

SUBJECT: Land Acquisition – Sandhill Wildlife Area – Wood County

FOR: JUNE 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 66.2 acres of land from Thomas and Dianna Bowden for \$155,000 for the Sandhill Wildlife Area in Wood County. The item is being submitted because the purchase price exceeds \$150,000.

Sandhill Wildlife Area was established in 1962 and is currently a 9,150-acre property located in southwestern Wood County, approximately 25 miles south of Marshfield and 12 miles southwest of Wisconsin Rapids. The property is managed by Sandhill/Meadow Valley Work Unit personnel stationed at Sandhill Wildlife Area. Nearly all of the property is enclosed by a 10-foot deer fence to allow unique research opportunities. The project lies within the bed of extinct Glacial Lake Wisconsin and features low, sandy uplands of oak, aspen, and jack pine forests, large marshes and many flowages an expansive region of flat marshy land interspersed with forests covering parts of seven counties in central Wisconsin. Land management focuses on forest, wetland, and oak barrens communities. The property also provides nature-based educational opportunities to the public through its Outdoor Skills Center.

The Bowden parcel is located within the Sandhill Wildlife Area's project boundary and adjoins existing Department land to the south, east and west. The majority of the property is in the forested floodway with a few acres of delineated wetlands. The northern part of the parcel is almost entirely forested, containing lowland aspen, red maple with pockets of upland black oak and a small red pine plantation, along with some scattered pines, tamarack and tag-alder. The forested areas of this property provide habitat and associated recreational opportunities for hunting white-tailed deer, ruffed grouse and woodcock, trapping for primarily upland species such as raccoon, coyotes, fisher, and mink, plus opportunities for wildlife viewing of species such as eastern phoebe, pileated woodpecker, ruffed grouse, woodcock, scarlet tanager, indigo bunting, and rose-breasted grosbeak. Acquisition would also provide habitat management opportunities for endangered species and species of special concern.

Fifty-five acres have been in the MFL program since 1997. A timber sale has recently been set up with the condition if the land is sold, Mr. Bowden may cancel the contract, which he will do as he wants to sell the timber intact to DNR. Once the land is acquired, Wildlife and Forestry staff will follow through with the planned harvest.

The southern portion of the parcel contains similar woodlands and a 24' X 40' metal shed in near-new condition with a cement floor. The shed was valued at \$16,000 by the appraiser and would provide additional equipment storage space for Sandhill. The shed access will require some gravel and a gate, with an estimated cost of less than \$1000.

The Bowden parcel provides excellent blocking to the fenced portion of the Sandhill Wildlife Area and will enhance access to adjoining Department owned land for public recreation. Access to the Bowden property is via County Highway X, providing 2 areas to park vehicles and enter this property. Maintenance costs for these areas will be minimal, requiring only some initial brush removal followed by annual mowing. There will be some initial reclamation costs for property clean-up and removal of farm debris, abandonment of a sand-point well, and removal of a small hunting camper. The estimate for this work is \$6,800.

The property is a part of the original Bowden family farmstead; the current owners are the fourth generation of their family (119 years) to enjoy these lands adjacent to Sandhill and would like to see it become part of the project. Mr. Bowden has fond childhood memories of participating in many activities such as trapping deer and ruffed grouse with his father, Carl Bowden, who worked as a wildlife technician at Sandhill. The Bowden family also wishes to donate \$5,000 for management activities at Sandhill.

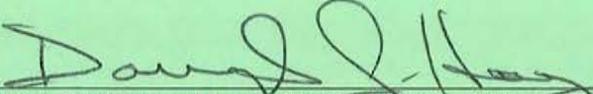
RECOMMENDATION: That the Board approve the purchase of 66.20 acres of land from Thomas and Dianna Bowden for \$155,000 for Sandhill Wildlife Area in Wood County and accept the gift of \$5000 for management activities at Sandhill that a certificate of appreciation be sent to the Bowden's and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

LIST OF ATTACHED MATERIALS:

No Fiscal Estimate Required
No Environmental Assessment of Impact Statement Required
No Background Memo

Yes Attached
Yes Attached
Yes Attached

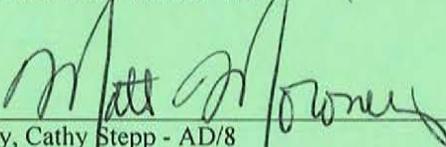
APPROVED:


Deputy Facilities and Lands Bureau Director, Douglas J Haag - LF/6

6-10-14
Date


Administrator, Kurt Thiede - AD/8

6-12-14
Date


Secretary, Cathy Stepp - AD/8

6/12/14
Date

cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
T. Hauge - WM/6
C. Thompson - WCD - LA CROSSE

CORRESPONDENCE/MEMORANDUM

DATE: June 6, 2014 FILE REF: WM 60260
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Thomas G. & Dianna K. Bowden Tract, File # WM 60260,
 Option Expires September 17, 2014

1. PARCEL DESCRIPTION:

Sandhill Wildlife Area
 Wood County

Grantor:

Thomas G. & Dianna K. Bowden
 N2862 E Sunnyvale Road
 Black River Falls, WI 54615

Acres: 66.2Price: \$155,000Appraised Value: \$155,000Interest: Fee TitleImprovements: 24'x 40' metal shedLocation: The property is located 11.5 miles west of the City of Nekoosa in Wood County.Land Description: The subject land is considered to be in a floodway, gently rolling with no major ridges.Covertypes Breakdown:

| Type | Acreage |
|------------------|---------|
| Wetland | 1.20 |
| Lowland Woodland | 9.00 |
| Upland Woodland | 56.00 |
| Total: | 66.20 |

Zoning: Floodplain/ShorelandPresent Use: Recreational/InvestmentProposed Use: Public recreation and habitat managementTenure: family has owned for 119 yearsProperty Taxes: \$770.27 (underlying 74.58 acres); \$683.72 (estimated for 66.2 acres)Option Date: May 20, 2014

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

Sandhill Wildlife Area was established in 1962 and is currently a 9,150-acre property located in southwestern Wood County, approximately 25 miles south of Marshfield and 12 miles southwest of Wisconsin Rapids. The property is managed by Sandhill/Meadow Valley Work Unit personnel stationed at Sandhill Wildlife Area.



Nearly all of the property is enclosed by a 10-foot deer fence to allow unique research opportunities. The project lies within the bed of extinct Glacial Lake Wisconsin and features low, sandy uplands of oak, aspen, and jack pine forests, large marshes and many flowages an expansive region of flat marshy land interspersed with forests covering parts of seven counties in central Wisconsin. Land management focuses on forest, wetland, and oak barrens communities. The property also provides nature-based educational opportunities to the public through its Outdoor Skills Center.

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3. LAND MANAGEMENT:

The Wildlife program will provide the funding for management of this project. Management activities on this property are likely to include passive management, thinning, selective cutting, clear cutting, some site preparation by mechanical and chemical means, brushing and herbicide application to control invasive species if needed. The woodlands will be managed by the Forestry program for healthy sustainable woodlands. The external boundary will need to be posted, but those costs will be more than offset by the convenience of owning out to the county highway.

A newer 24' X 40' shed appraised at \$16,000 with a cement floor and stubbed for electric will be used for additional equipment storage. The shed has a dirt path road from CTH "X", which will require gravel and installing a cable gate.

There will be some initial reclamation costs for the property, estimated at \$6,800, but annual maintenance costs are expected to be minimal. An existing forest management plan will be utilized to guide forest management activities and an established timber sale will be completed in the coming year. This management will enhance habitat for forest wildlife and provide additional recreational opportunities. A planned timber harvest will provide some revenue to the Department shortly after the purchase is completed.

4. FINANCING:

State Stewardship bond funds are anticipated:

| Funds allotted to program: | Balance after proposed transaction: |
|----------------------------|-------------------------------------|
| \$2,668,586 | \$14,068 |

5. ACQUISITION STATUS OF THE SANDHILL WILDLIFE AREA:

Established: 1961
Acres Purchased to Date: 9,559.05
Acquisition Goal: 11,223.00
Percent Complete: 85.17 %
Cost to Date: \$486,239.80

6. APPRAISAL :

Appraiser: Rodney Bush
Valuation Date: May 16, 2014
Appraised Value: \$139,000.00
Highest and Best Use: Recreational

Allocation of Values:

- a. land: 66.20 acres @ \$2340 per acre (including improvements): \$155,000 (rounded)
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2261 - \$2774 per acre

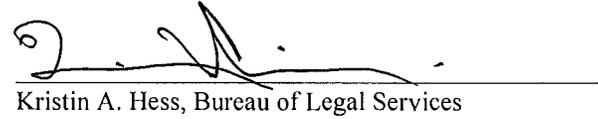
Appraisal Review:
 Peter Wolter

Date: 5/19/2014

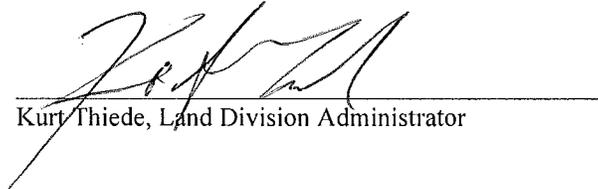
RECOMMENDED:


 Douglas J Haag, Deputy Facilities and Lands Bureau Director

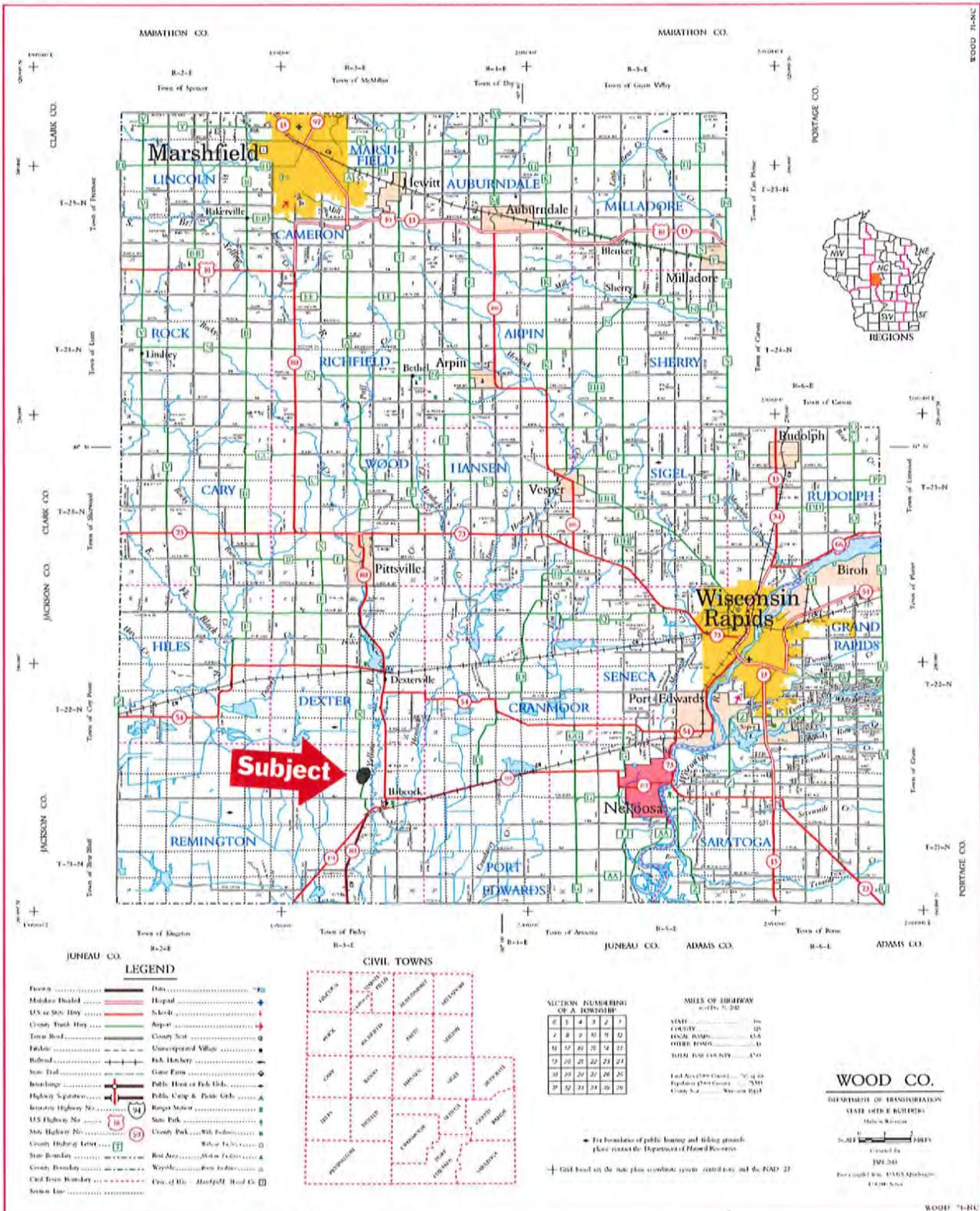
6-10-14
 Date


 Kristin A. Hess, Bureau of Legal Services

6-12-14
 Date


 Kurt Thiede, Land Division Administrator

6-12-14
 Date



Thomas G. & Dianna K. Bowden - Fee

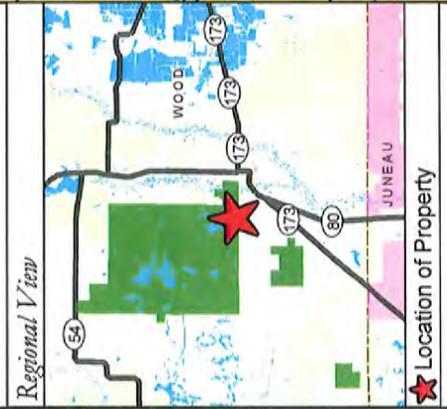
Sandhill Wildlife Area

WM 60260

T21N R3E Sec 10
Town of Remington
Wood County

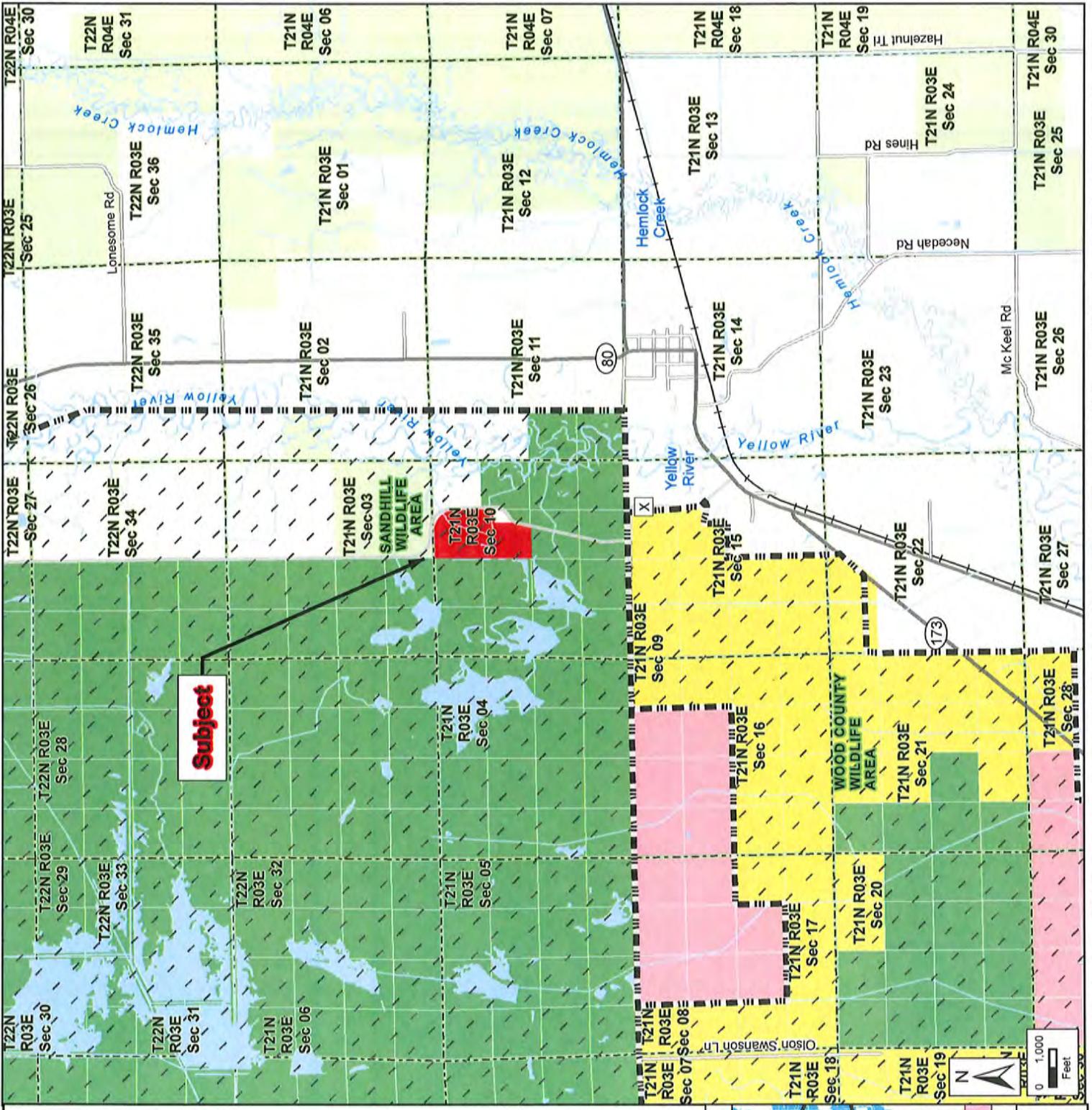
Subject

-  DNR Fee Title
-  Department Leased Land
-  DNR Project Boundary
-  U.S. Fish & Wildlife Service
-  County Forest
-  PLSS Section Line
-  QQ Section Boundary



 Location of Property

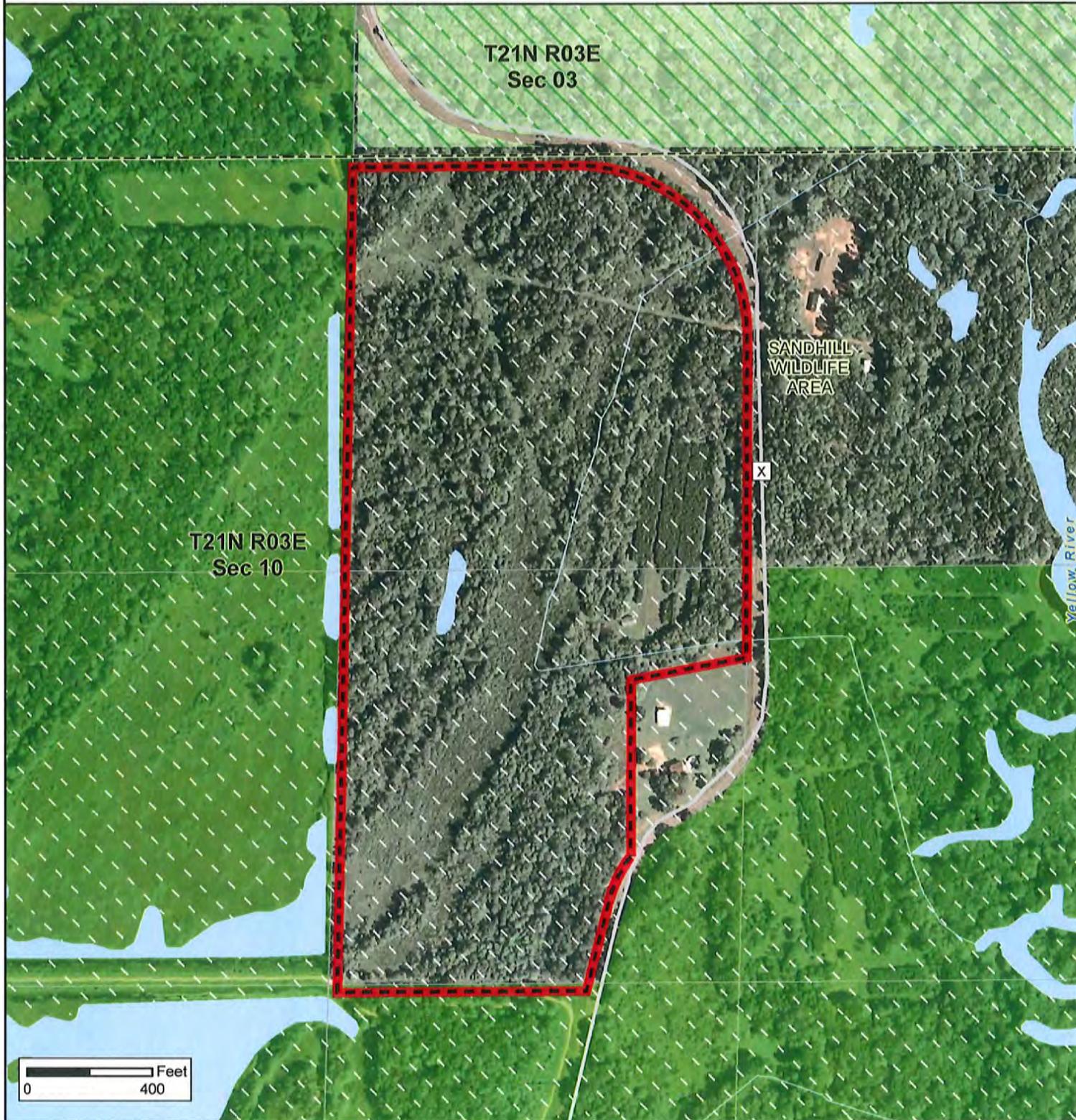
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: May 25, 2014 ark



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Thomas G. & Dianna K. Bowden - Fee

T21N R3E Sec 10, Town of Remington, Wood County



Sandhill Wildlife Area



- DNR Fee Title Land
- Section Line
- DNR Project Boundary
- QQ Section Lines
- County Forest

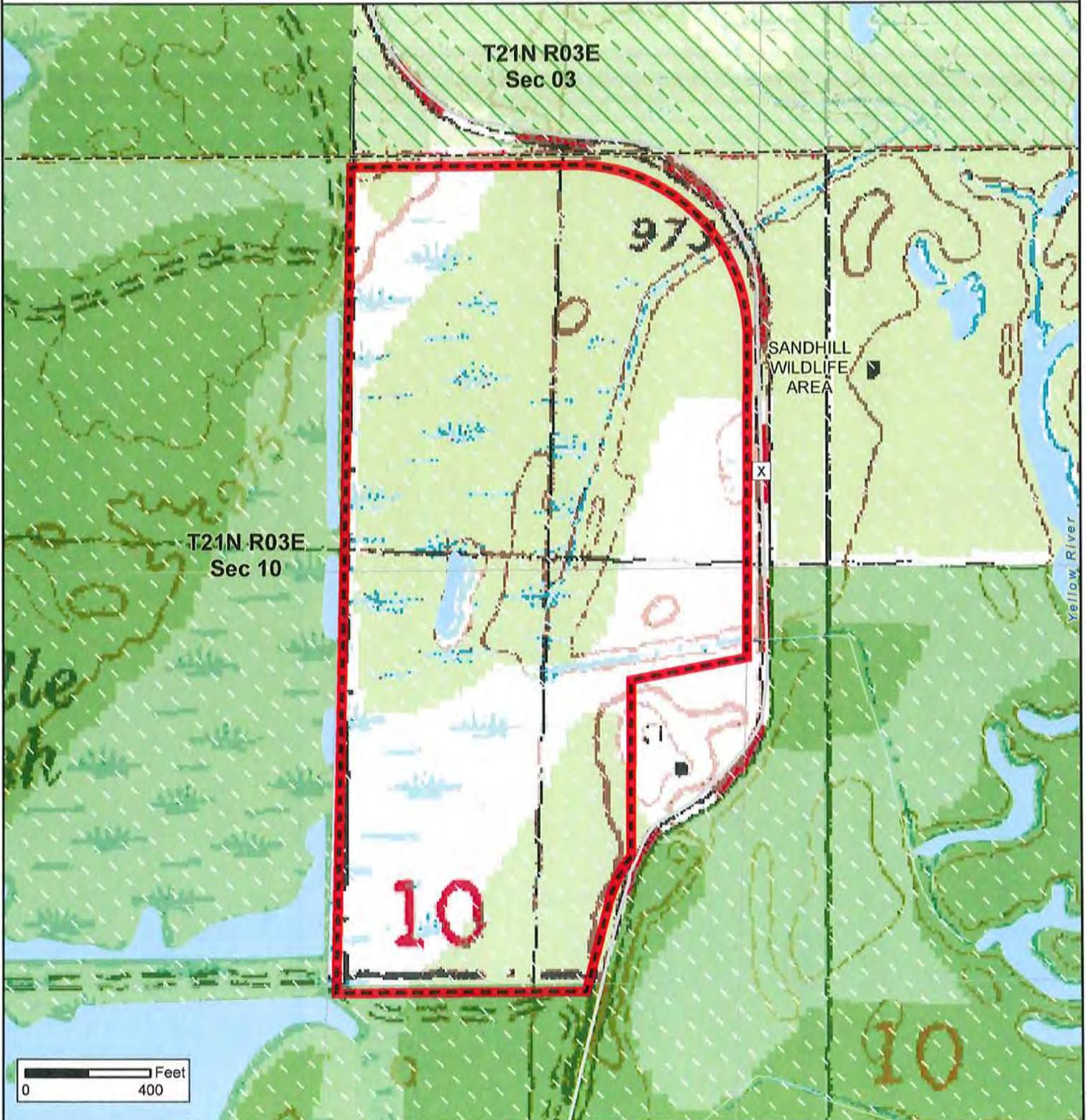


May 25, 2014 ark
 Real Estate Section
 Bureau of Facilities and Lands

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Thomas G. & Dianna K. Bowden - Fee

T21N R3E Sec 10, Town of Remington, Wood County



Sandhill Wildlife Area



Subject

- DNR Fee Title Land
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May 25, 2014 ark

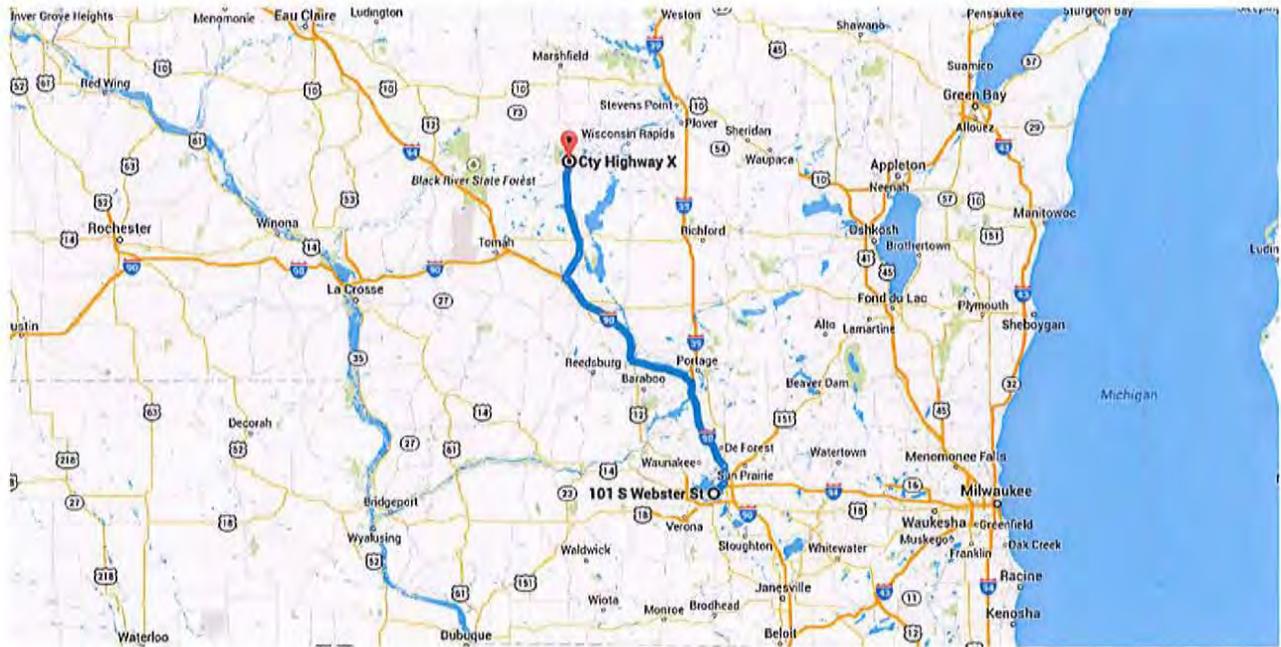
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Drive 112 miles, 1 h 55 min

Directions from 101 S Webster St to Cty Highway X

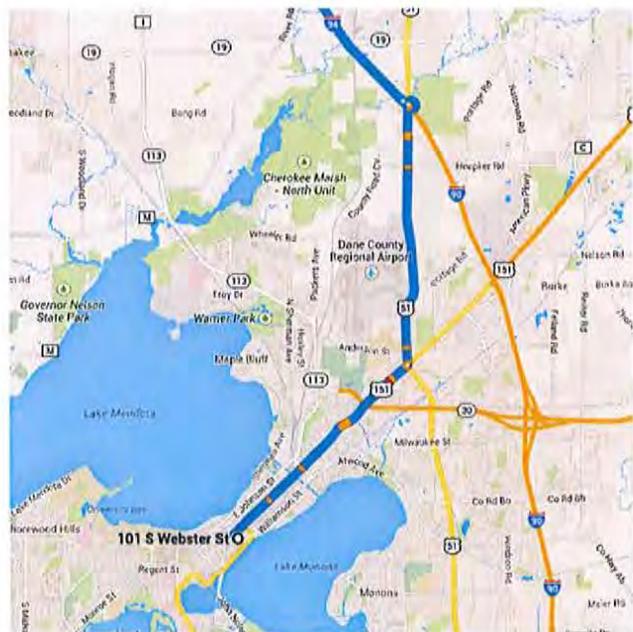


○ 101 S Webster St
Madison, WI 53703

Get on I-39 N/I-90 W/I-94 W in Burke from E Washington Ave and US-51 N

9.1 mi / 15 min

- ↑** 1. Head northwest on S Webster St toward E Main St
0.1 mi
- ↗** 2. Take the 2nd right onto E Washington Ave
4.1 mi
- ↖** 3. Turn left onto US-51 N/N Stoughton Rd
Continue to follow US-51 N
4.4 mi
- ⤴** 4. Take the ramp onto I-39 N/I-90 W/I-94 W
0.5 mi

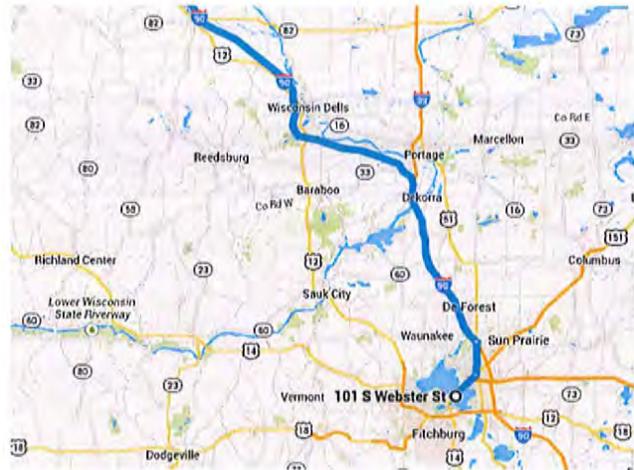


Follow I-90 W/I-94 W to WI-80 N/E Bridge St in New Lisbon. Take exit 61 from I-90 W/I-94 W



70.3 mi / 1 h 2 min

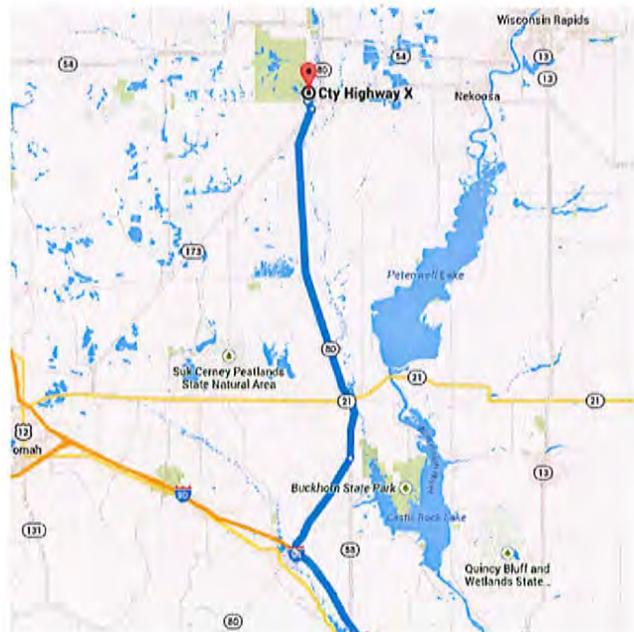
- 5. Merge onto I-39 N/I-90 W/I-94 W
 - Continue to follow I-90 W/I-94 W
- 70.2 mi
- 6. Take exit 61 for WI-80 toward Necedah/New Lisbon
- 0.2 mi



Follow WI-80 N to Cty Rd X in Remington

32.1 mi / 38 min

- 7. Turn right onto WI-80 N/E Bridge St
 - Continue to follow WI-80 N
- 7.1 mi
- 8. Turn left to stay on WI-80 N
- 23.7 mi
- 9. Turn left onto Cty Hwy X
- 0.7 mi
- 10. Turn right onto Cty Rd X
- 0.5 mi



📍 Cty Highway X
Pittsville, WI 54466

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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