

SUBJECT: LAND ACQUISITION – STATEWIDE NATURAL AREAS – ONEIDA COUNTY

FOR: DECEMBER 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 268.63 acres of land from the Board of Commissioners of Public Lands for \$242,000 for the Statewide Natural Area program in Oneida County. The item is being submitted because the acquisition exceeds \$150,000.

The 268.63-acre parcel in the Upper Kaubashine Creek State Natural Area is adjacent to land covered by a state Forest Legacy easement as part of the Willow Flowage Scenic Waters Area. The site is also situated about ½-mile east of Tomahawk River Pines State Natural Area. The property consists of generally level to gently rolling lowlands, consisting of predominantly lowland black spruce and alder brush along Kaubashine Creek, a Class II trout stream that cuts across the length of the property.

Kaubashine Creek is an important cold-water tributary to the upper Tomahawk River that supports a variety of wetland communities along its riparian corridor. Dense spruce and tamarack swamps along the margins give way to shrubby fens surrounding several large springs, which drain into Kaubashine Creek. These wetland communities are extensive and generally undisturbed and contain a regionally significant concentration of springs. The unique water chemistry supports rare plants including dragon’s-mouth orchid and sparse-flowered sedge. There is a steep upland ridge along the southern end of the property, overlooking the stream corridor. Forest type on the upland areas consists of jack pine, red pine, and a mix of northern hardwoods or aspen. In this portion of Oneida County, the only remaining significant tracts of undeveloped natural pine forest are on state-owned lands along the major river corridors. Acquisition will protect extensive wetland communities that support rare plant and animal species including uncommon boreal birds. The regional significance of the springs found here in concert with the rare species habitat and the adjacent SNA make this site a protection priority.

The subject has no direct access by road or utilities, but is accessible by crossing lands under a Department Forest Legacy Easement adjacent to the west, as well as surrounding industrial forestlands under the open MFL tax program. The subject includes 3,570 feet of stream thread on Kaubashine Creek. Acquisition will allow for continued public access in this area of the state, as well as protect the overall natural qualities of the land.

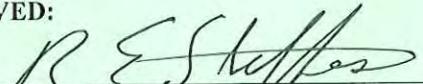
Acquiring the property will allow the Department to continue to provide opportunities for public recreation and to protect the natural and scenic resources of this site by promoting natural resource management.

RECOMMENDATION: That the Board approve the purchase of 268.63 acres of land for \$242,000 for the Statewide Natural Area Program in Oneida County.

LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| 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 |

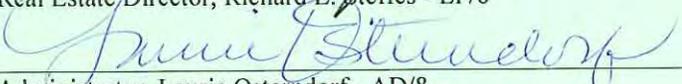
APPROVED:



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

11-17-10

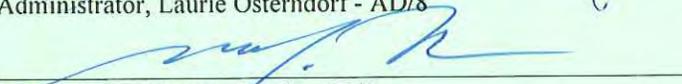
Date



Administrator, Laurie Osterdorf - AD/8

11/18/10

Date



Secretary, Matthew J. Frank - AD/8

11-18-10

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- C. Thompson - ER/6
- J. Gozdialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

DATE: November 17, 2010 FILE REF: NA 20059
 TO: Jim Doyle
 FROM: Matthew J Frank
 SUBJECT: Proposed Land Acquisition, Board of Commissioners of Public Lands Tract, File NA 20059, Approval Requested by December 20, 2010

1. PARCEL DESCRIPTION:

Statewide Natural Area
 Upper Kaubashine Creek Natural Area
 Oneida County

Grantor:

Board of Commissioners of Public Lands
 c/o Tia Nelson, Executive Secretary
 125 South Webster Street
 Madison, WI 53708

Acres: 268.63Price: \$242,000Appraised Value: \$242,000Interest: Fee Title AcquisitionImprovements: NoneLocation: The property is located in Oneida County about three miles west of Village of Hazelhurst.Land Description: The subject land is generally level to gently rolling lowlands.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland Woodland	41.00
	Lowland Woodland	<u>227.63</u>
	TOTAL:	268.63

Zoning: Forestry/ShorelandPresent Use: Timber Production and Public RecreationProposed Use: Natural Areas Protection and Public Outdoor RecreationTenure: Since statehoodAgreement Date: November 17, 2010Stewardship 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 negotiated an agreement to purchase a 268.63-acre parcel from the Board of Commissioners of Public Lands (BCPL) for the Upper Kaubashine Creek State Natural Area. The land is in western Oneida County adjacent to the Forest Legacy easement portion of the Willow Flowage Scenic Waters Area. The site is also situated about ½-mile east of Tomahawk River Pines State Natural Area. The property consists of generally level to gently rolling lowlands, consisting of predominantly lowland black spruce and alder brush along Kaubashine Creek, a Class II trout stream that cuts across the length of the property.



Kaubashine Creek is an important cold-water tributary to the upper Tomahawk River that supports a variety of wetland communities along its riparian corridor. Dense spruce and tamarack swamps along the margins give way to shrubby fens surrounding several large springs, which drain into Kaubashine Creek. These wetland communities are extensive and generally undisturbed and contain a regionally significant concentration of springs. The unique water chemistry supports rare plants including dragon's-mouth orchid and sparse-flowered sedge. There is a steep upland ridge along the southern end of the property, overlooking the stream corridor. Forest type on the upland areas consists of jack pine, red pine, and a mix of northern hardwoods or aspen. In this portion of Oneida County, the only remaining significant tracts of undeveloped natural pine forest are on state owned lands along the major river corridors. Acquisition will protect extensive wetland communities that support rare plant and animal species including uncommon boreal birds. The regional significance of the springs found here in concert with the rare species habitat and the adjacent SNA make this site a protection priority.

The subject has no direct access by road or utilities, but is accessible by crossing lands under a department Forest Legacy easement adjacent to the west, as well as surrounding industrial forestlands under the open MFL tax program. The subject includes 3,570 feet of stream thread on Kaubashine Creek. Acquisition will allow for continued public access in this area of the state, as well as protect the overall natural qualities of the land.

It is the Department's recommendation that the property be acquired as part of the Statewide Natural Areas program. The parcel is located adjacent to a department easement and blocks well with other lands open to public access. Acquiring the property will allow the Department to continue to provide opportunities for public recreation and to protect the natural and scenic resources of this site by promoting natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,758,000

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA PROGRAM:

Established: 1972
Acres Purchased to Date: 46,139.00
Acquisition Goal: 41,000.0 Acres
Percent Complete: 112.53%
Cost to Date: \$27,198,295.30

5. APPRAISAL:

Appraiser: Jolene Brod
Valuation Date: October 12, 2010
Appraised Value: \$242,000.00
Highest and Best Use: Recreation and Timber production

Allocation of Values:

- a. land: 268.63 acres @ \$900.87 per acre: \$242,000.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$836.00 to \$1,162.00 per acre

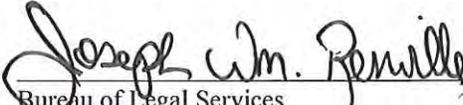
Appraisal Review: Jeff Pennucci – November 18, 2010

RECOMMENDED:



Richard E. Steffes

11-17-10
Date



Bureau of Legal Services

11-17-10
Date



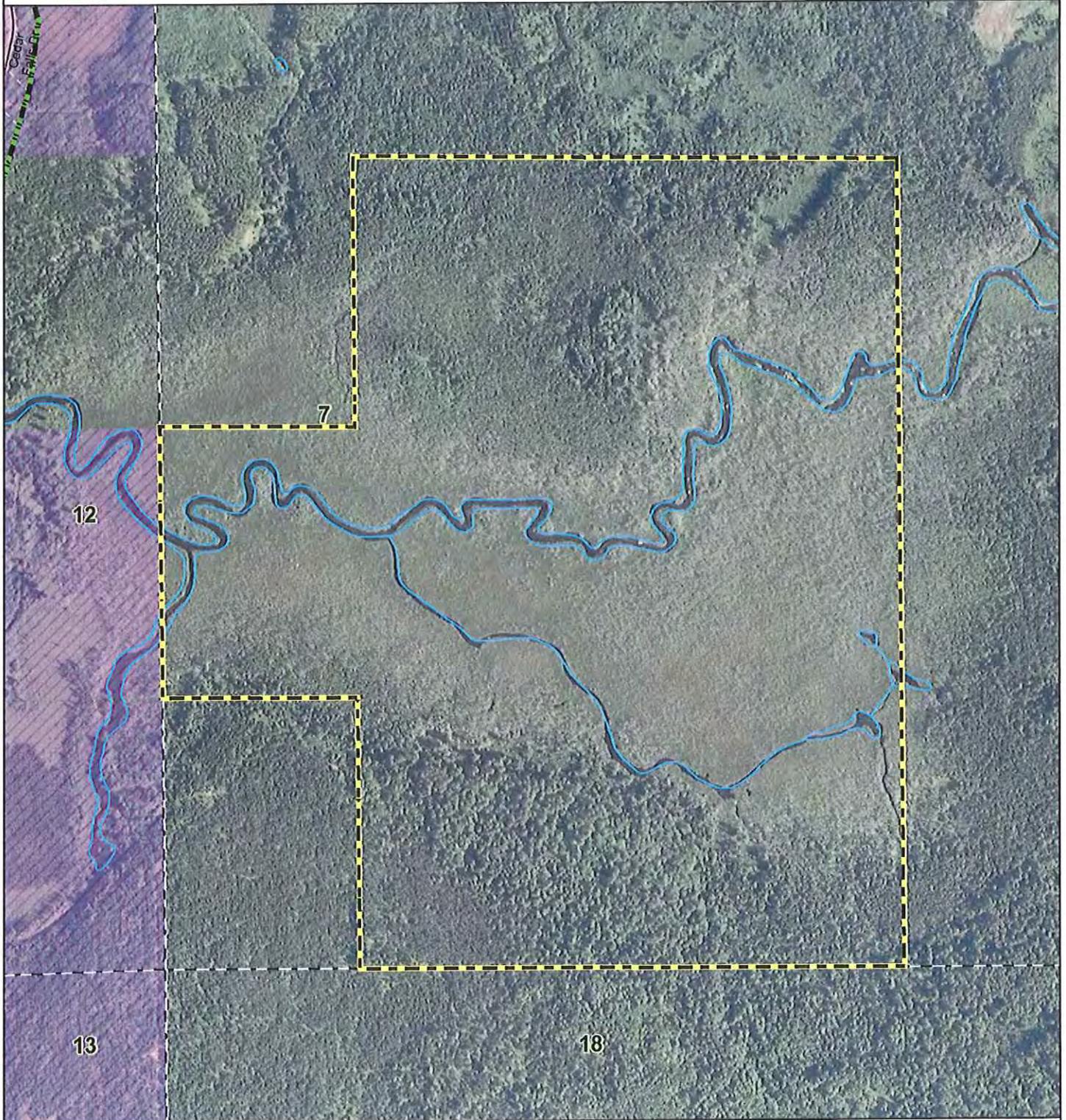
Laurie Osterdorf

11/18/10
Date

RES:dv

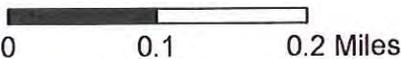
Board of Commissioners of Public Land Parcel

T38N R6E Section 7, Town of Hazelhurst, Oneida County, WI (268.63 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned



Subject Property

NA 20059

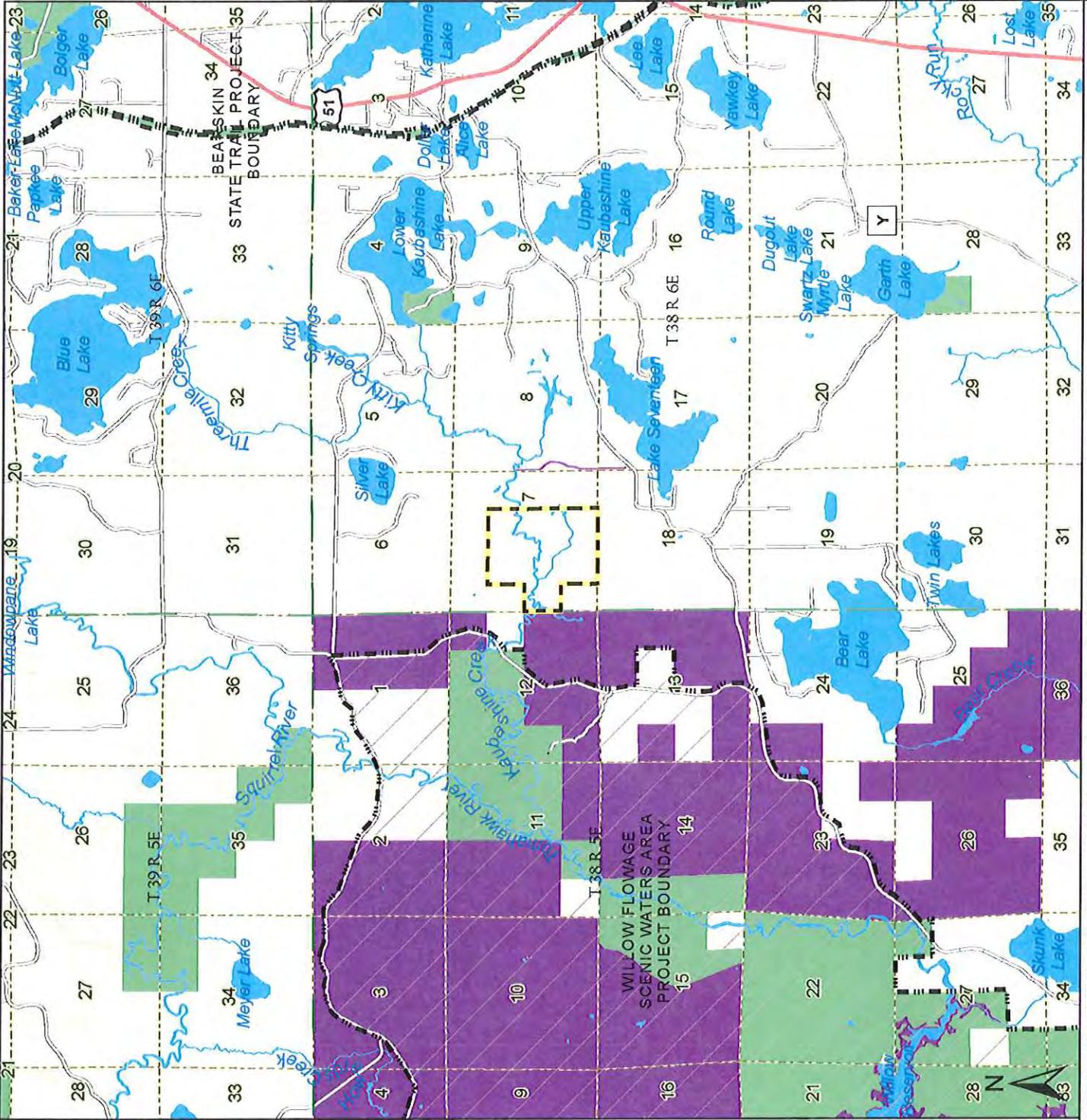
Statewide Natural Area

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin

Nov. 17, 2010
Real Estate Section
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides map information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



**Board of Commissioners
of Public Lands Parcel**

NA 20059

Statewide
Natural Area

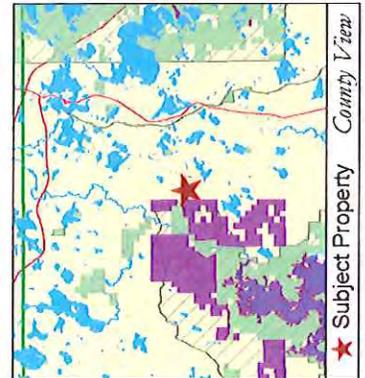
T38N R6E Section 7
Town of Hazelhurst
Oneida County, WI
(268.63 Acres)

Subject Property

- Fee Simple
- Easement
- Ingress/Egress

Legend

- DNR Project Boundary
- State Natural Area
- PLSS Section Line
- County Boundary
- DNR Owned
- DNR Easement



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This dataset is a spatial representation of the Credo Land Records System maintained by the DNR Bureau of Facilities and Lands (U.F.) and may include errors, omissions. The data should not be interpreted as a legal representation of legal ownership boundaries. This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This dataset is not intended to be used as a land management tool; it is a listing of all DNR real estate transactions that have occurred on these lands over time. For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional office. Contact information for DNR Regional Offices and Service Centers is provided on the following Internet site: <http://www.dnr.state.wi.us/org/landrecords/landrecords.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.