

**SUBJECT:** Land Acquisition and Project Boundary Modification – Bibon Swamp Natural Area – Bayfield County

**FOR:** MAY 2013 BOARD MEETING

**TO BE PRESENTED BY:** Douglas J Haag

**SUMMARY:** The Department has obtained an option to purchase 638.35 acres of land from Irene Johnson for \$447,000 for the Bibon Swamp Natural Area in Bayfield County. The item is being submitted because the purchase price is more than \$150,000.

This large parcel is bordered on three sides by State ownership. The Bibon Swamp State Natural Area is an important recreational destination receiving visitor use from a large geographical area. About 605 acres of the proposed purchase lies within the project boundary and within the floodplain of the White River. The parcel has approximately 1,400 feet of stream thread on Eighteen Mile Creek, a popular trout stream, located in the southern part of the property. The Long Lake Branch of the White River crosses the northerly part of the property with about 3,100 feet of stream thread. These are Class I and II trout streams that have been extensively managed for recreation. There are also some spring ponds in the wetland areas.

Designated as a State Natural Area in 1992, Bibon Swamp, the largest wetland in Bayfield County, is a mosaic of community types lying within a 15-square mile basin. The White River, a hard, cold water trout stream, meanders through the site and is popular with anglers and canoeists alike. Portions are forested with a rich wet-mesic conifer swamp of medium-sized white cedar, although trunk coring revealed that at least parts of the stand are in excess of 150 years old. North of the river conditions are very different, with a large complex of peatland communities including open bog, spruce-tamarack muskeg, and black spruce swamp. Birds found in these coniferous peatlands include palm warbler, yellow-bellied flycatcher, boreal chickadee, and sharp-shinned hawk. The site supports a variety of rare plants and animals, including three state-threatened species: wood turtle, sheathed pondweed, and sweet-colt's-foot. Other rarities are great gray owl, bald eagle, osprey, and showy lady's-slipper. In addition to fishing and canoeing, Bibon Swamp offers many other recreational activities including hunting, hiking, trapping, snowmobiling, bird watching, and snowshoeing. Acquisition of this property will ensure that the land is accessible for these important public outdoor recreational opportunities.

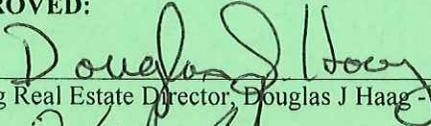
Approximately 33.5 acres of this parcel lie outside of the project boundary. Approval of this acquisition will include expansion of the project boundary to incorporate the entire parcel.

**RECOMMENDATION:** That the Board approves the purchase of 638.35 acres of land for \$447,000 for the Bibon Swamp Natural Area in Bayfield County and approve expansion of the project boundary to include this entire parcel.

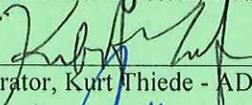
**LIST OF ATTACHED MATERIALS:**

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

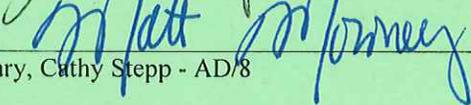
**APPROVED:**

  
Acting Real Estate Director, Douglas J Haag - LF/6

4-25-13  
Date

  
Administrator, Kurt Thiede - AD/8

5/3/13  
Date

  
Secretary, Cathy Stepp - AD/8

5/7/13  
Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- D. Schuller - PR/6
- P. Bruggink - NOR - RHINELANDER

## CORRESPONDENCE/MEMORANDUM

DATE: April 25, 2013 FILE REF: NA 20103  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition and Project Boundary Modification, Irene Johnson Tract, File # NA 20103,  
 Option Expires July 14, 2013

1. PARCEL DESCRIPTION:

Bibon Swamp Natural Area  
 Bayfield County

Grantor:

Irene Johnson  
 4107 Lake Drive  
 Robbinsdale, MN 55422

Acres: 638.35Price: \$447,000Appraised Value: \$447,000 and \$431,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Bayfield County; 1 miles North of Grand View and 4 miles South of MasonLand Description: The subject land is gently rolling.Covertypes Breakdown:

Type	Acreage
Lowland Woodland	313.35
Upland Woodland	325
Total:	638.35

Zoning: Forestry -1 and Agricultural -1Present Use: RecreationalProposed Use: Conservation and Public RecreationalTenure: 24 yearsProperty Taxes: \$5,050Option Date: April 15, 2013Stewardship 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 638.35 acres of land from Irene Johnson for \$447,000 for the Bibon Swamp Natural Area in Bayfield County. The item is being submitted because the purchase price is more than \$150,000.

This large parcel is bordered on three sides by State ownership. The Bibon Swamp State Natural Area is an important recreational destination receiving visitor use from a large geographical area. About 605 acres of the proposed purchase lies within the project boundary and within the floodplain of the White River. The parcel has approximately 1,400 feet of stream thread on Eighteen Mile Creek, a popular trout stream, located in the southern part of the property. The Long Lake Branch of the White River crosses the northerly part of the property with about 3,100 feet of stream thread. These are Class I and II trout streams that have been extensively managed for recreation. There are also some spring ponds in the wetland areas.

Designated as a State Natural Area in 1992, Bibon Swamp, the largest wetland in Bayfield County, is a mosaic of community types lying within a 15-square mile basin. The White River, a hard, cold water trout stream, meanders through the site and is popular with anglers and canoeists alike. Portions are forested with a rich wet-mesic conifer swamp of medium-sized white cedar, although trunk coring revealed that at least parts of the stand are in excess of 150 years old. North of the river conditions are very different, with a large complex of peatland communities including open bog, spruce-tamarack muskeg, and black spruce swamp. Birds found in these coniferous peatlands include palm warbler, yellow-bellied flycatcher, boreal chickadee, and sharp-shinned hawk. The site supports a variety of rare plants and animals, including three state-threatened species: wood turtle, sheathed pondweed, and sweet-colt's-foot. Other rarities are great gray owl, bald eagle, osprey, and showy lady's-slipper. In addition to fishing and canoeing, Bibon Swamp offers many other recreational activities including hunting, hiking, trapping, snowmobiling, bird watching, and snowshoeing. Acquisition of this property will ensure that the land is accessible for these important public outdoor recreational opportunities.

Approximately 33.5 acres of this parcel lie outside of the project boundary. Approval of this acquisition will include expansion of the project boundary to incorporate the entire parcel.

3. LAND MANAGEMENT:

This property will be managed by the Endangered Resources Program with local management being done by staff out of the Ashland Service Center. There are no plans for project development on this property.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,460,000	\$312,922

5. ACQUISITION STATUS OF THE BIBON SWAMP NATURAL AREA:

Established: 1980  
Acres Purchased to Date: 9,193.83  
Acquisition Goal: 8,234  
Percent Complete: 111.66 %  
Cost to Date: \$1,949,030

6. APPRAISAL #1:

Appraiser: William Steigerwaldt  
Valuation Date: March 07, 2013  
Appraised Value: \$447,000  
Highest and Best Use: Recreational

Allocation of Values:

- a. land: 638.35 acres @ \$700 per acre: \$447,000
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$678-\$784 per acre

Appraisal Review:  
Peter Wolter

Date: 3/28/2013

APPRAISAL #2:

Appraiser: Lee Steigerwaldt

Valuation Date: March 02, 2013

Appraised Value: \$431,000

Highest and Best Use: Recreational/Recreational Investment

Allocation of Values:

- a. land: 638.35 acres @ \$675 per acre: \$431,000
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$404 - \$977

Appraisal Review:

Peter Wolter

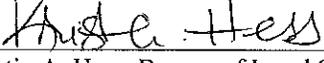
Date: 3/28/2013

Comments: Question as to adjustments – Reviewer feels final range of value was quite wide. Supported \$700 per acre as the basis for Just Compensation.

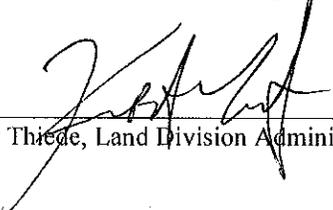
RECOMMENDED:

  
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 Douglas J Haag, Acting Real Estate Director

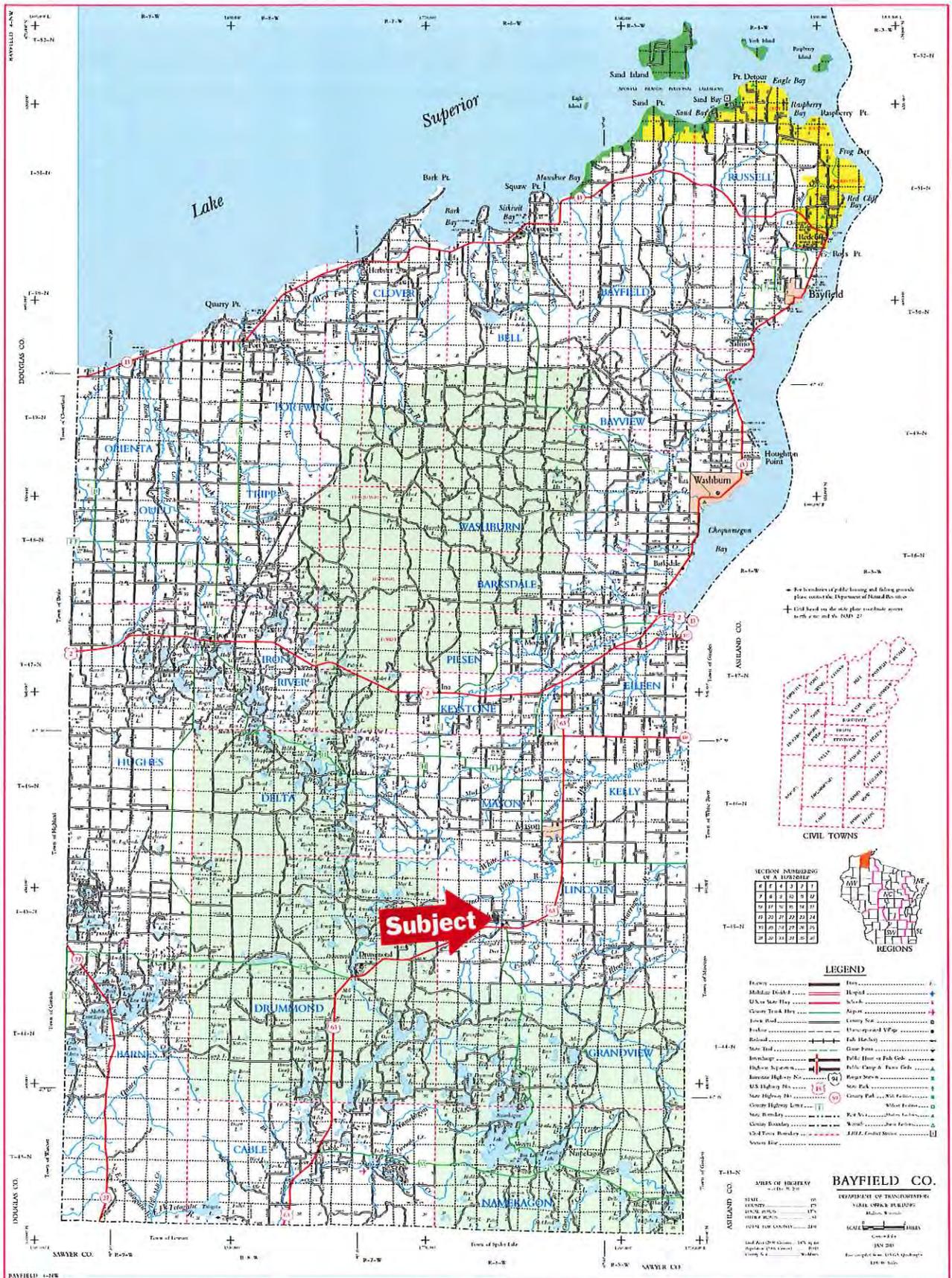
4-25-13  
 Date

  
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 Kristin A. Hess, Bureau of Legal Services

4/29/13  
 Date

  
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 Kurt Thiede, Land Division Administrator

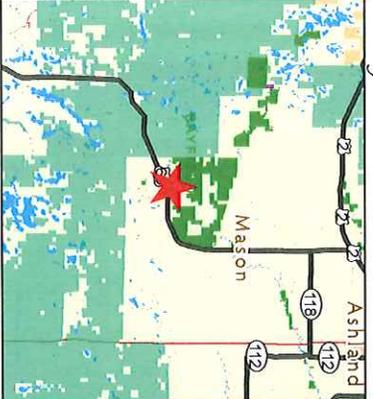
5/3/13  
 Date



**Irene**  
**Johnson - Fee**  
**Bibon Swamp**  
**Natural Area**  
 NA 20103  
 T45N R6W Sec 9 & 16  
 Town of Grand View  
 Bayfield County  
**Subject**

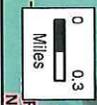
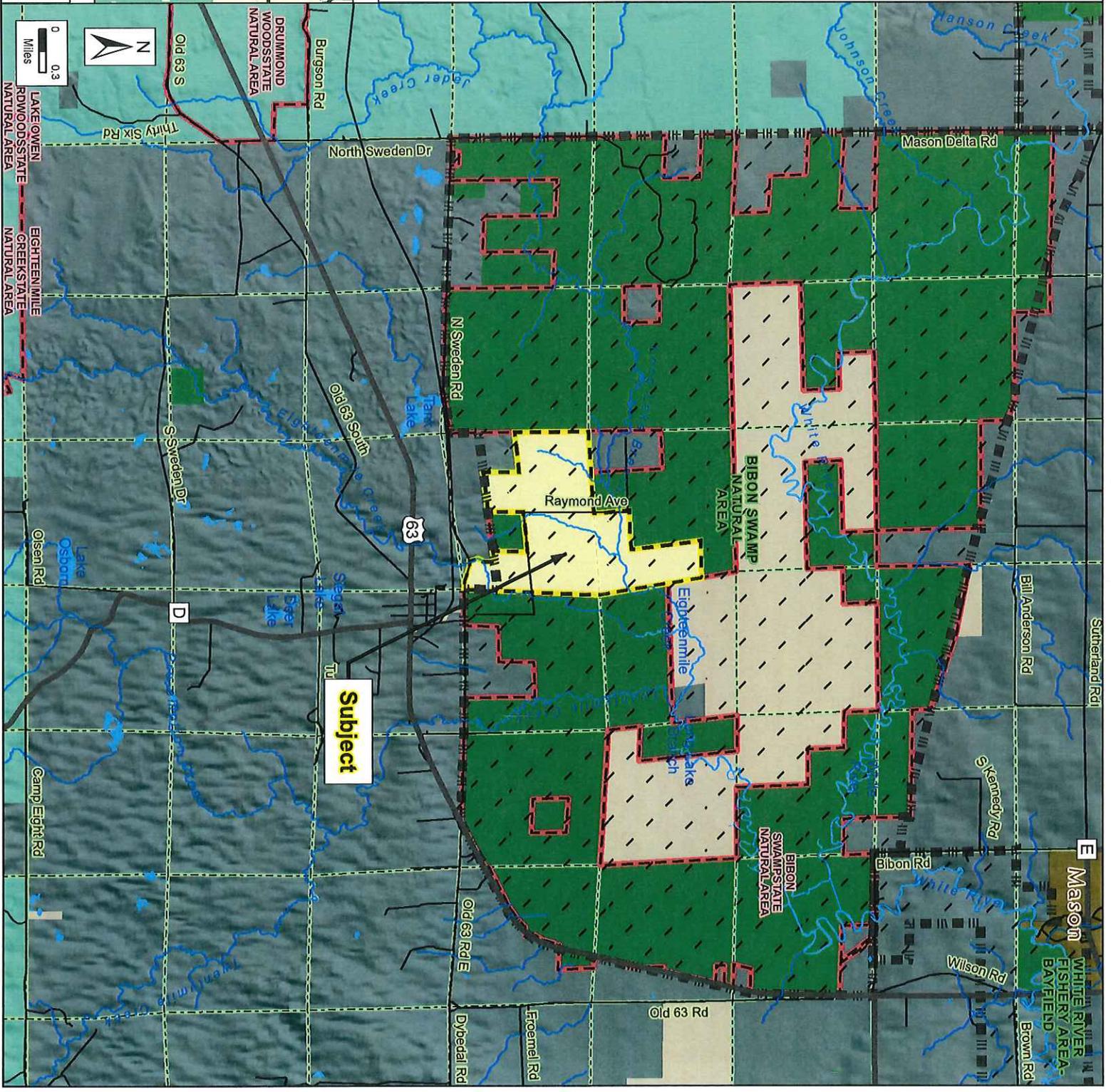
-  WDNR Fee Title
-  WDNR Easement
-  DNR Project Boundary
-  Federal Land
-  County Land
-  State Natural Area
-  PLSS Section Line

County View



★ Location of Property

  
 WISCONSIN DEPARTMENT  
 OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: Apr 18, 2013 kmh



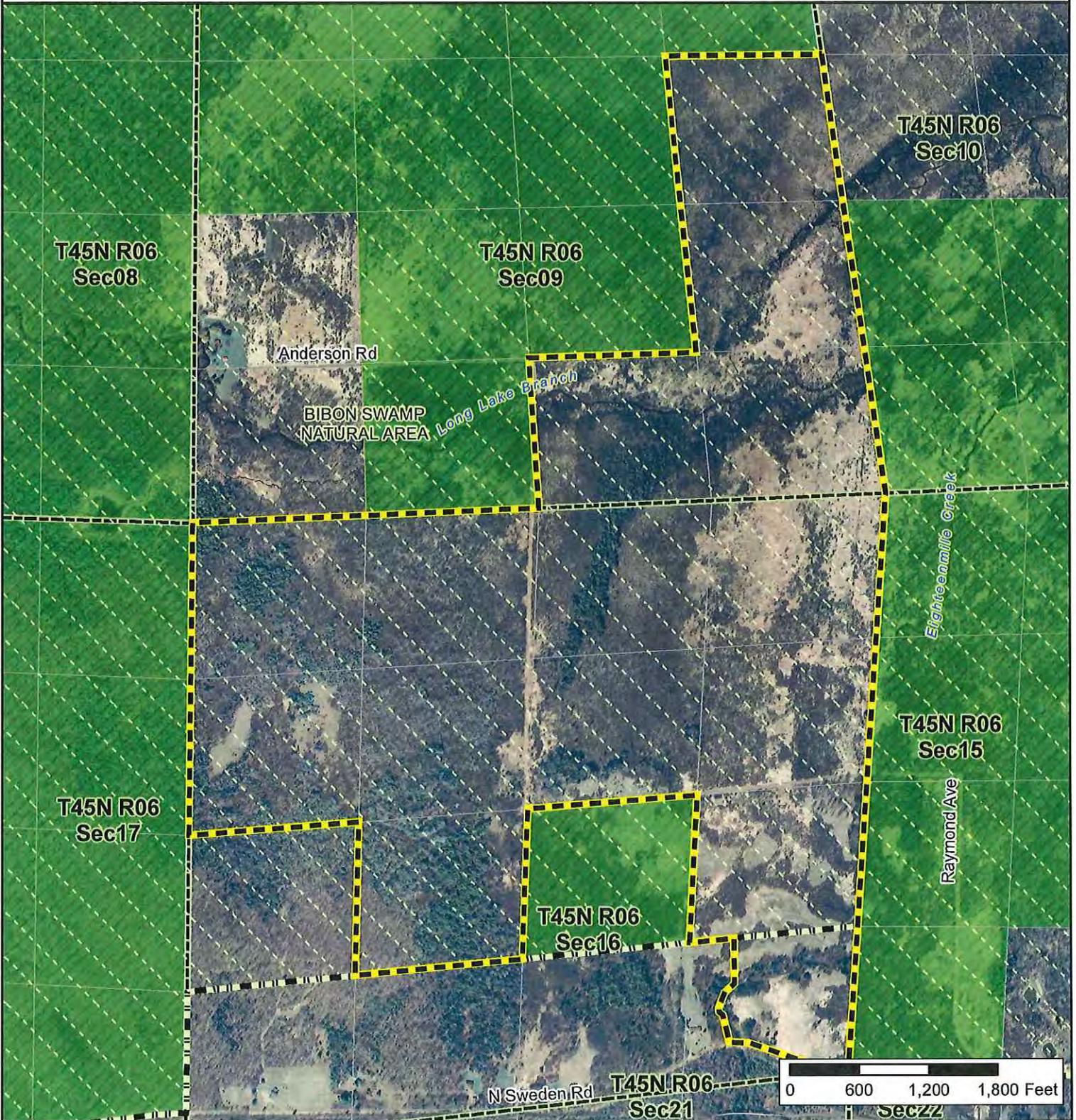
LAKE OWEN  
RD WOODSTATE  
NATURAL AREA

EIGHTEEN MILE  
GREEK STATE  
NATURAL AREA

**Mason**  
 WHITE RIVER  
 FISHERY AREA-  
 BAYFIELD

# Irene Johnson - Fee

T45N R6W Sec 9 & 16, City of Grand View, Bayfield County



**Bibon Swamp  
Natural Area**



**Subject**

DNR Fee Title DNR Project Boundary

DNR Eased Section Line

QQ Section Lines



Apr 16, 2013 kmb  
Real Estate Section  
Bureau of Facilities and Lands

