

SUBJECT: Land Acquisition – White River Fishery Area - Bayfield County

FOR: SEPTEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 58.89 acres of land from Harvey and Linda Carlson and Gregg and Drew Johnson for \$150,200 for the White River Fishery Area in Bayfield County. The item is being submitted because purchase price exceeds \$150,000.

This acquisition falls entirely within the project boundary and is complimented by the simultaneous acquisition of an adjoining 28.01-acre parcel with access from John Johnson Road to the south. The subject parcel is located about 8 miles south of Ashland in the Town of Kelly in Bayfield County. The property includes about 3,300 feet of river frontage, which makes this purchase valuable for its natural resources, allowing the Department to maintain both the aesthetic and environmental integrity of the river at this site. State ownership will protect the natural and scientific values of the tract for future generations, provide opportunities for research and education, and allow for use of the tract for public recreation.

The White River Fisheries Area was established in 1961 to manage and protect this unique and scenic trout stream and watershed. This multiple use area is dedicated to trout fishing, hunting, canoeing and other compatible outdoor recreational and educational opportunities. Numerous feeder streams, spring ponds, and outlet flows of several lakes provide the high quality water for this outstanding trout stream. In 2004 the project boundary was expanded by more than 6,500 acres to protect the river corridor between existing DNR managed properties. This expansion connects the 10,000 acre Bibon Swamp State Natural Area in Bayfield County with the 960 acre White River Wildlife Area in Ashland County. The goals of the project are to manage and protect the water and fishery resources of the area and to provide opportunities for public recreation.

The property is entirely forested and includes a mix of upland and lowland species including white spruce, aspen, white birch, soft maple, balsam fire, white pine, red pine, hemlock and black ash. The cover provides good wildlife habitat for grouse, deer, bear and woodcock. The White River, one of Wisconsin's premier trout streams and extremely popular for fly-fishing enthusiasts, meanders along the entire northern edge of the property for approximately 3,300 feet.

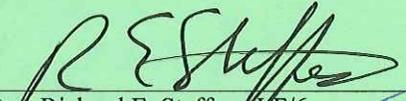
Acquisition of the Johnson/Carlson tract will provide public access to the land and river, protect the water resources of the property and associated habitat, permit fishery management and other natural resource activities, and help consolidate state ownership for the White River Fishery Area.

RECOMMENDATION: That the Board approve the purchase of 58.89 acres of land for \$150,200 for the White River Fishery Area in Bayfield 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

8-13-12

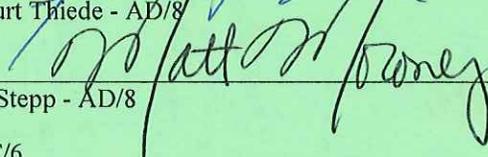
Date



Administrator, Kurt Thiede - AD/8

8/15/12

Date



Secretary, Cathy Stepp - AD/8

8/23/12

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs - FH/4
- J. Gozdziwski - Spooner

CORRESPONDENCE/MEMORANDUM

DATE: August 13, 2012
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Carlson and Johnson Tract, File # FM 10166,
 Option Expires October 14, 2012

FILE REF: FM 10166

1. PARCEL DESCRIPTION:

White River Fishery Area
 Bayfield County

Grantor:

Harvey and Linda Carlson
 Gregg and Drew Johnson
 63390 Ed Carlson Road
 Ashland, WI 54806

Acres: 58.89
Price: \$150,200
Appraised Value: \$150,200
Interest: Fee Title Purchase
Improvements: None

Location: The property is located about 8 miles south of Ashland

Land Description: The subject land is flat upland and steep to the river frontage.

Covertypes Breakdown:

Type	Acreage
Upland Woodland	56.0
Lowland Woodland	2.89
Total:	58.89

Zoning: The property contains two parcels; one Forestry 1 (F-1) and the other Agricultural -1 (A-1)

Present Use: Recreation

Proposed Use: Conservation and Public Recreation

Tenure: 20 years

Property Taxes: \$914

Option Date: July 16, 2012

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 58.89 acres of land from Harvey and Linda Carlson and Gregg and Drew Johnson for \$150,200 for the White River Fishery Area in Bayfield County.



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The Department recommends acquisition of the Johnson/Carlson tract to provide public access to the land and river, to protect the water resources of the property and associated habitat, to permit fishery management and other natural resource activities, and to consolidate state ownership for the White River Fishery Area.

3. LAND MANAGEMENT:

Given the timber and river bottom present on the property, the parcel will be particularly valuable to protection of a high quality brown trout fishery as well as bird and upland wildlife species. Management efforts will focus on buffer protection. Public recreational uses will center upon fishing, deer hunting, other recreational hunting, hiking, wildlife viewing, etc.

The access easement connects with DNR land providing public walk-in access from John Johnson Road. There are no plans for establishing trail access links or other development for vehicular access.

FM staff out of Brule and WM staff out of Ashland will co-manage the property. Because planned management for this parcel is similar to that employed on the Department's adjacent owned lands, no additional expense is anticipated with the addition of this property.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,195,850	\$543,791

5. ACQUISITION STATUS OF THE WHITE RIVER FISHERY AREA

Established: 1961
Acres Purchased to Date: 4,152.32
Acquisition Goal: 10,754
Percent Complete: 38.61 %
Cost to Date: \$2,202,745.90

6. APPRAISAL:

Appraiser: Lee Steigerwaldt
Valuation Date: April 24, 2012
Appraised Value: \$150,200
Highest and Best Use: Recreation property

Allocation of Values:

- a. land: 58.89 acres @ \$2,550 per acre: \$150,200 (rounded)
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$1983-\$3,676 per acre

Appraisal Review: Peter Wolter - 6/11/2012

RECOMMENDED:



Richard E. Steffes, Real Estate Director

8-13-12

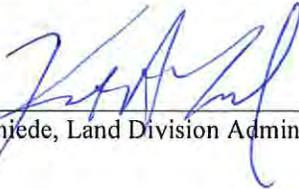
Date



Kristin A. Hess, Bureau of Legal Services

8/14/12

Date

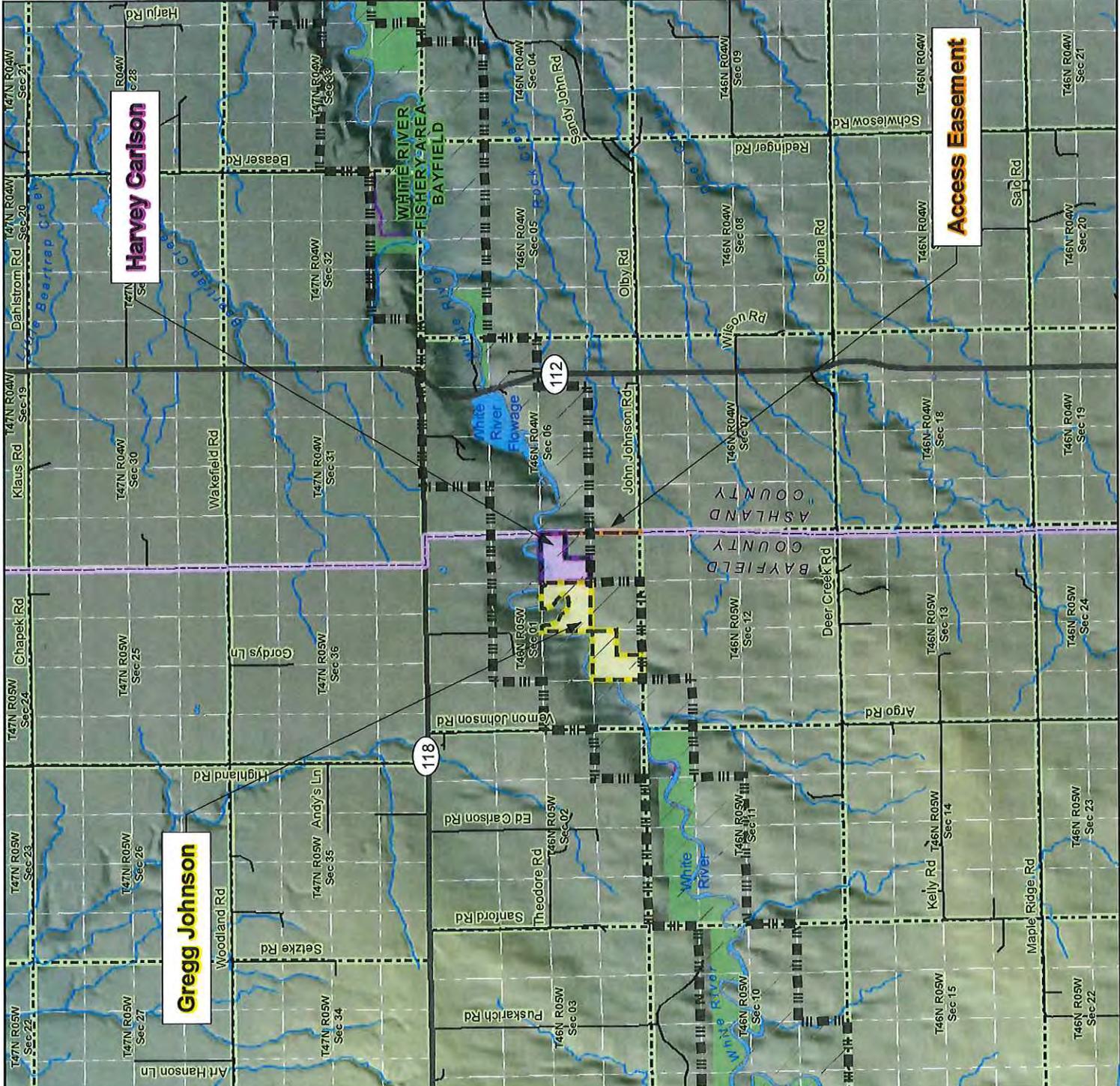


Kurt Thiede, Land Division Administrator

8/15/12

Date

RES:



Harvey Carlson & Gregg Johnson - Fee Fishery Area

White River
Fishery Area
T46N R5W Sec 1
Town of Kelly
Bayfield County
58.89 Acres Johnson
28.01 Acres Carlson

- Gregg Johnson
- Harvey Carlson
- Access Easement

- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- PLSS Section Line
- QQ Section Boundary

0 1,000 Feet

County View

★ Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Aug 03, 2012 kmh

Harvey Carlson

Gregg Johnson

Access Easement

Gregg Johnson - Fee

T46N R5W Sec 1 Town of Kelly, Bayfield County



White River Fishery Area

 Subject

 DNR Owned

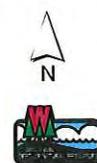
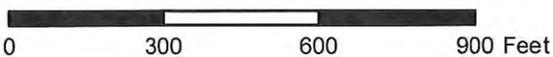
 DNR Eased

 DNR Project Boundary

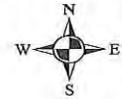
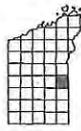
 State Natural Area

 Section Line

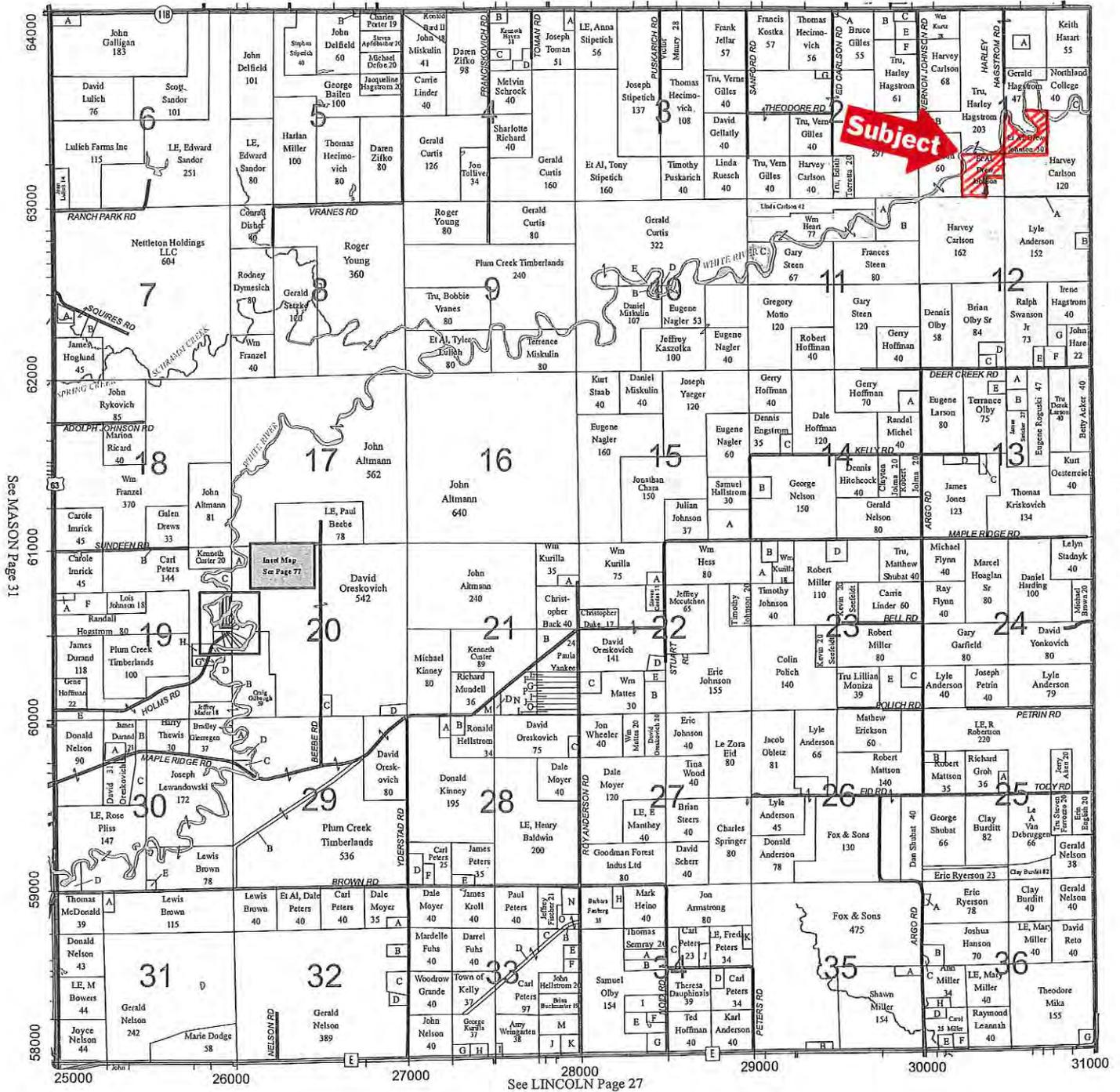
 QQ Section Lines



Aug 03, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands



See EILEEN Page 37



Ashland County