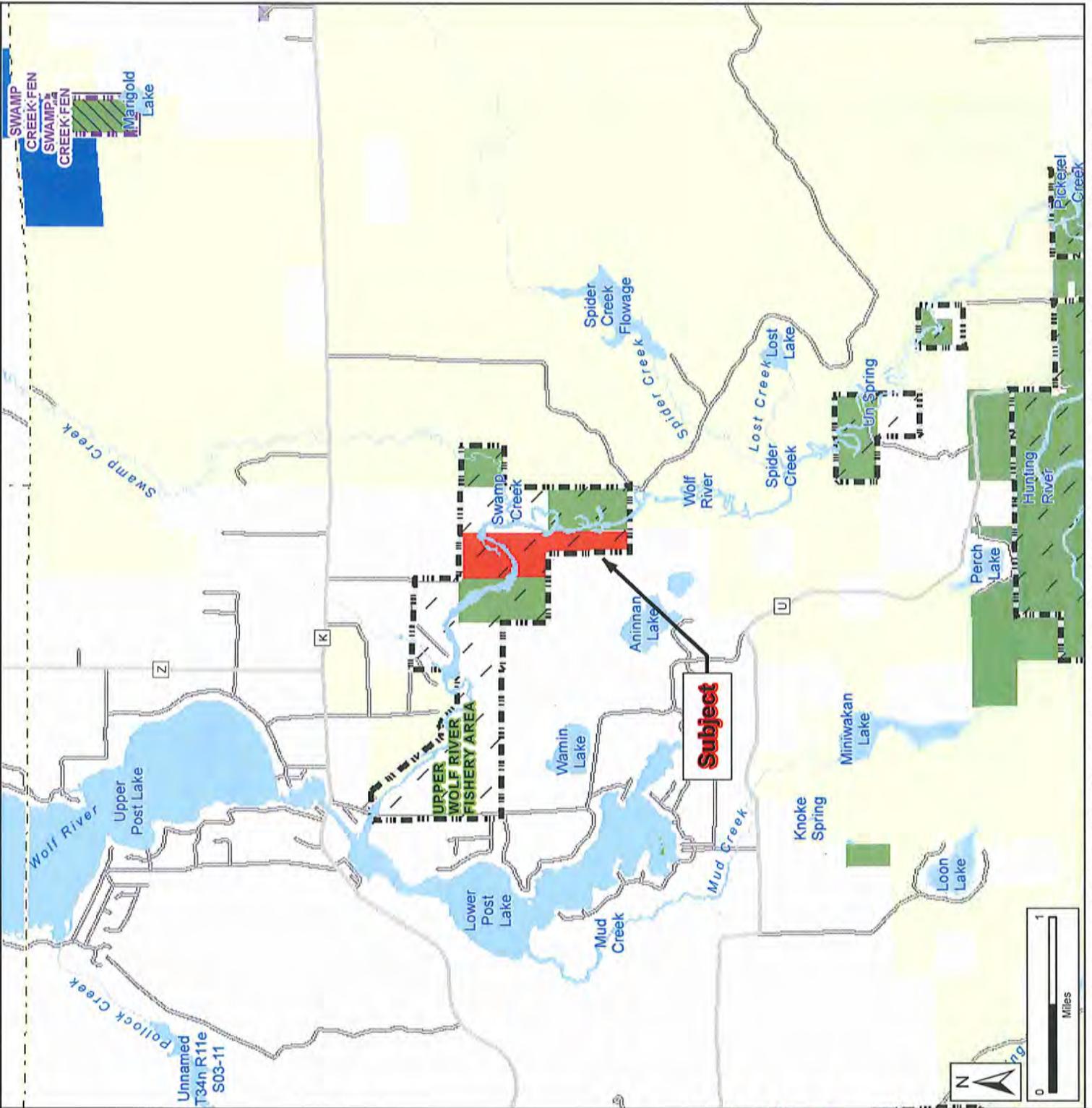
County Forest Lands



County Boundary



WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: May 02, 2016 .jst



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Johnson Heritage Trust Company - Fee Title

T34N R11E Secs 13 & 24, Town of Elcho, Langlade County



Upper Wolf River Fishery Area

 Subject

-  Project Boundary Not Subject to Act 20 JFC Review
-  DNR Fee Title
-  County Forest
-  Section Boundary
-  QQ Section Boundary

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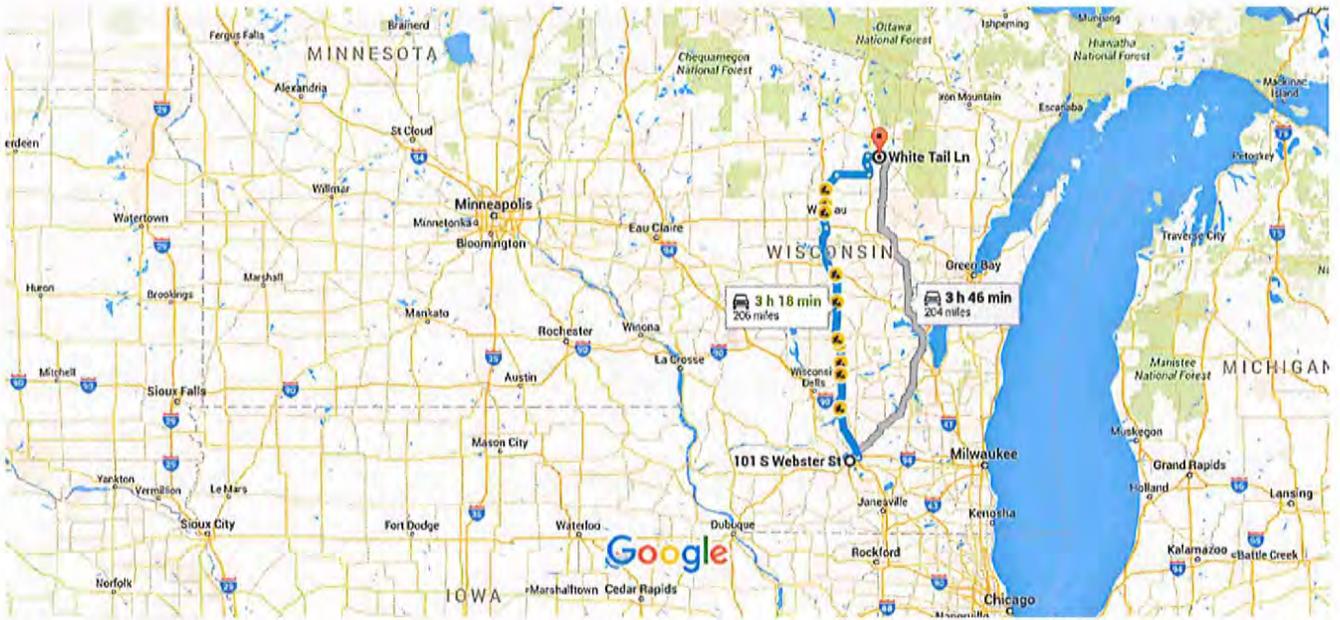
May 02, 2016 jst

Real Estate Section
Bureau of Facilities and Lands

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101 S Webster St, Madison, WI to White Tail Ln, Elcho, WI 54428 Drive 206 miles, 3 h 18 min



101 S Webster St
Madison, WI 53703

Get on WI-30 E

- ↑ 1. Head northwest on S Webster St toward E Main St 8 min (3.3 mi)
- ↔ 2. Use any lane to turn right at the 2nd cross street onto E Washington Ave 0.1 mi
- ↗ 3. Use the right lane to take the Wisconsin 30 E ramp to Interstate 94/Interstate 90 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 WI-64 E in Pine River. Take exit 208 from US-51 N

- ↑ 4. Continue onto WI-30 E 2 h 12 min (156 mi)
- ↖ 5. Use the left lane to merge onto I-39 N/I-90 W toward I-94 W/Wis Dells 2.6 mi
- ⓘ 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

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- ↩ 8. Keep left to stay on I-39 N 22.5 mi
- ↑ 9. Continue onto US-51 N 20.7 mi
- ↘ 10. Take exit 208 for WI-64 toward Merrill/Antigo/WI-17 0.4 mi

Take State Trunk Hwy 17 N, County Rd J and County Rd K to White Tail Ln in Elcho

57 min (47.0 mi)

- ↘ 11. Turn right onto WI-64 E 0.2 mi
- ↩ 12. Turn left onto State Trunk Hwy 17 N 10.5 mi
- ↘ 13. Turn right onto County Rd J 17.7 mi
- ↩ 14. Turn left onto County Rd B 5.7 mi
- ↩ 15. Turn left onto US-45 N 5.2 mi
- ↘ 16. Turn right onto County Rd K/Rummel St 6.7 mi
 - ① Continue to follow County Rd K
- ↘ 17. Turn right onto White Tail Ln 0.8 mi
- ↩ 18. Turn left to stay on White Tail Ln 0.2 mi

White Tail Ln

Elcho, WI 54428

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.

Google Maps

