

**SUBJECT: LAND ACQUISITIONS AND PROJECT BOUNDARY MODIFICATIONS:
STATEWIDE NATURAL AREA (HAWKINS HEMLOCKS) – RUSK COUNTY
STATEWIDE NATURAL AREA (NEWMAN LAKE) - IRON COUNTY
KIMBERLY CLARK WILDLIFE AREA - PRICE COUNTY
MCKENZIE FISHERY AREA - WASHBURN COUNTY**

FOR: OCTOBER 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has proposed to purchase 720 acres of land from Board of Commissioners of Public Lands for \$436,000.00 for several Department projects; two Statewide Natural Areas, Hawkins Hemlocks in Rusk County and Newman Lake in Iron County, as well as Kimberly Clark Wildlife Area in Price County, and McKenzie Fishery Area in Washburn County. The item is being submitted because the purchase price exceeds \$150,000. Department ownership of these lands will provide opportunities to improve management. The parcel acreages and costs are outlined in the chart below.

<u>Project</u>	<u>County</u>	<u>Acres</u>	<u>Price</u>
Statewide Natural Area – Hawkins Hemlocks - (NA-20032)	Rusk	40	\$ 44,000
Statewide Natural Area – Newman Lake - (NA-20033)	Iron	480	\$288,000
Kimberly Clark Wildlife Area – (WM-60063)	Price	160	\$ 52,000
McKenzie Creek Fishery Area – (FM-10060)	Washburn	<u>40</u>	<u>\$ 52,000</u>
	TOTAL	720	\$436,000

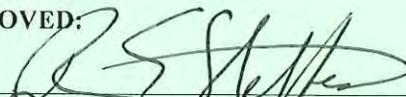
Signed into law on April 19, 2006, Wisconsin Act 352 sets aside \$2,000,000 per year from 2007 through 2010 from the Stewardship fund to acquire land from BCPL. This allows the Department to preserve high quality natural area land and consolidate department land ownership for other conservation projects. Further, the legislation provides for BCPL's use of the sale proceeds to acquire working forestland for timber management and public access. The parcels for Kimberly Clark wildlife Area and McKenzie Creek Fishery Area are adjoining and just outside of the project boundaries. These are excellent additions to the projects.

RECOMMENDATION: That the Board approve the purchase of 720 acres of land for \$436,000.00 for Statewide Natural Areas, Hawkins Hemlocks in Rusk County and Newman Lake in Iron County, as well as Kimberly Clark Wildlife Area in Price County, and McKenzie Fishery Area in Washburn County. Secondly, that the Board approve project boundary modifications to accommodate department ownership of these parcels.

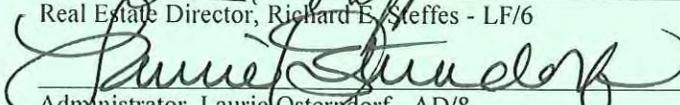
LIST OF ATTACHED MATERIALS:

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

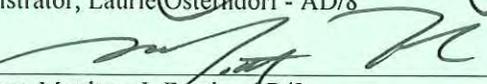
APPROVED:



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



 Administrator, Laurie Osterdorf - AD/8



 Secretary, Matthew J. Frank - AD/8

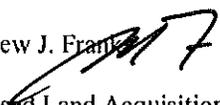
9-18-09
 Date

9/23/09
 Date

10-2-09
 Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/8
 T. Hauge - WM/6
 S. Holtz – ER/6
 J. Gozdialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

DATE: September 18, 2009 FILE REF: NA 20032, NA 20033, WM 60063, and FM 10060
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Board of Commissioners of Public Lands Tracts, File # NA 20032, NA 20033, WM 60063, and FM 10060, Approval Requested by November 13, 2009

1. PARCEL DESCRIPTIONS:

<u>Project</u>	<u>County</u>	<u>Acres</u>	<u>Price</u>
Statewide Natural Area – Hawkins Hemlocks - (NA-20032)	Rusk	40	\$ 44,000
Statewide Natural Area – Newman Lake - (NA-20033)	Iron	480	\$288,000
Kimberly Clark Wildlife Area – (WM-60063)	Price	160	\$ 52,000
McKenzie Creek Fishery Area – (FM-10060)	Washburn	40	\$ 52,000
	TOTAL	720	\$436,000

Grantor:

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

Statewide Natural Area (Hawkins Hemlocks) - Rusk County (NA 20032):

Acres: 40.0
Price: \$44,000.00
Appraised Value: \$44,000.00
Interest: Fee Title Purchase
Improvements: None
Location: The property is located in Rusk County 21 miles south of the City of Ladysmith.
Land Description: The land is level to gently rolling.

<u>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Wooded Upland	24
	Wooded Lowland	16
	TOTAL:	40

Zoning: Shoreland
Present Use: Timber management and public recreation
Proposed Use: Resource management and public recreation

Statewide Natural Area (Newman Lake) - Iron County (NA 20033):

Acres: 480.0
Price: \$288,000.00
Appraised Value: \$288,000.00
Interest: Fee Title Purchase
Improvements: None
Location: The property is located in Iron County 15 miles southwest of the City of Hurley.
Land Description: The land is level to rolling



<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Wooded Upland	90
	Wooded Lowland	20
	Wetland	<u>370</u>
	TOTAL:	480

Zoning: Rural residential and forestry
Present Use: Timber management and public recreation
Proposed Use: Timber management and public recreation

Kimberly Clark Wildlife Area - Price County (WM 60063):

Acres: 160.0
Price: \$52,000.00
Appraised Value: \$52,000.00
Interest: Fee Title Purchase
Improvements: None
Location: The property is located in Price County 10 miles northwest of Phillips.
Land Description: The land is primarily level lowland with a small portion of highland.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Wooded Upland	20
	Wooded Lowland	<u>140</u>
	TOTAL:	160

Zoning: Agriculture
Present Use: Recreation
Proposed Use: Wildlife management and public recreation

McKenzie Creek Fishery Area - Washburn County (FM 10060):

Acres: 40.0
Price: \$52,000.00
Appraised Value: \$52,000.00
Interest: Fee Title Purchase
Improvements: None
Location: The property is located in Washburn County 12 miles north of the City of Spooner.
Land Description: The land is level to rolling.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Lowland Woodland	10
	Upland Woodland	<u>30</u>
	TOTAL	40

Zoning: Forestry
Present Use: Recreation and timber management
Proposed Use: Fisheries management and public recreation

All Properties:

Tenure: More than 70 years
Property Taxes: Exempt
Option Date: September 15, 2009

Stewardship Land Access: All four properties 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 an agreement to purchase 720-acres of land from the Board of Commissioners of Public Lands (BCPL). The agreement includes four tracts of lands located in four separate projects. Department ownership of the property will provide opportunities to protect fisheries and wildlife habitat, provide additional opportunities for public recreation and education, and insure long-term resource protection.

Statewide Natural Area - Hawkins Hemlocks – Rusk County:

The 40-acre BCPL tract that is located in the Town of Hawkins in Rusk County about 21 miles south of the City of Ladysmith. Hawkins Hemlocks is an old-growth forest tract that was originally identified as having State Natural Area significance in 1974. The site was added to the Department's State Natural Area acquisition priority list of BCPL sites when Wisconsin Act 352 became law in 2006. This tract contains high natural area value compared to the surrounding lands with a hemlock-hardwood forest of large yellow birch, sugar maple, white pine, and hemlock. White cedars are also present in wetter areas. The overall stand diversity is good and very little, if any, hemlock remains further west at the same latitude. The site is embedded within a matrix of public land that is managed for timber production, game species, and recreation. No other ecological reference area is found on the extensive ground moraine in this part of the state. Open for hunting, hiking, fishing, cross-country skiing, and trapping, recreationists will find this area's natural appearance much different from the surrounding lands.

Statewide Natural Area - Newman Lake – Iron County:

The 480-acre BCPL tract that is located in the Town of Sherman in Iron County about 15 miles southwest of the City of Hurley for the Newman Lake State Natural Area. The Newman Lake BCPL lands were originally identified by department staff as a State Natural Area acquisition priority for FY10 and will become part of the Springstead Muskeg State Natural Area. These lands are part of an extensive, undisturbed peat land situated over three miles between Springstead Lake and Newman Lake in southern Iron County. The site is located in pitted glacial outwash moraine at the headwaters area of the South Fork of the Flambeau River. Characteristic shrubs and ground flora include bog rosemary, leather-leaf, bog laurel, small cranberry, tussock cotton-grass, and few-seeded sedge. There are widely scattered, stunted black spruce and tamarack. The surrounding uplands are forested with second-growth northern hardwoods. Bird fauna includes the rare gray jay, palm warbler, Nashville warbler, white-throated sparrow, Lincoln's sparrow, common loon, osprey, and sandhill crane.

Kimberly Clark Wildlife Area - Price County:

The 160-acre BCPL tract that is located in the Town of Flambeau in Price County about 12 miles northwest of the City of Phillips. The parcel lies adjacent, but outside the project boundary. The property abuts department land on the south and west and county forest land to the north and east. Department ownership will protect the natural values of the site, provide wetland habitat for many species, and provide opportunities for public recreation specifically hunting, trapping, hiking, and bird watching. Kimberly Clark Wildlife Area is an 8,700-acre property located 12 miles west of Phillips in Price County. The property consists of bracken fern grasslands, upland aspen/fir, northern hardwoods and tamarack/black spruce bog. This wildlife area dates to 1945 with the purchase of 1,600 acres of land as part of the Deer Yard program. The property was called the Price Creek Deer Yard until 1963 when the DNR obtained a gift of 5,240 acres near the Deer Yard from the Kimberly-Clark Corporation. This is when the property became known as the Kimberly Clark Wildlife Area. Since then supplemental purchases have increased the size to 8,700 acres.

This wildlife area has three nesting pairs of osprey and an active eagle nest. Over the past 10 years, osprey chicks from this area have been sent to Iowa to help bolster their osprey population. A small remnant sharptail grouse population lives on the property and surrounding lands. In the early 90's, this wildlife area had the second highest population of sharptail grouse in the state. Presently, the property is primarily managed for sharptail grouse, deer, turkey, and bear. Prescribed burning is used to maintain about 4,000 acres of early successional habitat for sharptail grouse. Deer, wolves, coyotes, badgers, foxes, sandhill cranes and numerous other species use these open areas regularly. Over 17 miles of firebreaks have been created and several small flowages are maintained for waterfowl and wild rice production. The remaining acreage is managed for wood fiber production.

McKenzie Creek Fishery Area - Washburn County:

The 40-acre BCPL parcel is recommended for purchase for the McKenzie Creek Fishery Area. The property is located in the Town of Brooklyn in Washburn County. The 40-acre parcel lies entirely outside, but adjacent to the project boundary. The parcel is bordered by state-owned land on the west and is primarily wooded, with an area of lowland woods draining to McKenzie Creek.

The McKenzie Creek Fishery Area was established in 1962 to protect and manage the coldwater fish resources of McKenzie Creek along with its tributaries and springs, and provide public hunting, fishing and other recreational opportunities. Numerous habitat projects have been conducted on McKenzie Creek to benefit the brook trout populations, and timber sales have been conducted on the uplands. McKenzie Creek Fishery Area is located in north-central Washburn County on Highway F one mile east of Highway K. The property is 160 acres along with trout stream easements downstream to the Namekagon River. Access is available on Highway F at a parking lot at the southeast corner of the property or off Mack Lake Road ½-mile to the north of Highway F. A trout stream and spring ponds with alder swamp and sedge meadow associated wetlands, along with aspen, swamp hardwood and swamp conifer make up the habitat of McKenzie Springs.

Summary:

The Department recommends the purchase of the all of the above-described properties totaling 720 acres to allow management for fisheries and wildlife habitat, to insure public access for recreation, and provide resource protection. The parcels block well with existing department lands and will consolidate department ownership for these conservation projects.

3. **FINANCING:**

State Stewardship bond funds are anticipated:

Funds allotted to BCPL program (FY10):	Balance after proposed transaction:
*\$2,174,000	\$1,738,800

*Includes \$174,000 carryover from FY 09.

4. **ACQUISITION STATUS OF THE STATEWIDE NATURAL AREAS PROGRAM:**

Established: 1972
Acres Purchased to Date: 41,983.81
Acquisition Goal: 41,000.00
Percent Complete: 102.40%
Cost to Date: \$22,541,478.90

ACQUISITION STATUS OF THE KIMBERLY CLARK WILDLIFE AREA:

Established: 1945
Acres Purchased to Date: 8,720.47
Acquisition Goal: 8,834.50
Percent Complete: 98.71%
Cost to Date: \$248,520.40

ACQUISITION STATUS OF THE MCKENZIE CREEK FISHERY AREA:

Established: 1962
Acres Purchased to Date: 107.00
Acquisition Goal: 107.0
Percent Complete: 100%
Cost to Date: \$3,690.00

5a. APPRAISAL (NA 20032):

Appraiser: Jeffrey Olson
Valuation Date: June 18, 2009
Appraised Value: \$44,000.00
Highest and Best Use: Recreation and Timber Investment

Allocation of Values:

- a. land: 40.0 acres @ \$1,100.00 per acre: \$44,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$900.00 to \$1,154.00 per acre

Appraisal Review: Mary Zickermann – September 11, 2009

5b. APPRAISAL (NA 20033):

Appraiser: William Steigerwaldt
Valuation Date: April 25, 2009
Appraised Value: \$288,000.00
Highest and Best Use: Recreation

Allocation of Values:

- a. land: 480.0 acres @ \$600.00 per acre: \$288,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$548.00 to \$704.00 per acre

Appraisal Review: Mary Zickermann – September 11, 2009

5c. APPRAISAL (WM 60063):

Appraiser: Fredrick Radichel
Valuation Date: May 12, 2009
Appraised Value: \$52,000.00
Highest and Best Use: Recreation

Allocation of Values:

- a. land: 160.0 acres @ \$325.00 per acre: \$52,000.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$300.00 to \$385.00 per acre

Appraisal Review: Mary Zickermann – September 11, 2009

5d. APPRAISAL (FM 10060):

Appraiser: Edward Steigerwaldt
Valuation Date: May 21, 2009
Appraised Value: \$52,000.00
Highest and Best Use: Recreation

Allocation of Values:

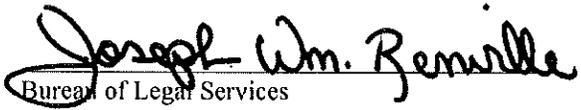
- a. land: 40.0 acres @ \$1,300.00 per acre: \$52,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$1,200.00 to \$1,697.00 per acre

Appraisal Review: Mary Zickermann – September 11, 2009

RECOMMENDED:


Richard E. Steffes

9-18-09
Date

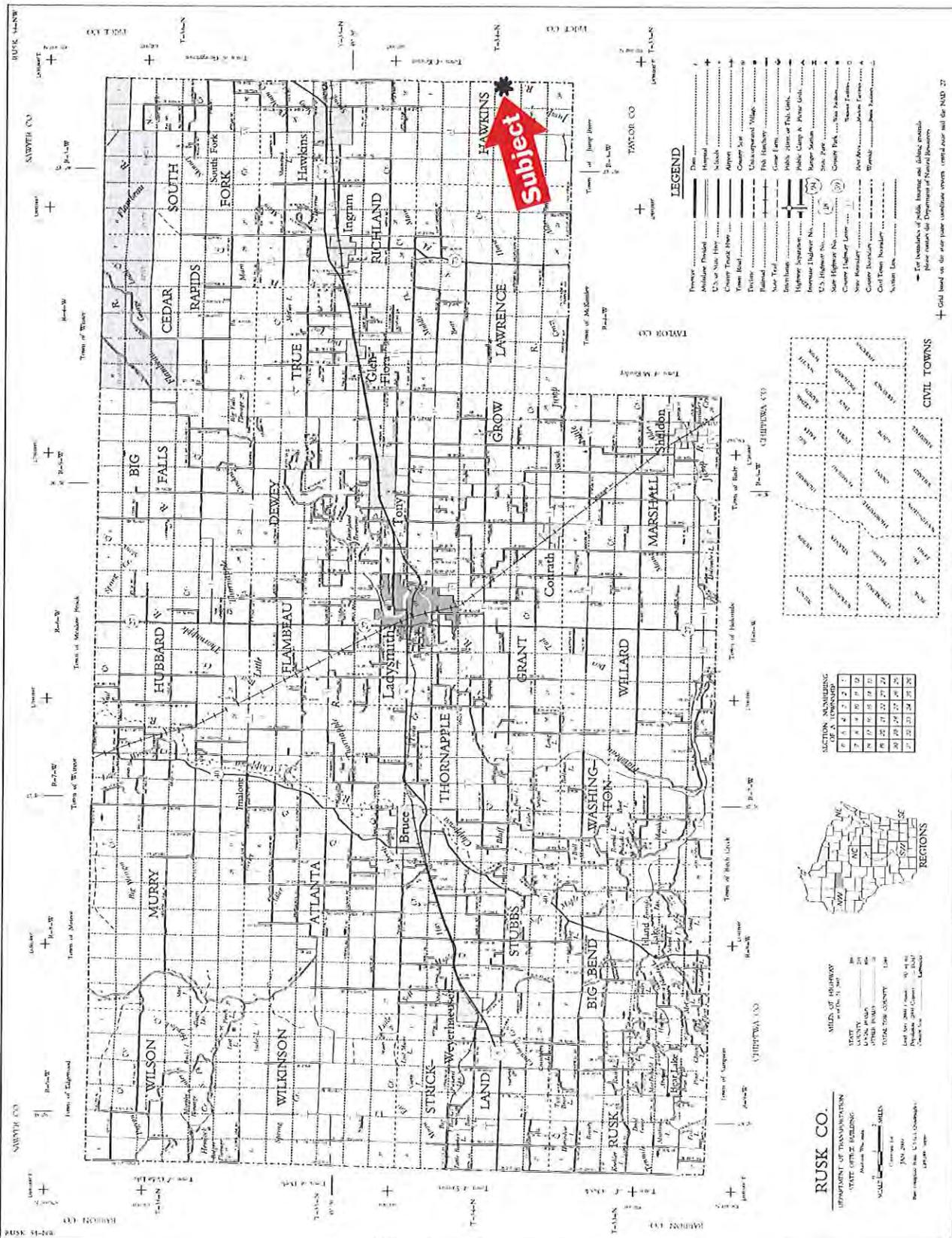

Bureau of Legal Services

9/22/09
Date


Laurie Osterndorf

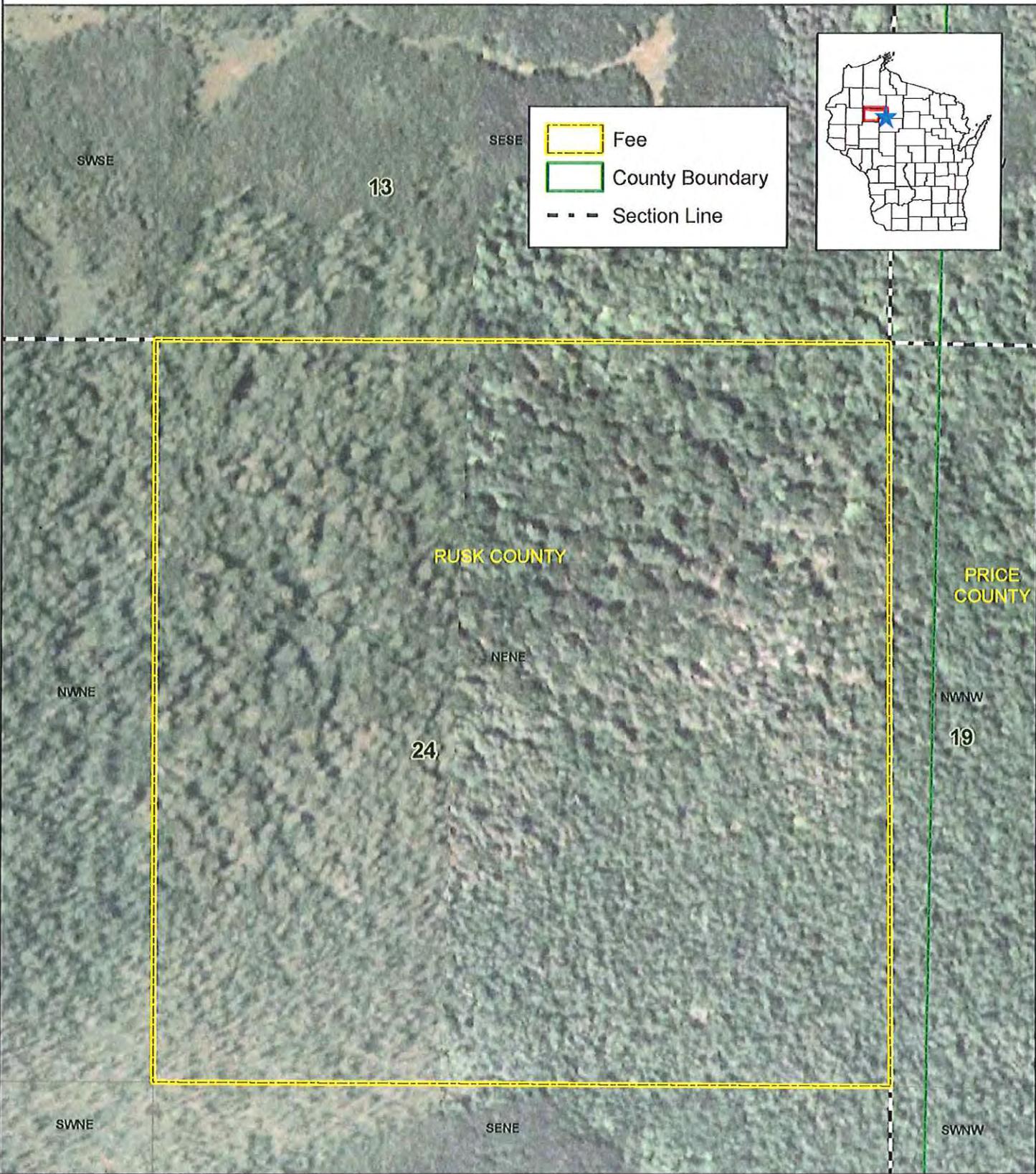
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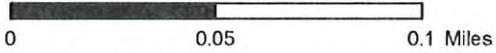


Board of Commissioners of Public Lands Fee

T34N R3W Section 24, Town of Hawkins, Rusk County, WI (40 acres)

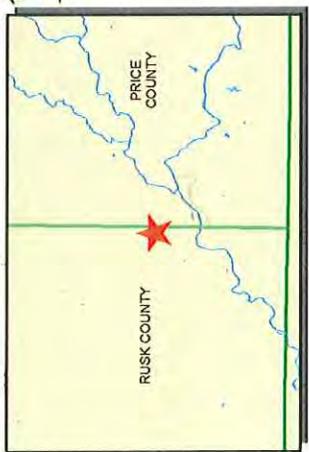
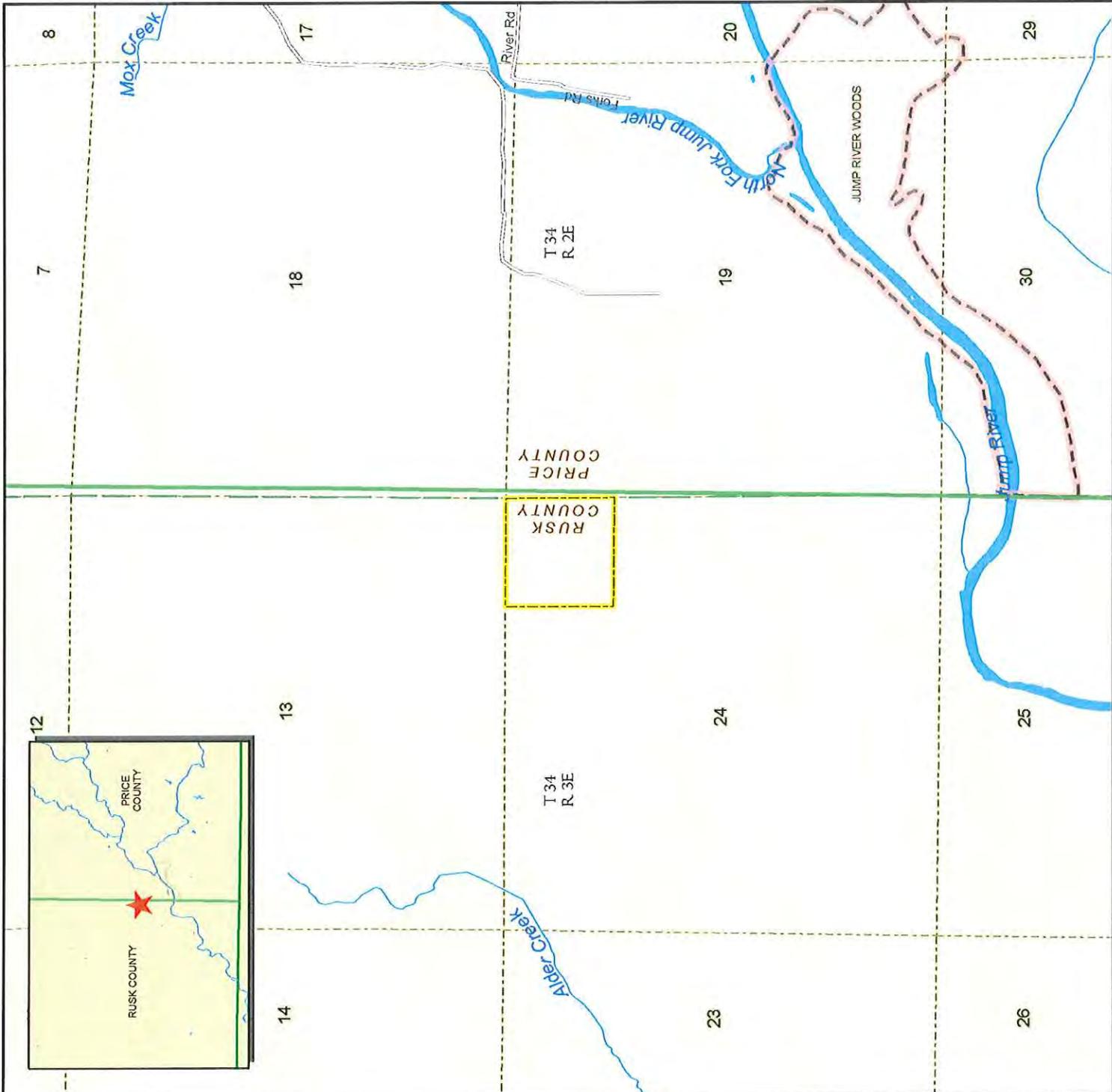


NA 20032
 Orthophoto
 Statewide
 Natural Area



Created by Bureau of Facilities and Lands
 Real Estate Section
 September 17, 2009





Board of Commissioners of Public Lands Fee

T34N R3W Section 24
Town of Hawkins
Rusk County, WI
(40 acres)

Statewide
Natural Area

NA 20032



Legend:

- PLSS Section
- Yellow box Fee
- Pink dashed box State Natural Area
- Black dashed box Project Boundary



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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 intended for informational purposes only and does not constitute a legal document. For more information, please contact the nearest DNR Regional Office or Service Center at the following internet site:

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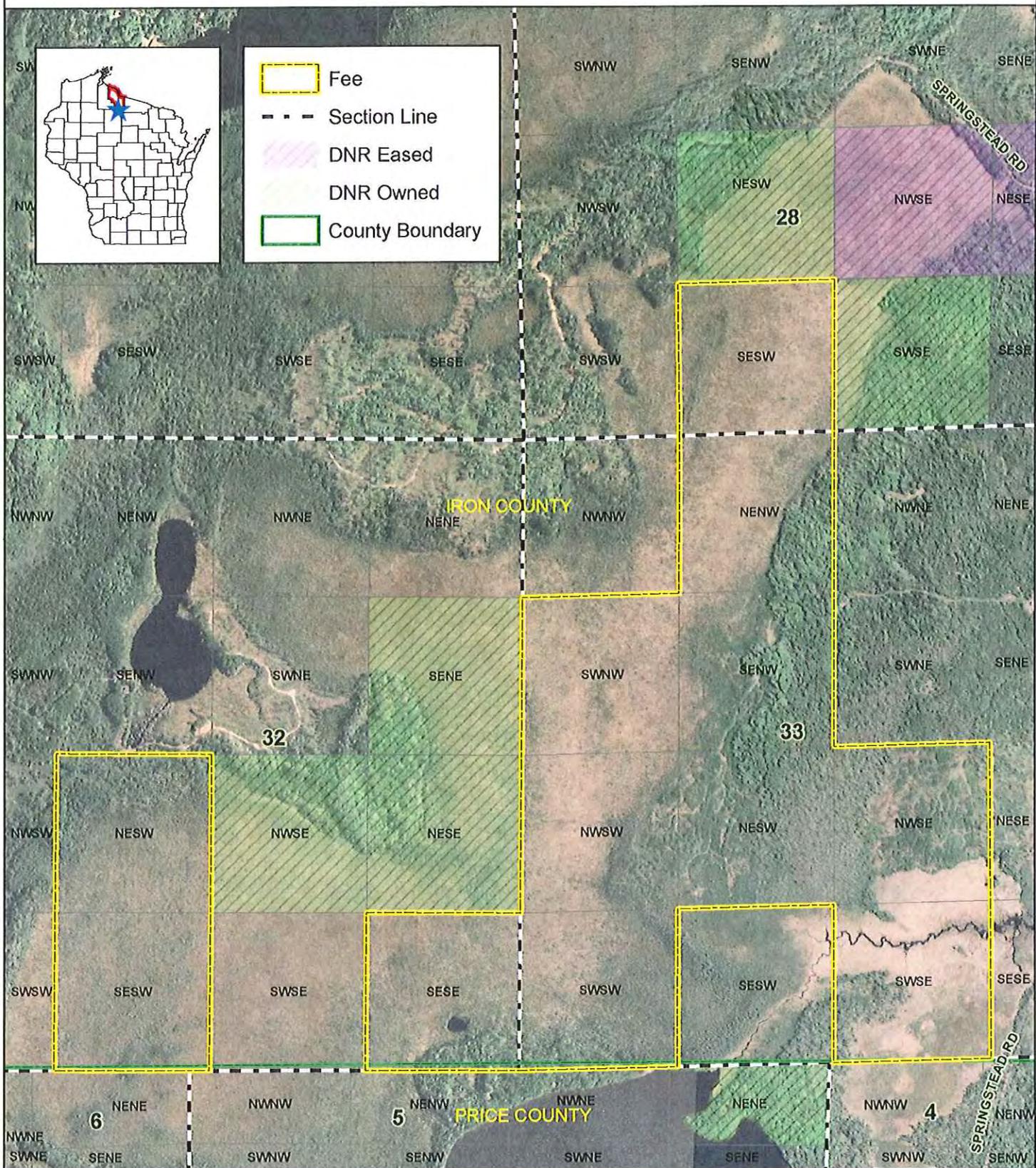
STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands
September 17, 2008

Board of Commissioners of Public Lands Fee

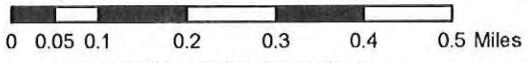
T41N R3E Sections 28, 32, 33, Town of Sherman, Iron County, WI (480 acres)



Legend

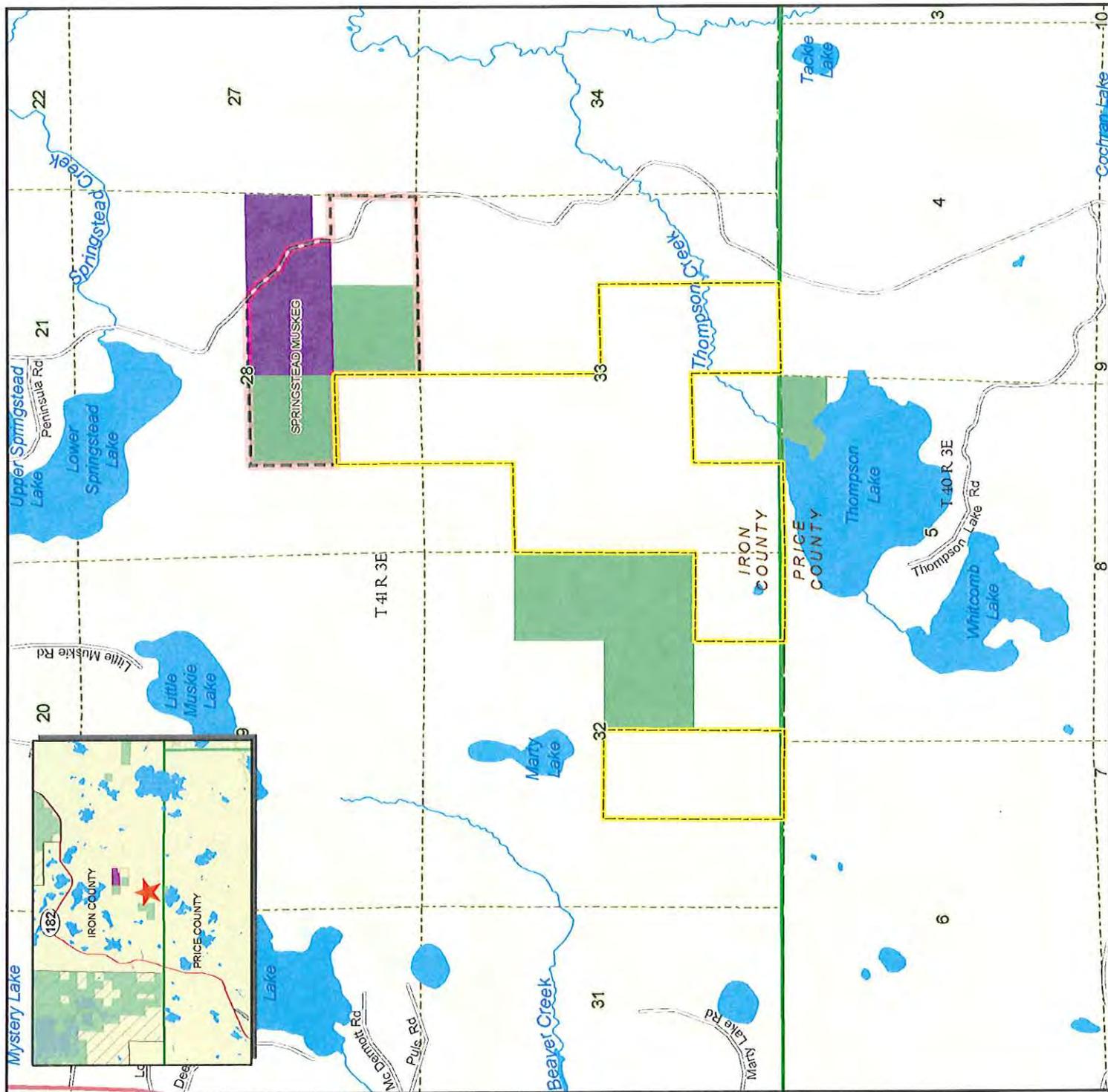
- Fee
- Section Line
- DNR Eased
- DNR Owned
- County Boundary

NA 20033
 Orthophoto
 Statewide
 Natural Area



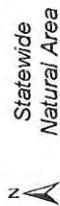
Created by Bureau of Facilities and Lands
 Real Estate Section
 September 17, 2009





Board of Commissioners of Public Lands Fee

T41N R3E Sections 28, 32, 33
Town of Sherman
Iron County, WI
(480 acres)



Statewide Natural Area

NA 20033

	PLSS Section
	Fee
	State Natural Area
	WDNR Owned
	WDNR Easement
	Project Boundary



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For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional Office. Contact information for Regional Offices and Service Centers is provided on the following internet site:

<http://www.dnr.wisconsin.gov/office/servicecenters/locations.htm>

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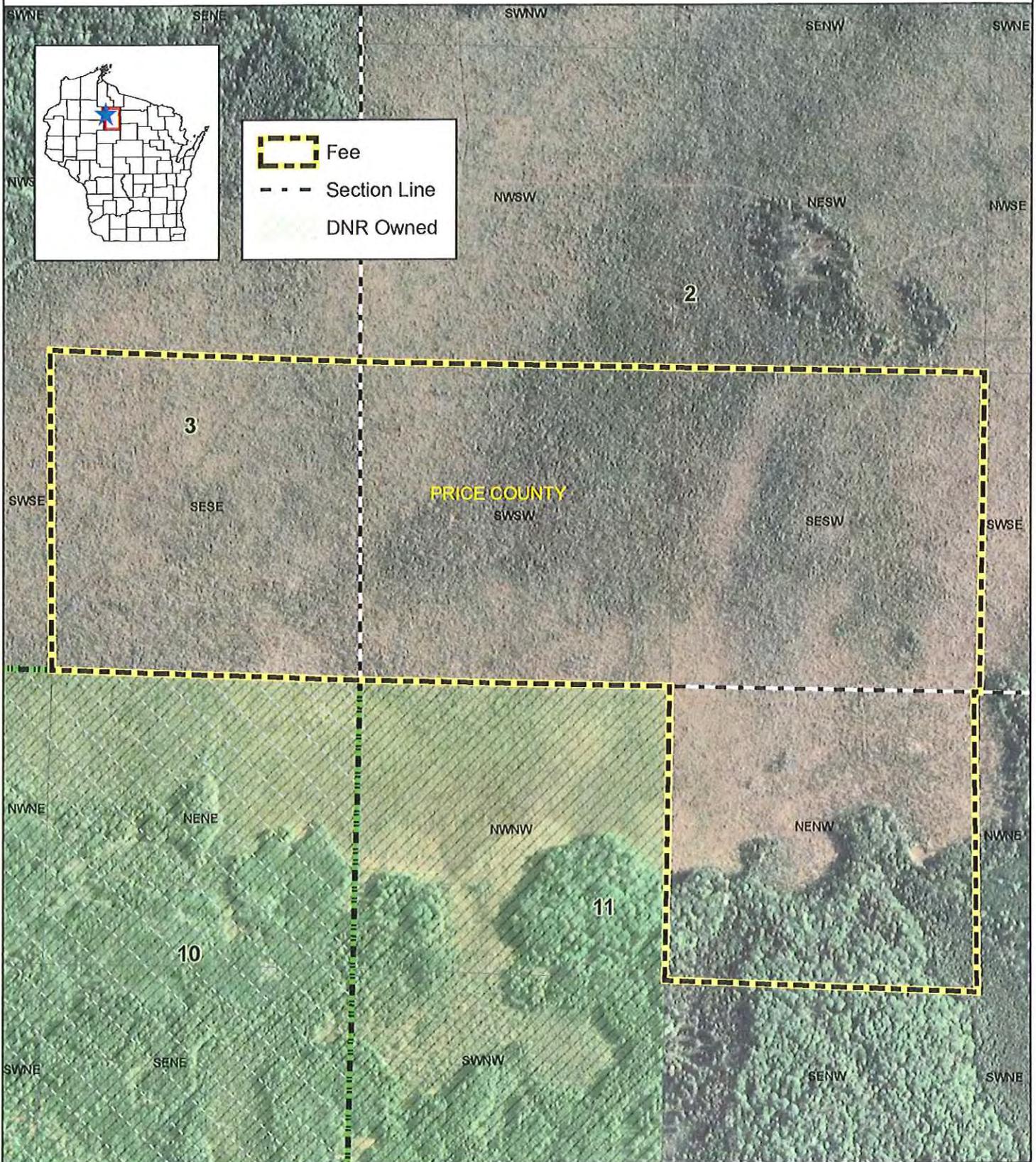
STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands
September 17, 2009

Board of Commissioners of Public Lands Fee

T38N R2W Section 2, 3, 11, Town of Flambeau, Price County, WI (160 acres)



WM 60063

Orthophoto

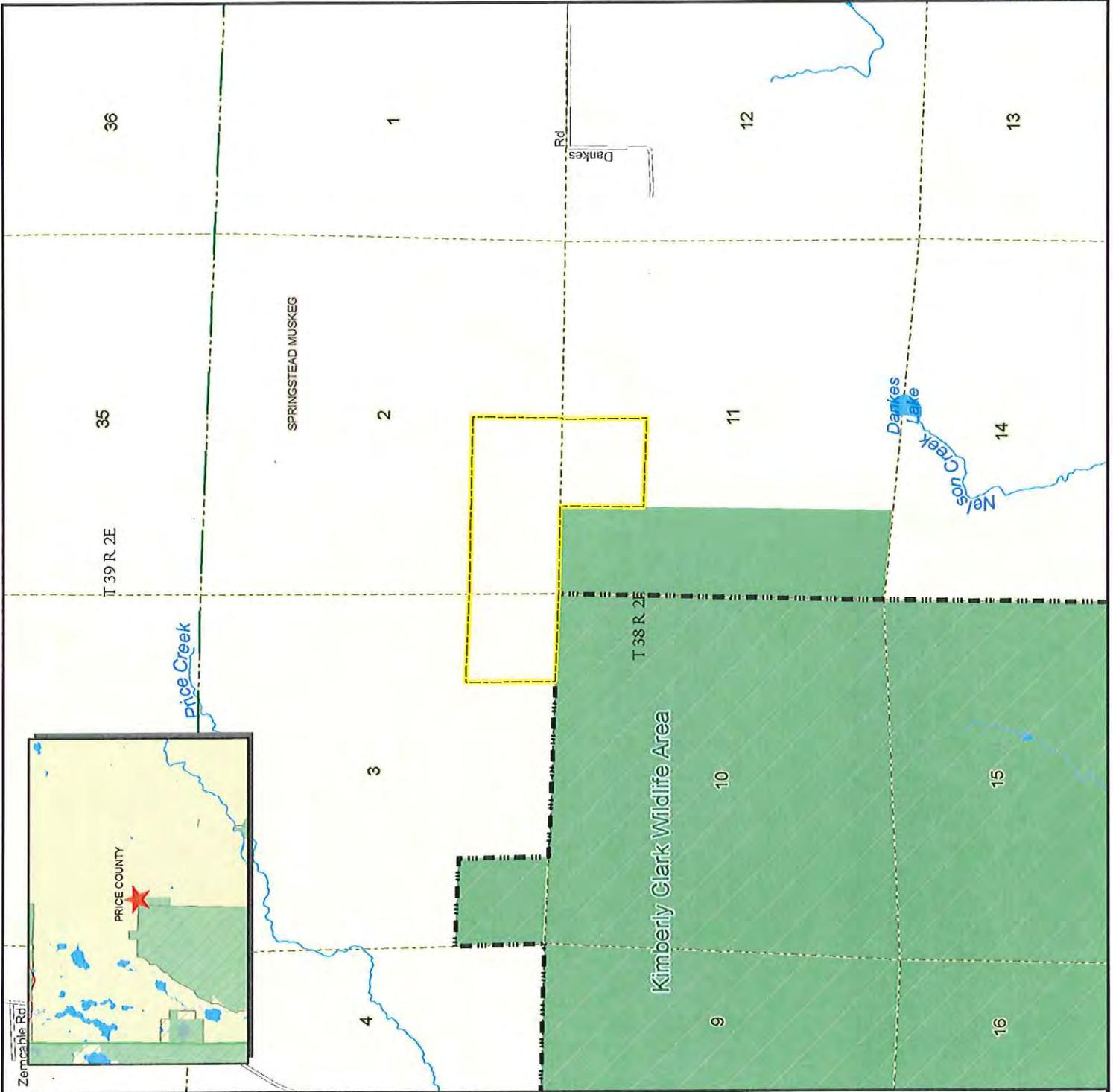
Kimberly Clark
Wildlife Area



Created by Bureau of Facilities and Lands
Real Estate Section
September 17, 2009



WM-60063

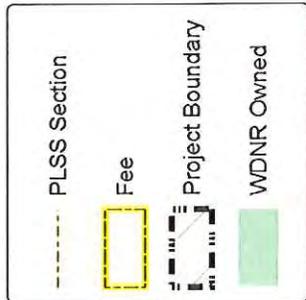


**Board of Commissioners
of Public Lands Fee**

T38N R2W Sections 2, 3, 11
Town of Flambeau
Price County, WI
(160 acres)

Kimberly Clark
Wildlife Area

WM 60063



0 0.1 0.2 Miles

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STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



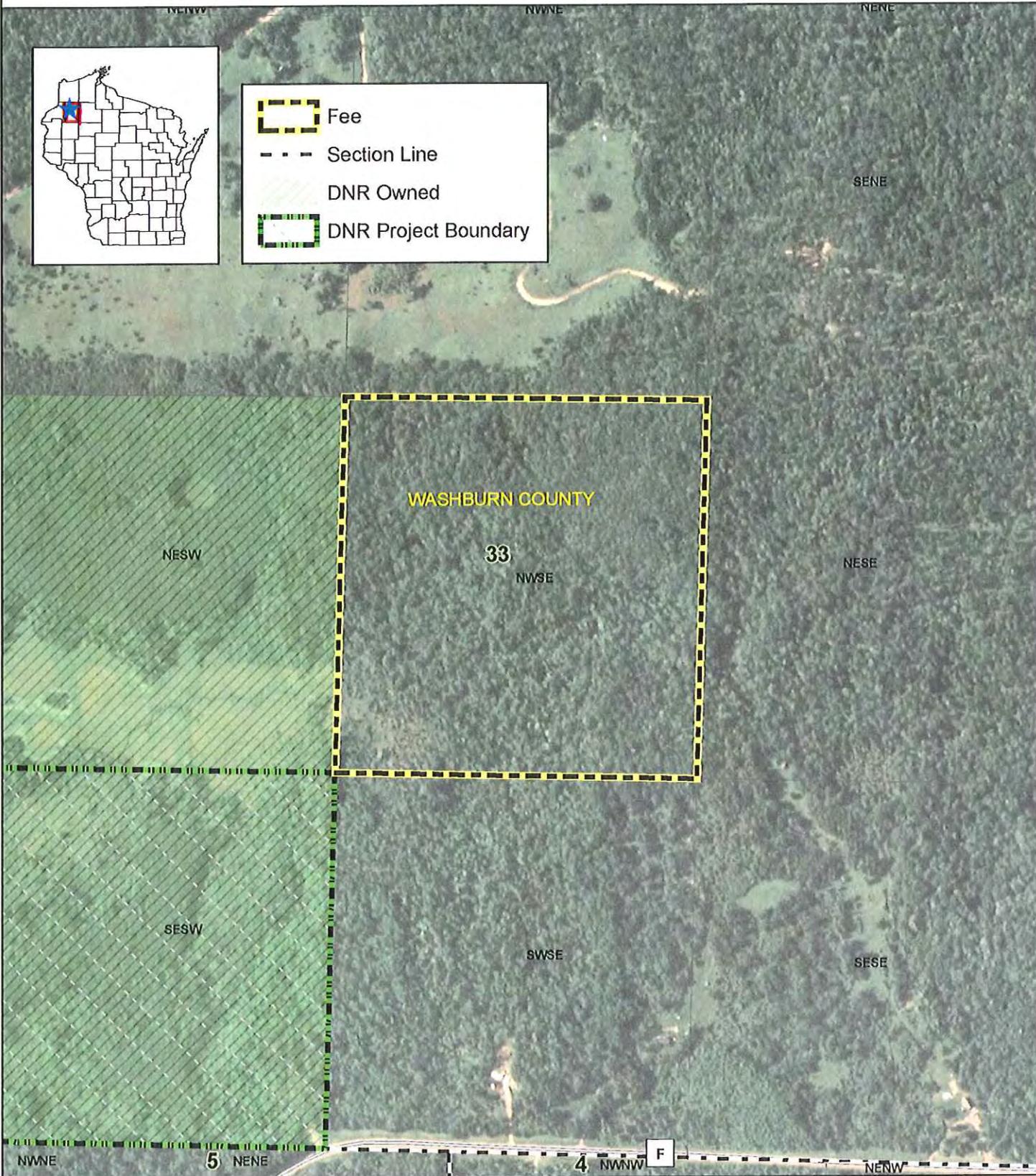
Bureau of Facilities and Lands
September 17, 2009

Board of Commissioners of Public Lands Fee

T41N R12W Section 33, Town of Brooklyn, Washburn County, WI (40 acres)



	Fee
	Section Line
	DNR Owned
	DNR Project Boundary

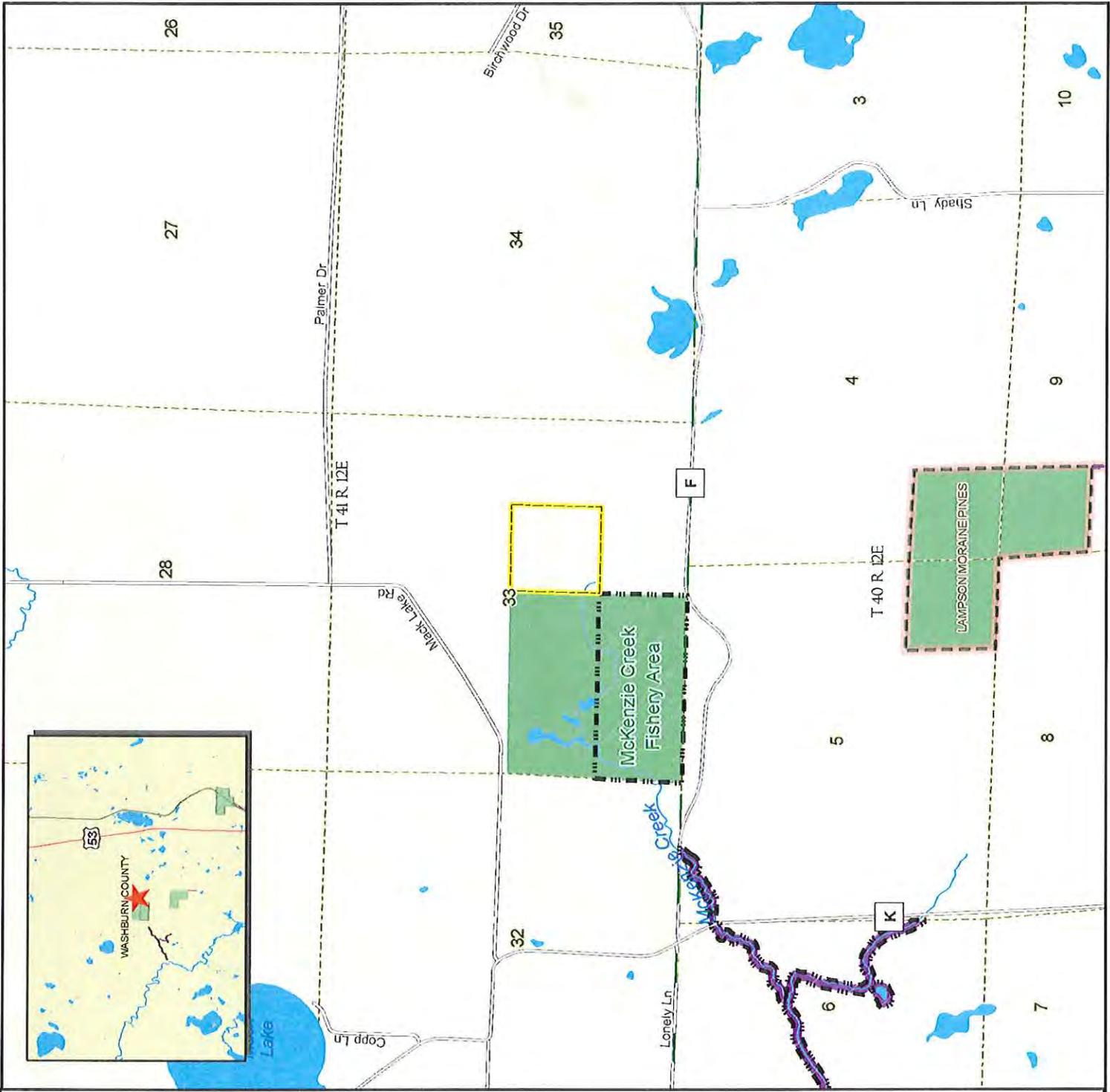


FM 10060
 Orthophoto
 McKenzie Creek
 Fishery Area



Created by Bureau of Facilities and Lands
 Real Estate Section
 September 17, 2009





**Board of Commissioners
of Public Lands Fee**

T41N R12W Section 33
Town of Brooklyn
Washburn County, WI
(40 acres)

N
McKenzie Creek
Fishery Area

FM 10060

	PLSS Section
	Fee
	Project Boundary
	WDNR Owned
	WDNR Easement

0 0.1 0.2 Miles

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages the McKenzie Creek Fishery Area. This map is a spatial representation of the Open 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.

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STATE OF WISCONSIN
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Bureau of Facilities and Lands
September 17, 2008