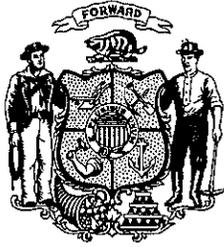


State of Wisconsin

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: August 4, 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 August 4, 2016.

Please review the material and notify **Senator Darling** or **Representative Nygren** no later than **Tuesday, August 23, 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

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



AUG 04 2016

AUG 04 2016
St. Finance

The Honorable Alberta Darling, Co-Chair
Committee on Joint Finance
Room 317 East
State Capitol
PO Box 7882
Madison WI 53707-7882

The Honorable John Nygren, Co-Chair
Committee on Joint Finance
Room 309 East
State Capitol
PO Box 8953
Madison, WI 53707-53708

Dear Senator Darling and Representative Nygren:

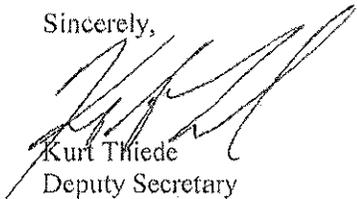
Pursuant to s. 23.0917(6m), Wis. Stats., the Department is notifying you as co-chairs of the Committee on Joint Finance of the proposed acquisition of 70.77 acres from the Kathleen Krchnavek, using funds from the Knowles-Nelson Stewardship Program. The acquisition is located entirely within the boundary of the Flambeau River State Forest.

The purchase price of the acquisition is \$113,000.00 to be funded by the Knowles-Nelson Stewardship Program. Miscellaneous fees associated with the transaction are estimated at \$4,250.00. Reclamation costs for this transaction will not exceed \$5,650.00. The payment in lieu of taxes is estimates at \$1,728.57. There are no prohibitions of nature-based outdoor activities, as defined in s. 23.0916(1)(b), Wis. Stats.

As provided in s. 23.0917(6m)(a), Wis. Stats., if the Department does not receive notification of the scheduling of a hearing from either of the Joint Committee on Finance 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

C: Sanjay Olson, Administrator, Division of Fish, Wildlife and Parks
Terry Bay, Director, Bureau of Facilities and Lands
Pamela Foster Felt, Stewardship Grant Manager
Rhonda Kenyan, Real Estate Specialist

CORRESPONDENCE/MEMORANDUM

DATE: July 22, 2016 FILE REF: NF 30168
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Kathleen Krchnavek Tract, File # NF 30168,
 Option Expires October 03, 2016

1. PARCEL DESCRIPTION:

Flambeau River State Forest
 Price County

Grantor:

Kathleen and Robert Krchnavek and Gary Christopher
 Ms. Kathleen Krchnavek
 170 Jackson Street
 Madison, WI 53704

Acres: 70.77
Price: \$113,000.00
Appraised Value: \$113,000.00
Interest: Fee Title Purchase
Improvements: Pole Barn, collapsed log cabin and standing log cabin.

Location: The property is located 10 miles southwest of Park Falls in Price County.

Land Description: The subject land is level to sloping.

Covertime Breakdown:

Type	Acreage
Lowland Woodland	10.00
Upland Woodland	60.77
Total:	70.77

Zoning: Agricultural District (A1)
Present Use: Recreation
Proposed Use: Recreation
Tenure: 22 years
Property Taxes: \$1,845.69
Option Date: June 25, 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 received an option from Kathleen and Robert Krchnavek and Gary Christopher for a 70.77 acre property located within the project boundary of the Flambeau River State Forest for \$113,000.00. The parcel is surrounded on two sides by Department ownership and is adjacent to South Buckhorn Road to the



north. The property will improve access both for public recreation and property management by blocking in Department ownership. Presently the public land to the southwest of this parcel has limited road access and is surrounded by wetlands.

The Flambeau River State Forest was established in 1930 and contains approximately 75 miles of the Flambeau River. The State Forest provides numerous primitive river campsites, two improved campgrounds, day use areas, picnic areas and swimming areas. The forest has many distinct landscapes that provide habitat for a wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey and songbirds.

The subject property consists of 70.77 acres of land that is improved with a pole barn, a collapsed log cabin and a standing log cabin. The cabins have exceeded their economic life span and provide no contributory value to the property. The metal pole barn is estimated to be 1,500 square feet and is 20-30 years old. The pole barn provides functional utility for equipment storage.

The majority of the property is upland forest comprised primarily of basswood, hard & soft maple, and black ash. Approximately 10 acres are lowland, located primarily near the west boundary. The Natural Heritage Inventory records include observations for the threatened Wood Turtle and show occurrences of natural communities within the property boundaries.

The Department recommends acquisition of the Krchnavek property to improve management efficiencies and public recreation use.

3. LAND MANAGEMENT:

The timber type on the property is primarily mature northern hardwoods which would be managed selectively. There is a state timber sale presently planned to the south, this parcel would be added to that sale, which would eliminate the need for a survey and provide access to the existing sale area.

Management of the overall property will be consistent with management of the connecting State Forest. There is no expectation of significant added costs for management as a result of adding this property to the project.

The cabins on the property will be removed and the pole barn will be retained for equipment storage. An estimated \$5650.00 will be needed for reclamation costs on the property.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,640,000.00	\$341,695.00

5. ACQUISITION STATUS OF THE FLAMBEAU RIVER STATE FOREST:

Established: 1931

Acres Purchased to Date: 90,758.74

Acquisition Goal: 142,713.94

Percent Complete: 63.59 %

Cost to Date: \$12,889,490.23

6. APPRAISAL:

Appraiser: Daniel Schummer

Valuation Date: April 26, 2016

Appraised Value: \$113,000.00

Highest and Best Use: Recreation

Allocation of Values:

- a. land: 70.77 acres @ \$1,596.72 per acre; \$113,000.00
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$1,391.00-\$1,914.00 per acre

Appraisal Review: Pete Wolter

Date: 6/1/2016

RECOMMENDED:



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

7-25-16

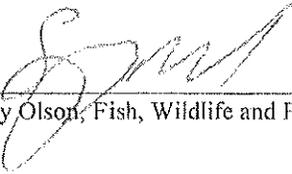
Date



Richard W. Henneger, Bureau of Legal Services

7/28/16

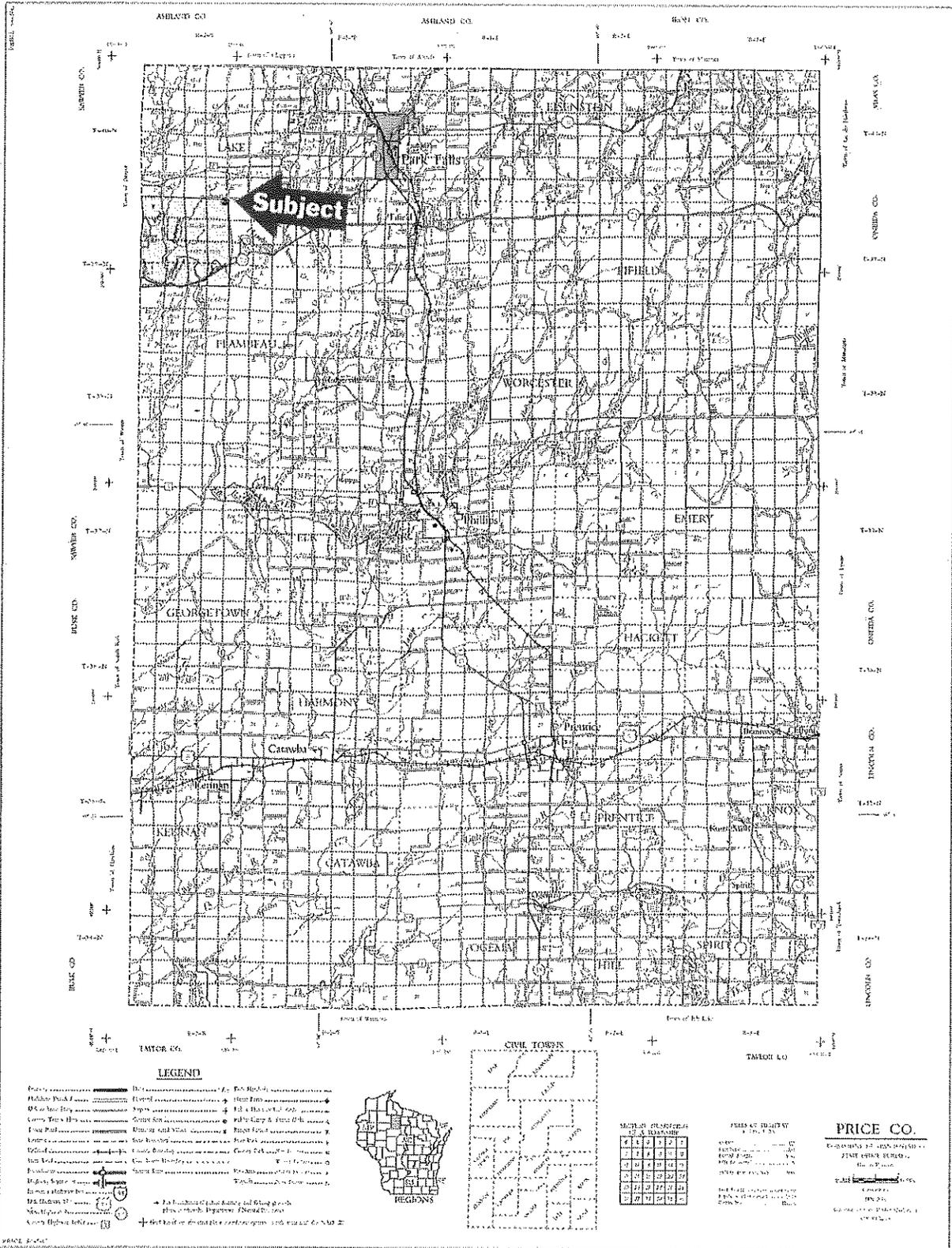
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Sanjay Olson, Fish, Wildlife and Parks Division Administrator

7/30/16

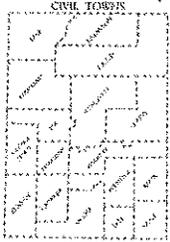
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Subject

LEGEND

- County boundaries
- State boundaries
- Water bodies
- Highways
- Roads
- Streams
- Contours
- Spot heights
- Public buildings
- Churches
- Schools
- Graves
- Other structures
- Vegetation
- Soils
- Geological features
- Historical sites
- Other points of interest



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PRICE CO.
 ENGINEERS AND ARCHITECTS
 100 N. 3rd St.
 Syracuse, N.Y.

**Kathleen Krchnavek -
Fee
Flambeau River
State Forest
NF 30168**

T39N R02W Sec 3
Town of Lake
Price County

Subject

Project Boundary Not Subject
to Act 20 JFC Review

DNR Fee Title

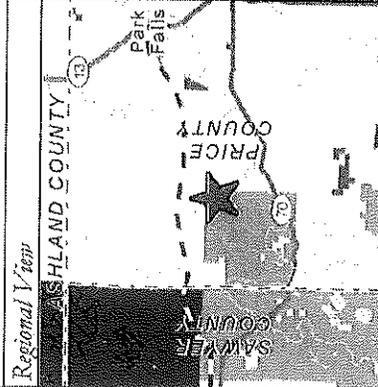
DNR Easement

DNR Easement Closed
to Public Access

County Forest Lands

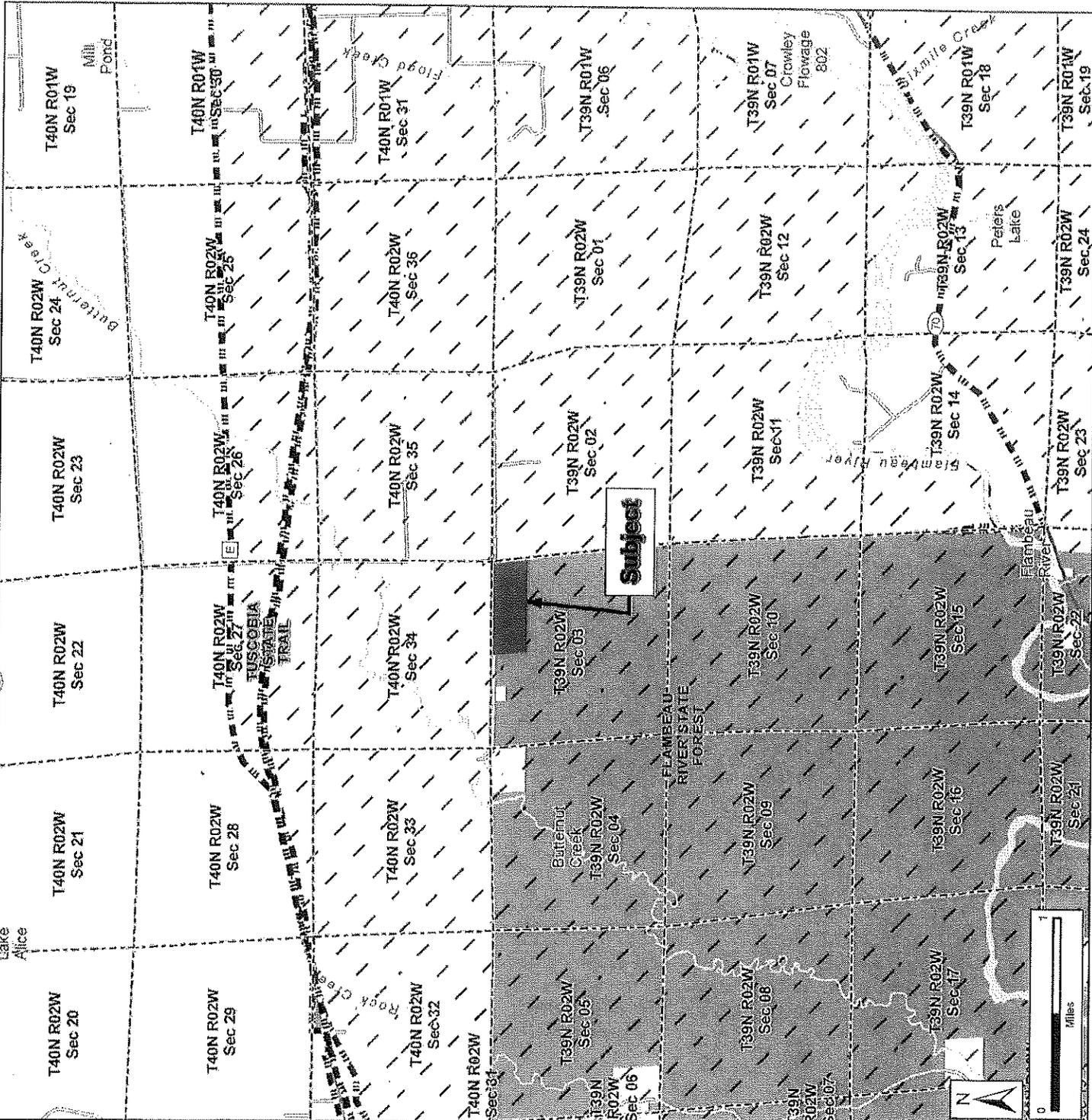
State Recreation Trail

Section Boundary



Location of Property

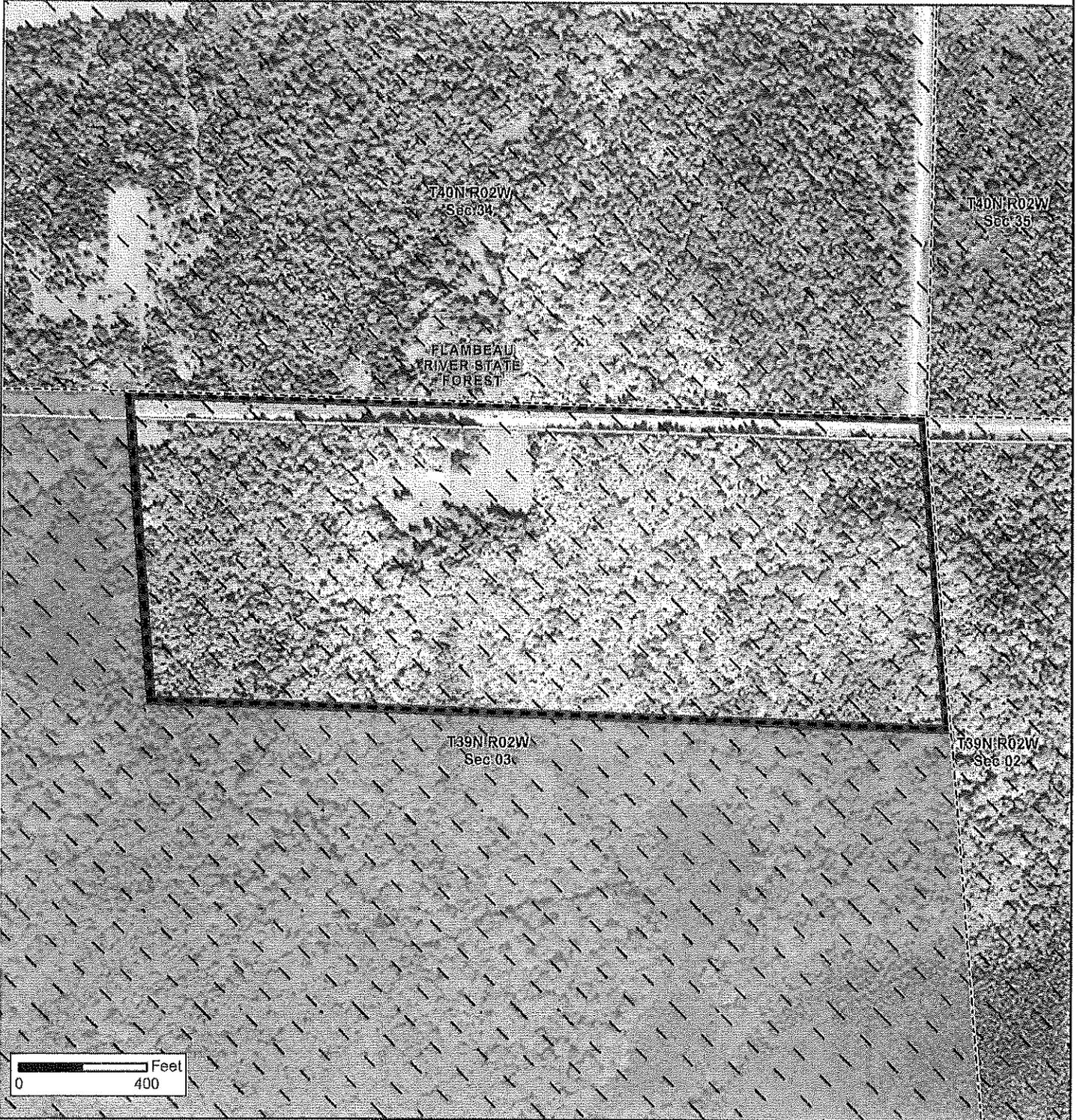
WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jul 14, 2016 Jdk



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Kathleen Krchnavek - Fee

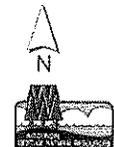
T39N R02W Sec 03, Town of Lake, Price County



Flambeau River State Forest

 **Subject**

-  Project Boundary Not Subject to Act 20 JFC Review
-  DNR Fee Title
-  Section Boundary



Jul 14, 2016 jpk

Real Estate Section
Bureau of Facilities and Lands

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