

**SUBJECT: LAND ACQUISITION – FLAMBEAU RIVER STATE FOREST– SAWYER COUNTY**

**FOR: MARCH 2009 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 53.14 acres of land from Edward Krohn for \$343,000 for the Flambeau River State Forest in Sawyer County. The item is being submitted because the purchase price exceeds \$150,000.

The wooded 53.14-acre property is within the Flambeau River State Forest in eastern Sawyer County. The parcel has about 1,530 feet of frontage on one bank of the North Fork of the Flambeau River. The property has gently rolling topography, with an easy slope to the Flambeau River providing good access. In addition to the Flambeau River, there is a small, unnamed trout stream running across the north side of the property into the river. The parcel is surrounded by state-owned land on all sides, including across the river. The property is improved with a one-story dwelling with a garage. The improvements will be removed after acquisition and the site restored to a natural condition.

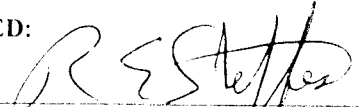
Approximately 75 miles of the Flambeau River runs through the state forest, which provides an enjoyable visitor experience with numerous primitive river campsites and two improved campgrounds and day use picnic, swimming areas. Other ecological benefits include protection of soils, water quality and terrestrial wildlife habitat. The forest also provides a sustainable flow of wood products, an economic benefit to nearby communities and to Wisconsin as a whole. The forest has many distinct landscapes that allow for the wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey and songbirds. The majority of the public lands within the forest boundaries are open to hunting and trapping in season. The state forest is more than 97% complete. The remaining private in-holdings, especially those along the river area a high priority for state purchase. State purchase will help maintain the pristine and wild nature of the property.

**RECOMMENDATION:** That the Board approve the purchase of 53.14 acres of land for \$343,000 for the Flambeau River State Forest in Sawyer County.

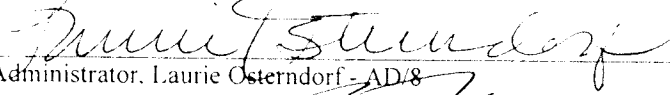
**LIST OF ATTACHED MATERIALS:**

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

2-16-09  
Date

  
Administrator, Laurie Osterndorf - AD/8

2/17/09  
Date

  
Secretary, Matthew J. Frank - AD 8


3/9/09  
Date

- cc: S. Miller - LF/6
- R. Steffes - LF/6
- L. Ross - AD 8
- R. Mather - FR/4
- J. Gozdialski - NOR/Spooner

## CORRESPONDENCE/MEMORANDUM

DATE: February 16, 2009

TO: Governor Doyle

FROM: Matthew J. Franke 

SUBJECT: Proposed Land Acquisition, Krohn Tract. File # NF 30021,  
Option Expires April 23, 2009

FILE REF: NF 30021

1. PARCEL DESCRIPTION:

Flambeau River State Forest  
Sawyer County

Grantor:

Edward Krohn  
7230 West Greenleaf  
Chicago, IL 60631

Acres: 53.14Price: \$343,000Appraised Value: \$343,000Interest: Fee Title PurchaseImprovements: Home and Garage

Location: The property is located in Sawyer County 16 miles east of the Village of Winter in the Town of Draper.

Land Description: The land is gently rolling with a moderate slope down to the Flambeau River.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Lowland/Woodland	17.50
	Upland/Woodland	<u>35.64</u>
	TOTAL	53.14

Zoning: ForestryPresent Use: RecreationProposed Use: Resource Protection and Public RecreationTenure: 27 yearsProperty Taxes: \$2,263Option Date: January 23, 2009

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 53.14 acres of land from Edward Krohn for \$343,000 for the Flambeau River State Forest in Sawyer County. The wooded 53.14-acre property is within the established project boundary of the Flambeau River State Forest and is located in eastern Sawyer County in the Town of Draper. The parcel has about 1,530 feet of frontage on one bank of the North Fork of the Flambeau River. The property has gently rolling topography, with an easy slope to the Flambeau River providing good access. In addition to the Flambeau River, there is a small, unnamed trout stream running across the north side of the property into the river. The parcel is surrounded by state-owned land on all sides, including across the river. The property is improved with a one-story Wausau manufactured dwelling with full basement and a pole frame garage with a concrete floor. Both improvements are in



average condition and will be removed after acquisition and the site restored to a natural condition. The landowner will lease back the house for two years after closing with the state.

The Flambeau River State Forest was initiated in 1930. During the 1920's, a group of citizens led by Judge A. K. Owens of Phillips began a petition to preserve a large block of land on the Flambeau River. In 1929, a 3,112-acre parcel was purchased by the Conservation Department and in 1930, the Flambeau River State Forest was born. Approximately 75 miles of the Flambeau River runs through the state forest, which provides an enjoyable visitor experience with numerous primitive river campsites, and two improved campgrounds and day use picnic, swimming areas. Other ecological benefits include protection of soils, water quality, and terrestrial wildlife habitat. The forest also provides a sustainable flow of wood products, an economic benefit to nearby communities and to Wisconsin as a whole. The forest has many distinct landscapes that allow for the wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey and songbirds. A majority of the public lands within the forest boundaries are open to hunting and trapping in season.

It is the Department's recommendation that the Krohn property be acquired in fee title to allow the Department to provide additional opportunities for public recreation and to better protect the natural and scenic resources of this site by preventing uses incompatible with the goals of the project and by promoting natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,300,000	\$950,831

4. ACQUISITION STATUS OF THE FLAMBEAU RIVER STATE FOREST:

Established: 1931  
Acres Purchased to Date: 91,202.48  
Acquisition Goal: 93,529.94  
Percent Complete: 97.5%  
Cost to Date: \$5,655,417.97

5. APPRAISAL:

Appraiser: Tom Olson  
Valuation Date: August 8, 2008  
Appraised Value: \$343,000.00  
Highest and Best Use: Recreational with improvements and possibility of future division.

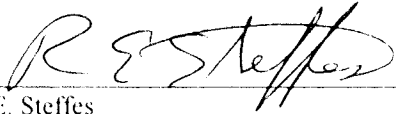
Allocation of Values:

- a. land: 53.14 acres @ \$6,454.65 per acre: \$343,000.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$5,264 to \$7,258

Appraisal Review: Peter Wolter - December 17, 2008

Comment: The appraiser allocated \$120,000 of the \$343,000 value for improvements.


RECOMMENDED:

  
Richard E. Steffes

2-16-09  
Date

  
Bureau of Legal Services

2/17/09  
Date

  
Laurie Osterndorf

2/17/09  
Date

RES:dv



TOWNSHIP AND RANGE	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

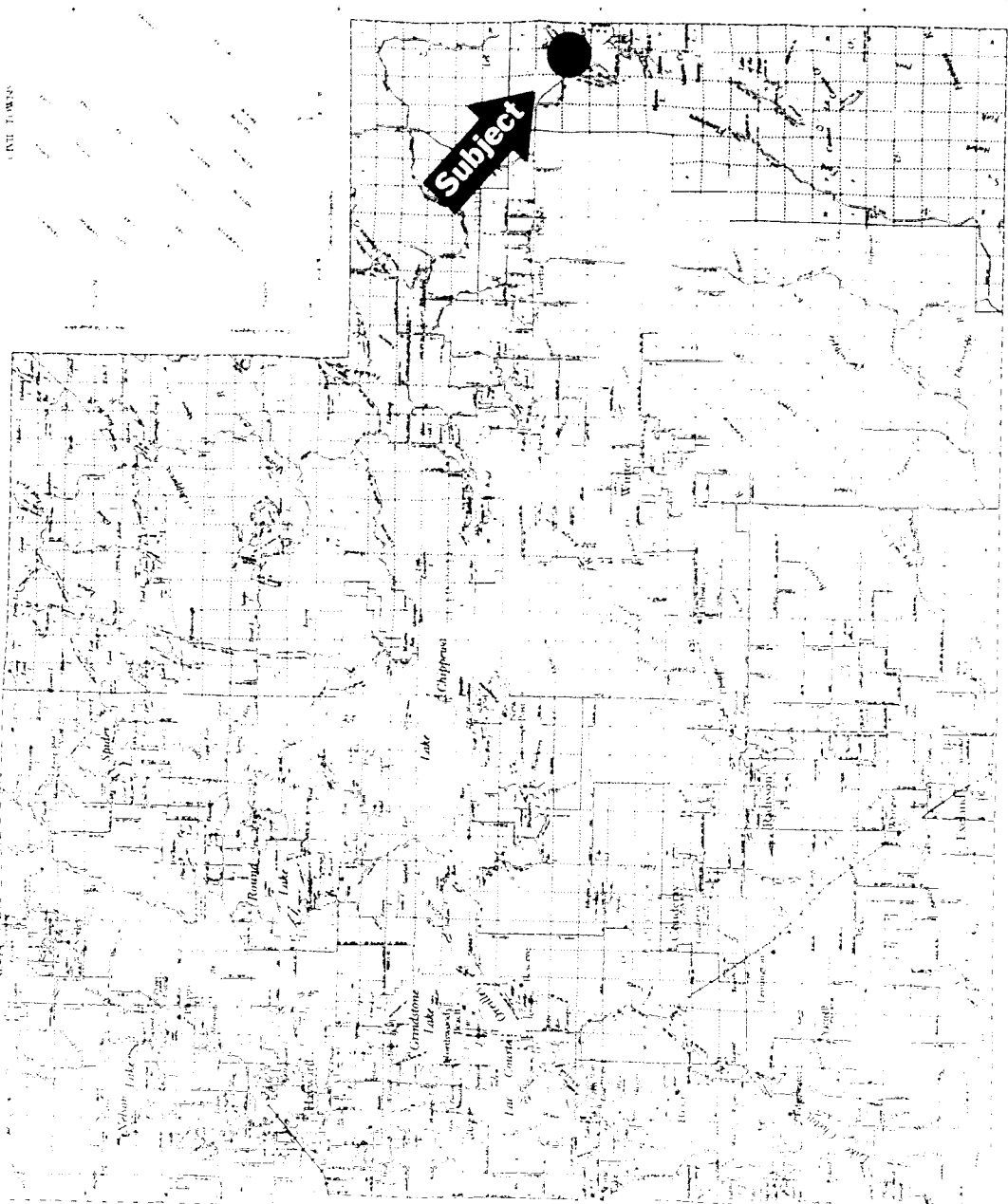
**LEGEND**

1. 1/4 Section  
 2. 1/2 Section  
 3. 1/4 Section  
 4. 1/2 Section  
 5. 1/4 Section  
 6. 1/2 Section  
 7. 1/4 Section  
 8. 1/2 Section  
 9. 1/4 Section  
 10. 1/2 Section  
 11. 1/4 Section  
 12. 1/2 Section  
 13. 1/4 Section  
 14. 1/2 Section  
 15. 1/4 Section  
 16. 1/2 Section  
 17. 1/4 Section  
 18. 1/2 Section  
 19. 1/4 Section  
 20. 1/2 Section  
 21. 1/4 Section  
 22. 1/2 Section  
 23. 1/4 Section  
 24. 1/2 Section  
 25. 1/4 Section  
 26. 1/2 Section  
 27. 1/4 Section  
 28. 1/2 Section  
 29. 1/4 Section  
 30. 1/2 Section  
 31. 1/4 Section  
 32. 1/2 Section  
 33. 1/4 Section  
 34. 1/2 Section  
 35. 1/4 Section  
 36. 1/2 Section  
 37. 1/4 Section  
 38. 1/2 Section  
 39. 1/4 Section  
 40. 1/2 Section  
 41. 1/4 Section  
 42. 1/2 Section  
 43. 1/4 Section  
 44. 1/2 Section  
 45. 1/4 Section  
 46. 1/2 Section  
 47. 1/4 Section  
 48. 1/2 Section  
 49. 1/4 Section  
 50. 1/2 Section  
 51. 1/4 Section  
 52. 1/2 Section  
 53. 1/4 Section  
 54. 1/2 Section  
 55. 1/4 Section  
 56. 1/2 Section  
 57. 1/4 Section  
 58. 1/2 Section  
 59. 1/4 Section  
 60. 1/2 Section  
 61. 1/4 Section  
 62. 1/2 Section  
 63. 1/4 Section  
 64. 1/2 Section  
 65. 1/4 Section  
 66. 1/2 Section  
 67. 1/4 Section  
 68. 1/2 Section  
 69. 1/4 Section  
 70. 1/2 Section  
 71. 1/4 Section  
 72. 1/2 Section  
 73. 1/4 Section  
 74. 1/2 Section  
 75. 1/4 Section  
 76. 1/2 Section  
 77. 1/4 Section  
 78. 1/2 Section  
 79. 1/4 Section  
 80. 1/2 Section  
 81. 1/4 Section  
 82. 1/2 Section  
 83. 1/4 Section  
 84. 1/2 Section  
 85. 1/4 Section  
 86. 1/2 Section  
 87. 1/4 Section  
 88. 1/2 Section  
 89. 1/4 Section  
 90. 1/2 Section  
 91. 1/4 Section  
 92. 1/2 Section  
 93. 1/4 Section  
 94. 1/2 Section  
 95. 1/4 Section  
 96. 1/2 Section  
 97. 1/4 Section  
 98. 1/2 Section  
 99. 1/4 Section  
 100. 1/2 Section

**LEGEND**

- 1. 1/4 Section
- 2. 1/2 Section
- 3. 1/4 Section
- 4. 1/2 Section
- 5. 1/4 Section
- 6. 1/2 Section
- 7. 1/4 Section
- 8. 1/2 Section
- 9. 1/4 Section
- 10. 1/2 Section
- 11. 1/4 Section
- 12. 1/2 Section
- 13. 1/4 Section
- 14. 1/2 Section
- 15. 1/4 Section
- 16. 1/2 Section
- 17. 1/4 Section
- 18. 1/2 Section
- 19. 1/4 Section
- 20. 1/2 Section
- 21. 1/4 Section
- 22. 1/2 Section
- 23. 1/4 Section
- 24. 1/2 Section
- 25. 1/4 Section
- 26. 1/2 Section
- 27. 1/4 Section
- 28. 1/2 Section
- 29. 1/4 Section
- 30. 1/2 Section
- 31. 1/4 Section
- 32. 1/2 Section
- 33. 1/4 Section
- 34. 1/2 Section
- 35. 1/4 Section
- 36. 1/2 Section
- 37. 1/4 Section
- 38. 1/2 Section
- 39. 1/4 Section
- 40. 1/2 Section
- 41. 1/4 Section
- 42. 1/2 Section
- 43. 1/4 Section
- 44. 1/2 Section
- 45. 1/4 Section
- 46. 1/2 Section
- 47. 1/4 Section
- 48. 1/2 Section
- 49. 1/4 Section
- 50. 1/2 Section
- 51. 1/4 Section
- 52. 1/2 Section
- 53. 1/4 Section
- 54. 1/2 Section
- 55. 1/4 Section
- 56. 1/2 Section
- 57. 1/4 Section
- 58. 1/2 Section
- 59. 1/4 Section
- 60. 1/2 Section
- 61. 1/4 Section
- 62. 1/2 Section
- 63. 1/4 Section
- 64. 1/2 Section
- 65. 1/4 Section
- 66. 1/2 Section
- 67. 1/4 Section
- 68. 1/2 Section
- 69. 1/4 Section
- 70. 1/2 Section
- 71. 1/4 Section
- 72. 1/2 Section
- 73. 1/4 Section
- 74. 1/2 Section
- 75. 1/4 Section
- 76. 1/2 Section
- 77. 1/4 Section
- 78. 1/2 Section
- 79. 1/4 Section
- 80. 1/2 Section
- 81. 1/4 Section
- 82. 1/2 Section
- 83. 1/4 Section
- 84. 1/2 Section
- 85. 1/4 Section
- 86. 1/2 Section
- 87. 1/4 Section
- 88. 1/2 Section
- 89. 1/4 Section
- 90. 1/2 Section
- 91. 1/4 Section
- 92. 1/2 Section
- 93. 1/4 Section
- 94. 1/2 Section
- 95. 1/4 Section
- 96. 1/2 Section
- 97. 1/4 Section
- 98. 1/2 Section
- 99. 1/4 Section
- 100. 1/2 Section

**SAWYER CO.**  
 ENGINEERS AND SURVEYORS  
 1115 N. W. 10th St.  
 OMAHA, NEB.  
 1912



**Subject**

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

**Please contact [laurie.ross@wisconsin.gov](mailto:laurie.ross@wisconsin.gov)  
for a hard copy of this document.**

