

SUBJECT: LAND ACQUISITION -SCATTERED FOREST LANDS - MARATHON COUNTY

FOR: MAY 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes and Dan Schuller

SUMMARY: The Department has obtained an option to purchase 280.75 acres of land from Wausau Timberland Company, LLC, a Wisconsin Corporation, for \$540,000 for the Scattered Forest Lands program in Marathon County. The item is being submitted because purchase price exceeds \$150,000. This is a forested parcel that extends a mile north to south.

The property is located in Marathon County about nine miles northeast of Wausau in the Town of Easton. The parcel is an important National Ice Age Scenic Trail connection that will get this trail segment off-road and off a shared snowmobile trail route to a foot-travel route that would connect with six miles of contiguous trail. The property owner to the north has allowed the trail to traverse his property for many years. To the south of the property, the trail is known as the Ringle segment of the Ice Age Trail. This part of the trail corridor passes through a recently acquired parcel and then connects up to a public fire lane, parts of two town roads and protects several miles in the Ringle segment for an overall connection potential upon completion of the purchase of about 10 miles of contiguous trail to the south. The extra acreage provides opportunities for public recreation and allows natural resource management.

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. The private land to be acquired has been open to public hunting in the past.

A segment of the Ice Age Trail will be developed and maintained on the site. After completion and approval of an administrative rule that outlines hunting activities compatible with the primary purpose of hiking on the Ice Age Scenic 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 help protect the rural character of the area, provide a mile of Ice Age Trail and allow public recreation and natural resource management.

RECOMMENDATION: That the Board approve the purchase of 280.75 acres of land for \$540,000 for the Scattered Forest Lands in Marathon County.

LIST OF ATTACHED MATERIALS:

- No Fiscal Estimate Required
- No Environmental Assessment of Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attach

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

5-11-10
Date

Laurie Osterndorf
Administrator, Laurie Osterndorf - AD/8

5/12/10
Date

Matthew J. Frank
Secretary, Matthew J. Frank - AD/8

5/18/10
Date

CORRESPONDENCE/MEMORANDUM

DATE: April 16, 2010 FILE REF: WM 60087

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Wausau Timberland Company, LLC, a Wisconsin Corporation Tract, File WM 60087, Approval is Requested by July 30, 2010

1. PARCEL DESCRIPTION:

Scattered Forest Lands
Marathon County

Grantor:

Wausau Timberland Company
Rob Kudick
200 Paper Place
Mosinee, WI 54455

Acres: 280.75Price: \$540,000Appraised Value: \$533,500; \$540,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Marathon County about nine miles northeast of Wausau in the Town of Easton.Land Description: The subject land is flat to gently rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Lowland Woodland	120.0
	Grassland	15.9
	Upland Woodland	144.85
	TOTAL:	280.75

Zoning: AgriculturePresent Use: Industrial forestlandProposed Use: Resource protection and public recreationTenure: 32 yearsProperty Taxes: Subject is enrolled in MFLOption Date: February 22, 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 of the Administrative Code for the Ice Age Trail and site planning, a portion of the property may be recommended for re-designation as Ice Age Trail.

2. JUSTIFICATION:

The Department proposes to acquire 280.75 acres from Wausau Timberland Company, LLC, a Wisconsin Corporation, formerly known as Wausau Paper Mills Company, for the Scattered Forest Lands project in Marathon County. The property is located about nine miles northeast of Wausau in the Town of Easton. The topography is flat to gently rolling terrain in an area of glacial activity known as ground moraine



where there are copious amounts of surface stones/boulders. The parcel is an important Ice Age Trail connection that will get this trail segment off-road and off a shared snowmobile trail route to a foot-travel route that would connect with six miles of contiguous trail. The property owner to the north has allowed the trail to traverse his property for many years. To the south of the subject, the trail is known as the Ringle segment of the Ice Age Trail. This part of the trail corridor passes through a recently acquired parcel and then connects up to a public fire lane, parts of two town roads and protects several miles in the Ringle segment for an overall connection potential upon completion of the purchase of about 10 miles of contiguous trail to the south providing opportunities for public recreation and allowing natural resource management.

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. The private land to be acquired has been open to public hunting in the past.

After completion and approval of an administrative rule that outlines hunting activities compatible with the primary purpose of hiking on the Ice Age National Scenic 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 U.S. Park Service, the Ice Age Park and Trail Foundation 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 Foundation in several locations and on lands owned by the Department. Management, development and maintenance will be shared between the Department and the Ice Age Park and Trail Foundation.

The Department recommends the acquisition of this parcel to protect the rural character of the area, to provide an additional mile of Ice Age Trail for public recreation, to consolidate state ownership and to allow natural resource management.

3. FINANCING:

State Stewardship (FY11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$26,845,046

4. ACQUISITION STATUS OF SCATTERED FOREST LANDS:

Established: 1956
Acres Purchased to Date: 7,712.51
Acquisition Goal: 5,352.61 Acres
Percent Complete: 144%
Cost to Date: \$2,317,307

5. APPRAISALS:

Appraiser: Rodney Bush
Valuation Date: October 9, 2009
Appraised Value: \$533,500
Highest and Best Use: Recreational/sustained yield timber production

Allocation of Values:

- a. land: 280.75 acres @ \$1,900.27 per acre: \$533,500
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$1,792 to \$2,176 per acre

Appraisal Review: Peter Wolter - October 30, 2009

Appraiser: Michael Augustyn

Valuation Date: September 17, 2009

Appraised Value: \$540,000

Highest and Best Use: Recreational/Forestry

Allocation of Values:

- a. land: 280.75 acres @ \$1,923.42 per acre: \$540,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$1,922 to \$1,930 per acre

Appraisal Review: Peter Wolter - October 30, 2009

RECOMMENDED:



 Richard E. Steffes

4-16-10

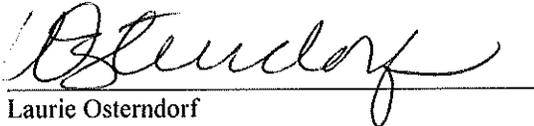
 Date



 Bureau of Legal Services

4-20-10

 Date



 Laurie Osterndorf

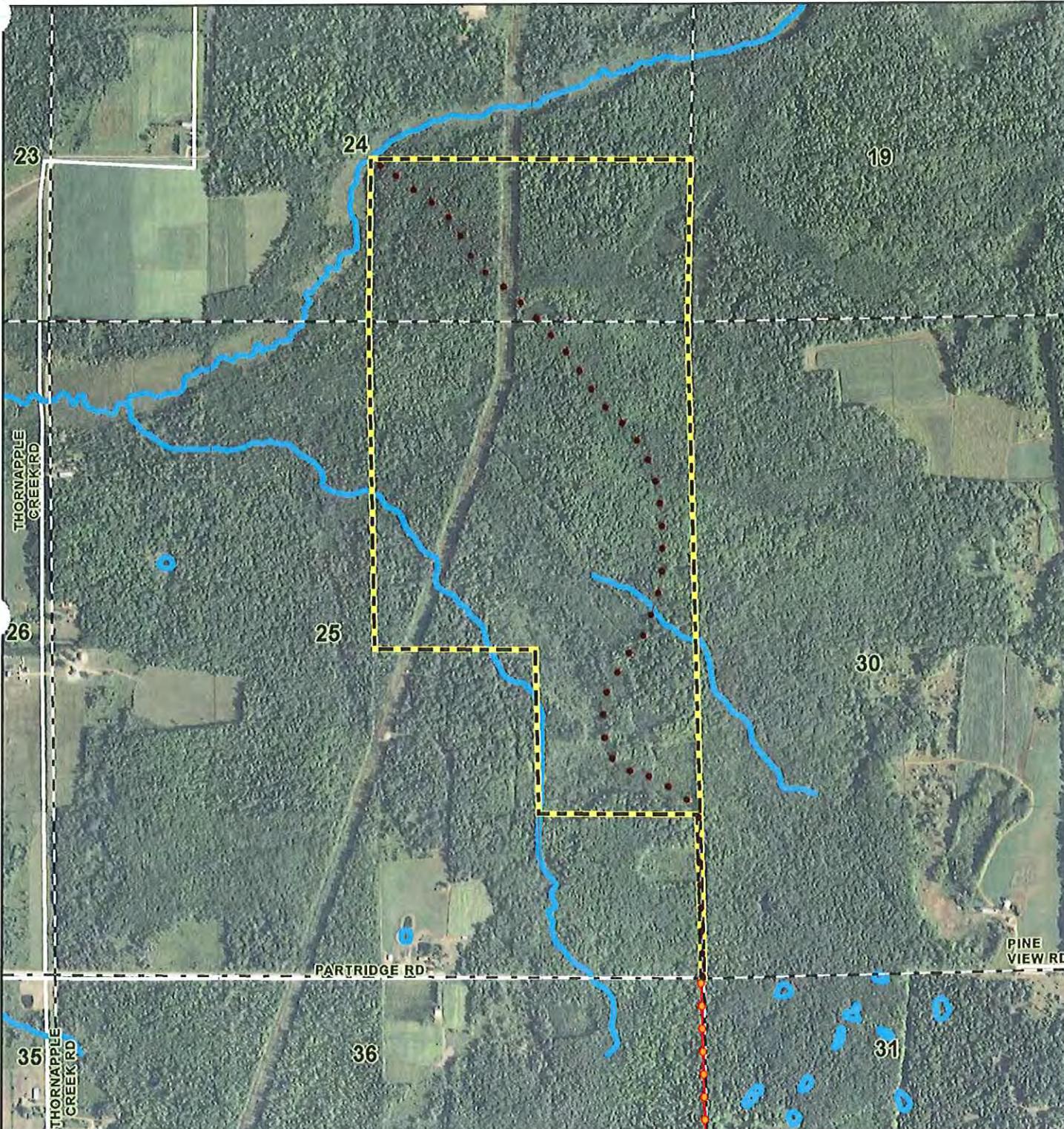
4/23/10

 Date

RES:dv

Wausau Timberland Company, LLC, Parcel

T29N R9E Sections 24 & 25, Town of Easton, Marathon County, WI (280.75 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- Ice Age Trail
- Possible IAT Route Option
- ▨ DNR Project Boundary
- ▭ County Boundary
- ▨ DNR Eased
- ▨ DNR Owned

- Subject Property**
- ▨ Fee Simple
 - ▨ Easement
 - ▨ Ingress/Egress

PR 40076

Scattered Forest Lands

State of Wisconsin

February 25, 2010
Real Estate Section
Bureau of Facilities and Lands

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