

SUBJECT: LAND ACQUISITION – STATEWIDE NATURAL AREAS – ONEIDA COUNTY

FOR: APRIL 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 314 acres of land from the Board of Commissioners of Public Lands for \$578,150 for the Statewide Natural Areas program in Oneida County. The item is being submitted because the purchase price exceeds \$150,000. The local name for the project is One Stone Lake Hemlocks.

The parcel is located in Oneida County about 40 miles north of Wausau in the Town of Sugar Camp and Town of Three Lakes. It includes about 875 feet of lowland frontage on Columbus Lake and 3,750 feet of frontage on One Stone Lake. One Stone Lake, with a surface area of 83 acres and a maximum depth of 39 feet, has good populations of bass and panfish. The area has been used as a recreational retreat for many years. Department ownership of the property will provide opportunities to restore and protect wildlife habitat, provide additional opportunities for public recreation and education, and provide resource protection.

One Stone Lake Hemlocks has been a natural area acquisition priority since 1973. Acquisition will complement the Thunder Lake Wildlife Area, which abuts to the south, and will increase the amount of permanent public access acres for hiking, hunting, and bird watching opportunities. One Stone Lake Hemlocks features a high quality example of a representative northern forest landscape and presents an excellent opportunity to expand the existing Rice Lake State Natural Area located on the Thunder Lake Wildlife Area. This entire area has been identified as a Land Legacy site. This site supports several fine stands of old growth hemlock dominated forest with sugar maple, yellow birch, white cedar, red pine, and white pine. The forest is rich in northern species especially rattlesnake plantain orchids and the hemlock, which are reproducing well near the lakeshore and a few other local areas. These stands have great charm due to their diversity and the enormous size of many hemlock and pines. Surrounding One Stone Lake are extensive, open peatlands, which support good populations of area sensitive peatland birds.

The Statewide Natural Areas program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural areas are used for study by elementary to college age school groups and researchers as well as the general public. Other recreational activities such as hiking, cross-country skiing, fishing, and hunting are also popular.

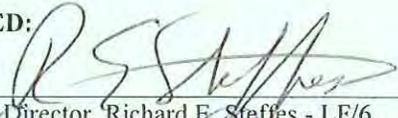
Purchase of this parcel will allow wildlife habitat management, provide public access for recreation, and provide resource protection. Signed into law on April 19, 2006, Wisconsin Act 352 sets aside \$2,000,000 per year from 2007 through 2010 from the Stewardship fund to acquire land from BCPL. This allows the Department to preserve high quality natural area land and consolidate projects.

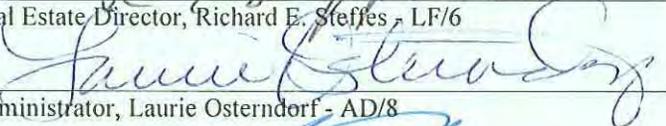
RECOMMENDATION: That the Board approve the purchase of 314 acres of land for \$578,150 for the Statewide Natural Areas program in Oneida County.

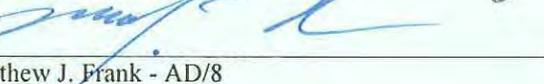
LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| 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:


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


 Administrator, Laurie Osterndorf - AD/8


 Secretary, Matthew J. Frank - AD/8

3-2-10
 Date

3/5/10
 Date

3-29-10
 Date

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

CORRESPONDENCE/MEMORANDUM

DATE: March 2, 2010 FILE REF: NA 20042
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Board of Commissioners of Public Lands Tract, File # NA 20042,

1. PARCEL DESCRIPTION:

Statewide Natural Areas Program
 One Stone Lake Hemlocks
 Oneida County

Grantor:

Board of Commissioners of Public Lands
 c/o Tia Nelson
 P.O. Box 8943
 Madison, WI 53708

Acres: 314Price: \$578,150*Appraised Value: \$487,000; \$669,300Interest: Fee Title PurchaseImprovements: None

Location: The property is located in Oneida County about four miles south of Eagle River in the Town of Sugar Camp and Town of Three Lakes.

Land Description: The subject land is flat to gently rolling terrain with a vertical rise of 20 to 25 feet.

<u>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Water	23
	Wetland	68
	Upland Woodland	<u>223</u>
	TOTAL:	314

Zoning: Shoreland/WetlandPresent Use: RecreationProposed Use: Resource Protection and Public RecreationTenure: Since 1868Option Date: February 22, 2010

*Comments: The negotiated price of \$578,150 is mid-way between the two appraised values.

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 recommends the acquisition of 314 acres of land from the Board of Commissioners of Public Lands for the Statewide Natural Areas program specifically for the One Stone State Natural Area in Oneida County. The parcel is located in Oneida County about four miles south of Eagle River in the Town of Sugar Camp and Town of Three Lakes. It includes about 875 feet of lowland frontage on Columbus Lake and 3,750 feet of frontage on One Stone Lake. One Stone Lake, with a surface area of 83 acres and a



maximum depth of 39 feet, has good populations of bass and panfish. The area has been used as a recreational retreat for many years. Department ownership of the property will provide opportunities to restore and protect wildlife habitat, provide additional opportunities for public recreation and education, and provide resource protection.

One Stone Lake Hemlocks has been a natural area acquisition priority since 1973. Acquisition will complement the Thunder Lake Wildlife Area, abutting on the south, and will increase the amount of permanent public access acres for hiking, hunting, and bird watching opportunities. One Stone Lake Hemlocks features a high quality example of a representative northern forest landscape and presents an excellent opportunity to expand the existing Rice Lake State Natural Area located on the Thunder Lake Wildlife Area. This entire area has been identified as a Land Legacy site. This site supports several fine stands of old growth hemlock dominated forest with sugar maple, yellow birch, white cedar, red pine, and white pine. The forest is rich in northern species especially rattlesnake plantain orchids and the hemlock are reproducing well near the lakeshore and a few other local areas. These stands have great charm due to their diversity and the enormous size of many hemlock and pines. Surrounding One Stone Lake are extensive, open peatlands, which support good populations of area sensitive peatland birds. It is noted that the south 120 acres of this parcel also falls into the project boundary for the Thunder Lake Wildlife Area. The primary justification for the purchase is for protection and management of the natural area with added benefits for wildlife habitat and public access to One Stone Lake.

The Statewide Natural Area program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. They are also used for study by elementary to college age school groups and researchers as well as the general public. Other recreational activities such as hiking, cross-country skiing, fishing, and hunting are also popular.

The Department recommends the purchase of this parcel to allow wildlife habitat management, provide public access for recreation, and provide resource protection.

3. FINANCING:

State Stewardship BCPL bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$169,650

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: 43,743.71
Acquisition Goal: 41,000.00 acres
Percent Complete: 106.69%
Cost to Date: \$23,441,246.50

5. APPRAISALS:

Appraiser: Jeffrey Olson (Steigerwaldt Land Services)
Valuation Date: June 25, 2009
Appraised Value: \$669,300
Highest and Best Use: Recreation

Allocation of Values:

- a. land: 291 acres @ \$2,300 per acre: \$669,300
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$1,815 to \$2,724 per acre

Appraisal Review: Mary Zickermann - October 26, 2009

Appraiser: Michael Augustyn
Valuation Date: September 29, 2009
Appraised Value: \$487,000.00
Highest and Best Use: recreational forestry

Allocation of Values:

- a. land: 314 acres @ \$1,550.96 per acre: \$487,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,445 to \$1,593 per acre

Appraisal Review: Mary Zickermann - October 21, 2009

Comments: Augustyn included the submerged land in its total acreage and concluded a value of \$1,550 per acre, considering both the positive influence of the water frontage on the associated land and the negative influence of submerged acreage. His value was \$487,000.

Steigerwaldt Land Services valued 291 acres, the amount after reducing titled acreage by the 23 acres of submerged land. At \$2,300 per acre, this total value was \$669,300.

RECOMMENDED:



 Richard E. Steffes

3-2-10
 Date



 Bureau of Legal Services

3/3/10
 Date



 Laurie Osterndorf

3/5/10
 Date

RES:dv

Board of Commissioners of Public Lands Parcel

T39N R10E Sections 21, 27 & 28, Towns of Sugar Camp and Three Lakes, Oneida County, WI (314.00 Acres)



Legend

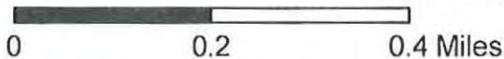
- - - PLSS Section Line
- PLSS Quarter-Quarter
- ▨ DNR Project Boundary
- ▭ County Boundary
- ▭ DNR Eased
- ▭ DNR Owned

Subject Property

NA 20042

Statewide Natural Area

- ▨ Fee Simple
- ▨ Easement
- Ingress/Egress



State of Wisconsin

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

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**Board of Commissioners
of Public Lands Parcel
NA 20042**

Statewide Natural Areas
One Stone Lake Hemlocks
Natural Area

T39N R10E Sec. 21, 27 & 28
Town of Sugar Camp and
Town of Three Lakes
Oneida County, WI
(314 Acres)

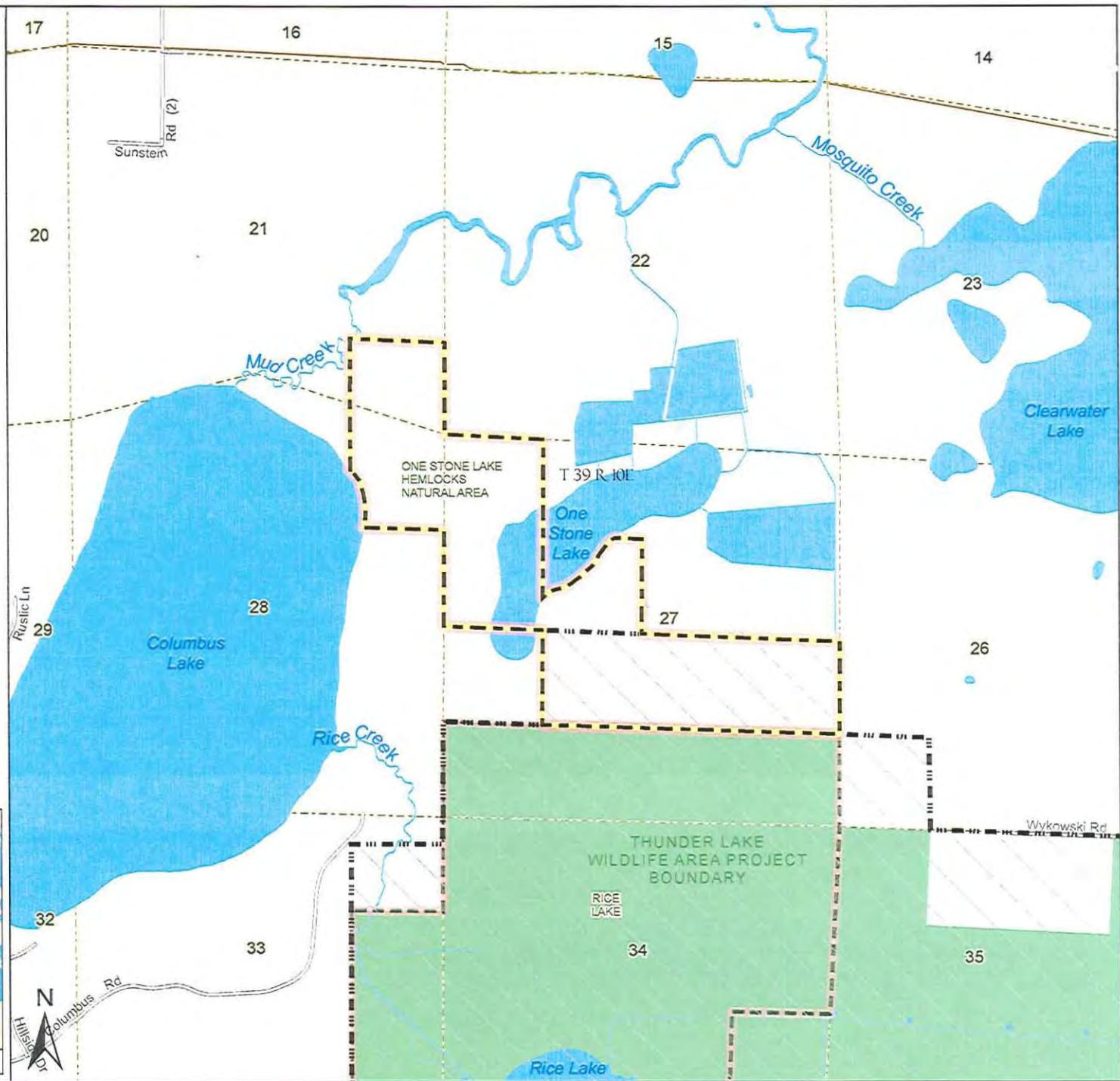
Subject Property

-  Fee Simple
-  Easement
-  Ingress/Egress

Legend

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

0 0.2 0.4 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 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 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 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/caets/servicecenter/locations.htm>. Updates to this data set are ongoing and will be incorporated into future versions when available.