

SUBJECT: LAND ACQUISITION & PROJECT BOUNDARY MODIFICATION – SOUTH SHORE LAKE SUPERIOR FISH AND WILDLIFE AREA – BAYFIELD COUNTY

FOR: JANUARY 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 47 acres of land from Michael Isaksson for \$178,600 for the South Shore Lake Superior Fish and Wildlife Area in Bayfield County. The item is being submitted because the purchase price exceeds \$150,000.

The property is located in northeastern Bayfield County about 23 miles west of the City of Bayfield in the Township of Clover. This parcel includes 1,200 feet of scenic frontage along the Cranberry River. The river has exceptional water quality and is the most critical spawning reach for Lake Superior salmonids in the entire watershed. Its location in the upper portion of the watershed on the main stem of the East Fork of the Cranberry River makes it one of the best locations for rainbow, brown trout and coho salmon reproductive success. Acquisition of this 47-acre property will allow for continued public access for recreational opportunities such as fishing, hunting, hiking, and cross-country skiing.

The South Shore of Lake Superior Fish and Wildlife Area was created in 1992 to preserve a large, self-sustaining anadromous fishery. The goal of the project is to enhance the stream and coastal habitats to benefit flora and fauna associated with these specific areas. The project also provides public recreation and educational opportunities. Combining four existing department projects, and adding land as necessary to protect the streams and wetlands in the area, lead to the current extent of the project. The project spans five distinct stream drainages, including Fish Creek, Cranberry River, Flag River, Sioux River, and Pikes Creek, and their associated coastal wetlands. More than 50 percent of the total self-sustaining anadromous fishery on the Wisconsin shore of Lake Superior is included within the boundaries of the project. The Cranberry River is a Class I trout stream containing brook, brown and rainbow trout. This segment of the river is important for protecting spawning waters draining into Lake Superior.

This parcel also has a number of ravines that begin at Lenawee Road and incise greatly as they approach the stream. Keeping this parcel in a natural condition will prevent ravine erosion that places large additional quantities of sand and clay directly into the stream, which would degrade spawning areas and largely reduce salmonid reproductive success. State ownership of this parcel would allow the Department to take active measures to reduce this property's gully erosion with the recently developed techniques employed by the University of Wisconsin Engineering Department on a similar situation within the Bark River watershed.

Purchase of the Isaksson property will protect fish and wildlife resources and provide opportunities for public fishing and other outdoor recreation as part of the South Shore of Lake Superior Fish and Wildlife Area.

RECOMMENDATION: That the Board approve the purchase of 47 acres of land for the South Shore Lake Superior Fish and Wildlife Area for \$178,600 and approve the modification of the project boundary to include the entire parcel.

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:

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

1-5-11
Date

Jennie Steudloff
Administrator, Division of Land - AD/8

1/6/11
Date

Matt Mowery
Secretary, Cathy Stepp - AD/8

1/10/11
Date

- cc: S. Miller – LF/6 R. Steffes – LF/6
L. Ross – AD/8 M. Staggs – FH/4
J. Gozdialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

DATE: January 5, 2011

TO: Natural Resources Board

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Isaksson Tract, File FM 10112,
Option expires March 22, 2011

FILE REF: FM 10112

1. PARCEL DESCRIPTION:

South Shore Lake Superior Fish and Wildlife Area
Bayfield County

Grantor:

Michael Isaksson
14680 Kleinhens Road
Herbster, WI 54844

Acres: 47.0Price: \$178,600Appraised Value: \$178,600Interest: Fee Title AcquisitionImprovements: NoneLocation: The property is located in Bayfield County about five miles south of Herbster in the Town of Clover.Land Description: The subject land is rolling to hill with a nice gradient from Lenawee Road down to the Cranberry River.

<u>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland Woodland	40.0
	Lowland Woodland	<u>7.0</u>
	TOTAL:	47.0

Zoning: ForestryPresent Use: RecreationalProposed Use: Public Outdoor Recreation and Resource ProtectionTenure: Family Trust in 1981 conveyed to Michael Isaksson on November 5, 2009Property Taxes: Property entered into MFL in 2006 for a 25-year contract.Option Date: November 22, 2010Stewardship 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 a 47-acre tract from Michael Isaksson that falls within the boundary of the South Shore of Lake Superior Fish and Wildlife Area. The property is located in northeastern Bayfield County about 23 miles west of the City of Bayfield in the Township of Clover. This parcel includes 1,200 feet of scenic frontage along the Cranberry River. The river has exceptional water quality and is the most critical spawning reach for Lake Superior salmonids in the entire watershed. Its location in the upper portion of the watershed on the main stem of the East Fork of the Cranberry River makes it one of the best locations for rainbow, brown trout and coho salmon reproductive success.

Acquisition of this 47-acre property would allow for continued public access for recreational opportunities such as fishing, hunting, hiking, and cross-country skiing.

The South Shore of Lake Superior Fish and Wildlife Area was created in 1992 to preserve a large, self-sustaining anadromous fishery. The goal of the project is to enhance the stream and coastal habitats to benefit flora and fauna associated with these specific areas. The project also provides public recreation and educational opportunities. The project was created by combining four existing department projects, and adding land as necessary to protect the streams and wetlands in the area. The project spans five distinct stream drainages, including Fish Creek, Cranberry River, Flag River, Sioux River, and Pikes Creek, and their associated coastal wetlands. More than 50 percent of the total self-sustaining anadromous fishery on the Wisconsin shore of Lake Superior is included within the boundaries of the project. The Cranberry River is a Class I trout stream containing brook, brown and rainbow trout. This segment of the river is important for protecting spawning waters draining into Lake Superior.

This parcel also has a number of ravines that begin at Lenawee Road and incise greatly as they approach the stream. Keeping this parcel in a natural condition will prevent ravine erosion placing large additional quantities of sand and clay directly into the stream, which would degrade spawning areas and largely reduce salmonid reproductive success. State ownership of this parcel would allow the Department to take active measures to reduce this property's gully erosion with the recently developed techniques employed by the University of Wisconsin Engineering Department on a similar situation within the Bark River watershed.

The Department recommends purchase of the Isaksson property to protect fish and wildlife resources and provide opportunities for public fishing and recreation as part of the South Shore of Lake Superior Fish and Wildlife Area. The purchase will also prevent development incompatible with the project goals as well as provide public access for recreational opportunities.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction
\$4,499,060	\$336,433

4. ACQUISITION STATUS OF THE SOUTH SHORE LAKE SUPERIOR FISH AND WILDLIFE AREA:

Established: 1992
Acres Purchased to Date: 6,707.35
Acquisition Goal: 8,690.09 Acres
Percent Complete: 77.18%
Cost to Date: \$3,449,091.98

5. APPRAISAL:

Appraiser: William Steigerwaldt
Valuation Date: December 17, 2009
Appraised Value: \$178,600
Highest and Best Use: Residential and Recreational
Allocation of Values:
a. land: 47.0 acres @ \$3,800 per acre: \$178,600
b. market data approach used, four comparable sales cited
c. adjusted value range: \$4,095 to \$3,717 per acre
Appraisal Review: Peter Wolter - June 1, 2010
Comments: This appraisal was reviewed by Phil Lepinski on April 28, 2010. Peter Wolter did a Reviewer's Opinion of Value to obtain a final conclusion of value.

RECOMMENDED:


Richard E. Steffes

1-5-11
Date


Bureau of Legal Services

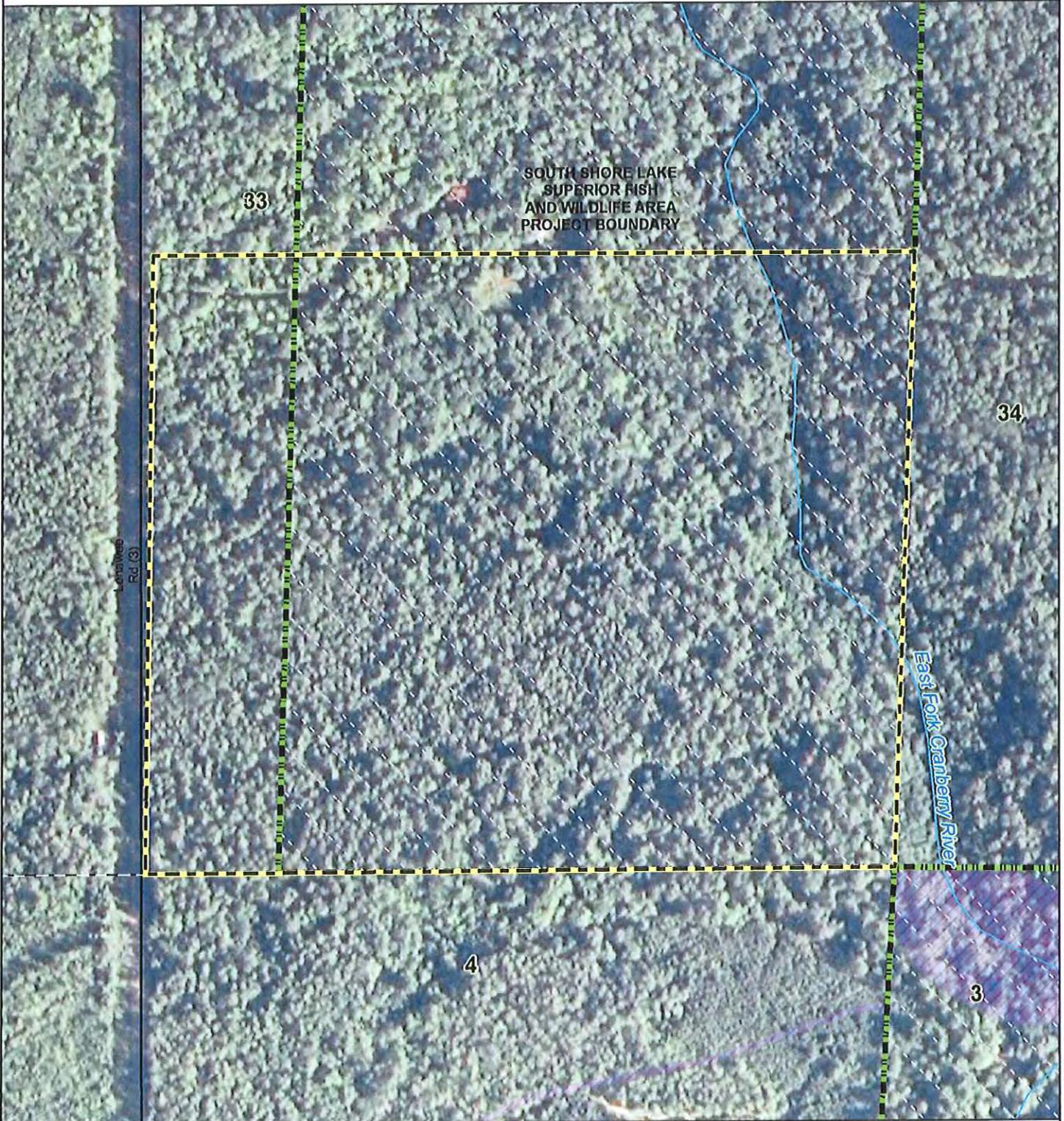
1/6/11
Date


Administrator, Division of Land

1/6/11
Date

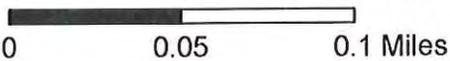
Michael Isaksson Parcel

T50N R7W Section 33, Town of Clover, Bayfield County, WI (47.00 Acres)



Legend

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



Subject Property

FM 10112

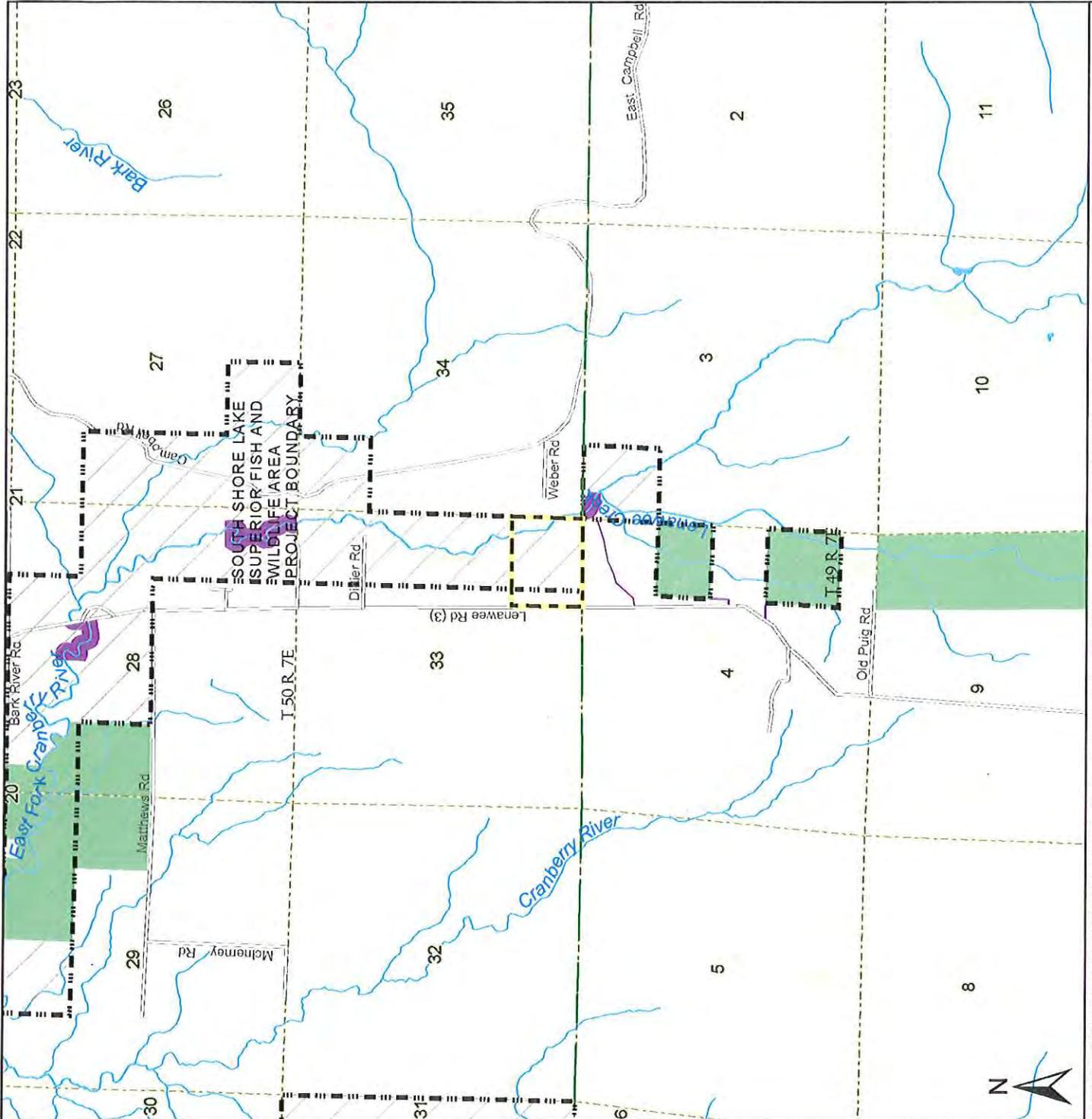
South Shore Lake Superior Fish and Wildlife Area

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin

Dec. 8, 2010
Real Estate Section
Bureau of Facilities and Lands

Use Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, completeness, legality, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map was created to ensure reasonable use of the map information.



Michael Isaksson Parcel
FM 10112

South Shore Lake Superior
Fish and Wildlife Area
T50N R7W S33
Town of Clover
Bayfield County, WI
(47.00 Acres)

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

Legend

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



Subject Property *County View*

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 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 information is for informational purposes only. 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.wisconsin.gov/aerics/arcviewer/arcviewer.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.