

SUBJECT: LAND ACQUISITION – BLACK RIVER STATE FOREST – JACKSON COUNTY

FOR: OCTOBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from Plum Creek for \$152,000.00 for the Black River State Forest in Jackson County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel falls entirely within the acquisition boundary and is bounded by state land on two sides. It is located in central Jackson County, five miles northeast of the City of Black River Falls. There is road frontage on Pierce Road along the eastern and northern portion of the parcel providing access to the property for the public.

Established in 1957, the Black River State Forest encompasses approximately 69,000 acres of public land in Jackson County. The project was established to protect and manage part of the Black River watershed for forestry and other natural resources in the region. In addition, the Department provides opportunities for the public to pursue a variety of recreational uses on the property, including hunting, fishing, trapping, cross-country skiing, hiking, and nature appreciation.

The Plum Creek property proposed for acquisition has a combination of upland forest, pine plantation, lowland woods, and wet marshlands. Purchase of the property will ensure that the land is always available to the public for outdoor recreation and that the land is managed for the protection of the natural resources found there.

State purchase of this property will protect the natural resources of the site and permit forestry and other natural resource management activities. Purchase will also protect the site from development that is incompatible with the goals of the project, ensure the protection of its wild and scenic condition, and consolidate state ownership within the forest.

RECOMMENDATION: That the Board approve the purchase of the Plum Creek 80-acre tract of land for \$152,000.00 for the Black River State Forest in Jackson County.

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:

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

10/15/08
Date

Laurie Osterdorf
Administrator, Laurie Osterdorf - AD 8

10/15/08
Date

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

10/7/08
Date

- cc: S. Miller - LF 6
- R. Steffes - LF 6
- L. Ross - AD 8
- R. Mather - FR 4
- S. Humrickhouse - WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: September 15, 2008
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, Plum Creek Tract, File # NF 30007,
 Option Expires December 14, 2008

FILE REF: NF 30007

1. PARCEL DESCRIPTION:

Black River State Forest
 Jackson County

Grantor:

Plum Creek
 c/o Dan Lemke
 1411 North 4th Street
 Tomahawk, WI 54487

Acres: 80Price: \$152,000.00Appraised Value: \$152,000.00Interest: FeeImprovements: NoneLocation: The property is located in Jackson County five miles northwest of Black River FallsLand Description: The subject land is level to rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Lowland Woodland	20
	Upland Woodland	50
	Wetland	<u>10</u>
	TOTAL	80

Zoning: AgriculturePresent Use: Timber ProductionProposed Use: Forest Management and Public RecreationTenure: 7 yearsProperty Taxes: \$66.40 (MFL)Option Date: September 16, 2008Stewardship 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 80 acres of land from Plum Creek for \$152,000.00 for the Black River State Forest in Jackson County. The parcel falls within the acquisition boundary and is bounded by state land on two sides. It is located in central Jackson County, five miles northeast of the City of Black River Falls. There is road frontage on Pierce Road along the eastern and northern portion of the parcel providing access to the property for the public.

Established in 1957, the Black River State Forest encompasses approximately 69,000 acres of public land in Jackson County in central Wisconsin, near the City of Black River Falls. The project was established to protect and manage part of the Black River watershed for forestry and other natural resources in the region.



In addition, the Department provides opportunities for the public to pursue a variety of recreational uses on the property, including hunting, fishing, trapping, cross-country skiing, hiking, and nature appreciation.

The Plum Creek property proposed for acquisition has a combination of upland forest, pine plantation, lowland woods, and wet marshlands. Purchase of the property will ensure that the land is always available to the public for outdoor recreation and that the land is managed for the protection of the natural resources found there.

The Department recommends purchase of this property to protect the natural resources of the site and to permit forestry and other natural resource management activities. Purchase will also protect the site from development that is incompatible with the goals of the project, ensure the protection of its wild and scenic condition, and consolidate state ownership within the forest.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,300,000	\$1,825,066

4. ACQUISITION STATUS OF THE BLACK RIVER STATE FOREST:

Established: 1957
Acres Purchased to Date: 69,446.68
Acquisition Goal: 71,804.00
Percent Complete: 96.72
Cost to Date: \$3,318,654.09

5. APPRAISAL:

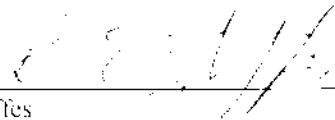
Appraiser: William Steigerwaldt – (Private Appraiser)
Valuation Date: August 20, 2008
Appraised Value: \$152,000.00
Highest and Best Use: Recreation

Allocation of Values:

- a. land: 80.00 acres @ \$1,900.00 per acre: \$152,000.00
- b. market data approach used. Five comparable sales cited
- c. adjusted value range: \$1,393.53-\$2,104.50

Appraisal Review: Ron Olson – September 9, 2008

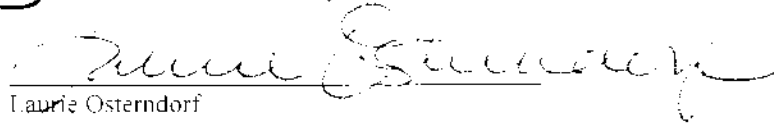
RECOMMENDED:


 Richard E. Steffes

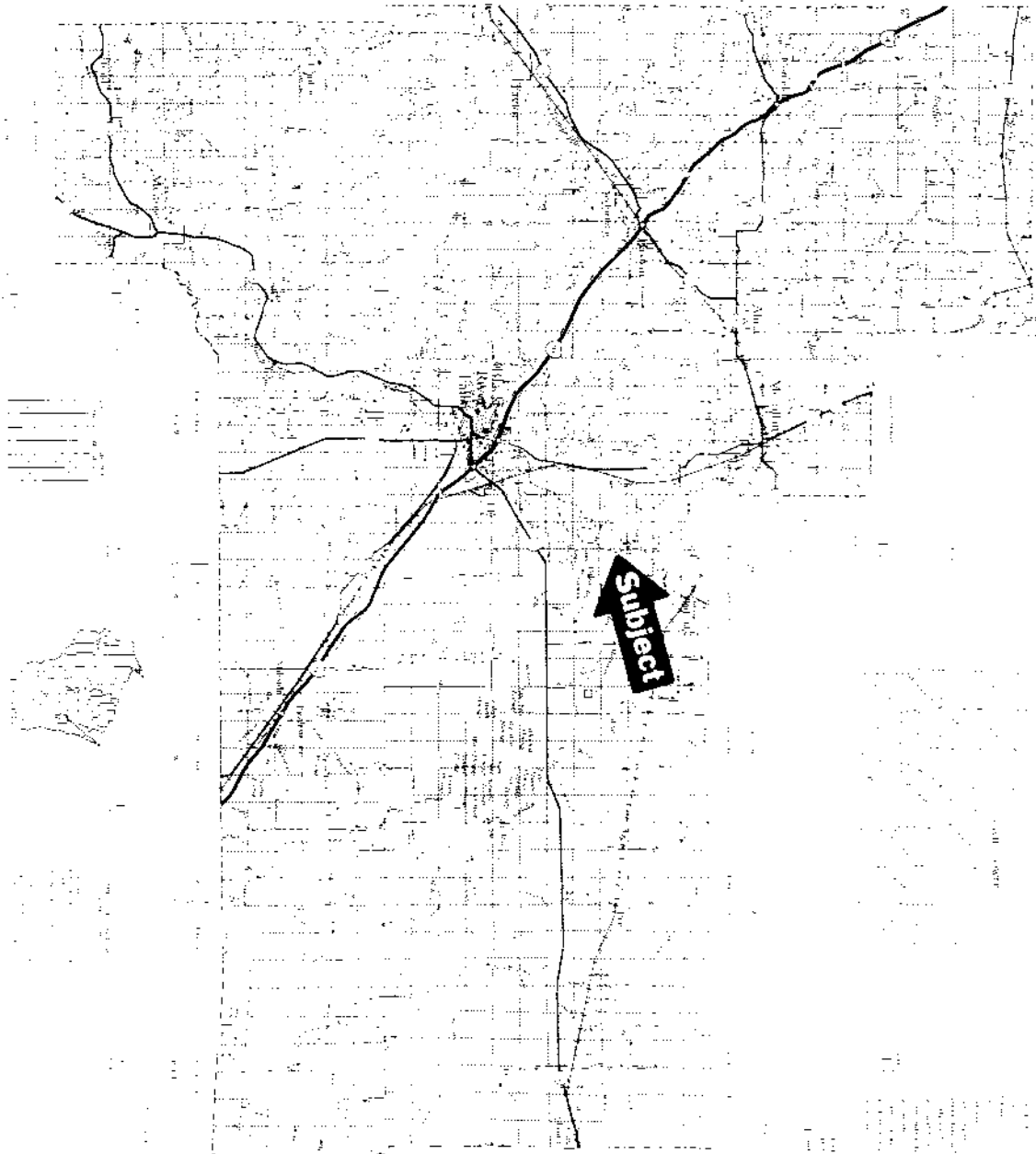
 Date


 Bureau of Legal Services

9/17/08
 Date


 Laurie Osterndorf

9/19/08
 Date



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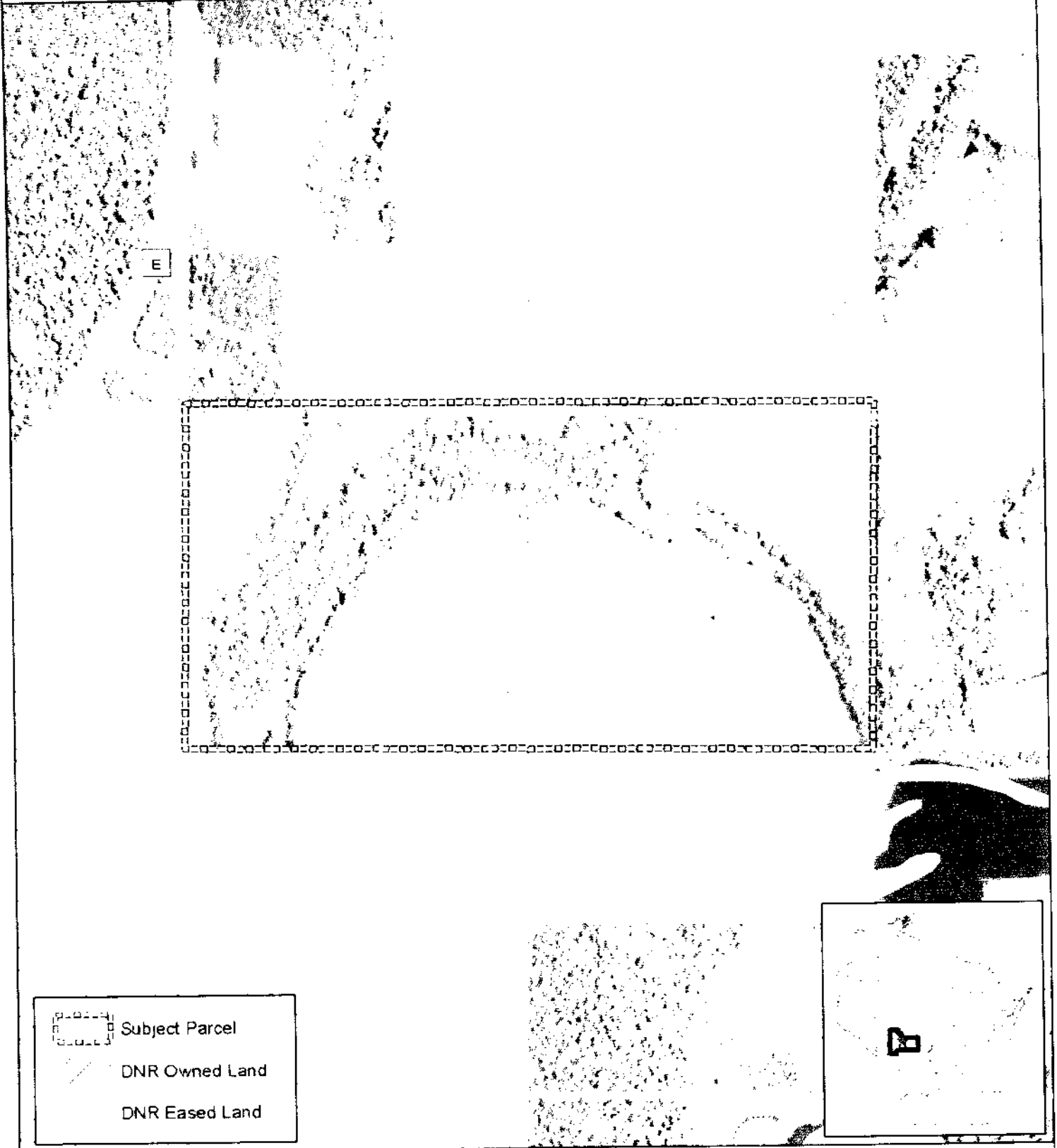
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Plum Creek Property

T 22N. R 3W. Section 20. Town of Adams. Jackson County



Prepared by: Bureau of Facilities and Lands
Real Estate Section
September 10, 2008



Plum Creek Property

Black River State Forest

Subject Property

WDNR Owned

WDNR Eased

WDNR Leased

Ice Age Trail

Project Boundary



The Plum Creek Property is located in the Black River State Forest, which is managed by the Wisconsin Department of Natural Resources (WDNR). The property is situated in the northern part of the state, near the border with Minnesota. The property is primarily forested and is used for recreational purposes. The project boundary is shown as a dashed line on the map.

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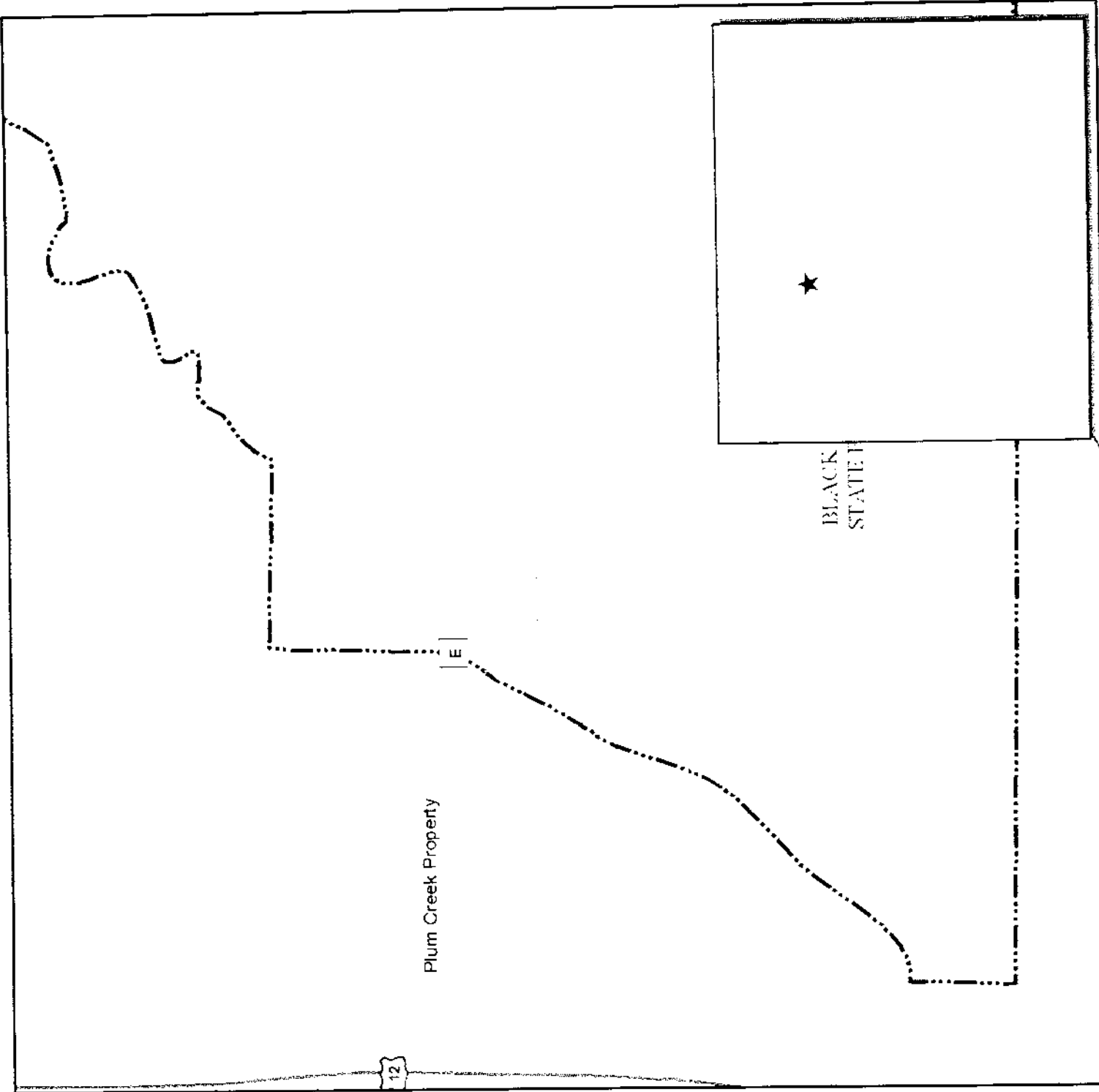
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STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

Map No. 100-100



Plum Creek Property

BLACK
STATE

