

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

FOR: JUNE 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 120.62 acres of land from Plum Creek Timberlands, Inc. for \$317,400 for the South Shore of Lake Superior Fish and Wildlife Area in Bayfield County. The item is being submitted because the purchase price exceeds \$150,000 and 40 acres of the tract are outside of the project boundary.

The Plum Creek Timberlands tract is proposed for purchase to protect fish and wildlife resources and to provide opportunities for public fishing and recreation as part of the South Shore of Lake Superior Fish and Wildlife Area. The property is located in northeastern Bayfield County, three miles north of the City of Washburn. Although 40 acres of the subject property are located outside the project boundary, this 40 borders state land on its east side creating a link to several miles of contiguous river frontage managed for public fishing and other recreation by the Department.

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, created 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 Sioux River flows through the parcel for about 3,200 feet and is considered a Class 1 trout stream containing brook, brown, and rainbow trout. This segment of the river is important for protecting spawning waters draining into Lake Superior. The subject property is primarily aspen upland forest with some larger red and white pines present. The existing forest cover provides good wildlife habitat for grouse, deer and woodcock.

The Department recommends purchase of the 120.62-acre Plum Creek Timberlands tract as well as expanding the South Shore Lake Superior Fish and Wildlife Area project boundary by 40 acres to accommodate this ownership. Acquisition will provide opportunities for public recreation, allow natural resource management, consolidate state ownership, and prevent development incompatible with the goals of the project.

RECOMMENDATION: That the Board approve the purchase of 120.26-acres of land for \$317,400 for the South Shore Lake Superior Fish and Wildlife Area in Bayfield County and approve the addition of 40 acres to the project boundary.

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:

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

5-9-08
Date

Laurie Osterndorf
Administrator, Laurie Osterndorf - AD/8

5/15/08
Date

Matthew J. Frank
Secretary, Matthew J. Frank - AD/8

6/9/08
Date

- cc: S. Miller – LF/6 J. Gozdialski – NOR/Rhinelanders
 R. Steffes – LF/6
 L. Ross – AD/8
 T. Hauge - WM/6

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: May 8, 2008 FILE REF: FI-2892
TO: Governor Doyle
FROM: Matthew J. Frank
SUBJECT: Proposed Land Acquisition, Plum Creek Timberlands Tract, File # FI-2892.
Option Expires July 15, 2008

1. PARCEL DESCRIPTION:

South Shore of Lake Superior Fish and Wildlife Area
Bayfield County

Grantor:

Plum Creek Timberlands
c/o Tom Buzzi
Coldwell Banker
720 Lake Shore Drive East
Ashland, WI 54806

Acres: 120.62

Price: \$317,400

Appraised Value: \$338,000 and 343.800*

Interest: Purchase in fee.

Improvements: None

*Comments: The purchase price of \$317,400 is the listed price of the property. Just Compensation was administratively set at \$317,800.

Location: The tract is located three miles north of the City of Washburn in northeastern Bayfield County.

Land Description: The subject area is rolling with steeper slopes towards the drain creek.

Water: There are 3,170 feet of frontage along both banks of the Sioux River.

<u>Coertype Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	120.62

Zoning: Forestry

Present Use: Timber Management

Proposed Use: Fish Resources Protection and Public Recreation

Tenure: 7 years

Property Taxes: \$100.11 (MFL-open)

Option Date: January 24, 2008

Stewardship Land Access: The property will be open to hunting, fishing and other nature-based outdoor recreation.

2. JUSTIFICATION:

The 120.62-acre Plum Creek Timberlands tract, is proposed for purchase to protect fish and wildlife resources and to provide opportunities for public fishing and recreation as part of the South Shore of Lake Superior Fish and Wildlife Area. The property is located in northeastern Bayfield County, three miles north of the City of Washburn. Although 40 acres of the subject property is located outside the project



boundary, this 40 borders state land on its east side creating a link to several miles of contiguous river frontage managed for public fishing and other recreation by the Department. A boundary modification is recommended to add this 40-acre subject into the boundary. Acquisition of this 120.62-acre property would prevent development incompatible with the project goals and 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, created 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 Sioux River is a Class 1 trout stream containing brook, brown, and rainbow trout. This segment of the river is important for protecting spawning waters draining into Lake Superior. The subject property is primarily aspen upland forest with some larger red and white pines present. More recently, about 12 acres along the north side of the property has been harvested, the remainder of the property is too steep for logging. The existing forest cover provides good wildlife habitat for grouse, deer, and woodcock.

The Department recommends purchase of the Plum Creek Timberland property to protect fish and wildlife resources and to 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 from occurring and, thus, be advantageous in the ongoing management of this project, and allow for more public access to this area of the project. Once approved by the NRB, the project boundary of the South Shore Lake Superior Fish and Wildlife Area project area will be expanded to accommodate this 40-acre ownership.

3. FINANCING:

State Stewardship and Great Lake Protection Grant funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
State Stewardship	\$2,000,000	\$1,832,600
Great Lakes Protection	\$ 150,000	\$0

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

Established: 1992
Acres Purchased to Date: 6,031.78
Acquisition Goal: 8,690.1 Acres
Percent Complete: 69.4%
Cost to Date: \$1,801,623

5a. APPRAISAL:

Appraiser: Wayne Gibson (Private Appraiser)
Valuation Date: October 11, 2007
Appraised Value: \$338,000
Highest and Best Use: Seasonal Recreation
Allocation of Values:
a. land: 120.62 acres @ \$2,800 per acre: \$338,000 (Rounded)
b. market data approach used, four comparable sales cited
c. adjusted value range: \$2,313 to \$3,166 per acre

Appraisal Review: Phil Lepinski – October 27, 2007

5b. APPRAISAL:

Appraiser: Edward Steigerwaldt (Private Appraiser)

Valuation Date: August 22, 2007

Appraised Value: \$343,800

Highest and Best Use: Recreation

Allocation of Values:

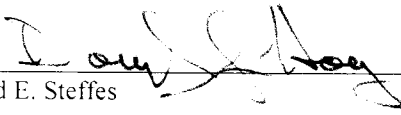
a. land: 120.62 acres @ \$2,850 per acre: \$343,800 (rounded)

b. market data approach used, four comparable sales cited

c. adjusted value range: \$2,142 to \$3,300 per acre

Appraisal Review: Phil Lepinski -- October 15, 2007

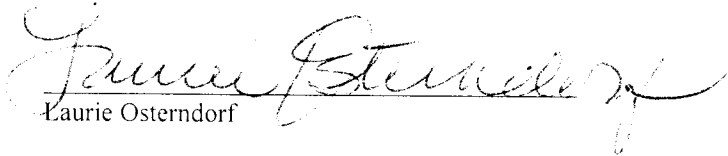
RECOMMENDED:

for 
Richard E. Steffes

5-9-08
Date

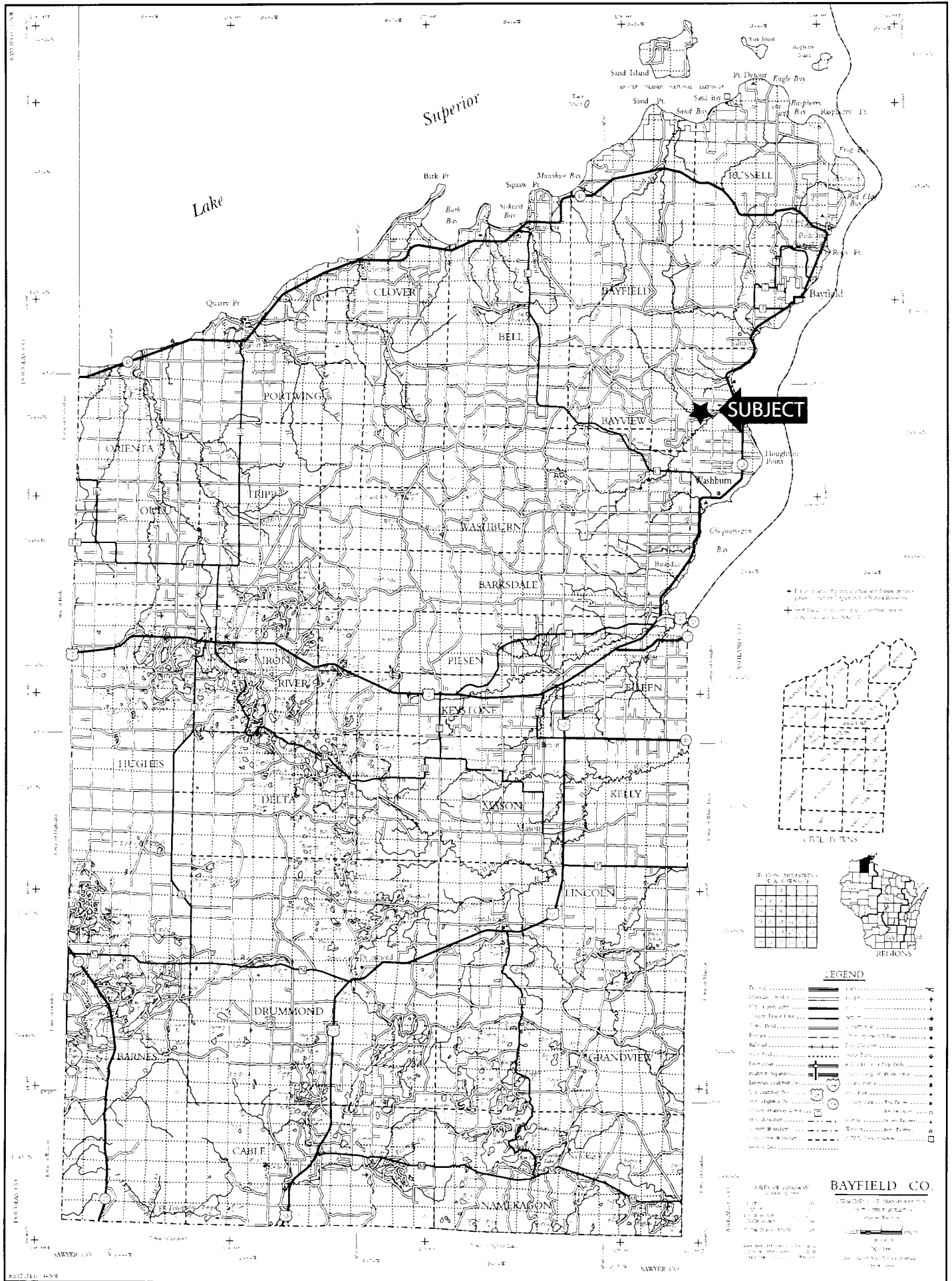

Bureau of Legal Services

5/9/08
Date

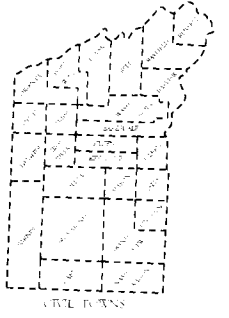

Laurie Osterndorf

5/15/08
Date

RES:ch



SUBJECT



LEGEND

Thick solid line	County boundary
Thin solid line	Township boundary
Dashed line	Range boundary
Thin solid line with dots	Section boundary
Thin solid line with dashes	Water
Thin solid line with long dashes	Highway
Thin solid line with short dashes	Railroad
Thin solid line with diagonal dashes	Power line
Thin solid line with cross-hatch	Telephone line
Thin solid line with wavy pattern	Stream
Thin solid line with irregular pattern	Lake
Thin solid line with irregular pattern	Swamp
Thin solid line with irregular pattern	Marsh
Thin solid line with irregular pattern	Barren land
Thin solid line with irregular pattern	Timber
Thin solid line with irregular pattern	Open land
Thin solid line with irregular pattern	Grassland
Thin solid line with irregular pattern	Forest
Thin solid line with irregular pattern	Shrubland
Thin solid line with irregular pattern	Wetland
Thin solid line with irregular pattern	Water
Thin solid line with irregular pattern	Ice
Thin solid line with irregular pattern	Rock
Thin solid line with irregular pattern	Gravel
Thin solid line with irregular pattern	Sand
Thin solid line with irregular pattern	Silt
Thin solid line with irregular pattern	Clay
Thin solid line with irregular pattern	Loam
Thin solid line with irregular pattern	Humus
Thin solid line with irregular pattern	Peat
Thin solid line with irregular pattern	Other

BAYFIELD CO

Scale: 1 inch = 10 miles

Source: U.S. Geological Survey, 1950

**Due to copyright laws, this page is not
available online.**

**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

