

**SUBJECT: Land Acquisition – Northern Highland State Forest – Vilas County**

**FOR: APRIL 2013 BOARD MEETING**

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

**SUMMARY:** The Department has obtained an option to purchase 0.77 acres of land from Deer Path Camp LLC for \$157,000 for the Northern Highland State Forest in Vilas County. The item is being submitted because the purchase price is more than \$150,000.

The subject tract is located in the Town of Land O' Lakes in north-central Vilas County and is being acquired to improve the public access to Big Lake, part of the Cisco Chain of Lakes. Big Lake is boundary water with Michigan and is part of a network of 14 interconnected lakes providing access to 4,025 total acres of surface water recreation located along the Wisconsin/Michigan border. The lake contains a diverse fishery including walleye, stocked muskies, abundant pan fish, and smallmouth and largemouth bass populations.

Established in 1925 to protect the headwaters of the Wisconsin, Flambeau and Manitowish Rivers, the Northern Highland and American Legion (NHAL) State Forests include more than 232,000 acres in Vilas, Oneida and Iron Counties. The purpose of the state forest is to provide ecological, economic, social and cultural benefits for present and future generations through the practice of sustainable forest management. Sustainable forest management provides a range of benefits including soil protection, protection of water quality, production of recurring forest products, outdoor recreation, native biological diversity, access to lakes, rivers and streams, aquatic and terrestrial wildlife, and aesthetics.

There are numerous state-operated campgrounds, boat landings, hiking, and ski trails, providing recreational opportunities to 225,000 campers and over 2 million visitors each year. Private facilities offering motel and housekeeping units are found throughout the forest and restaurants and retail businesses are located near population centers throughout the forest. The beautiful lakes, streams, and woods found within the state forest boundaries, together with recreational opportunities and other amenities, make this area one of the leading tourist attractions of northern Wisconsin.

The parcel is adjacent to BCPL land to the south and private lands to the north and west and includes a private boat landing comprised of hard-pack sand with a dock consisting of a plank set on tires. There is a small turnaround, but due to the lack of parking, recreational users park along the road and in a wetland area, causing rutting and damage to the wetland. Big Lake is a popular recreational lake and the landing has a long history of use, but is severely limited due to the absence of parking, a sufficient turn-around area, the unimproved launch pad, and the absence of a safe, accessible pier.

Upon acquisition, the existing landing will be improved so as to maximize public recreational use and enjoyment of the property. In addition, plans include adding concrete planks to the boat launch area to eliminate rutting and establishing erosion control throughout the property to avoid further sedimentation to the lake.

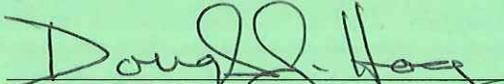
Acquisition of this tract will require no Stewardship funding. The property is to be acquired via funding from the mitigation fund of the Bond Falls Hydroelectric Project.

**RECOMMENDATION:** That the Board approve the purchase of 0.77 acres of land for \$157,000 for the Northern Highland State Forest in Vilas County.

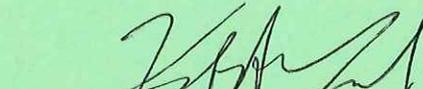
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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:**

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

4-2-13  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

4-3-13  
Date

  
\_\_\_\_\_  
Secretary, Cathy Stepp - AD/8

4/4/13  
Date

- cc: S. Miller - LF/6  
D. Haag - LF/6  
L. Ross - AD/8  
M. Staggs - FH/4  
P. Bruggink - NOR - RHINELANDER

## CORRESPONDENCE/MEMORANDUM

DATE: April 1, 2013 FILE REF: NF 30084  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Deer Path Camp, LLC Tract, File # FM 10183,  
 Option Expires May 29, 2013

1. PARCEL DESCRIPTION:

Northern Highland State Forest  
 Vilas County

Grantor:

Bret Miller  
 PO Box 335  
 Land O' Lakes, WI 54540

Acres: 0.77Price: \$157,000Appraised Value: \$157,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Vilas County 10.5 miles east of Boulder JunctionLand Description: The subject land is gently slopingCovertypes Breakdown:

Type	Acreage
Upland Woodland	0.77
Total:	0.77

Zoning: ShorelandPresent Use: Recreation and investmentProposed Use: Public access for recreationTenure: 8 yearsProperty Taxes: \$28Option Date: February 28, 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:

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The parcel is adjacent to BCPL land to the south and private lands to the north and west and includes a private boat landing comprised of hard-pack sand with a dock consisting of a plank set on tires. There is a small turnaround, but due to the lack of parking, recreational users park along the road and in a wetland area, causing rutting and damage to the wetland. Big Lake is a popular recreational lake and the landing has a long history of use, but is severely limited due to the absence of parking, a sufficient turn-around area, the unimproved launch pad, and the absence of a safe, accessible pier.

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3. LAND MANAGEMENT:

Management will focus on improving the existing landing so as to maximize public recreational use and enjoyment of the property. DNR Fisheries will work cooperatively with the Township to establish a safe and accessible fishing pier off the property. In addition, plans include adding concrete planks to the boat launch area to eliminate rutting and establishing erosion control throughout the property to avoid further sedimentation to the lake. The site will be closely monitored to prevent further negative impacts to the adjacent wetlands that have been used historically for parking purposes.

4. FINANCING:

\$157,000 Bond Falls Hydroelectric Project Mitigation Enhancement funds anticipated.  
No State Stewardship bond funds are anticipated.

5. ACQUISITION STATUS OF THE NORTHERN HIGHLAND STATE FOREST:

Established: 1925  
Acres Purchased to Date: 172,235.85  
Acquisition Goal: 229,976  
Percent Complete: 74.85%  
Cost to Date: \$20,442,085.94

6. APPRAISAL:

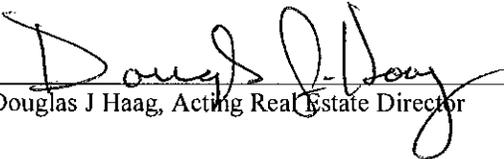
Appraiser: Jolene Brod  
Valuation Date: December 26, 2012  
Appraised Value: \$157,000  
Highest and Best Use: Rural residential

Allocation of Values:

- a. land: 0.77 acres with 223.7 front feet @\$700/front foot : \$157,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$595 - \$765 per front foot

Appraisal Review: Peter Wolter - 2/5/2013

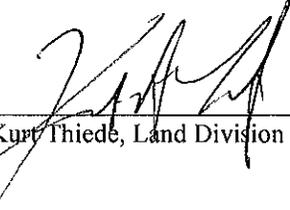
RECOMMENDED:

  
\_\_\_\_\_  
Douglas J Haag, Acting Real Estate Director

4-2-13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Kristin A. Hess, Bureau of Legal Services

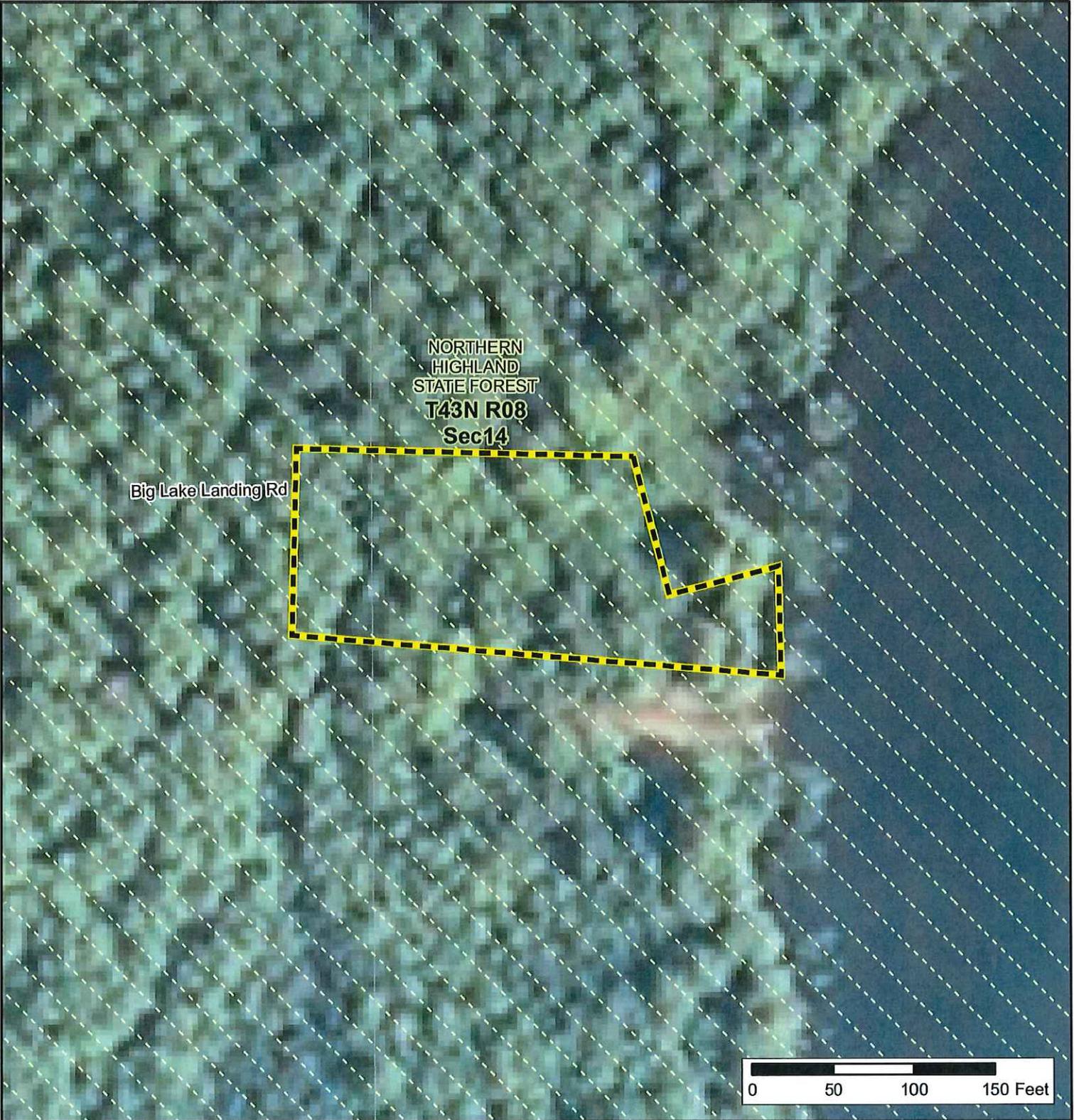
4/2/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Kurt Thiede, Land Division Administrator

4/3/13  
\_\_\_\_\_  
Date

# Deer Path Camp, LLC

T43N R8E Sec 14, Town of Land O'Lakes, Vilas County



## Northern Highlands State Forest



Subject

 DNR Fee Title

 DNR Eased

 WDNR Easement (Closed to Public Access)

 DNR Project Boundary

 Section Line

 QQ Section Lines

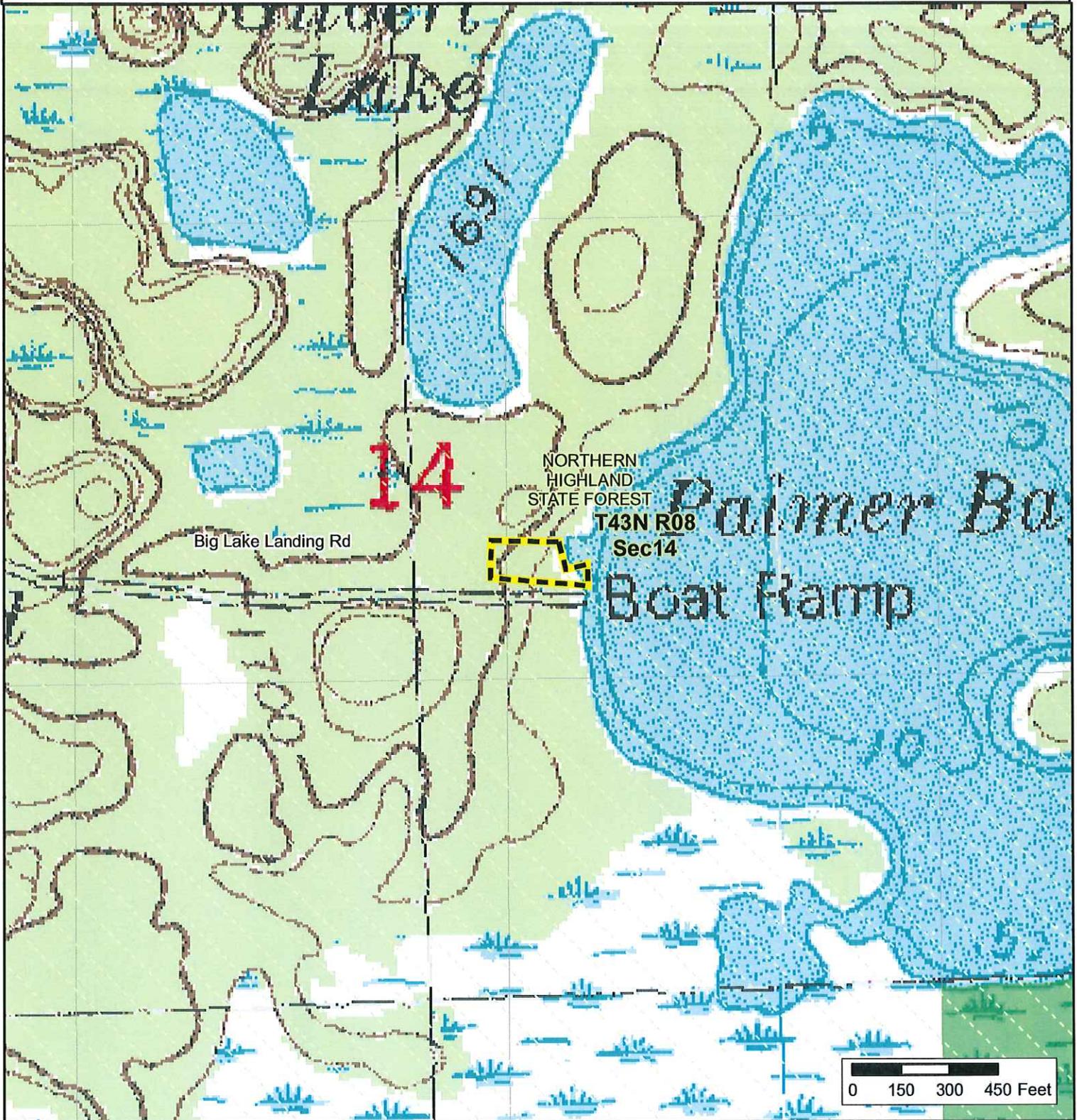


Apr 01, 2013 kmh

Real Estate Section  
Bureau of Facilities and Lands

# Deer Path Camp, LLC

T43N R8E Sec 14, Town of Land O'Lakes, Vilas County



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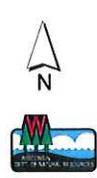
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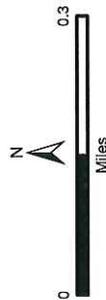
Northern Highlands  
State Forest

NF 30084

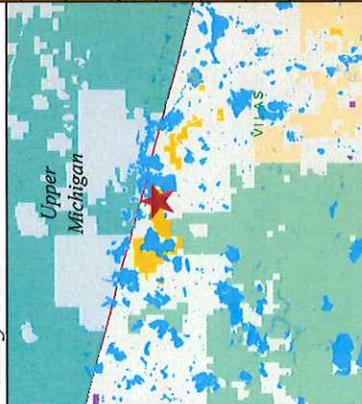
T43N R8E Sec 14  
Town of Land O'Lakes  
Vilas County



-  WDNR Fee Title
-  WDNR Easement
-  DNR Project Boundary
-  Federal Land
-  BCPL Ownership
-  PLSS Section Line
-  QQ Section Boundary



County View



★ Location of Property

 WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Apr 01, 2013 kmh

