Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.6

SUBJECT: LAND ACQUISITION – FISH LAKE WILDLIFE AREA – BURNETT COUNTY

FOR: APRIL 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 94.54 acres of land from the Gerald Dahl Estate for $245,000 for the Fish Lake Wildlife Area in southwestern Burnett County. The item is being submitted because the purchase price exceeds $150,000.

This parcel is within the Fish Lake Wildlife Area approximately nine miles east of the Minnesota/Wisconsin border and the St. Croix River. The property will be used by the public for hunting, fishing, trapping, cross-county skiing, hiking, and other outdoor recreation.

The parcel includes 300 feet of frontage along each bank of the North Branch of the Trade River that flows through the northeast corner of the parcel. The North Fork of the Trade River is known to support a naturally reproducing brown trout fishery. The terrain of the parcel is mildly rolling with land type consisting of a mix of wetland, wooded upland, and cropland. Currently, the property consists of an abandoned farm with several old improvements that remain on the landscape. This parcel is needed to consolidate state-owned lands, to preserve and restore habitat, and to provide opportunities for public recreation.

This acquisition will provide additional opportunities for public recreation and will allow completion of habitat restoration work that complements ongoing barrens habitat maintenance activities elsewhere in the project. The habitat restoration work will also increase the populations of the endangered Karner Blue Butterfly known to occupy this area.

RECOMMENDATION: That the Board approve the purchase of 94.54 acres of land for $245,000 for the Fish Lake Wildlife Area in Burnett County.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

R S Steffes — 3-12-07
Real Estate Director, Richard F. Steffes - LF/6 — Date

Laurie Ostarndorf — 3/14/07
Administrator, Laurie Ostarndorf - AD/5 — Date

Scott Hassett — 3/22/07
Secretary, Scott Hassett - AD/5 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
T. Hauge – WM/6
J. Gozdzialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: March 9, 2007 FILE REF: W-1697

TO: Governor Doyle

FROM: Scott Hassett PSH

SUBJECT: Proposed Land Acquisition, Estate of Gerald Dahl Tract, File # W-1697, Option Expires June 8, 2007

1. PARCEL DESCRIPTION:

Fish Lake Wildlife Area
Burnett County

Grantor:

Estate of Gerald Dahl
c/o Jackie Holmes
1390 Park Drive
Mound, MN 55364

Acres: 94.54
Price: $245,000
Appraised Value: $245,000
Interest: Purchase in fee.
Improvements: Dwelling, garage, barn and 3 small sheds (totaling 13.26% of value).

Location: The tract is located in the southwestern part of Burnett County approximately 9 miles east of the Minnesota-Wisconsin border and the St. Croix River. The nearest town is Grantsburg about six miles to the north.

Land Description: The subject area is gently rolling. Approximately 300 feet of frontage along both banks of the North Branch of the Trade River flows through the northeast corner of the parcel.

Covertype Breakdown:	Type	Acreage
	Wooded Upland	39.54
	Cropland	25.00
	Wetland	30.00
	TOTAL	94.54

Zoning: Residential and Recreational
Present Use: Recreation and Agriculture
Proposed Use: Resource Protection and Public Recreation
Tenure: Long-term term family ownership
Option Date: February 8, 2007

2. JUSTIFICATION:

The 94.54-acre Dahl tract is the largest remaining tract of private land within the boundary of the Fish Lake Wildlife Area. The parcel is adjacent to state-owned land along the eastern and western boundary and partially along the northern boundary. The tract is located in the southwestern part of Burnett County approximately nine miles east of the Minnesota/Wisconsin border and the St. Croix River. The parcel includes 300 feet of frontage along each bank of the North Branch of the Trade River that flows through

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the extreme northeast corner of the parcel. The North Fork of the Trade River is known to support a naturally reproducing brown trout fishery. The terrain of the subject parcel is mildly rolling with land type consisting of a mix of wetland, wooded upland, and cropland. Currently, the property consists of an abandoned farm with several old improvements that remain on the landscape. Pending approval of this transaction, the property manager will remove all structures from the landscape. This parcel is recommended for acquisition to consolidate state-owned lands, to preserve and restore habitat, and to provide opportunities for public recreation

The Fish Lake Wildlife area was established in 1946 to manage a large wetland habitat area primarily for waterfowl and furbearing animals. The property is used by the public for hunting, fishing, trapping, cross-country skiing, hiking, and other outdoor recreation. The Fish Lake Wildlife Area is a designated Karner Blue Butterfly Recovery Unit. Karner Blue Butterflies have been observed on the Dahl property. Acquisition of this property will complement adjacent protected lands, protect and restore natural values of this site, and provide access for scientific, educational, and non -intensive recreational use.

The Department recommends purchase of the Dahl property. This acquisition will provide additional opportunities for public recreation and will allow completion of habitat restoration work that complements ongoing barrens habitat maintenance activities elsewhere in the project. The habitat restoration work will increase the populations of the endangered Karner Blue Butterfly known to occupy this area.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$3,600,000	$58,157

4. ACQUISITION STATUS OF THE FISH LAKE WILDLIFE AREA:

Established: 1946
Acres Purchased to Date: 13,323 Acres
Acquisition Goal: 14,124 Acres
Percent Complete: 94%
Cost to Date: $368,511

5. APPRAISAL:

Appraiser: Thomas Olson (Private Appraiser)
Valuation Date: November 28, 2006
Appraised Value: $245,000
Highest and Best Use: Recreational Land

Allocation of Values:

a.	land: 94.54 acres @ $2,248 per acre:	$212,500
b.	improvements:	32,500
c.	total:	$245,000
d.	market data approach used, six comparable sales cited	
e.	adjusted value range: $1,750 to $2,500 per acre	

Appraisal Review: Ron Olson -- January 25, 2007

RECOMMENDED:

Richard E. Steffes — Date: 3-12-07

Bureau of Legal Services — Date: 3/13/07

Laurie Osterndorf — Date: 3/14/07

RES:sr

FISH LAKE WILDLIFE AREA

Owned Land

Eased Land

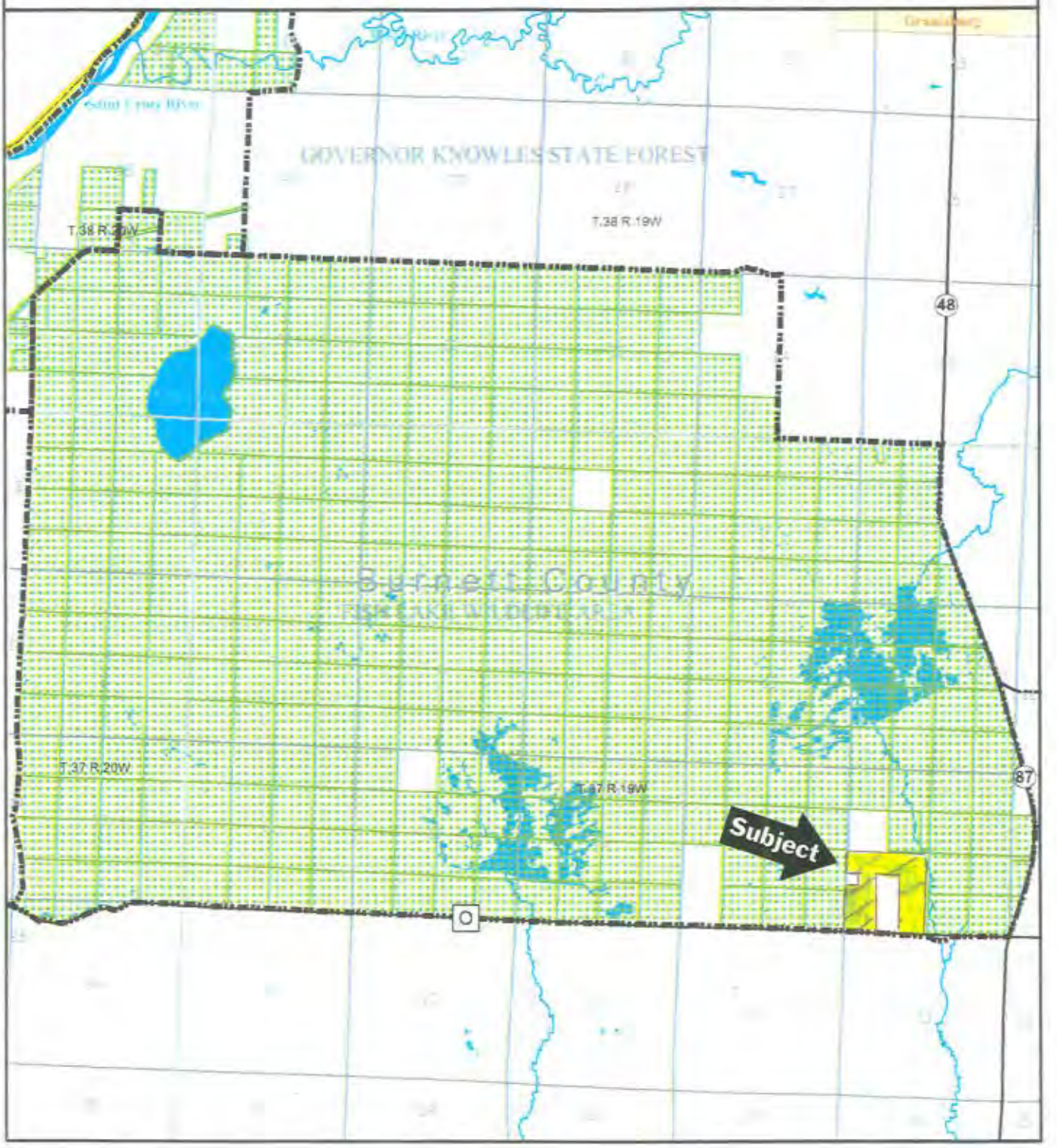
Leased Land

Project Boundary

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

Apr 26, 2005



Dahl Property

Fish Lake Wildlife Area

- Subject Property
- WDNR Owned
- WNDR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water

N W E S

0 0.5 1 Miles

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 data set 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.

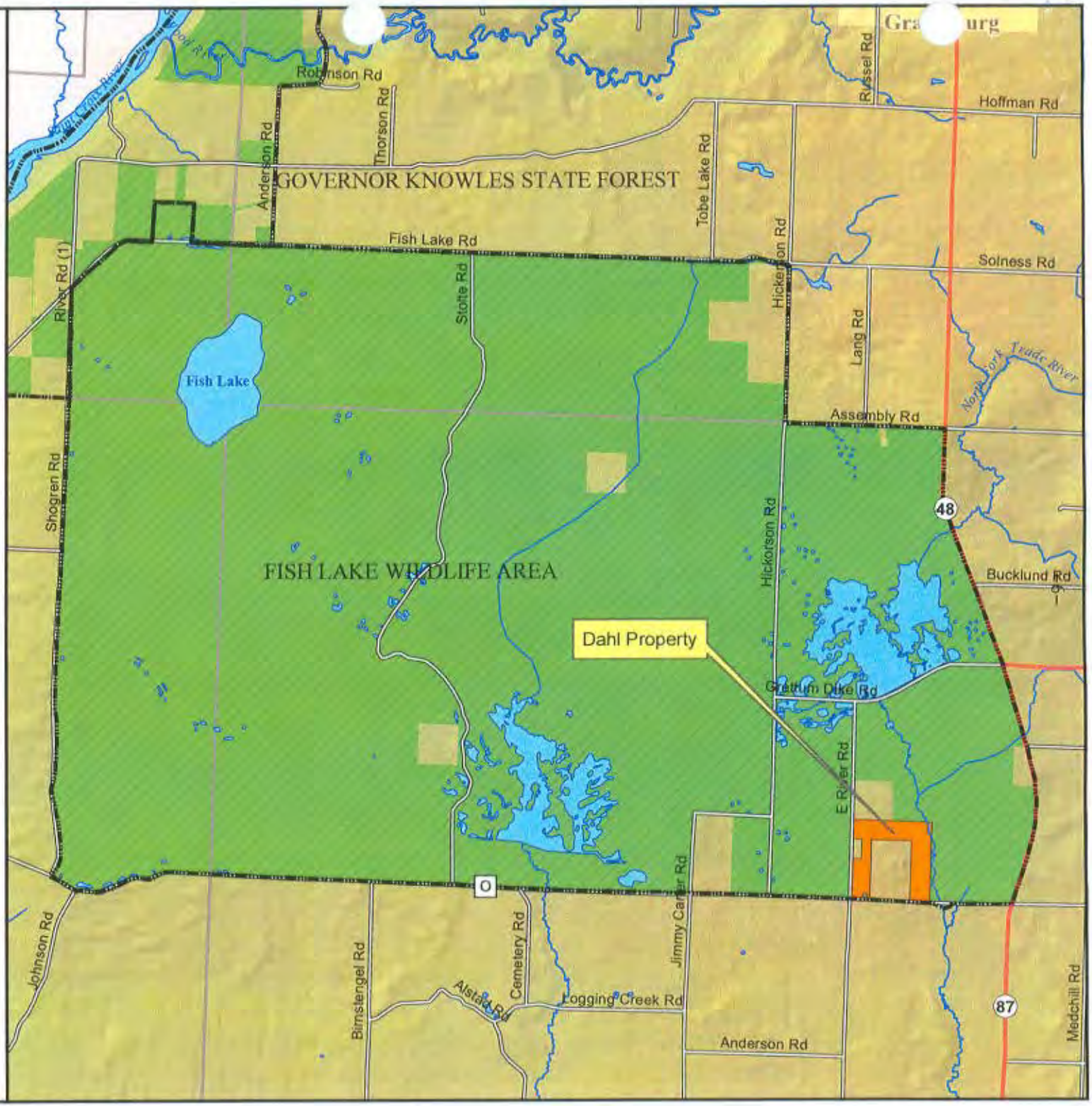
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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/caer/cs/servicecenterlocations.htm

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

March 5, 2007