

SUBJECT: LAND ACQUISITION – FLAMBEAU RIVER STATE FOREST– SAWYER COUNTY

FOR: MARCH 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 53.14 acres of land from Edward Krohn for \$343,000 for the Flambeau River State Forest in Sawyer County. The item is being submitted because the purchase price exceeds \$150,000.

The wooded 53.14-acre property is within the Flambeau River State Forest in eastern Sawyer County. The parcel has about 1,530 feet of frontage on one bank of the North Fork of the Flambeau River. The property has gently rolling topography, with an easy slope to the Flambeau River providing good access. In addition to the Flambeau River, there is a small, unnamed trout stream running across the north side of the property into the river. The parcel is surrounded by state-owned land on all sides, including across the river. The property is improved with a one-story dwelling with a garage. The improvements will be removed after acquisition and the site restored to a natural condition.

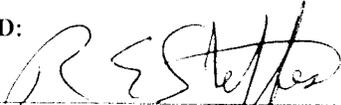
Approximately 75 miles of the Flambeau River runs through the state forest, which provides an enjoyable visitor experience with numerous primitive river campsites and two improved campgrounds and day use picnic, swimming areas. Other ecological benefits include protection of soils, water quality and terrestrial wildlife habitat. The forest also provides a sustainable flow of wood products, an economic benefit to nearby communities and to Wisconsin as a whole. The forest has many distinct landscapes that allow for the wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey and songbirds. The majority of the public lands within the forest boundaries are open to hunting and trapping in season. The state forest is more than 97% complete. The remaining private in-holdings, especially those along the river area a high priority for state purchase. State purchase will help maintain the pristine and wild nature of the property.

RECOMMENDATION: That the Board approve the purchase of 53.14 acres of land for \$343,000 for the Flambeau River State Forest in Sawyer County.

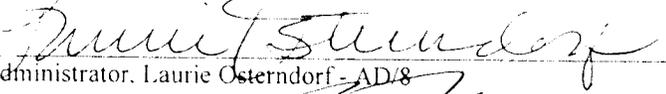
LIST OF ATTACHED MATERIALS:

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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 |

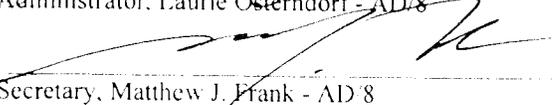
APPROVED:


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

2-16-09
Date


Administrator, Laurie Osterndorf - AD/8

2/17/09
Date


Secretary, Matthew J. Frank - AD 8

3/9/09
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: February 16, 2009

TO: Governor Doyle

FROM: Matthew J. Franke 

SUBJECT: Proposed Land Acquisition, Krohn Tract. File # NF 30021,
Option Expires April 23, 2009

FILE REF: NF 30021

1. PARCEL DESCRIPTION:

Flambeau River State Forest
Sawyer County

Grantor:

Edward Krohn
7230 West Greenleaf
Chicago, IL 60631

Acres: 53.14Price: \$343,000Appraised Value: \$343,000Interest: Fee Title PurchaseImprovements: Home and Garage

Location: The property is located in Sawyer County 16 miles east of the Village of Winter in the Town of Draper.

Land Description: The land is gently rolling with a moderate slope down to the Flambeau River.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Lowland/Woodland	17.50
	Upland/Woodland	<u>35.64</u>
	TOTAL	53.14

Zoning: ForestryPresent Use: RecreationProposed Use: Resource Protection and Public RecreationTenure: 27 yearsProperty Taxes: \$2,263Option Date: January 23, 2009

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 Department has obtained an option to purchase 53.14 acres of land from Edward Krohn for \$343,000 for the Flambeau River State Forest in Sawyer County. The wooded 53.14-acre property is within the established project boundary of the Flambeau River State Forest and is located in eastern Sawyer County in the Town of Draper. The parcel has about 1,530 feet of frontage on one bank of the North Fork of the Flambeau River. The property has gently rolling topography, with an easy slope to the Flambeau River providing good access. In addition to the Flambeau River, there is a small, unnamed trout stream running across the north side of the property into the river. The parcel is surrounded by state-owned land on all sides, including across the river. The property is improved with a one-story Wausau manufactured dwelling with full basement and a pole frame garage with a concrete floor. Both improvements are in



average condition and will be removed after acquisition and the site restored to a natural condition. The landowner will lease back the house for two years after closing with the state.

The Flambeau River State Forest was initiated in 1930. During the 1920's, a group of citizens led by Judge A. K. Owens of Phillips began a petition to preserve a large block of land on the Flambeau River. In 1929, a 3,112-acre parcel was purchased by the Conservation Department and in 1930, the Flambeau River State Forest was born. Approximately 75 miles of the Flambeau River runs through the state forest, which provides an enjoyable visitor experience with numerous primitive river campsites, and two improved campgrounds and day use picnic, swimming areas. Other ecological benefits include protection of soils, water quality, and terrestrial wildlife habitat. The forest also provides a sustainable flow of wood products, an economic benefit to nearby communities and to Wisconsin as a whole. The forest has many distinct landscapes that allow for the wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey and songbirds. A majority of the public lands within the forest boundaries are open to hunting and trapping in season.

It is the Department's recommendation that the Krohn property be acquired in fee title to allow the Department to provide additional opportunities for public recreation and to 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.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,300,000	\$950,831

4. ACQUISITION STATUS OF THE FLAMBEAU RIVER STATE FOREST:

Established: 1931
Acres Purchased to Date: 91,202.48
Acquisition Goal: 93,529.94
Percent Complete: 97.5%
Cost to Date: \$5,655,417.97

5. APPRAISAL:

Appraiser: Tom Olson
Valuation Date: August 8, 2008
Appraised Value: \$343,000.00
Highest and Best Use: Recreational with improvements and possibility of future division.

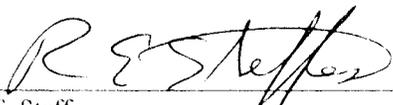
Allocation of Values:

- a. land: 53.14 acres @ \$6,454.65 per acre: \$343,000.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$5,264 to \$7,258

Appraisal Review: Peter Wolter - December 17, 2008

Comment: The appraiser allocated \$120,000 of the \$343,000 value for improvements.

RECOMMENDED:


Richard E. Steffes

2-16-09
Date


Bureau of Legal Services

2/17/09
Date


Laurie Osterndorf

2/17/09
Date

RES:dv



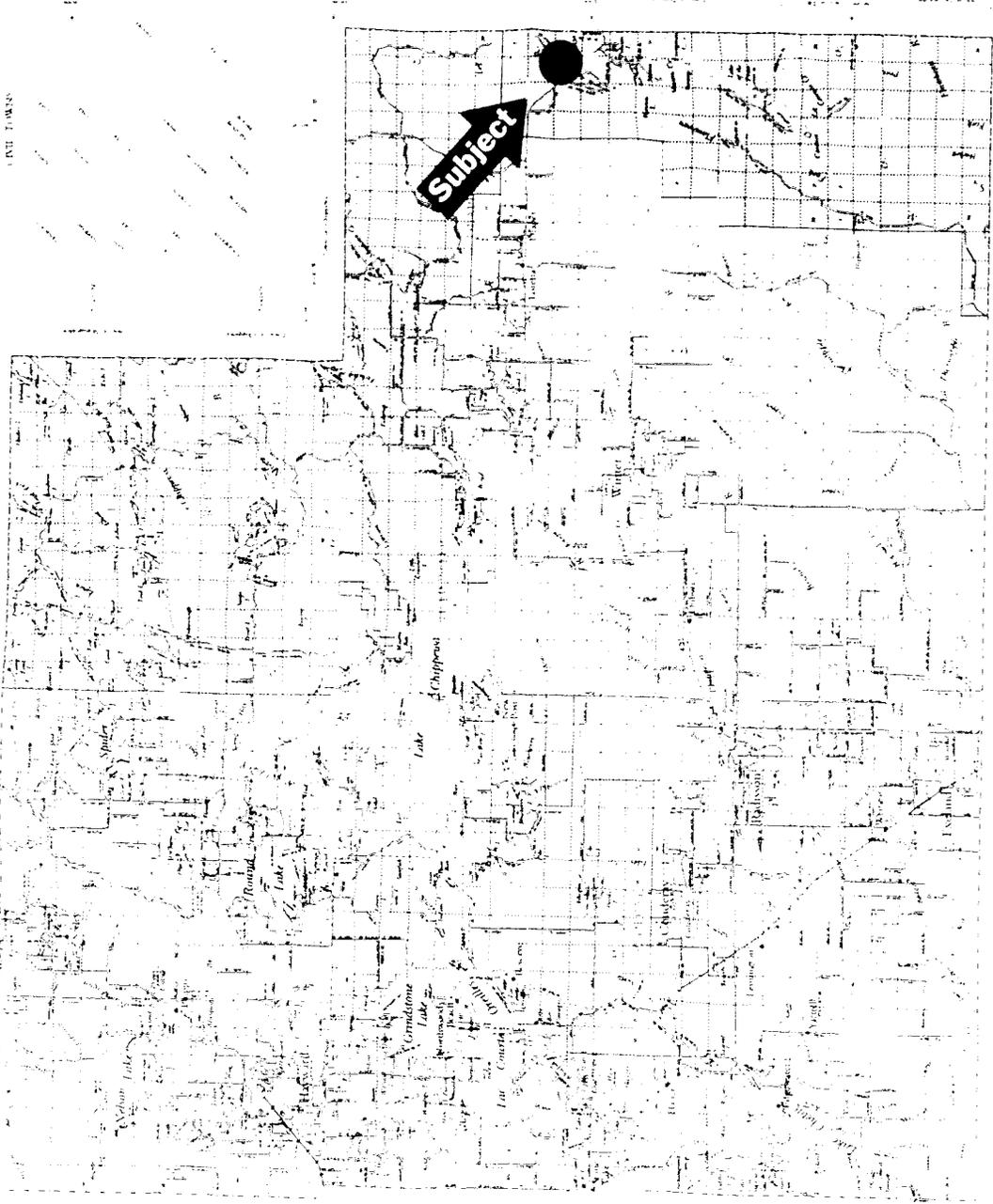
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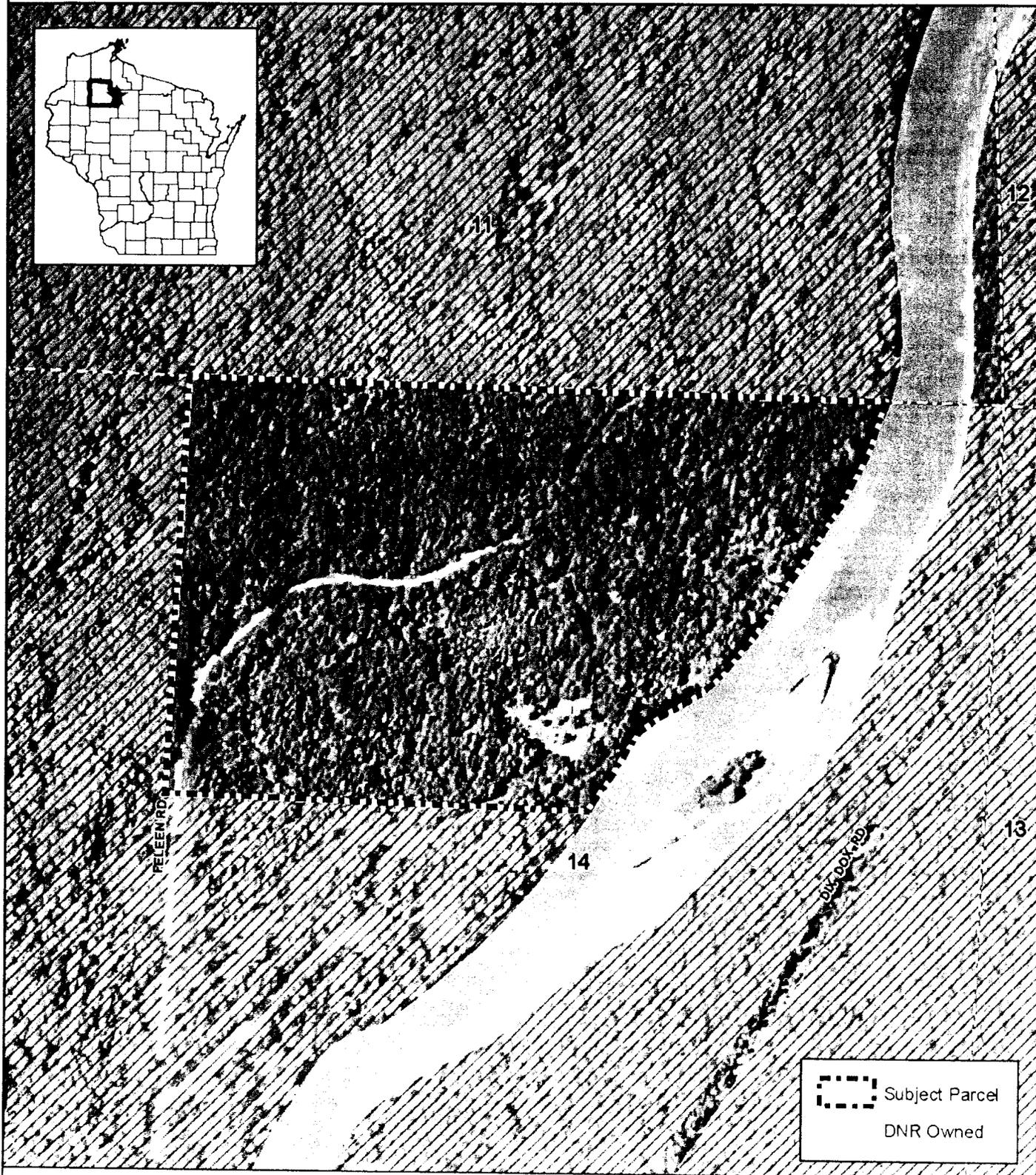
LIVE TOWNS

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Edward Krohn Property

T39N R03W Sec 14, Town of Draper, Sawyer County



Created by Bureau of Facilities and Lands
Real Estate Section
February 10, 2009



**Edward Krohn
Property**

*Flambeau River
State Forest*

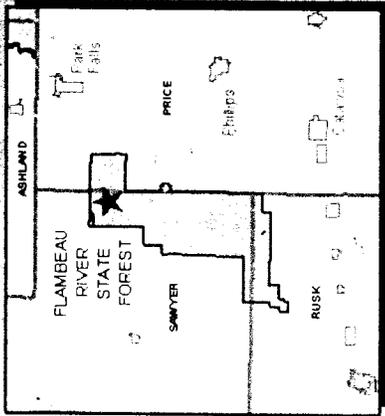


 Subject Property

WDNR Owned

 Project Boundary

 0 0.25 Miles



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For information about the actual management, including public use and public access, contact the Flambeau River State Forest, Wisconsin Department of Natural Resources, 1000 Wisconsin Avenue, Suite 1000, Madison, WI 53706. Contact information: (608) 261-3333. Website: <http://dnr.wisconsin.gov>

Updates to this data will be ongoing and will be incorporated into future editions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands
February 10, 2009

