

SUBJECT: Land Acquisition (Schiek) – Northern Highland/American Legion State Forest – Vilas County

FOR: DECEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 57.61 acres of land from John and Kathleen Schiek for \$230,000 for the Northern Highland/American Legion State Forest in Vilas County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel adjoins Department ownership to the southwest and lies entirely within the project boundary. The property includes approximately 2,200 feet of frontage on Dalzell Lake, a 25 acre lake with a maximum depth of 19 feet, which makes this purchase valuable in natural resources, allowing the Department to maintain both the aesthetic and environmental integrity of the resources at this site. Board of Commissioners of Public Land ownership borders on the west and along the north side of the lake.

Established in 1925 to protect the headwaters of the Wisconsin, Flambeau and Manitowish Rivers, the Northern Highland and American Legion (NHAL) State Forests include more than 232,000 acres in Vilas, Oneida and Iron Counties. The nearest cities are Woodruff/Minocqua, Rhinelander and Eagle River. Many visitors are from the population centers of southern Wisconsin and northern Illinois. The primary use of the forest is for silvicultural practices and the growth of recurring forest crops with scenic values, outdoor recreation, public hunting and stabilization of stream flow as extra benefits. Each year approximately 75,000 cords of pulpwood and 2.5 million board feet of sawlogs are harvested in the forest, which contributes to employment in the woods and mills and provides commodities. Sale of timber products returns \$4 million per year to the state.

There are numerous state-operated campgrounds, boat landings, hiking, and ski trails, providing recreational opportunities to 225,000 campers and over 2 million visitors each year, generating \$900,000 in recreation revenue. Private facilities offering motel and housekeeping units are found throughout the forest and restaurants and retail businesses are located near population centers throughout the forest. The beautiful lakes, streams, and woods found within the state forest boundaries, together with recreational opportunities and other amenities, make this area one of the leading tourist attractions of northern Wisconsin.

The majority of the parcel is wooded uplands consisting of northern hardwoods, pine, spruce and cedar trees along the shoreline. The remaining consists of approximately 10 acres of lowland trees and marsh vegetation, and a 1-acre open field. Dalzell Lake has a natural, mostly undeveloped shoreline and is known to contain panfish and largemouth bass.

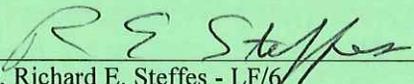
Purchase of the Schiek property will protect the natural and scenic resources of the site, to allow natural resource management, and provide additional opportunities for public recreation.

RECOMMENDATION: That the Board approve the purchase of 57.61 acres of land for \$230,000 for the Northern Highland/American Legion State Forest in Vilas 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:



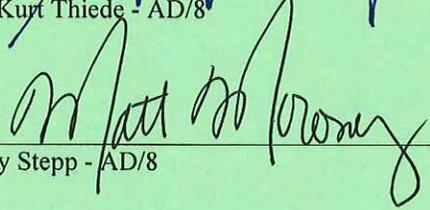
Real Estate Director, Richard E. Steffes - LF/6

11-9-12
Date



Administrator, Kurt Thiede - AD/8

11/14/12
Date



Secretary, Cathy Stepp - AD/8

11/19/12
Date

- cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/8
R Mather - FR/4
J. Gozdziński - Spooner

CORRESPONDENCE/MEMORANDUM

DATE: November 8, 2012
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, John H. and Kathleen M. Schiek Tract, File # NF 30077,
 Option Expires December 30, 2012

FILE REF: NF 30077

1. PARCEL DESCRIPTION:

Northern Highland/American Legion State Forest
 Vilas County

Grantor:

John H. and Kathleen M. Schiek
 4214 Forest Point Drive
 Rhinelander, WI 54501

Acres: 57.61Price: \$230,000Appraised Value: \$230,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Vilas County 10 miles northeast of Boulder JunctionLand Description: The subject land is gently rolling.Covertypes Breakdown:

Type	Acreage
Upland Woodland	46.61
Lowland Woodland	10
Grass	1
Total:	57.61

Zoning: General BusinessPresent Use: Recreational land and investmentProposed Use: Conservation and Public RecreationTenure: 22 yearsProperty Taxes: \$2,066Option Date: November 05, 2012Stewardship 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 57.61 acres of land from John and Kathleen Schiek for \$230,000 for the Northern Highland State Forest in Vilas County.

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The Department recommends purchase of the Schiek property to protect the natural and scenic resources of the site, to allow natural resource management, and to provide additional opportunities for public recreation.

3. LAND MANAGEMENT:

The majority of the property will be managed as NHAL sustainable timber and public recreation land by Forestry staff.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,096,000	\$625,780

5. ACQUISITION STATUS OF THE NORTHERN HIGHLAND STATE FOREST:

Established: 1925
Acres Purchased to Date: 172,195.85
Acquisition Goal: 229,976
Percent Complete: 74.88 %
Cost to Date: \$20,429,056.94

6. APPRAISAL:

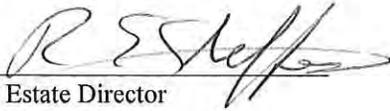
Appraiser: Jolene Brod
Valuation Date: August 01, 2012
Appraised Value: \$230,000
Highest and Best Use: Recreational/Rural Residential

Allocation of Values:

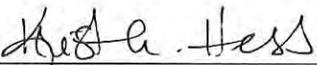
- a. land: 57.61 acres @ \$4,000 per acre: \$230,000 rounded
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$2,959 - \$5,795 per acre

Appraisal Review: Peter Wolter - 10/23/2012

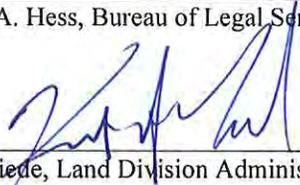
RECOMMENDED:


Richard E. Steffes, Real Estate Director

11-9-12
Date


Kristin A. Hess, Bureau of Legal Services

11/12/12
Date


Kurt Thiede, Land Division Administrator

11/14/12
Date

RES:

**John H. & Kathleen
M. Schiek - Fee**
Northern Highland
State Forest

NF 30077

T43N R8E Sec 22 & 23
Town of Land O'Lakes
Vilas County
57.61 Acres

Subject

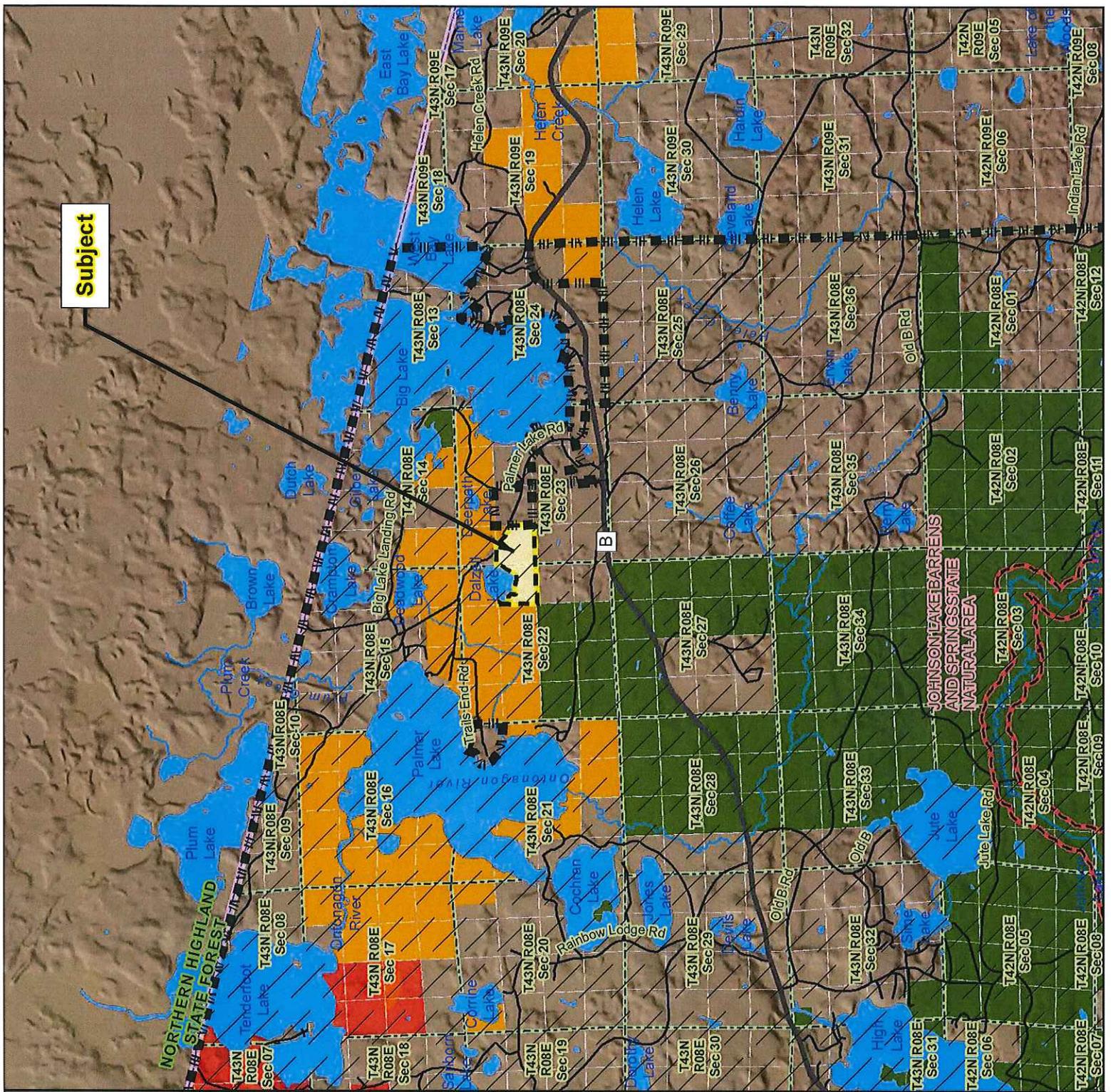
-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  Private Conservation Lands
-  BCPL Ownership
-  State Natural Area
-  PLSS Section Line
-  QQ Section Boundary



County View

Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities & Lands
Map Created: Nov. 08, 2012 kmh



John H. & Kathleen M. Schiek - Fee

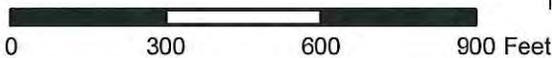
T43N R8E Sec 22 & 23, Town of Land O'Lakes, Vilas County



Northern Highland State Forest

 Subject

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  BCPL Ownership
-  Section Line
-  QQ Section Lines



N





 Nov 08, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands

WEST PART LAND O' LAKES

T.42-43N.-R.8E.

