

SUBJECT: LAND ACQUISITION – SCATTERED FORESTS LANDS – MARATHON COUNTY

FOR: JUNE BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 210.0 acres of land from Kretz Lumber Company, Inc. for \$472,500.00 for the Scattered Forest Lands Program in Marathon County. The item is being submitted because the purchase price exceeds \$150,000.

The property, strewn with glacial boulders, is located in Marathon County about 18 miles northeast of Wausau in the Town of Harrison and will provide two miles of Ice Age Trail Corridor. It is entirely wooded with northern hardwoods and scattered stands of evergreens, except for three acres of brush and open wetland in the southeast corner of the property along the Plover River where in this area it is intermittent. The dominant tree species is hard maple, other common species are white ash, basswood, red oak, yellow birch, hemlock, and cherry. Currently, the parcel is connected on the south to existing state-owned land in the Plover River Fishery Area project. The Ice Age Trail will traverse the fishery area for approximately 2-½ miles and then join up with this parcel to the north.

The Department proposes to acquire this land under the Scattered Forest Lands category, which allows forestry and wildlife habitat management as well as public hunting. If acquired, the Ice Age Trail will be sited, developed and maintained through the property. Upon completion and approval of an Administrative Code, which will define allowed hunting opportunities compatible with the primary use of the site for the Ice Age Trail, the property will be recommended for re-designation as a State Ice Age Trail Area.

In 1987, the Wisconsin Legislature passed legislation that established the Ice Age State Scenic Trail as a state project and directed the Department to develop a trail to promote public awareness and appreciation of Wisconsin's glacial heritage, to preserve and protect significant glacial features and other natural and cultural features associated with the period of glaciation, and to provide a continuous off-road trail for recreational use. The Ice Age Trail is a cooperative project with the National Park Service, the Ice Age Trail Alliance and its various volunteer groups around the state, and some counties through which the trail passes. The trail, when completed, will run through much of Wisconsin from Door County south through the Kettle Moraine to Janesville and then north through Devil's Lake State Park to northwestern Wisconsin. Segments of the trail have been developed by the Ice Age Trail Alliance in several locations and on lands owned by the Department. Management, development, and maintenance will be shared between the Department and the Ice Age Trail Alliance.

Acquisition of this parcel would help protect the rural character of the area, provide two miles of Ice Age Trail and allow public recreation and natural resource management.

RECOMMENDATION: That the Board approve the purchase of 210.0 acres of land for \$472,500.00 for the Scattered Forests Lands program in Marathon 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:

Richard E. Steffes

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

5-21-10
Date

Laurie Osterndorf

Administrator, Laurie Osterndorf - AD/8

5/25/10
Date

Matthew J. Frank

Secretary, Matthew J. Frank - AD/8

6-8-10
Date

- | | | |
|----------------------|--------------------|----------------------------------|
| cc: S. Miller – LF/6 | L. Ross – AD/8 | S. Humrickhouse – WCR/Eau Claire |
| R. Steffes – LF/6 | D. Schuller – PR/6 | |

CORRESPONDENCE/MEMORANDUM

DATE: May 20, 2010 FILE REF: WM 60093
TO: Governor Doyle
FROM: Matthew J. Frank
SUBJECT: Proposed Land Acquisition, Kretz Lumber Company, Inc. Tract, File # WM 60093, Option Expires August 26, 2010

1. PARCEL DESCRIPTION:

Scattered Forests Lands
Marathon County

Grantor:

Kretz Lumber Company, Inc.
c/o Ron Schroepfer
P. O. Box 505
Antigo, WI 54409

Acres: 210.0
Price: \$472,500.00
Appraised Value: \$472,500.00
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Marathon County about 18 miles northeast of Wausau in the Town of Harrison.

Land Description: The subject land is level to rolling.

Water Resources: The parcel has about 400 of frontage along both banks of the Plover River.

Table with 3 columns: Coertype Breakdown, Type, Acreage. Rows include Wetland (3.0), Upland Woodland (207.0), and TOTAL (210.0).

Zoning: Shoreland/Floodplain
Present Use: Forestry/Recreation
Proposed Use: Resource protection and public outdoor recreation
Tenure: 12 years
Property Taxes: \$900
Option Date: May 7, 2010

Stewardship Land Access: This property will be open to the public for nature-based outdoor recreational activities to include hunting, fishing, hiking, cross-country skiing and trapping. After completion and approval of an Administrative Code which will define hunting opportunities compatible with the primary use of the property for the Ice Age Trail, the property will be recommended for re-designation as a State Ice Age Trail Area.

2. JUSTIFICATION:

The Department recommends the acquisition of 210.0 acres of the Kretz Lumber Company, Inc. ownership to add two miles of trail corridor in northern Marathon County, which would link to Langlade County. The property, strewn with glacial boulders, is located in Marathon County about 18 miles northeast of Wausau



in the Town of Harrison. It is entirely wooded with northern hardwoods and scattered stands of evergreens, except for three acres of brush and open wetland in the southeast corner of the subject along the Plover River where in this area it is intermittent. The dominant tree species is hard maple, other common species are white ash, basswood, red oak, yellow birch, hemlock, and cherry. Currently, the property is connected on the south to existing state-owned land in the Plover River Fishery Area project. The Ice Age Trail will traverse the fishery area for approximately 2-½ miles and then join up with this parcel to the north.

The Department proposes to acquire this land under the Scattered Forest Lands category, which allows forestry and wildlife habitat management as well as public hunting and trail use. After completion and approval of an Administrative Code which will define hunting opportunities compatible with the primary use of the property for the Ice Age Trail, the property will be recommended for re-designation as a State Ice Age Trail Area.

In 1987, the Wisconsin Legislature passed legislation that established the Ice Age State Scenic Trail as a state project and directed the Department to develop a trail to promote public awareness and appreciation of Wisconsin's glacial heritage, to preserve and protect significant glacial features and other natural and cultural features associated with the period of glaciation, and to provide a continuous off-road trail for recreational use. The Ice Age Trail is a cooperative project with the National Park Service, the Ice Age Trail Alliance and its various volunteer groups around the state, and some counties through which the trail passes. The trail, when completed, will run through much of Wisconsin from Door County south through the Kettle Moraine to Janesville and then north through Devil's Lake State Park to northwestern Wisconsin. Segments of the trail have been developed by the Ice Age Trail Alliance in several locations and on lands owned by the Department. Management, development and maintenance will be shared between the Department and the Ice Age Trail Alliance.

The Department recommends the acquisition of this parcel to protect the rural character of the area, provide a connection from north Marathon County to Langlade County for public recreation, consolidate state ownership and allow natural resource management.

3. FINANCING:

State Stewardship Trails (FY 11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$25,514,046

4. ACQUISITION STATUS OF THE SCATTERED FOREST LANDS:

Established: 1996
Acres Purchased to Date: 11,310.97
Acquisition Goal: 11,458.55 Acres
Percent Complete: 98.71%
Cost to Date: \$979,498.84

5a. APPRAISAL:

Appraiser: Phil Lepinski
Valuation Date: March 16, 2010
Appraised Value: \$472,500.00
Highest and Best Use: recreational/forestry/future rural residential

Allocation of Values:

- a. land: 210.0 acres @ \$2,250.00 per acre: \$472,500.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$2,000.00 to \$2,650.00 per acre

Appraisal Review: Peter Wolter - April 27, 2010

5b. APPRAISAL

Appraiser: Michael Augustyn
Valuation Date: February 22, 2010
Appraised Value: \$472,500.00
Highest and Best Use: Forestry/Recreational

Allocation of Values:

- a. land: 210.0 acres @ \$2,250.00 per acre: \$472,500.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,250.00 to \$2,323.00 per acre

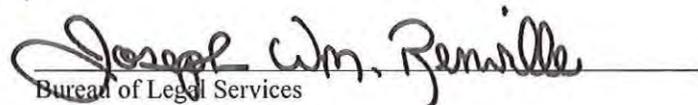
Appraisal Review: Peter Wolter - April 27, 2010

RECOMMENDED:


 Richard E. Steffes

5-21-10
 Date

8/9

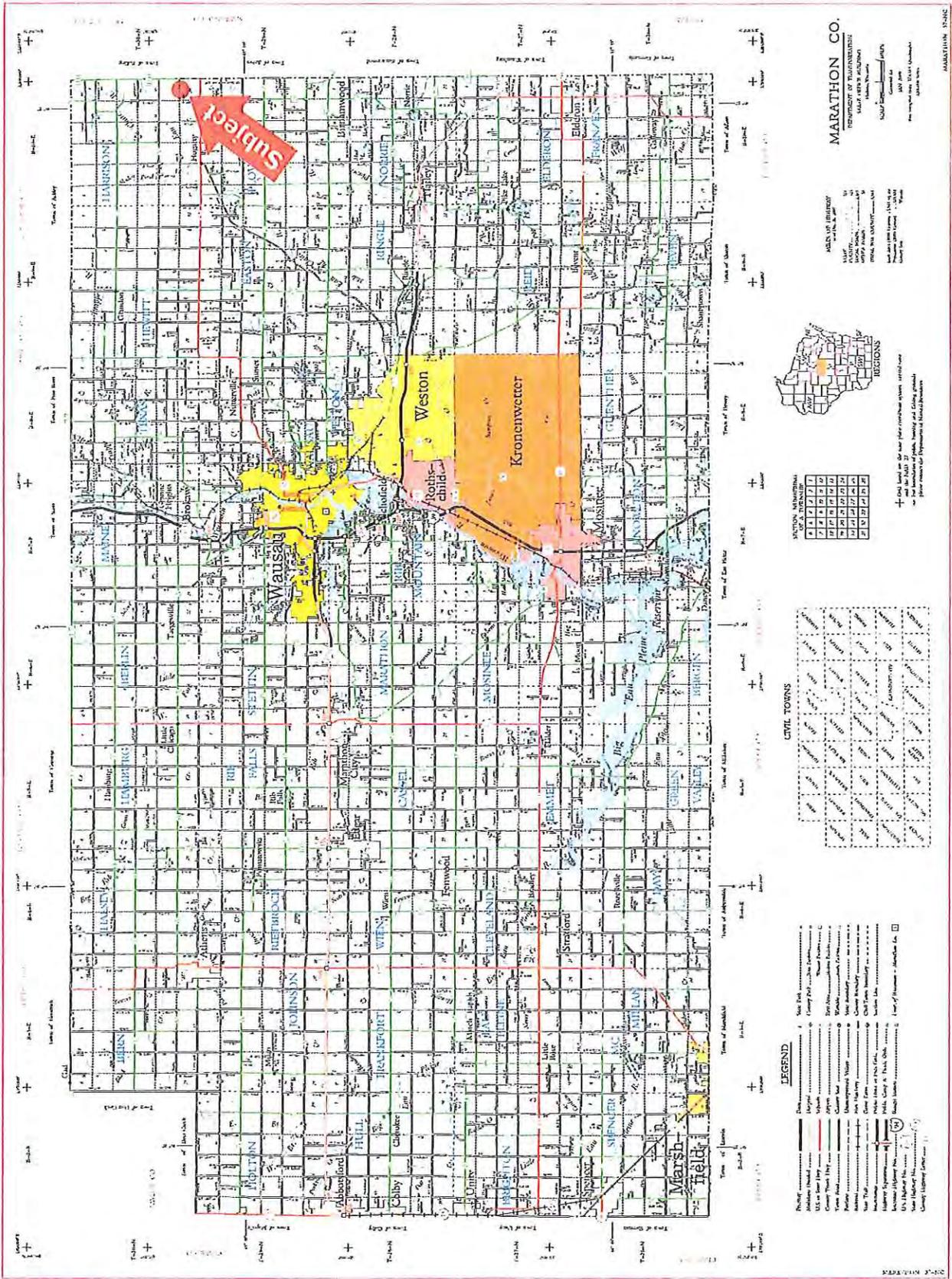

 Bureau of Legal Services

5/24/10
 Date

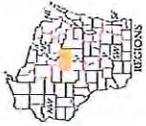

 Laurie Osterndorf

5/25/10
 Date

RES:dv



MARATHON CO.
 COUNTY OF MARATHON
 STATE OF WISCONSIN



SECTION ABSTRACTS

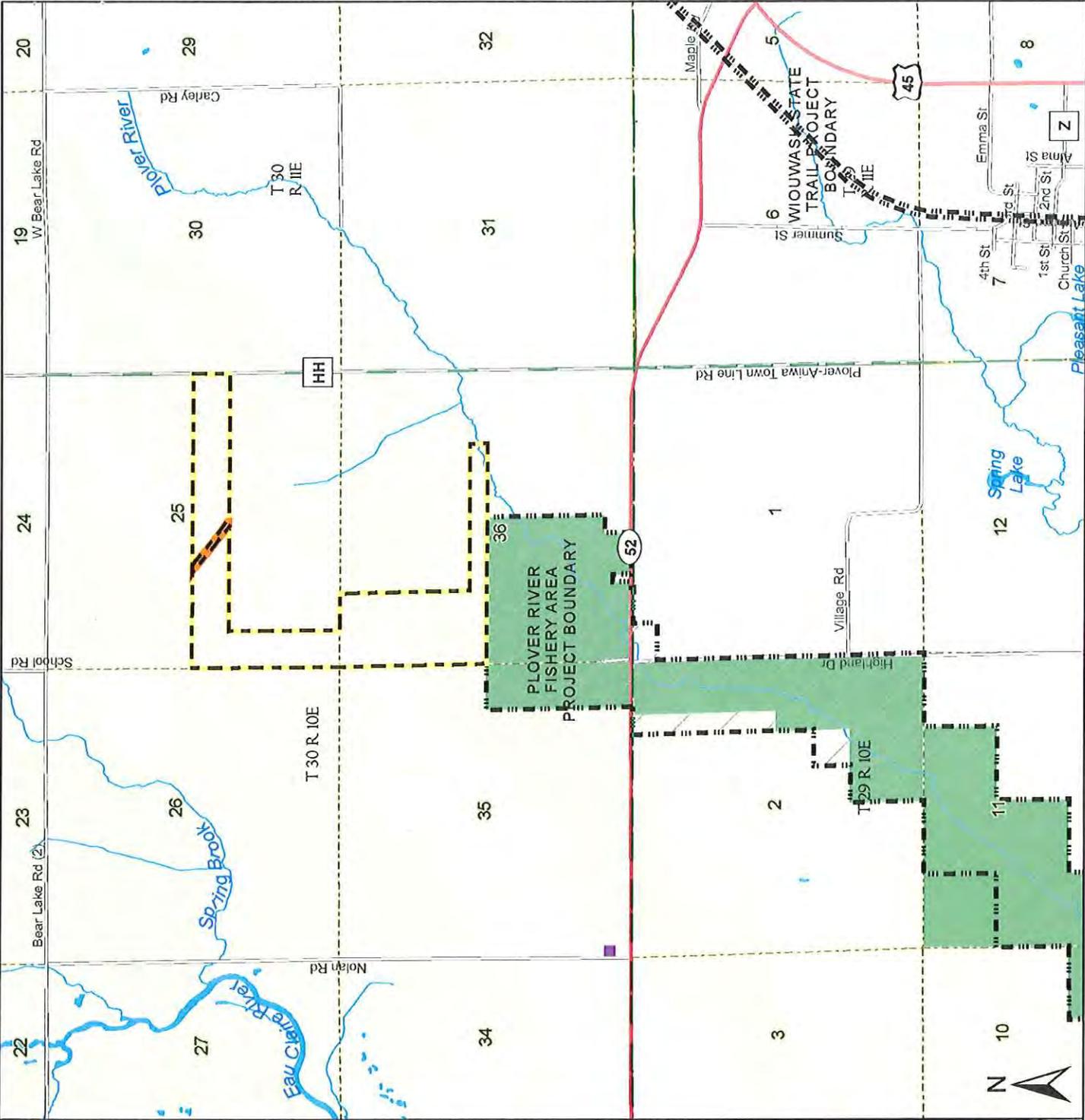
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33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64

CIVIL TOWNS

Adrian	Albion						
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LEGEND

- Section Boundary
- Township Boundary
- Range Boundary
- County Boundary
- State Boundary
- Water
- Road
- Railroad
- Electric Line
- Telephone Line
- Gas Line
- Oil Well
- Mine
- Quarry
- Cemetery
- School
- Church
- Public Building
- Post Office
- Jail
- Prison
- Hospital
- School
- Church
- Public Building
- Post Office
- Jail
- Prison
- Hospital



**Kretz Lumber Company
Parcel**
WM 60093

Scattered Forest Lands

T30N R10E Sections 25 & 36
Town of Harrison
Marathon County, WI
(210.00 Acres)

Subject Property

Fee Simple

Easement

Ingress/Egress

Subject to Additional Easements

Legend

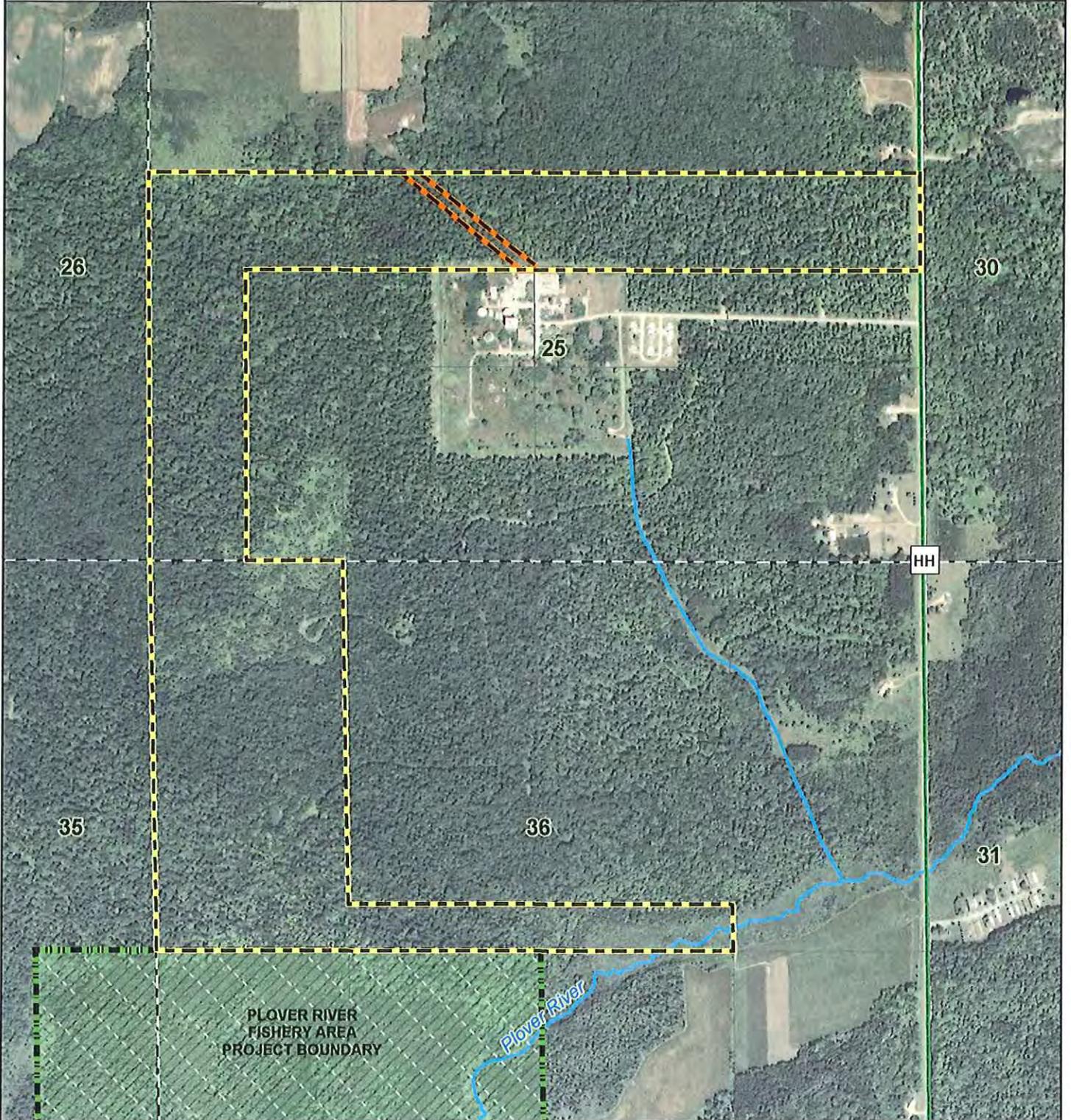
- PLSS Section Line
- DNR Project Boundary
- DNR Owned
- DNR Easement
- County Boundary
- State Natural Area



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 Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries. This data is intended for use 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. This dataset is not intended for use 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/careerservice/center/locations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.

Kretz Lumber Company Parcel

T30N R10E Sections 25 & 36, Town of Harrison, Marathon County, WI (210.00 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- ▤ State Natural Area
- ▨ DNR Project Boundary
- ▧ County Boundary
- ▩ DNR Eased
- DNR Owned

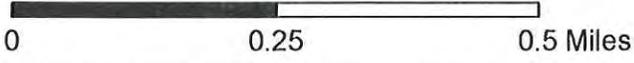
Subject Property

WM 60093

Scattered Forest Lands

- ▤ Fee Simple
- ▨ Easement
- ▩ Ingress/Egress
- Subject to Additional Easements

State of Wisconsin
 May 14, 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 construed to be and assume no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made or given by WDNR as to the accuracy, completeness, timeliness, or reliability of any information. The WDNR provides mapped 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.