

State of Wisconsin

SENATE CHAIR
Alberta Darling

317 East, State Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-5830



ASSEMBLY CHAIR
John Nygren

309 East, State Capitol
P.O. Box 8593
Madison, WI 53708-8953
Phone: (608) 266-2343

Joint Committee on Finance

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Alberta Darling
Representative John Nygren

Date: February 29, 2016

Re: 14-Day Passive Review Approval – DNR

Pursuant to s. 23.0917(6m), Stats., attached is a 14-day passive review request from the Department of Natural Resources, received on February 29, 2016.

Please review the material and notify **Senator Darling** or **Representative Nygren** no later than **Thursday, March 17, 2016**, if you have any concerns about the request or if you would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

Attachments

AD:JN:jm

FEB 25 2016

The Honorable Alberta Darling
Committee on Joint Finance
317 East, State Capitol
Madison, WI 53701

The Honorable John Nygren, Co-Chair
Committee of Joint Finance
309 East, State Capitol
Madison, WI 53701

Dear Senator Darling and Representative Nygren:

Pursuant to §23.0917(6m)(dr), Wis. Stats., the Department is notifying you as co-chairs of the Committee on Joint Finance of a proposed land acquisition located in Polk County, north of Highway 64. The 257.70 acre parcel will be purchased from the Herbert Lundberg Trust.

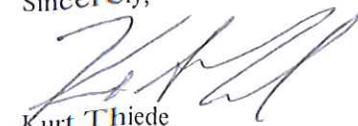
The land is located within the Straight Lake Wilderness Park project boundary in Northern Polk County and provides a critical link for the Ice Age Trail. The appraised value on the subject acreage is \$452,000.00. Herbert and Corrine Lundberg have agreed to donate \$102,000.00 of this value; thereby reducing the purchase price to \$350,000.00. Of this, \$175,000.00 will be funded with Federal Land and Water Conservation Funds. Both the federal and state share of the funding are derived from funds allotted specifically to acquiring land for the Ice Age Trail. The payment in lieu of taxes is estimated at \$2,591.39 per year.

The transaction was approved at the February 24, 2016, Natural Resources Board meeting. I have attached the materials that were presented to the Board.

As provided in §23.0917(6m)(a), Wis. Stats., if the Department does not receive notification of the scheduling of a hearing from either of the JFC co-chairpersons within 14 working days from today, the Department will forward the proposal to the Governor for his consideration. If there are questions about the proposal, please contact Douglas Haag at 608-266-2136.

Thank you for this consideration.

Sincerely,



Kurt Thiede
Deputy Secretary

Attachment

Wisconsin Department of Natural Resources
Natural Resources Board Agenda Item

Item No: 3.B.10.

SUBJECT: Land Acquisition – Straight Lake Wilderness State Park – Polk County



FOR: FEBRUARY 2016 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 257.70 acres of land from the Herbert Lundberg Trust at the price of \$350,000.00 for the Straight Lake Wilderness State Park in Polk County. The item is being submitted because the purchase price exceeds \$150,000 and because the purchase includes a bargain sale donation of \$102,000.

The land is located within the Straight Lake Wilderness State Park project boundary in northern Polk County and provides a critical link for the Ice Age Trail. The appraised value on the subject acreage is \$452,000. Herbert and Corine Lundberg have agreed to donate \$102,000 of this value; thereby reducing the purchase price to \$350,000, of this \$175,000 will be funded with Federal Land and Water Conservation Funds. Both the federal and state share of the funding are derived from funds allocated specifically to acquiring land for the Ice Age Trail.

The Straight Lake Wilderness State Park and Wildlife Areas were established in 2005, providing more than 3,000 contiguous acres of public recreational land in north central Polk County. Straight Lake Wilderness State Park consists of 1,800 acres offering a wilderness setting including lake views, extensive oak forests and great glacial features along 4.8 miles of the Ice Age National Scenic Trail meandering through the property.

The Lundberg parcel is bordered by a town road along the west, private lands to the north and east and Department owned land to the south. The majority of the property is forested with northern hardwoods, with mixtures of red and white oak, basswood, white ash and maple. The property is currently enrolled in the MFL program. Approximately 10% of the property is wetland. A segment of the Ice Age Trail has been maintained on the property for several years. The trail runs in a northwest to southeast direction connecting the state park to the Gandy Dancer State Trail. Acquisition of the Lundberg parcel will allow for the permanent completion of 6.1 miles of continuous trail corridor. Mr. Lundberg has permitted the trail on the property through a handshake agreement however such use could be terminated at any time.

The parcel contains approximately 5,000 feet of 2-bank stream thread associated with the headwaters of the north branch of the Trade River. This section of the Trade River is a Class 2 trout stream containing native brook and brown trout. A 5-6 acre pond associated with the river and marsh complex is located on the southwest portion of the parcel.

West Wisconsin Land Trust holds a conservation easement on the property but the easement does not allow public access to the land. In addition to providing a permanent corridor for the Ice Age Trail, acquisition of the parcel will open the land to public hunting, fishing, trapping, hiking and cross country skiing.

RECOMMENDATION: That the Board approve the purchase of 257.70 acres of land from Herbert and Corrine Lundberg at the price of \$350,000.00 for Straight Lake Wilderness State Park the in Polk County; that the Board accept the partial donation of \$102,000 in value; that a certificate of appreciation be sent to the Herbert W. Lundberg Trust and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

LIST OF ATTACHED MATERIALS (Check all that are applicable):

- Background Memo
- Maps and Documents

CORRESPONDENCE/MEMORANDUM

DATE: February 12, 2016
TO: Scott Walker
FROM: Cathy Stepp
SUBJECT: Proposed Land Acquisition, Herbert Lundberg Trust Tract, File # PR 40209, Option Expires May 31, 2016

FILE REF: PR 40209

1. PARCEL DESCRIPTION:

Straight Lake Wilderness State Park
Polk County

Grantor:

Herbert Lundberg Trust
515 Pine Tree Trail
Stillwater, MN 55082

Acres: 257.70

Price: \$350,000.00 with a partial donation of \$102,000.00

Appraised Value: \$452,000.00

Interest: Fee Simple

Improvements: Trails

Location: The property is located 15 miles north of Balsam Lake in Polk County.

Land Description: The subject land has level to sloping terrain with scenic hills and slight ridges and is mainly forested with scattered grassland and some wetland and contains 5000 feet of stream thread of the Trade River.

Covertyp Breakdown:

Table with 2 columns: Type, Acreage. Rows include Upland Woodland (216.7), Lowland Woodland (26.0), Grass (15.0), and Total (257.70).

Zoning: Agricultural District and Shorelands Area

Present Use: Recreational land

Proposed Use: Public Recreation

Tenure: 21 years

Property Taxes: \$1327.19 (MFL)

Option Date: January 21, 2016

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. Physical features of the property may not be conducive to all these activities.



2. JUSTIFICATION:

The Department has obtained an option to purchase 257.70 acres of land from the Herbert Lundberg Trust at the price of \$350,000.00 for the Straight Lake Wilderness State Park in Polk County. The item is being submitted because the purchase price exceeds \$150,000 and because the purchase includes a bargain sale donation of \$102,000.

The land is located within the Straight Lake Wilderness State Park project boundary in northern Polk County and provides a critical link for the Ice Age Trail. The appraised value on the subject acreage is \$452,000. Herbert and Corrine Lundberg have agreed to donate \$102,000 of this value; thereby reducing the purchase price to \$350,000, of this \$175,000 will be funded with Federal Land and Water Conservation Funds. Both the federal and state share of the funding are derived from funds allocated specifically to acquiring land for the Ice Age Trail.

The Straight Lake Wilderness State Park and Wildlife Areas were established in 2005, providing over 3,000 contiguous acres of public recreational land in north central Polk County. Straight Lake Wilderness State Park consists of 1,800 acres offering a wilderness setting including lake views, extensive oak forests and great glacial features along 4 miles of the Ice Age National Scenic Trail meandering through the property.

The Lundberg parcel is bordered by a town road along the west, private lands to the north and east and Department owned land to the south. The majority of the property is forested with northern hardwoods, with mixtures of red and white oak, basswood, white ash and maple. The property is currently enrolled in the MFL program. Approximately 10% of the property is wetland. A segment of the Ice Age Trail has been maintained on the property for several years. Acquisition of the Lundberg parcel will allow for the permanent completion of 5 miles of continuous trail corridor. Mr. Lundberg has permitted the trail on the property through a handshake agreement however such use could be terminated at any time.

The parcel contains approximately 5,000 feet of 2-bank stream thread associated with the headwaters of the north branch of the Trade River. This section of the Trade River is a Class 2 trout stream containing native brook and brown trout. A 6.1 acre pond associated with the river and marsh complex is located on the southwest portion of the parcel.

West Wisconsin Land Trust holds a conservation easement on the property but the easement does not allow public access to the land. In addition to providing a permanent corridor for the Ice Age Trail, acquisition of the parcel will open the land to public hunting, fishing, trapping, hiking and cross country skiing.

3. LAND MANAGEMENT:

With the acquisition of this land the existing trail as routed through the Lundberg property will be moved off of the fall line. Ice Age Trail Alliance volunteers and staff will construct re-routes, including a trail crossing at an existing footbridge, completing a trail segment through the SE corner of the subject adjacent to a kettle pond, and connecting the trail to the existing Straight Lake Park parking lot.

The primary management objective upon property acquisition is to connect the Ice Age Trail to Straight Lake State Park. The Subject parcel provides opportunity for 2 direct road connections, one on the west boundary and the other on the east.

Management of the overall property will be consistent with management of the State Park. Actions will include vegetative management such as control for invasive species, habitat restoration projects for birds and other wildlife species. Much of the current park development is focused on the southern portion of the Park where a Park entrance will be developed, but in future years, habitat projects as described will be completed in the area of the subject lands.

All management objectives for the property will be for wildlife, fisheries, and management for public recreational opportunities. Nature-based activities such as hunting, fishing, trapping, wildlife viewing, outdoor education, and photography are all authorized uses of the Straight Lake State Park property.

4. FINANCING:

State Stewardship bond fund in the amount of \$175,000 and Land and Water Conservation Funds in the amount of \$175,000 are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,000,000.00	\$756,540.00

5. ACQUISITION STATUS OF THE STRAIGHT LAKE WILDERNESS STATE PARK:

Established: 2002
Acres Purchased to Date: 1,459.33
Acquisition Goal: 3,225.0
Percent Complete: 105.03 %
Cost to Date: \$17,426,983.98

6. APPRAISAL:

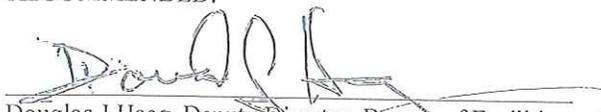
Appraiser: William M. Steigerwaldt
Valuation Date: July 29, 2015
Appraised Value: \$452,000.00
Highest and Best Use: Recreation, Residential, Cabin, Forestry

Allocation of Values:

- A. land: 260.465 acres @ \$1,875 per acre = \$488,000 less \$36,000 (2.75 acre remainder value) = \$452,000 (rounded values)
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,819.00 - \$2,460.00 per acre

Appraisal Review:
 John C. Danner, Office of Valuation Services on behalf of the National Park Service
 Date: 11/6/2015

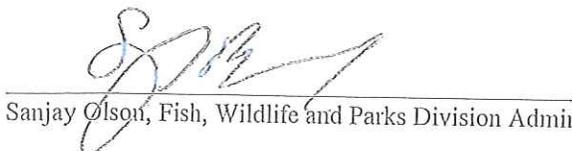
RECOMMENDED:


 Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

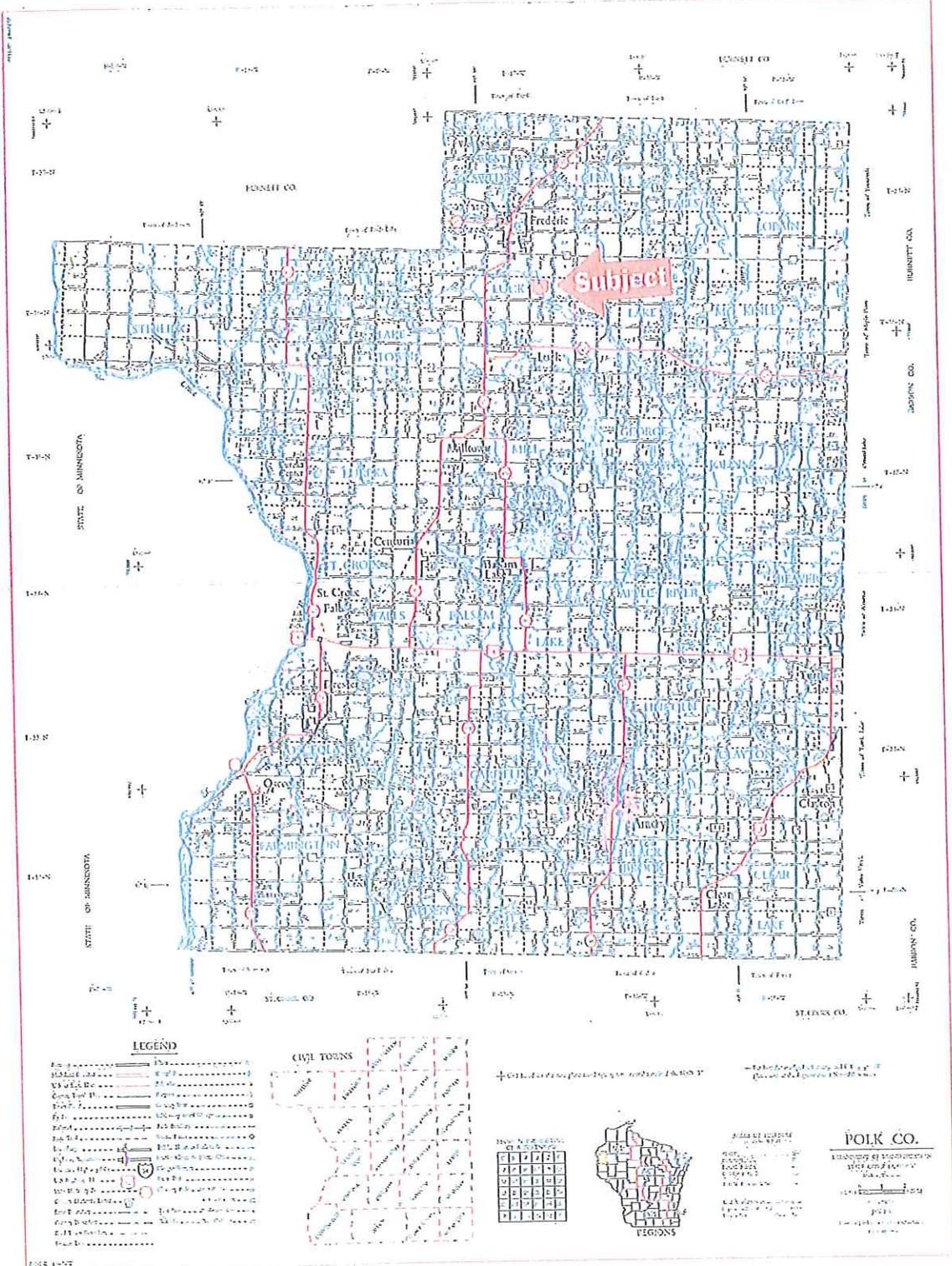
2-12-16
 Date


 Richard W. Henneger, Bureau of Legal Services

2/12/16
 Date

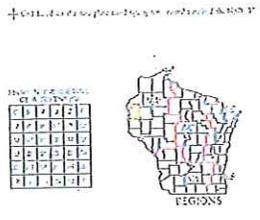
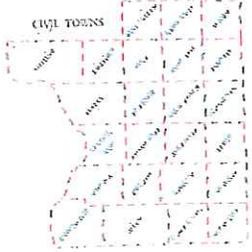

 Sanjay Olson, Fish, Wildlife and Parks Division Administrator

2/12/16
 Date



LEGEND

.....	1st Class
.....	2nd Class
.....	3rd Class
.....	4th Class
.....	5th Class
.....	6th Class
.....	7th Class
.....	8th Class
.....	9th Class
.....	10th Class
.....	11th Class
.....	12th Class
.....	13th Class
.....	14th Class
.....	15th Class
.....	16th Class
.....	17th Class
.....	18th Class
.....	19th Class
.....	20th Class
.....	21st Class
.....	22nd Class
.....	23rd Class
.....	24th Class
.....	25th Class
.....	26th Class
.....	27th Class
.....	28th Class
.....	29th Class
.....	30th Class
.....	31st Class
.....	32nd Class
.....	33rd Class
.....	34th Class
.....	35th Class
.....	36th Class
.....	37th Class
.....	38th Class
.....	39th Class
.....	40th Class
.....	41st Class
.....	42nd Class
.....	43rd Class
.....	44th Class
.....	45th Class
.....	46th Class
.....	47th Class
.....	48th Class
.....	49th Class
.....	50th Class



Polk Co.
 1858
 1860
 1862
 1864
 1866
 1868
 1870
 1872
 1874
 1876
 1878
 1880
 1882
 1884
 1886
 1888
 1890
 1892
 1894
 1896
 1898
 1900

POLK CO.
 1858
 1860
 1862
 1864
 1866
 1868
 1870
 1872
 1874
 1876
 1878
 1880
 1882
 1884
 1886
 1888
 1890
 1892
 1894
 1896
 1898
 1900

**Ice Age Trail -
Lundberg Tract
Straight Lake
Wilderness Park**

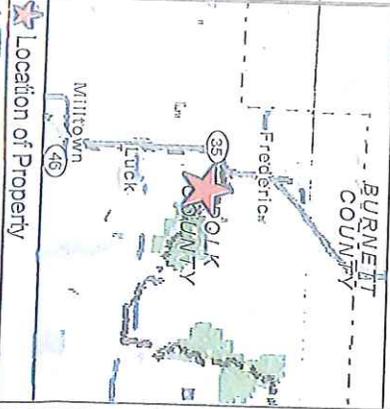
PR 40209

T36N R17W Secs 2 and 11
Town of Luck
Polk County

Subject

- Project Boundary Not Subject to Act 20 JFC Review
- DNR Fee Title
- DNR Easement
- Public Land - Funded by Stewardship Grants
- Voluntary Public Access Land
- State Natural Area
- NRCS - WRP (Wetland Reserve Program - Closed to public access)
- State Recreation Trail
- Ice Age Trail

Regional View



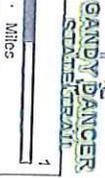
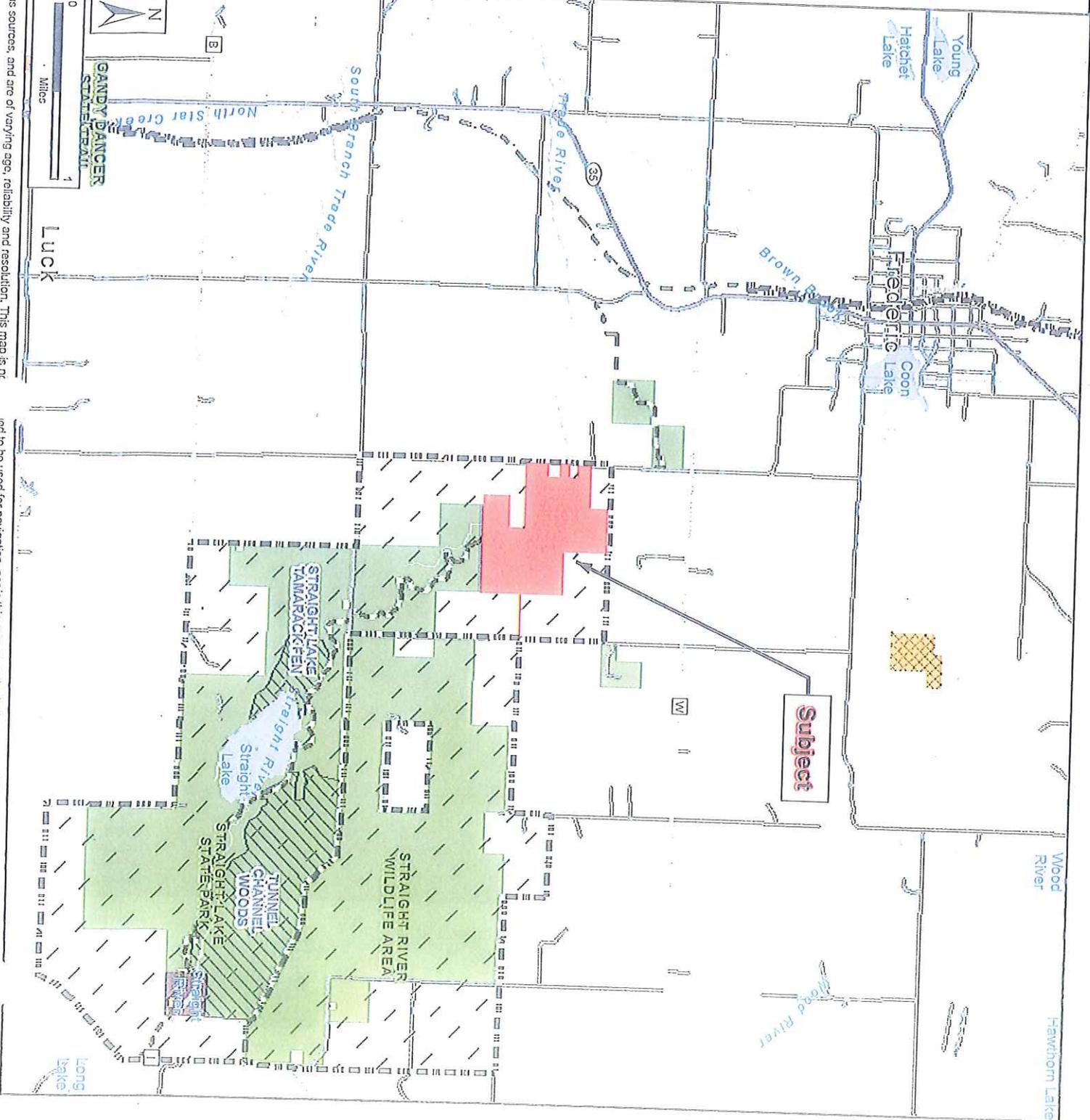
Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Feb 11, 2016 3rd

The data shown on

have been obtained from various sources, and are of varying age, reliability and resolution. This map is not

to be used for navigation, nor is this map an authoritative source of information about the area.



Luck

Subject

Wood River
Hawthorn Lake

Wood River

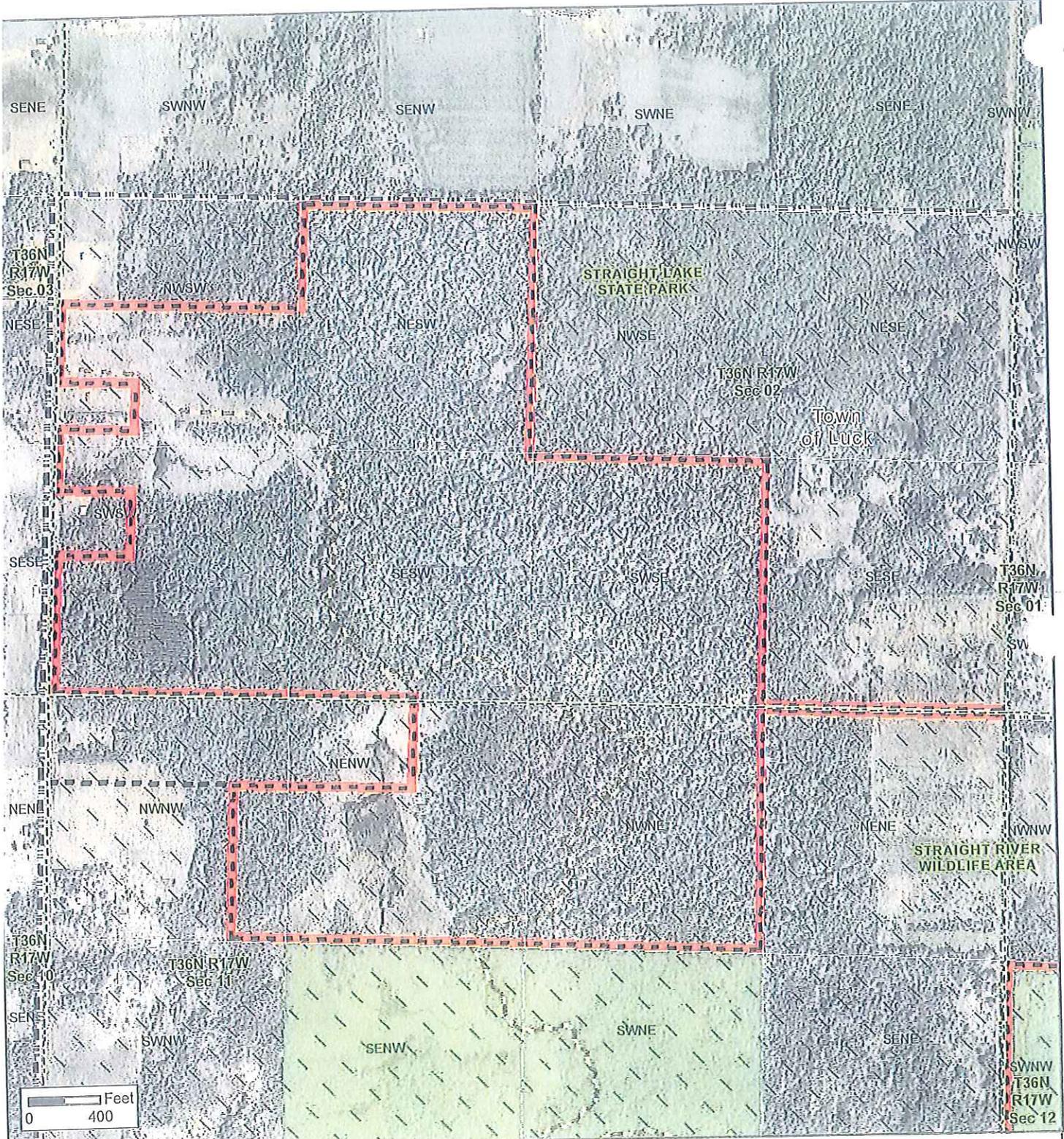
STRAIGHT RIVER
WILDLIFE AREA

STRAIGHT LAKE
TAMARACKIFFEN
STRAIGHT RIVER
STRAIGHT LAKE
STRAIGHT LAKE
STATE PARK
TUNNEL
CHANNEL
WOODS

Long Lake

Ice Age Trail - Lundberg Tract

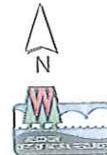
T36N R17W Sec 2 and Sec 11, Town of Luck, Polk County



**Straight Lake
Wilderness Park**

 Subject

-  Project Boundary Not Subject to Act 20 JFC Review
-  DNR Fee Title
-  Ice Age Trail
-  Section Boundary
-  QQ Section Boundary



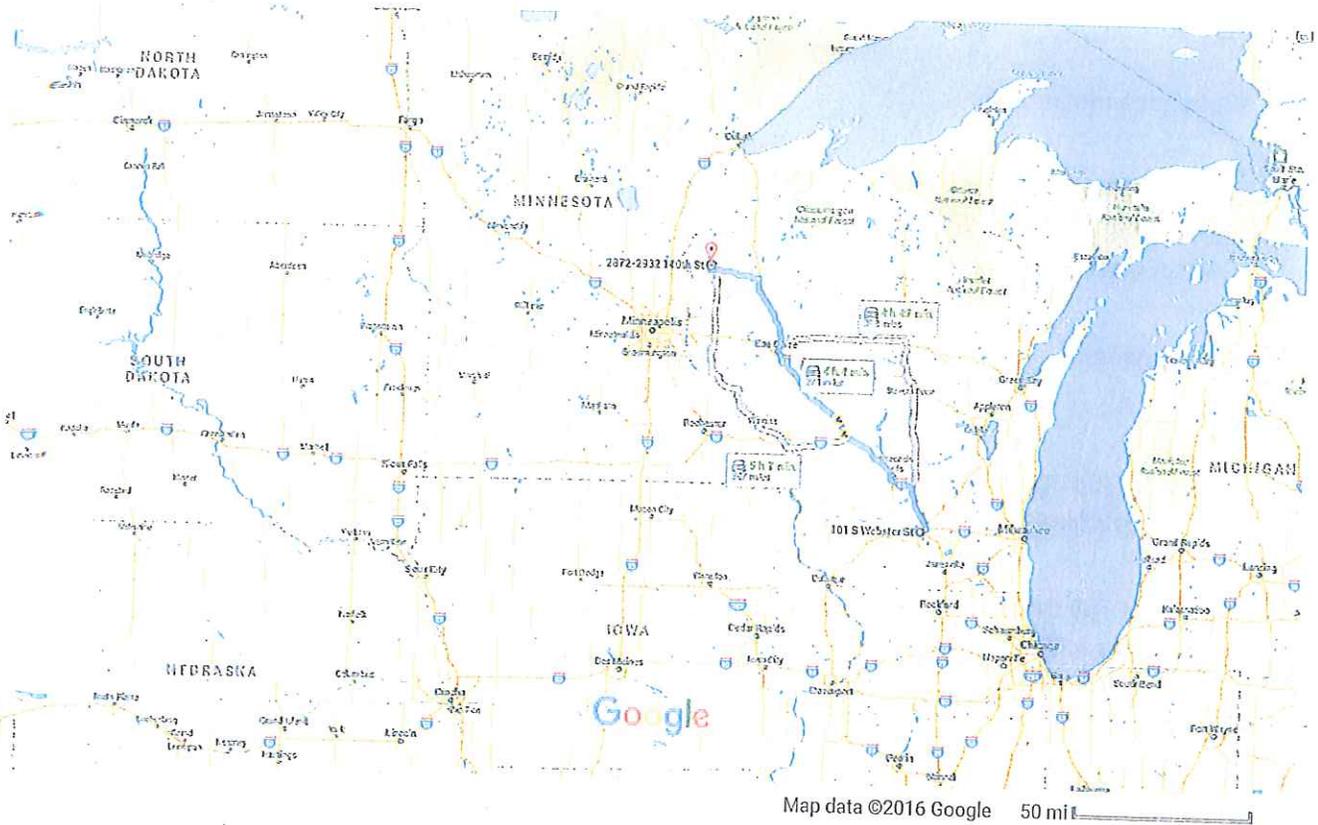
Feb 11, 2016 jst

Real Estate Section
Bureau of Facilities and Lands



101 S Webster St, Madison, WI to 2872-2932 140th St, Frederic, WI 54837

Drive 271 miles, 4 h 4 min



101 S Webster St
Madison, WI 53703

Get on WI-30 E

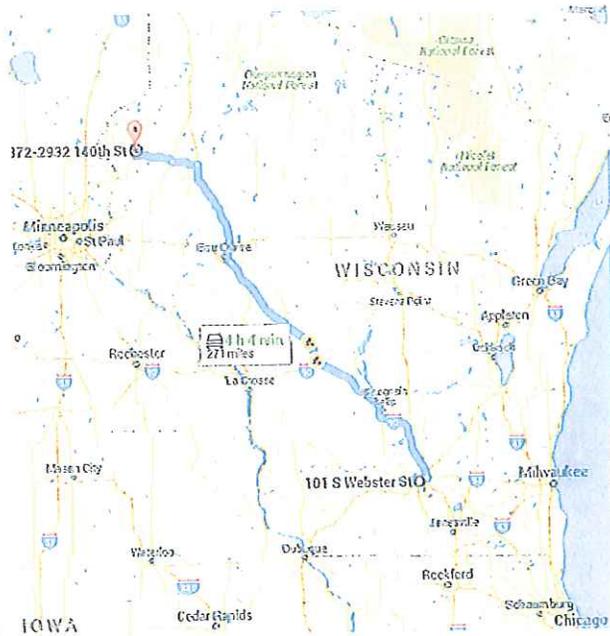
- 8 min (3.3 mi)
↑ 1. Head northwest on S Webster St toward E Main St
- 0.1 mi
➡ 2. Turn right at the 2nd cross street onto E Washington Ave
- 2.9 mi
⬆️ 3. Use the right lane to take the Wisconsin 30 E ramp to Interstate 94/Interstate 90
- 0.2 mi



Follow I-90 W, I-94 W and US-53 N to WI-48 W/21st Ave in Rice Lake. Take exit 143 from US-53 N

3 h 16 min (230 mi)

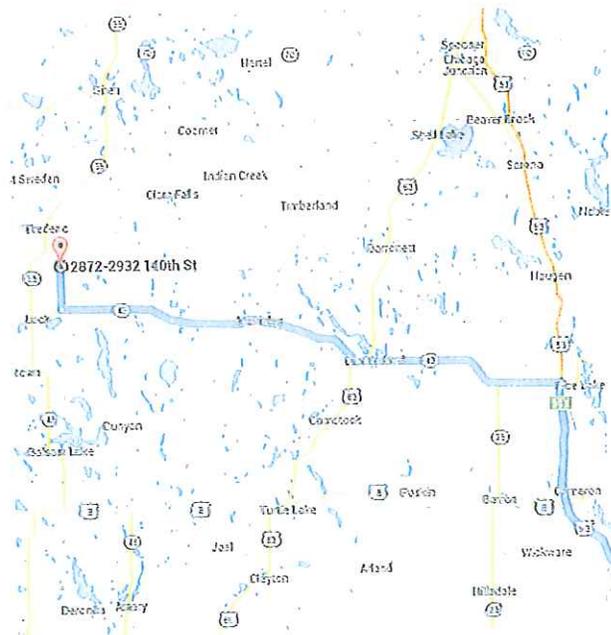
4. Continue onto WI-30 E
2.6 mi
5. Use the left lane to merge onto I-39 N/I-90 W toward I-94 W/Wis Dells
Continue to follow I-90 W
92.7 mi
6. Keep right at the fork to continue on I-94 W
76.0 mi
7. Take exit 70 to merge onto US-53 N toward Eau Claire
58.7 mi
8. Take exit 143 for WI-48 toward Rice Lake/Cumberland
0.4 mi



Follow WI-48 W to 140th St in Luck

42 min (37.9 mi)

9. Turn left onto WI-48 W/21st Ave (signs for Wisconsin 48 W)
Continue to follow WI-48 W
14.3 mi
10. Turn right onto WI-48 W/4 1/2 - 5th St
Continue to follow WI-48 W
20.8 mi
11. Turn right onto 140th St
2.8 mi



2872-2932 140th St
Frederic, WI 54837