

SUBJECT: Land Exchange – Nine Mile Island State Natural Area, Lower Chippewa River State Natural Area
Pepin and Dunn Counties

FOR: April 2015 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has entered into an agreement to exchange 206.39 acres of state land valued at \$215,606.00 for 117.38 acres of land from Michael P. and Donna J. Hurlburt valued at \$198,000.00. The net value difference of \$17,606.00 will be paid in cash to the Department by the Hurlburt's.

The lands that the Hurlburt's wish to acquire are located south of the Chippewa River in Durand Township, Pepin County, Wisconsin. This site is roughly 2 miles northeast of the City of Durand and 30 miles southwest of the City of Eau Claire. The parcel the Department is transferring represents a portion of the Nine Mile Island State Natural Area, and was originally purchased from Mr. Hurlburt in 2005 and John and Kristine Tappe in 1994. The Department and the general public have had only limited access to this land as access easements to the property are very long and difficult to locate. Consequently the public have often accessed the land by crossing adjoining private lands, leading to numerous trespass issues. The exchange agreement requires Hurlburt to contemporaneously convey to the Department a Natural Area Conservation Easement on the land being transferred so that it will remain a part of the Nine Mile Island SNA.

In exchange, the Department will receive title to a 117.38 acre tract which lies entirely within the boundary of the Lower Chippewa River State Natural Area (LCRSNA) project boundary in Dunn County. The parcel the Department will acquire is immediately adjacent to a parcel approved for purchase by the Natural Resources Board at its December 2014 meeting. There is good access to the 117 acre property along Fuller Road with an existing DNR parking lot at the end of Fuller Road, providing excellent access to all of the Department land in this area. The parcel the Department is acquiring lies approximately 5 miles west of the city of Eau Claire and 2 miles east of the village of Caryville. The parcel is located directly south and east of the Chippewa River, and consists of 6,600 feet of river frontage. The property covertypes include dry prairie, upland brush, late-successional barrens, and floodplain forest. The parcel lies completely within the floodway of the Chippewa River. A diversity of special concern bird species have been observed at the parcel including grasshopper sparrow, field sparrow, vesper sparrow, lark sparrow, blue-winged warbler, and American woodcock.

The parcel the Department is acquiring offers a variety of unique public use opportunities including hunting, fishing, trapping, birding, and hiking. Acquisition of the Winter parcel will greatly improve public access and enhance existing recreational opportunities around the core block of DNR ownership in the LCRSNA-Powell Lake area, which will consist of approximately 853 contiguous acres if this parcel is acquired.

RECOMMENDATION: That the Board approve the exchange and transfer of 206.39 acres of state land located inside the boundary of the Nine Mile Island State Natural Area in return for the acquisition of 117.38 acres of privately-owned land located entirely within the boundary of the Lower Chippewa River State Natural Area and the payment of \$17,606 in cash to the Department. The exchange is carried out under the authority of s. 23.09 (2) (e), Wis. Stats.

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:



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

3-16-15

Date



Administrator, Kurt Thiede - AD/8

3-18-15

Date



Secretary, Cathy Stepp - AD/8

3-18-15

Date

- cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
D. Schuller - PR/6
C. Thompson

CORRESPONDENCE/MEMORANDUM

DATE: March 16, 2015 FILE REF: NA 20122
 TO: Governor Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Exchange, Donna J. and Michael P. Hurlburt Tract, File # NA 20121/ NA 20122, Option Expires June 1, 2015

1. PARCEL DESCRIPTION:

LOWER CHIPPEWA RIVER STATE NATURAL AREA Dunn County	NINE MILE ISLAND STATE NATURAL AREA Pepin County
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Grantors:

Donna and Michael Hurlburt W5173 Hurlburt Lane Durand, WI 54736	State Department of Natural Resources 101 S. Webster Street Madison, WI 53707
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<u>Acres:</u>	117.38	206.39
<u>Price:</u>	\$0	\$17,606.00
<u>Appraised Value:</u>	\$198,000.00	\$215,606.00
<u>Improvements:</u>	None	None
<u>Interest:</u>	Fee Title	Fee Title

Location: The Hurlburt's parcel is located in Dunn County, 2 miles east of the village of Caryville. The State parcel is located in Pepin County, 3 miles northeast of Durand.

Land Description: The parcels are both located in floodplains containing a mix of brush, agricultural land and upland woodlands.

Cover type Breakdown:

Type	Acreage	Acreage
Agricultural	10.0	25
Ag/Forest	107.38	25 (brush)
Upland Woodland	0	156.39
Total:	117.38	206.39

<u>Zoning:</u>	N/A	Floodplain
<u>Present Use:</u>	Recreational Land	Public Recreation
<u>Proposed Use:</u>	Public Recreation	Recreational Land
<u>Tenure:</u>	> 1 year	10 years
<u>Property Taxes:</u>	\$1,308.04	Tax-Exempt

Agreement Date: January 25, 2015

2. JUSTIFICATION:

The lands that the Hurlburt's wish to acquire through trade with the Department are located south of the Chippewa River in Durand Township, Pepin County, Wisconsin. This site is roughly 2 miles northeast of the City of Durand and 30 miles southwest of the City of Eau Claire. The parcel, totaling roughly 206 acres, was originally purchased from Mr. Hurlburt in 2005 and John and Kristine Tappe (118 acres) in 1994. The Department and the general public have very limited access to these parcels and the public have often accessed the land by crossing adjoining private lands, leading to numerous trespass issues. This trade would allow Mr. Hurlburt to regain ownership of lands he owned formerly, while still protecting the property through a conservation easement and property management agreement. The parcel will remain a part of the Nine Mile Island SNA.

In exchange, the parcel the Department will acquire lies entirely within the boundary of the Lower Chippewa River State Natural Area (LCRSNA) project boundary in Dunn County. There is good access to the property along Fuller Road with an existing DNR parking lot at the end of Fuller Road, providing access to the all of the Department land in the area. The parcel is 117.38 acres in size and lies directly south and east of the Chippewa River. The property consists of dry prairie, upland brush, late-successional barrens, and floodplain forest. The parcel lies completely within the floodway of the Chippewa River.

The parcel the Department is acquiring offers a variety of unique public use opportunities including hunting, fishing, trapping, birding, and hiking. The parcel contains a mosaic of habitat types including floodplain forest, dry prairie, upland brush, late-successional barrens, as well as 6,600 feet of shoreline habitat along the Chippewa River. A diversity of special concern bird species have been observed at the parcel including grasshopper sparrow, field sparrow, vesper sparrow, lark sparrow, blue-winged warbler, and American woodcock.

The LCRSNA is a continentally-important conservation landscape; it contains the highest concentration of rare species in the state of Wisconsin and harbors many rare natural communities such as floodplain savannas, bluff prairies, and southern hardwood forests. The project contains the largest intact floodplain forest in the Midwest. Acquisition of the Winter property will contribute to the LCRSNA's goal of maintaining, restoring, and connecting blocks of floodplain forest and the continuum of habitats from uplands to lowlands. Securing ownership of the Winter property will connect over 3 miles of contiguous frontage on the south/east shoreline of the Chippewa River.

3. LAND MANAGEMENT:

Funding for land acquisition and land management projects throughout the LCRSNA have included Federal grants through the National Fish and Wildlife Foundation (NFWF), State Wildlife Grants (SWG), and the North American Wetlands Conservation Act (NAWCA). In addition, The Natural Resources Foundation of Wisconsin has supported management on the Lower Chippewa River by administering the Lower Chippewa River Basin Conservation Endowment, a fund established by the Dunn County Fish and Game Association for conservation and protection of public lands lying within the Lower Chippewa River Basin, with a focus on the LCRSNA. The Foundation has also administered grants for LCRSNA management through the Xcel Energy Foundation and has conducted numerous fund-raisers dedicated specifically to the LCRSNA. Numerous conservation groups, including the Lower Chippewa River Alliance, Dunn County Fish and Game Association, Durand Sportsman's Club, Rock Falls Sportsman's Club, Arkansas Fur, Fish, and Game Club, Downsville Sportsman's Club, and The Prairie Enthusiasts have all provided support through various donations of money, labor, and supplies. Additional sources of support have come through the WI DNR's Turkey Stamp program, as well as revenue generated from sharecrop activity and timber harvest on the SNA itself.

The floodplain forest ecosystems will be maintained through passive management. The site has a mixture of prairie habitats including degraded yet restorable prairies as well as intact prairie remnants that contain native plant species such as hoary puccoon, flowering spurge, porcupine grass, june grass, and spiderwort. Invasive species, such as buckthorn, are present on the site. The existing dry prairie, upland brush, and late-successional barrens will be restored and maintained using a combination of habitat management practices including mowing and prescribed burning.

The property may be used as match for an upcoming large NAWCA grant that will provide up to \$1 million for further resource management activities on the LCRSNA. The parcel includes no acreage used for conventional farming practices. A 10 acre site along the property’s southeast boundary has been utilized as a wildlife food plot for hunting purposes. According to the Soil Survey of Dunn County, Wisconsin, the soils on the Winter property are predominantly Caryville loam, which has medium natural fertility, with drought being a moderately severe hazard. This soil type possesses severe limitations that reduce the choice of plants or require special conservation practices. A small portion of the property lying immediately adjacent to the river on the property’s northwest boundary is comprised of Riverwash. This soil type consists of loose sand and gravel freshly deposited by streams. These areas are very droughty and generally possess only sparse vegetation.

4. FINANCING:

State Stewardship bond

	Funds allotted to program:	Balance after proposed transaction
Stewardship Bond	\$N/A	\$N/A
Cost Share:	\$XX	\$XX

5. ACQUISITION STATUS OF THE NINE MILE ISLAND STATE NATURAL AREA:

Established: 1990
Acres Purchased to Date: 1,584.08
Acquisition Goal: 3,942.00
Percent Complete: 40.18 %
Cost to Date: \$1,596,637.50

6. a. APPRAISAL: HURLBURT TRACT:

Appraiser: Gary J. Holt
Valuation Date: November 19, 2014
Appraised Value: \$198,000.00*
Highest and Best Use: Recreation with possible future gravel mining
Allocation of Values:

- a. land: 117.38 acres @ \$1,788.00 per acre: \$198,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,587.00 - \$2,171.00 per acre

* GIS and county tax records show that the parcel contains 117.38 acres, which is more than the acreage used for the appraisal. As a result, the deed will reflect that 117.38 acres are being conveyed but the price will remain \$198,000.00. The parcel was recently listed for sale by a local brokerage firm and sold on the open market to Mr. Hurlburt at the price of \$198,000 which was the listing price. The listing information for the parcel indicated a parcel size of 98 acres.

b. APPRAISAL: DNR TRACT:

Appraiser: Ron Olson

Valuation Date: January 29, 2015

Appraised Value: \$215,606.00*

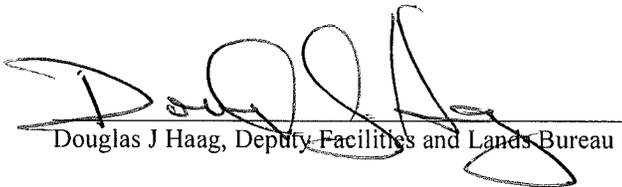
Highest and Best Use: Recreational

Allocation of Values:

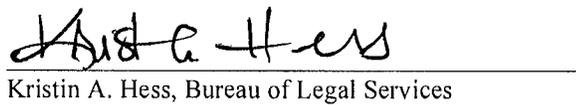
- a. land: 206.39 acres @ \$1,044 per acre: \$215,606.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,350.00 - \$1,925.00 per acre
- d. a discount of 15% was used to value the conservation easement

* GIS and county tax records show that the parcel contains 206.39 acres, which is less than the acreage used for the appraisal. As a result, the deed will reflect that 206.39 acres are being conveyed and the price will be \$215,606.00 in accordance with the appraised value per acre.

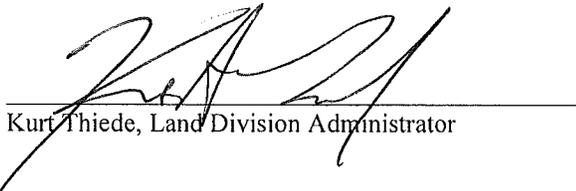
RECOMMENDED:


Douglas J Haag, Deputy Facilities and Lands Bureau Director

3-16-15
Date

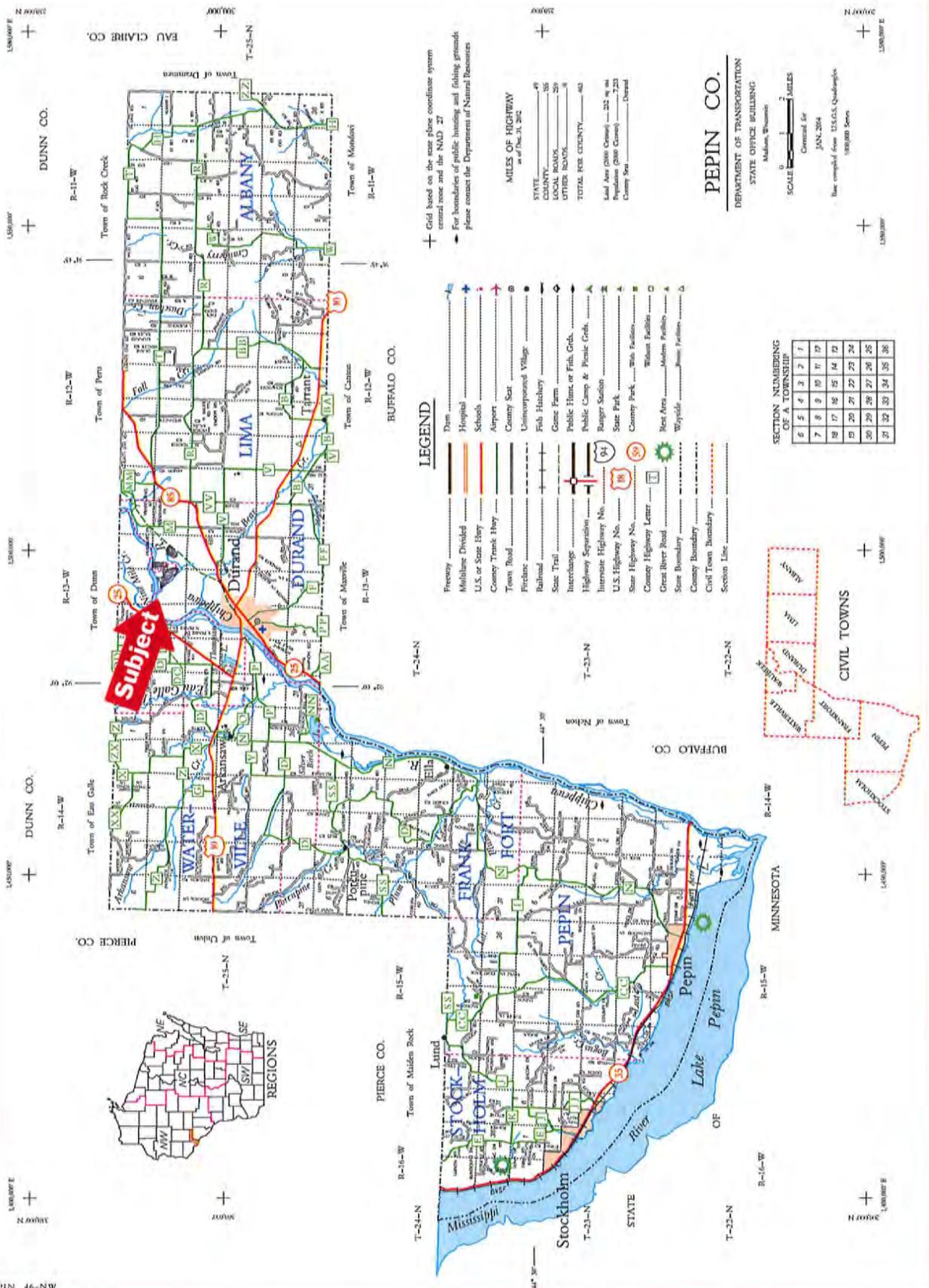

Kristin A. Hess, Bureau of Legal Services

3/17/15
Date


Kurt Thiede, Land Division Administrator

3/18/15
Date

PEPIN 46-NW



Grid based on the state plane coordinate system central zone and the NAD 27
 For boundaries of public housing and fishing grounds please contact the Department of Natural Resources

MILES OF HIGHWAY
 as of Dec. 31, 1962

STATE	49
COUNTY	35
U.S. HIGHWAYS	29
OTHER ROADS	34
TOTAL FOR COUNTY	142

Land Area (20th Census) — 252 sq. mi.
 Population (20th Census) — 2,223
 County Seat — Durand

- LEGEND**
- Freeway
 - Highway Divided
 - U.S. or State Hwy
 - County Trunk Hwy
 - Town Road
 - Firch
 - Railroad
 - State Trail
 - Interchange
 - Highway Separation
 - Highway No.
 - U.S. Highway No.
 - County Highway Letter
 - Great River Road
 - State Boundary
 - County Boundary
 - Civil Town Boundary
 - Section Line
- Dem.
 - Hospital
 - Schools
 - Airport
 - County Seat
 - Unincorporated Village
 - Fish Hatchery
 - Game Farm
 - Public Hunt or Fish Grd.
 - Public Camp & Picnic Grd.
 - Ranger Station
 - State Park
 - County Park
 - Wild Facilities
 - Wildland Facilities
 - Wet Area
 - Modern Facilities
 - Weyfield
 - Beams Facilities

PEPIN CO.

DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 1" = 2 MILES
 Contour 5 ft
 JAN. 1964
 Base compiled from U.S.G.S. Quadrangle
 188,000 Series

SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
24	23	22	21	20	19
26	25	24	23	22	21
32	31	30	29	28	27
38	37	36	35	34	33
44	43	42	41	40	39



CIVIL TOWNS

PEPIN CO.

Hurlburt to DNR - Fee
 Lower Chippewa River State Natural Area
 NA - 20121
 T27N R11W Sec 36
 Town of Rock Creek
 Dunn County
Subject

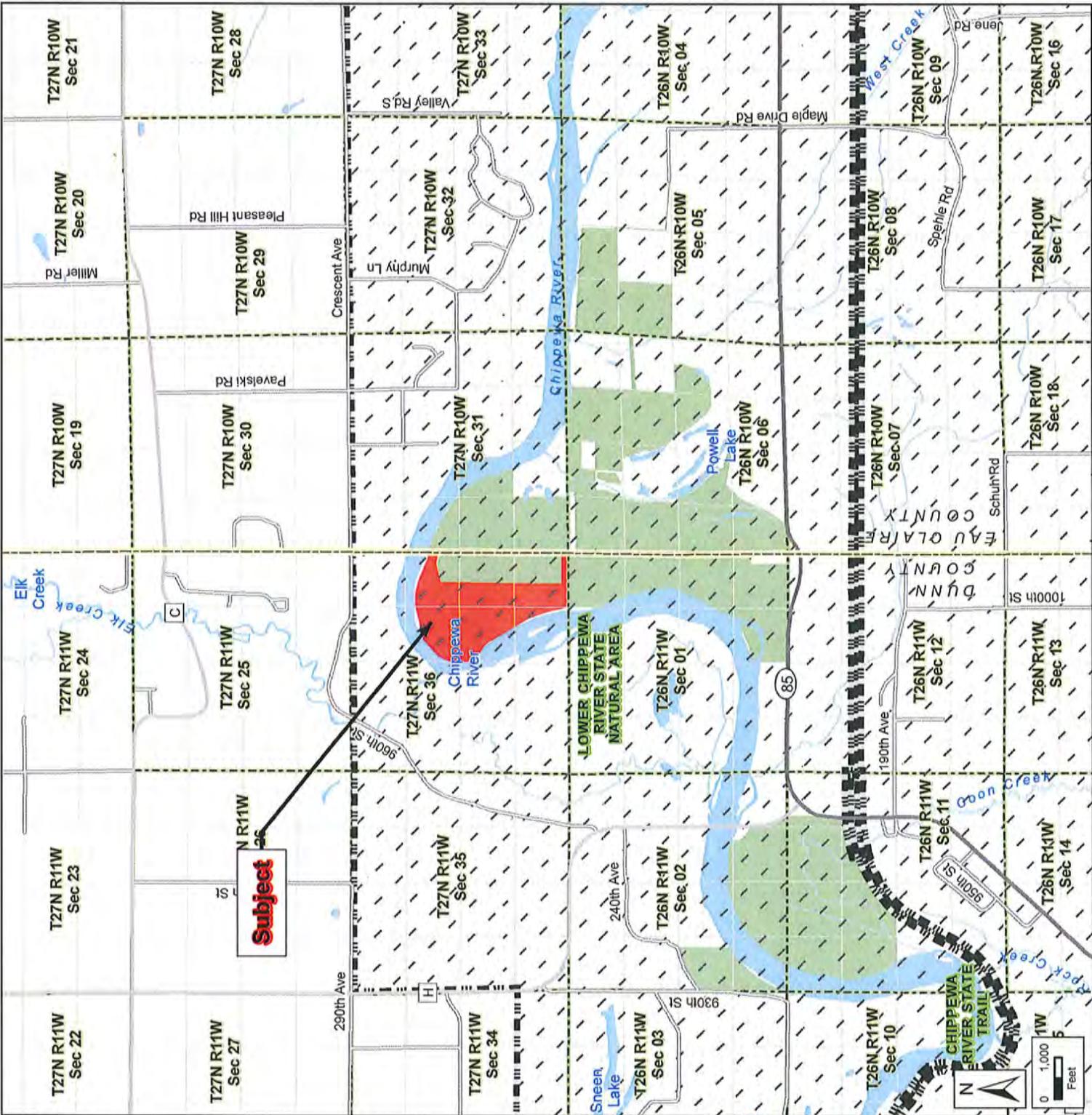
-  DNR Fee Title
-  DNR Easement
-  Project Boundary Not Subject to Act 20
-  Public Hunting Grounds\ Voluntary Public Access

--- PLSS Section Line
 --- QQ Section Boundary



 Location of Property

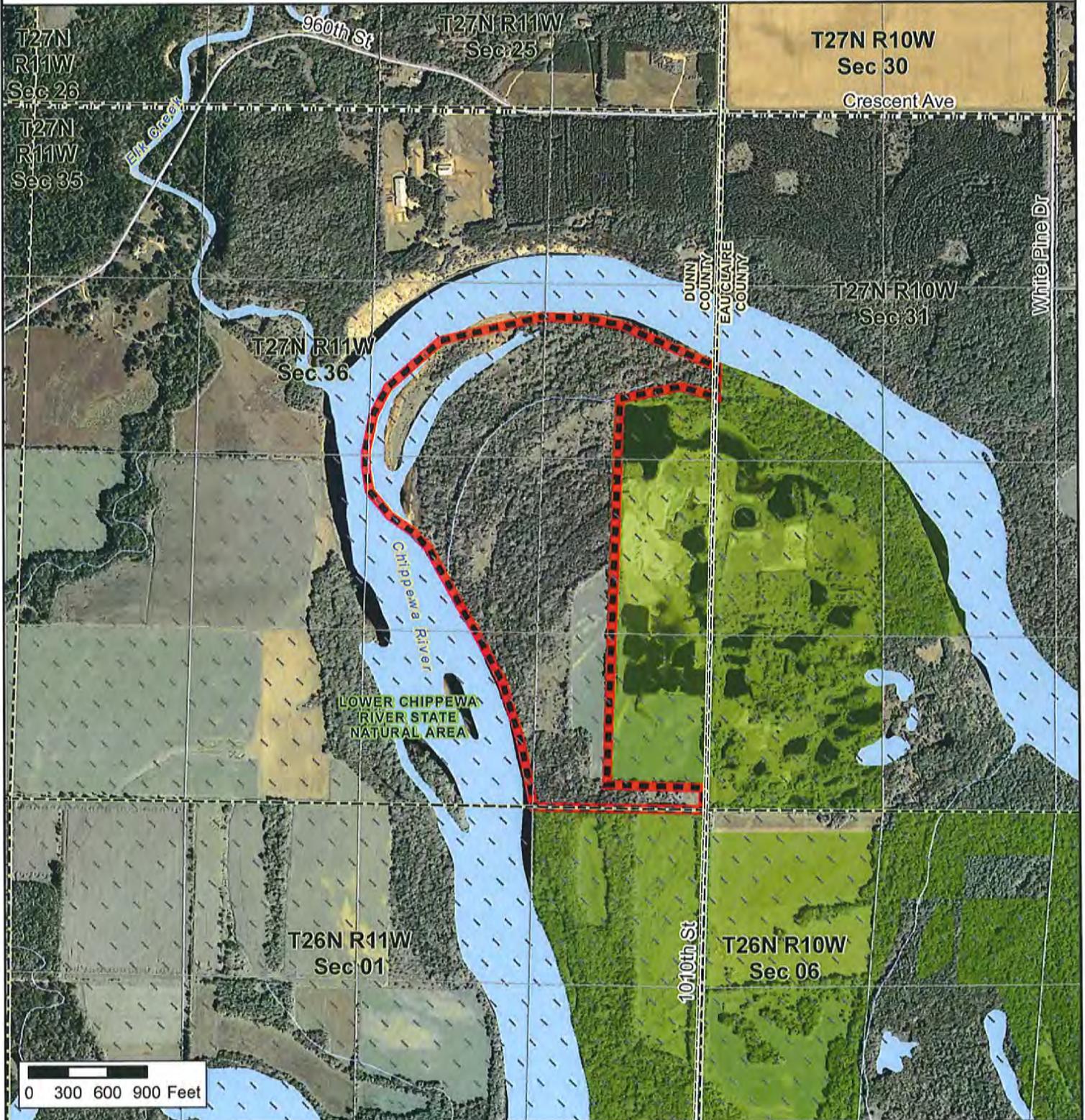
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Mar 17, 2015 kmh



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Hurlburt to DNR - Fee

T27N R11W Sec 36, Town of Rock Creek, Dunn County



Lower Chippewa River State Natural Area

 Subject

-  DNR Fee Title Land
-  Section Line
-  Project Boundary Not Subject to Act 20
-  QQ Section Lines

N

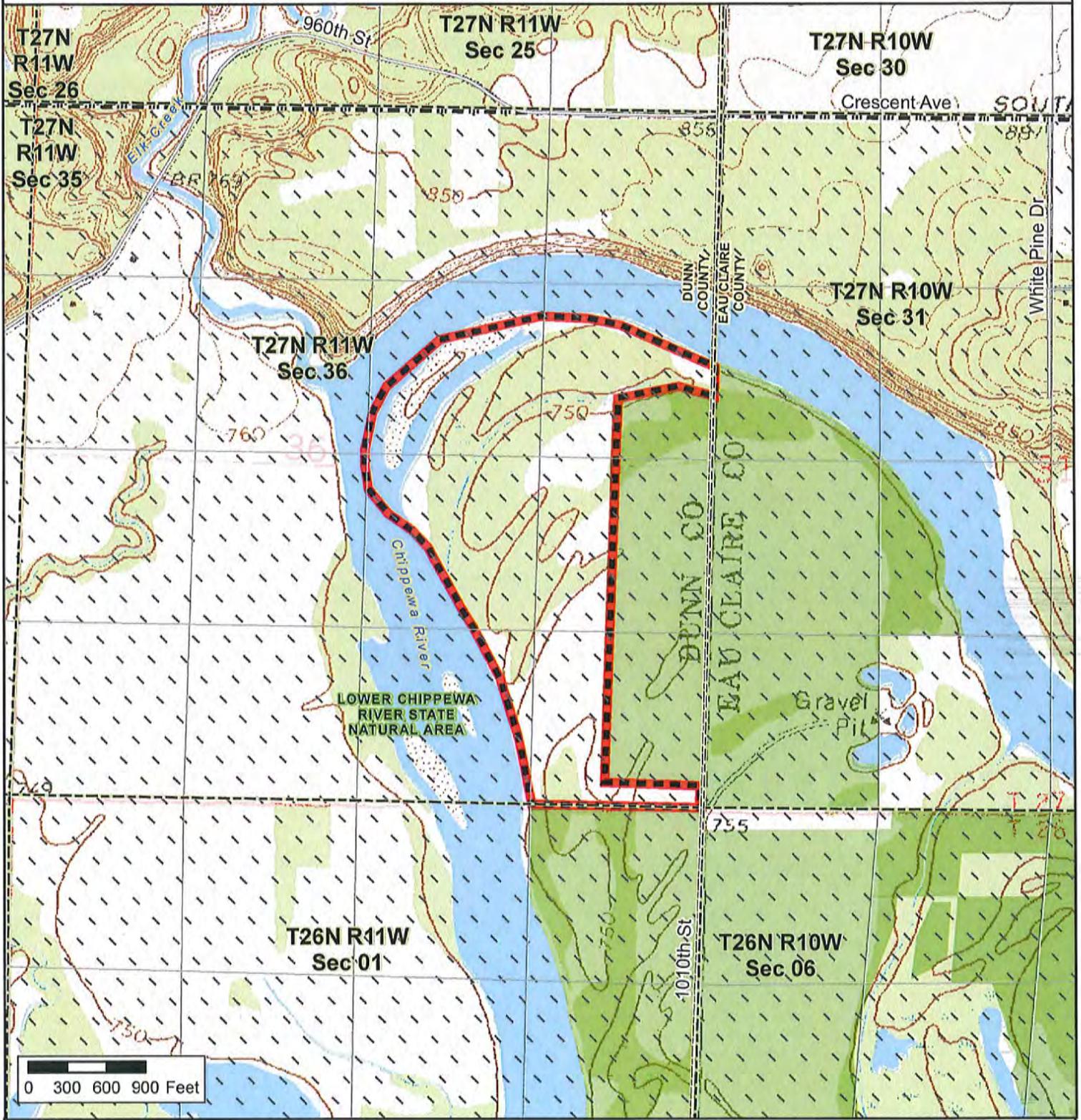


Mar 17, 2015 kmh
Real Estate Section
Bureau of Facilities and Lands

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Hurlburt to DNR - Fee

T27N R11W Sec 36, Town of Rock Creek, Dunn County



Lower Chippewa River State Natural Area

 **Subject**

-  DNR Fee Title Land
-  Section Line
-  Project Boundary Not Subject to Act 20
-  QQ Section Lines

 N



Mar 17, 2015 kmh

Real Estate Section
Bureau of Facilities and Lands

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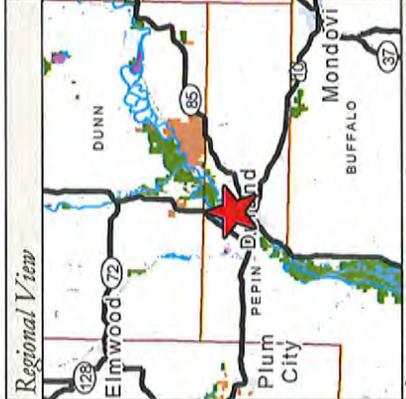
**DNR to Hurlburt -
Fee/Sales**

*Nine Mile Island
State Natural Area*
NA 20122
T25N R13W Sec 10 & 11
Towns of Waubeek & Durand
Pepin County



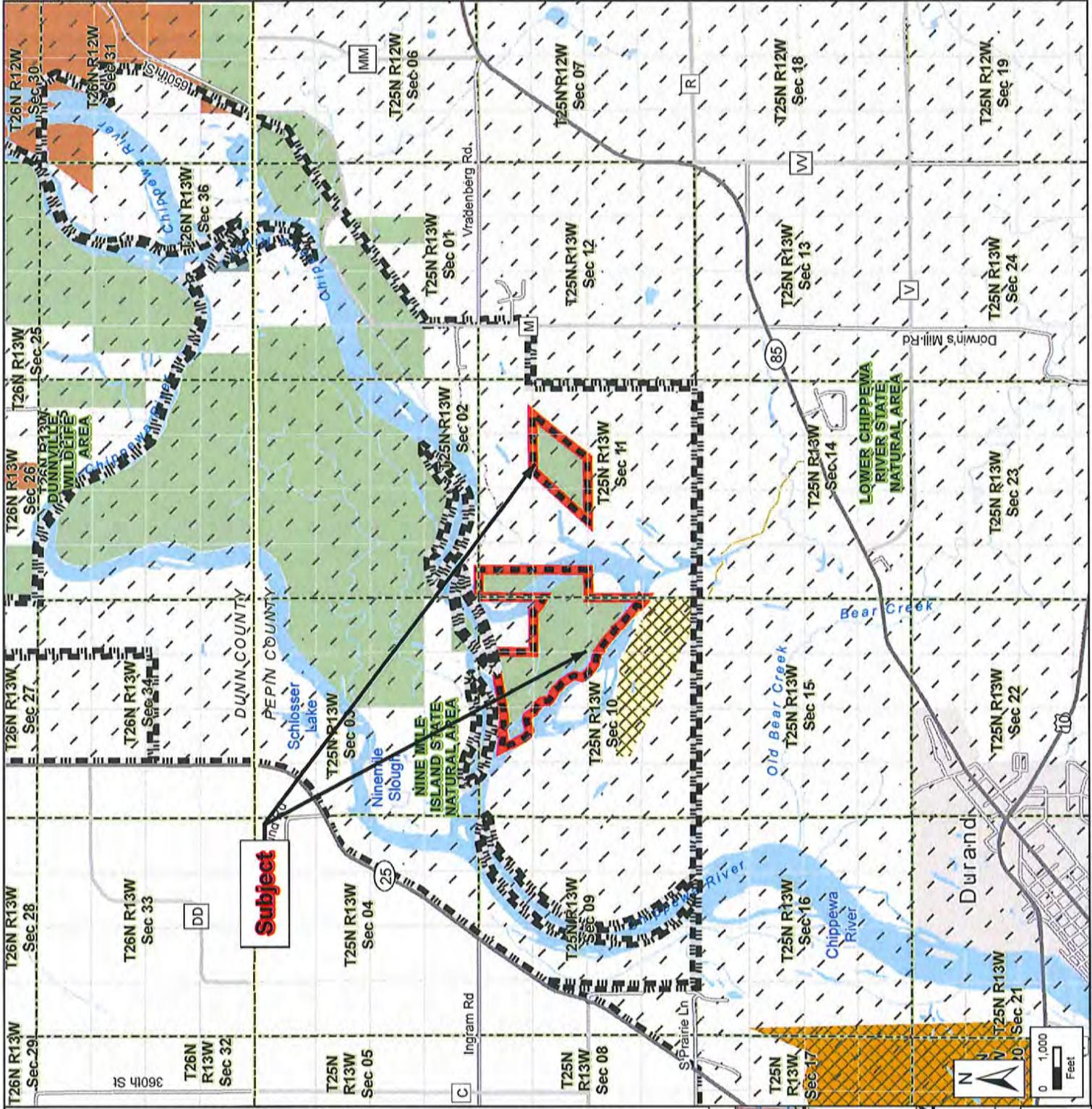
Subject
**DNR Management
Access Easement**

- DNR Fee Title
- DNR Easement
- DNR Easement (Closed to Public Access)
- Project Boundary Not Subject to Act 20
- Public Hunting Grounds
- Voluntary Public Access
- Board of Commissioners of Public Lands
- NRCS - WRP (Wetland Reserve Program - Closed to public access)
- NRCS - EWPPP-FPE (Emergency Watershed Protection - Floodplain Easement Program - closed to public access)
- PLS Section Line
- QQ Section Boundary



Location of Property

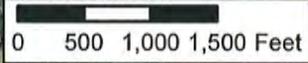
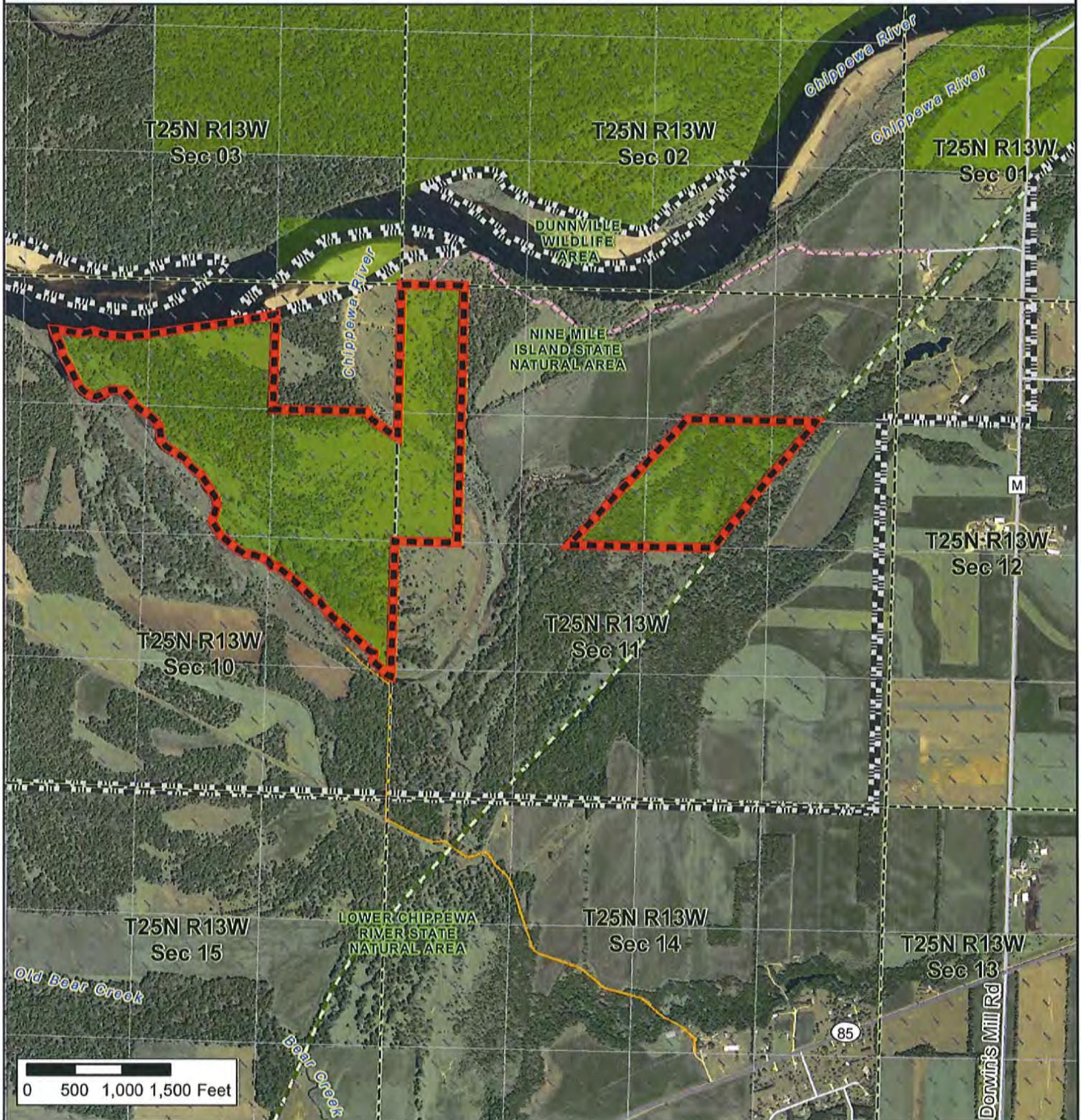
**WISCONSIN DEPARTMENT
OF NATURAL RESOURCES**
Bureau of Facilities of Lands
Map Created: Mar 06, 2015 kmh



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DNR to Hurlburt - Fee/Sales

T25N R13W Sec 10 & 11, Towns of Waubeek & Durand, Pepin County



Nine Mile Island State Natural Area



Subject



DNR Management Access Easement

DNR Fee Title Land

WDNR Easement (Closed to Public Access)

Project Boundary Not

Subject to Act 20

Recreation Trail

Section Line

QQ Section Lines



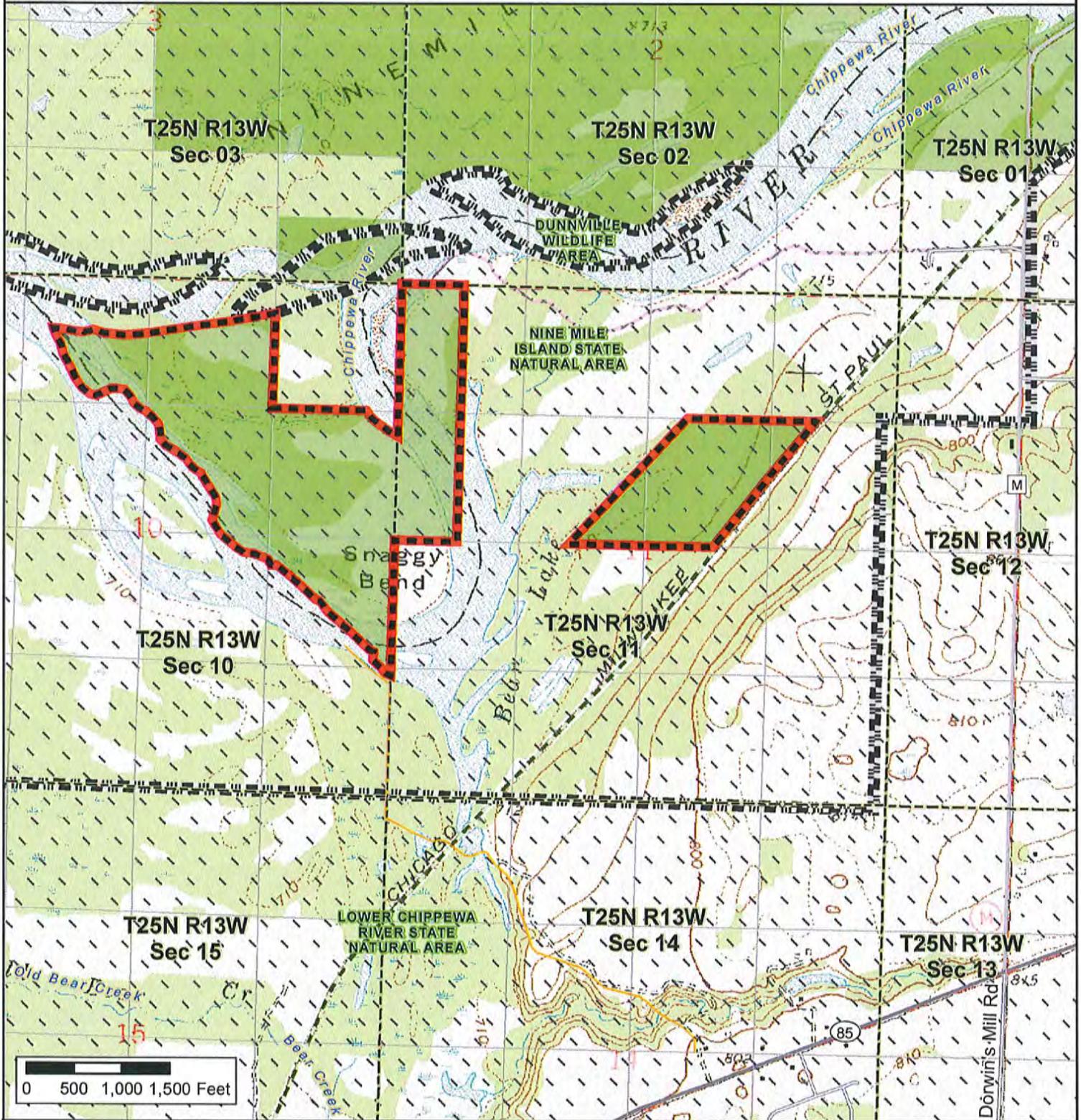
Mar 06, 2015 kmh

Real Estate Section
Bureau of Facilities and Lands

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DNR to Hurlburt - Fee/Sales

T25N R13W Sec 10 & 11, Towns of Waubeek & Durand, Pepin County



Nine Mile Island State Natural Area



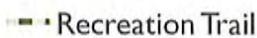
Subject

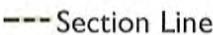
 DNR Management Access Easement

 DNR Fee Title Land

 WDNR Easement (Closed to Public Access)

 Project Boundary Not Subject to Act 20

 Recreation Trail

 Section Line

 QQ Section Lines



Mar 06, 2015 kmh

Real Estate Section
Bureau of Facilities and Lands

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