Form LF-1
Rev. 5-91

# NATURAL RESOURCES BOARD AGENDA ITEM

Item No 3.B.8

**SUBJECT: LAND ACQUISITION – BLACK RIVER STATE FOREST – JACKSON COUNTY**

**FOR: OCTOBER 2008 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 80 acres of land from Plum Creek for $152,000.00 for the Black River State Forest in Jackson County. The item is being submitted because the purchase price exceeds $150,000.

The parcel falls entirely within the acquisition boundary and is bounded by state land on two sides. It is located in central Jackson County, five miles northeast of the City of Black River Falls. There is road frontage on Pierce Road along the eastern and northern portion of the parcel providing access to the property for the public.

Established in 1957, the Black River State Forest encompasses approximately 69,000 acres of public land in Jackson County. The project was established to protect and manage part of the Black River watershed for forestry and other natural resources in the region. In addition, the Department provides opportunities for the public to pursue a variety of recreational uses on the property, including hunting, fishing, trapping, cross-country skiing, hiking, and nature appreciation.

The Plum Creek property proposed for acquisition has a combination of upland forest, pine plantation, lowland woods, and wet marshlands. Purchase of the property will ensure that the land is always available to the public for outdoor recreation and that the land is managed for the protection of the natural resources found there.

State purchase of this property will protect the natural resources of the site and permit forestry and other natural resource management activities. Purchase will also protect the site from development that is incompatible with the goals of the project, ensure the protection of its wild and scenic condition, and consolidate state ownership within the forest.

**RECOMMENDATION:** That the Board approve the purchase of the Plum Creek 80-acre tract of land for $152,000.00 for the Black River State Forest the in Jackson 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:**

Real Estate Director, Richard E. Steffes - LF 6 — Date

Administrator, Laurie Ostrowski - AD 8 — Date

Secretary, Matthew J. Frank - AD 8 — Date 10/7/08

cc: S. Miller – LF 6
R. Steffes – LF 6
L. Ross – AD 8
R. Mather – FR 4
S. Humrickhouse – WCR/Eau Claire

State of Wisconsin

# CORRESPONDENCE/MEMORANDUM

FILE REF: NF 30007

DATE: September 15, 2008

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Plum Creek Tract, File = NF 30007, Option Expires December 14, 2008

1. PARCEL DESCRIPTION:

Black River State Forest
Jackson County

Grantor:

Plum Creek
c/o Dan Lemke
1411 North 4th Street
Tomahawk, WI 54487

Acres: 80
Price: $152,000.00
Appraised Value: $152,000.00
Interest: Fee
Improvements: None

Location: The property is located in Jackson County five miles northwest of Black River Falls
Land Description: The subject land is level to rolling.

| Covertype Breakdown: | Type: | Acreage: |
|---|---|---|
| | Lowland/Woodland | 20 |
| | Upland/Woodland | 50 |
| | Wetland | 10 |
| | TOTAL | 80 |

Zoning: Agriculture
Present Use: Timber Production
Proposed Use: Forest Management and Public Recreation
Tenure: 7 years
Property Taxes: $66.40 (MFL)
Option Date: September 16, 2008

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 80 acres of land from Plum Creek for $152,000.00 for the Black River State Forest in Jackson County. The parcel falls within the acquisition boundary and is bounded by state land on two sides. It is located in central Jackson County, five miles northeast of the City of Black River Falls. There is road frontage on Pierce Road along the eastern and northern portion of the parcel providing access to the property for the public.

Established in 1957, the Black River State Forest encompasses approximately 69,000 acres of public land in Jackson County in central Wisconsin, near the City of Black River Falls. The project was established to protect and manage part of the Black River watershed for forestry and other natural resources in the region.

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In addition, the Department provides opportunities for the public to pursue a variety of recreational uses on the property, including hunting, fishing, trapping, cross-country skiing, hiking, and nature appreciation.

The Plum Creek property proposed for acquisition has a combination of upland forest, pine plantation, lowland woods, and wet marshlands. Purchase of the property will ensure that the land is always available to the public for outdoor recreation and that the land is managed for the protection of the natural resources found there.

The Department recommends purchase of this property to protect the natural resources of the site and to permit forestry and other natural resource management activities. Purchase will also protect the site from development that is incompatible with the goals of the project, ensure the protection of its wild and scenic condition, and consolidate state ownership within the forest.

3. FINANCING:

State Stewardship bond funds are anticipated:

| Funds allotted to program: | Balance after proposed transaction: |
|---|---|
| $2,300,000 | $1,825,066 |

4. ACQUISITION STATUS OF THE BLACK RIVER STATE FOREST:

Established: 1957
Acres Purchased to Date: 69,446.68
Acquisition Goal: 71,804.00
Percent Complete: 96.72
Cost to Date: $3,318,654.09

5. APPRAISAL:

Appraiser: William Steigerwaldt – (Private Appraiser)
Valuation Date: August 20, 2008
Appraised Value: $152,000.00
Highest and Best Use: Recreation

Allocation of Values:

a. land: 80.00 acres @ $1,900.00 per acre: $152,000.00
b. market data approach used, five comparable sales cited
c. adjusted value range: $1,393.53-$2,104.50

Appraisal Review: Ron Olson – September 9, 2008

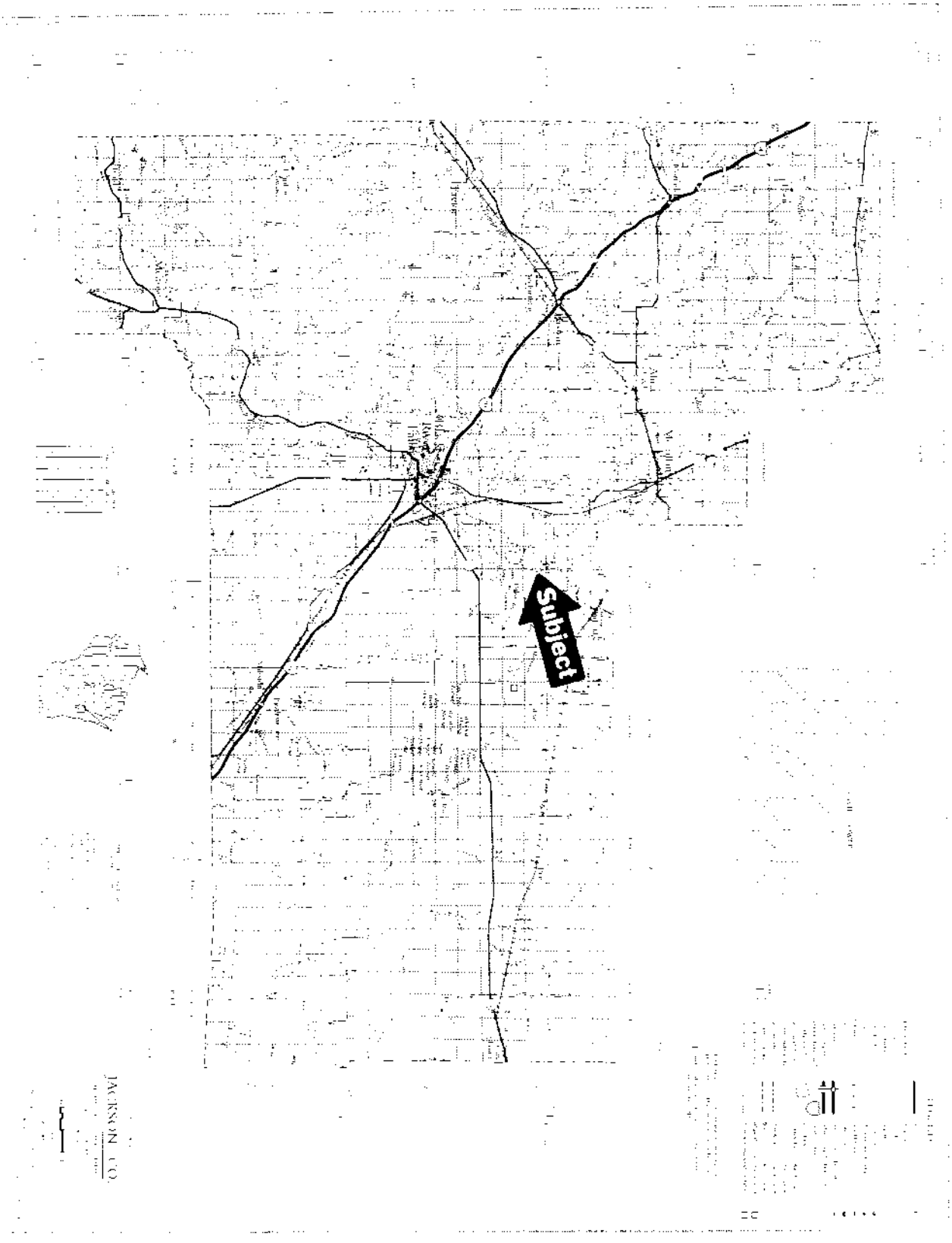
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Remille
Bureau of Legal Services — Date 9/17/08

Laurie Osterndorf — Date 9/19/08

RES:ch


Subject
JACKSON CO

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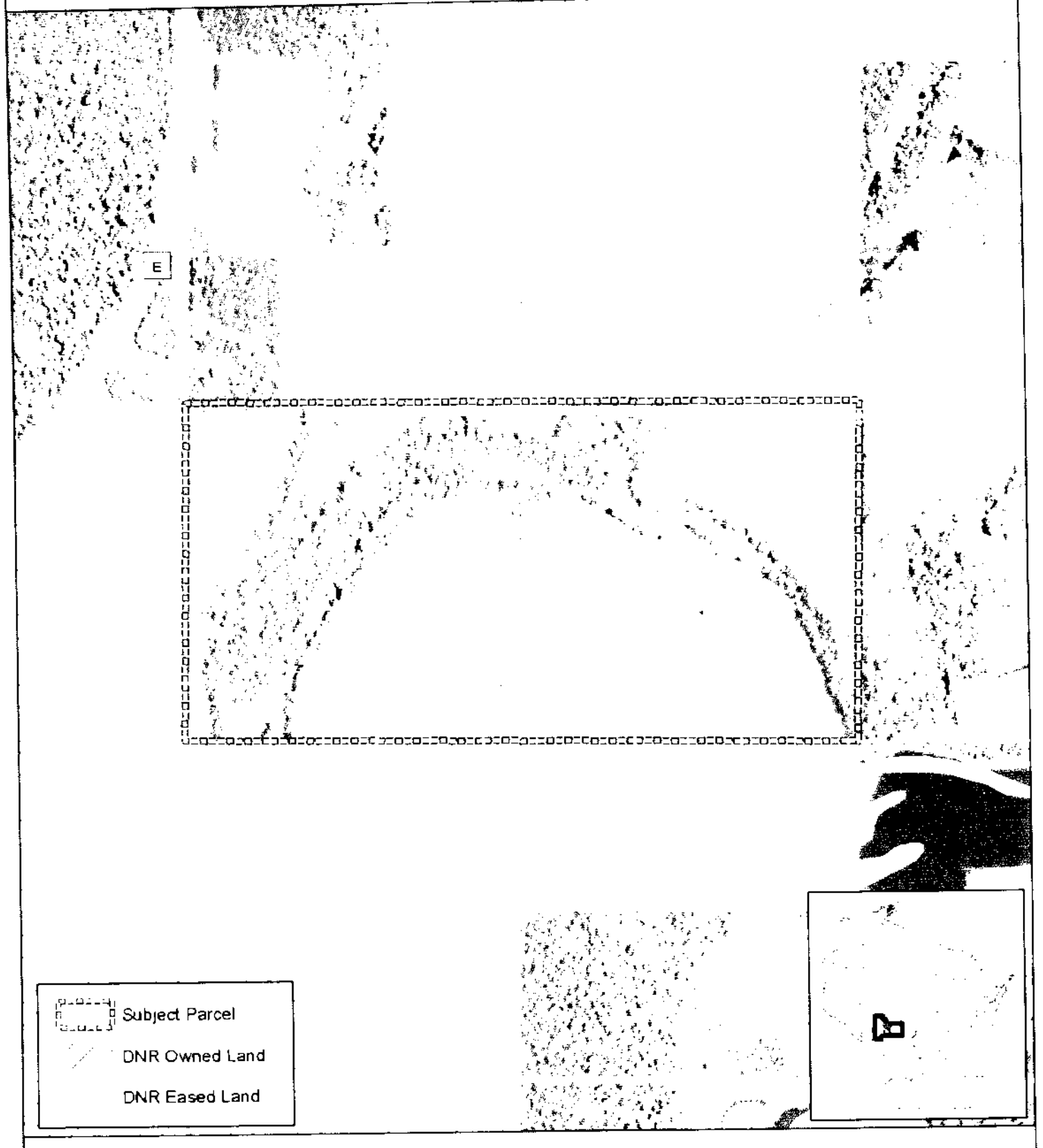
# Plum Creek Property

T 22N. R 3W. Section 20. Town of Adams. Jackson County

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0 445 890 1,780 2,670 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
September 10, 2008

# Plum Creek Property

*Black River State Forest*

Subject Property

WDNR Owned

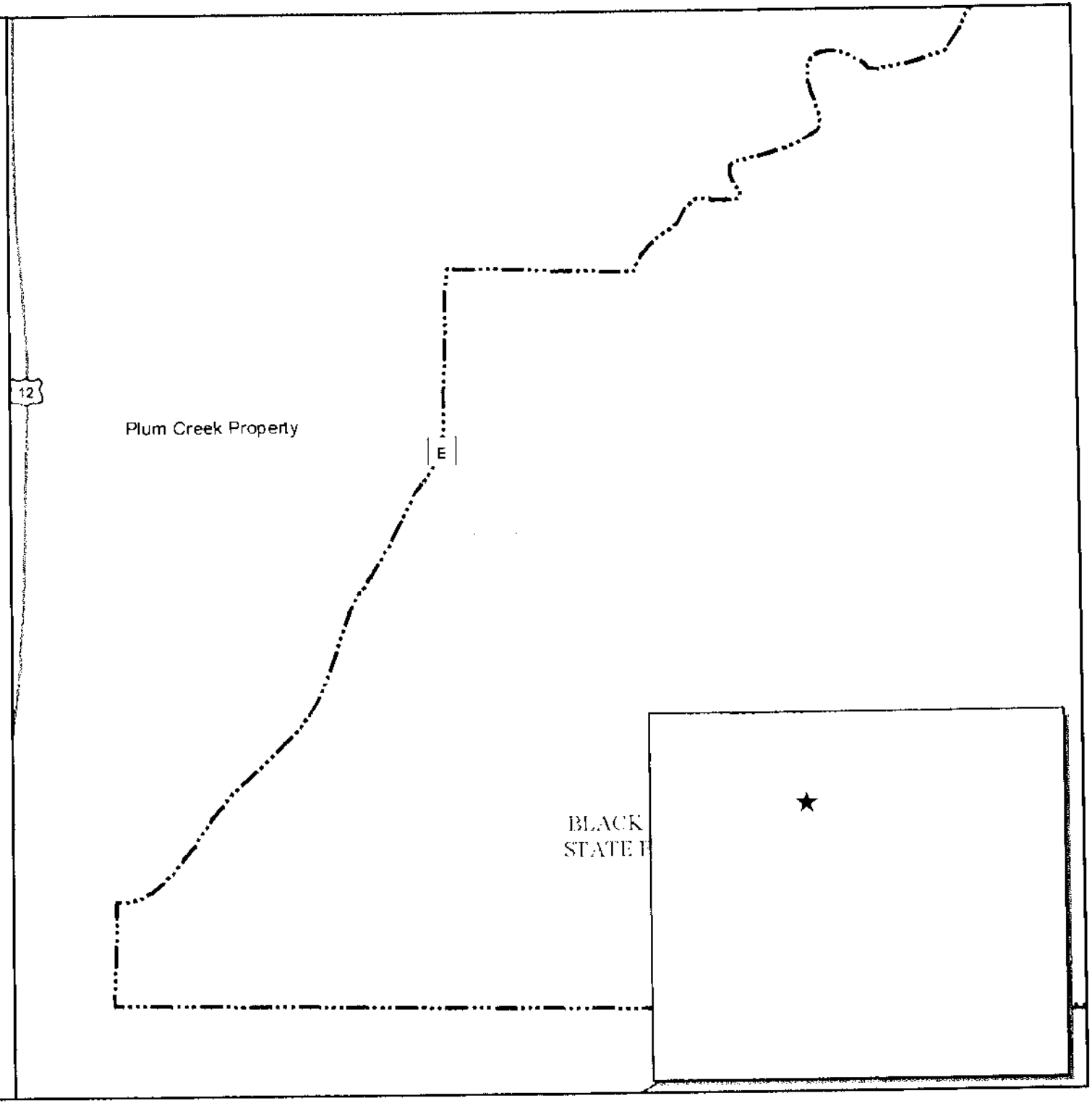
WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Miles

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

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