

SUBJECT: LAND ACQUISITION – NORTHERN HIGHLAND/AMERICAN LEGION STATE FOREST – ONEIDA COUNTY

FOR: JANUARY 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 40 acres of land from Jack and Kelly Dunbar for \$200,000 for the Northern Highland/American Legion State Forest in Oneida County. The item is being submitted because the purchase price exceeds \$150,000.

The property lies within the boundary of the state forest and is the last private 40-acre parcel in the section. It is bordered on three sides by state-owned land and to the north by a private subdivision. Access to the subject is by two easements across adjacent land, including a portion of state land to the east. The 40-acre property consists of 38 acres of upland forest and two acres lowland forest and wetland.

Established in 1925 to protect the headwaters of the Wisconsin, Flambeau and Manitowish Rivers, the Northern Highland and American Legion State Forests include more than 240,000 acres in Vilas, Oneida and Iron Counties. The nearest cities are Woodruff/Minocqua, Rhinelander and Eagle River. Many visitors are from the population centers of southern Wisconsin and northern Illinois. The primary use of the forest is for silvicultural practices and the growth of recurring forest crops with scenic values, outdoor recreation, public hunting and stabilization of stream flow as extra benefits. Each year approximately 45,000 cords of pulpwood and 1.5 million board feet of sawlogs are harvested in the forest, which contributes to employment in the woods and mills and provides commodities. Sale of timber products returns \$400,000 to \$500,000 per year to the state.

There are numerous state-operated campgrounds, boat landings, hiking, and ski trails, providing recreational opportunities to 2,000,000 campers and visitors each year. Private facilities offering motel and housekeeping units are found throughout the forest and restaurants and retail businesses are located near population centers throughout the forest. The beautiful lakes, streams, and woods found within the state forest boundaries, together with recreational opportunities and other amenities, make this area one of the leading tourist attractions of northern Wisconsin.

Purchase of the Dunbar property will provide additional opportunities for public recreation and better protect the natural and scenic resources of this site by preventing uses incompatible with the goals of the project and by promoting natural resource management as well as to consolidate state ownership.

RECOMMENDATION: That the Board approve the purchase of 40 acres of land for \$200,000 for the Northern Highland/American Legion State Forest in Oneida County.

LIST OF ATTACHED MATERIALS:

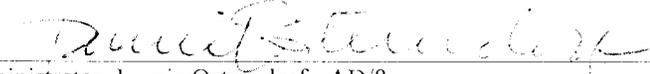
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|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



Real Estate Director, Richard E. Steffes - LF/6

Date 12/29/08



Adminjstrator, Laurie Osterndorf - AD/8

Date 12/29/08

Secretary, Matthew J. Frank - AD:8

Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD:8
 R. Mather – FR/4
 J. Gozdzialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

DATE: December 29, 2008
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Dunbar Tract, File # NF 30017,
 Option Expires April 9, 2009

FILE REF: NF 30017

1. PARCEL DESCRIPTION:

Northern Highland American Legion State Forest
 Oneida County

Grantor:

Jack and Kelly Dunbar
 6823 West Two Lakes Road
 Lake Tomahawk, WI 54539

Acres: 40.0Price: \$200,000Appraised Value: \$200,000Interest: Fee

Improvements: The property includes an older 480 square foot cabin located in the southwestern corner of the property, which will be removed and the site restored to a natural condition.

Location: The property is located about a mile west of Lake Tomahawk.

Land Description: The land has undulating terrain with gentle slopes.

| <u>Covertypes Breakdown:</u> | <u>Type:</u> | <u>Acreage:</u> |
|------------------------------|------------------|-----------------|
| | Upland Woodland | 38.0 |
| | Lowland Woodland | 2.0 |
| | TOTAL: | 40.0 |

Zoning: ForestryPresent Use: RecreationProposed Use: Resource Protection and Public RecreationTenure: In family for more than 20 yearsProperty Taxes: \$593Option Date: December 10, 2008

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.

2. JUSTIFICATION:

The 40-acre Dunbar property, located in north-central Oneida County in the Town of Newbold lies within the boundary of the Northern Highland American Legion State Forest, is proposed for acquisition. The subject, the last private 40-acre parcel in the section, is bordered on three sides by state-owned lands and is bordered to the north by a private subdivision. Access to the subject is by two easements across adjacent land, including a portion of state-owned land to the east. Both easements are included in the acquisition of the property. The property consists of 38 acres of upland forest with two acres of lowland forest and wetland. The property includes a smaller cabin located in the southwestern corner of the property, which



will be removed. Covertypes consists of predominantly northern hardwood and pine species, with black spruce and tamarack in the lowland areas of the property. This acquisition would serve well in meeting the Department's defined acquisition goals for the project. Acquisition would allow for structured management of the timber resource in this area and allow new opportunities for public recreation. This parcel has known gravel resources and was proposed as a gravel pit. State purchase will allow for long-term forestry practices with wildlife habitat and public outdoor recreation.

Established in 1925 to protect the headwaters of the Wisconsin, Flambeau and Manitowish Rivers, the Northern Highland and American Legion State Forests include more than 240,000 acres in Vilas, Oneida and Iron Counties. The nearest cities are Woodruff, Minocqua, Rhinelander and Eagle River. Many visitors are from the population centers of southern Wisconsin and northern Illinois. The primary use of the forest is for silvicultural practices and the growth of recurring forest crops with scenic values, outdoor recreation, public hunting and stabilization of stream flow as extra benefits. Each year approximately 45,000 cords of pulpwood and 1.5 million board feet of sawlogs are harvested in the forest, which contributes to employment in the woods and mills and provides commodities. Sale of timber products returns \$400,000 to \$500,000 per year to the state.

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The Department recommends purchase of the Dunbar property to protect the natural and scenic resources of the site, to allow natural resource management, to consolidate state ownership, to prevent development incompatible with the goals of the project, and to provide additional opportunities for public recreation.

3. FINANCING:

State Stewardship bond funds are anticipated:

| Funds allotted to program: | Balance after proposed transaction: |
|----------------------------|-------------------------------------|
| \$2,300,000 | \$1,317,841 |

4. ACQUISITION STATUS OF THE NORTHERN HIGHLAND AND AMERICAN LEGION STATE FOREST:

Established: 1925
Acres Purchased to Date: 240,870
Acquisition Goal: 291,100
Percent Complete: 82.7%
Cost to Date: \$27,938,000

5. APPRAISAL:

Appraiser: Craig Solum
Valuation Date: June 22, 2006
Appraised Value: \$200,000
Highest and Best Use: rural residential and recreational

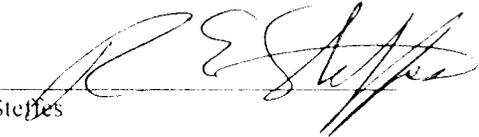
Allocation of Values:

- a. land: 40.0 acres @ \$5,000.00 per acre: \$200,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$4,605.00 to \$4,884.00

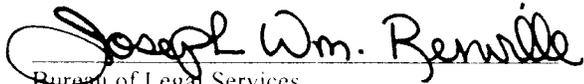
Appraisal Review: Richard Steffes July 10, 2006

Comment: the cabin's value contribution is minimal and estimated to be \$10,000.

RECOMMENDED:


Richard E. Steffes

12-29-08
Date


Bureau of Legal Services

12/29/08
Date


Laurie Osterndorf

12/29/08
Date

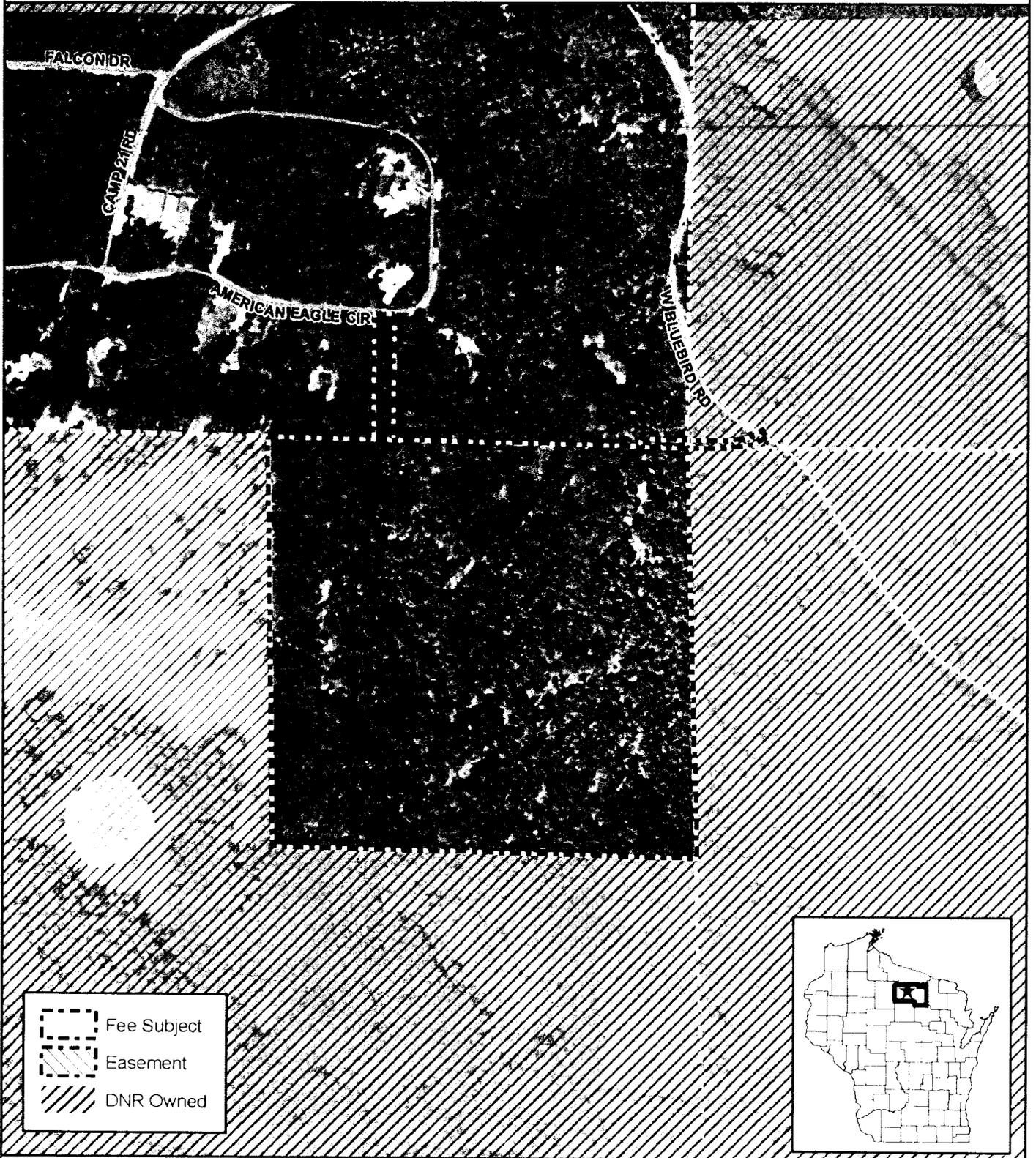
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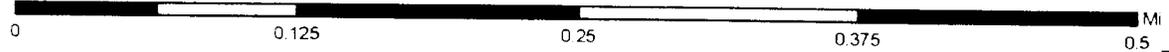
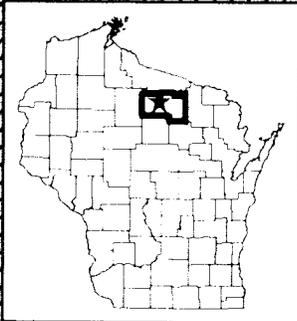
**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

Jack A. & Kelly M. Dunbar Property

T38N R07E Sec 20, Town of Lake Tomahawk, Oneida County



| | |
|--|-------------|
| | Fee Subject |
| | Easement |
| | DNR Owned |



Created by Bureau of Facilities and Lands
Real Estate Section
December 18, 2008



