

COUNTY FOREST COMPREHENSIVE LAND USE PLAN
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FOREST OWNERSHIP

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CHAPTER 400 – FOREST OWNERSHIP

400 COUNTY FOREST BLOCKING

OBJECTIVES

- (1) To provide for the most efficient administration of the forest by consolidating and blocking lands within established County Forest boundaries through purchase or trade as provided in s.28.11 (3) (c), Wis. Stats. (for full text see Chapter 905.1), and to enter lands so acquired as county forest, pursuant to s. 28.11 (4) (b), Wis. Stats.
- (2) To provide additional public benefits through the acquisition of unique or special areas that will be entered under s.28.11 (4)(c) Wis. Stats. special use classification.
- (3) To facilitate adequate land control on the County Forest by undertaking establishment and perpetuation of survey corners.

405 FOREST BLOCKING BOUNDARIES

The county forest blocking boundaries are established by the Committee and by subsequent approval of the Bayfield County Board and DNR. Changing forest blocking boundaries will require a plan amendment. See Chapter 305.4. A map of the official boundaries is found in Chapter 900.

410 LAND ACQUISITION

Lands within the County Forest blocking boundaries or areas possessing special or unique values shall be recommended to the Forestry Committee for acquisition as they become available. Determination of a parcel's value to the County shall be made by the Committee in concert with the County Forest Administrator. The Committee will also determine whether or not to enter newly acquired lands under Wisconsin County Forest Law (WCFL). Lands acquired using State grants or loans require entry under WCFL. Entry of land acquired through other means will be determined on a case-by-case basis. The Committee may also direct the County Forest Administrator to acquire partial interests in desirable land; i.e. conservation easements. Land outside the County Forest Boundary may be acquired to block-in existing County Forest Land outside the current forest boundary, or for purposes of land exchange.

410.1 METHODS OF ACQUISITION

Acquisition may be by outright purchase or trade, based on competent appraisal of the value or values involved, or by gift, bequest or action to foreclose tax liens. The administrator will be the agent of the Committee in making first contact with potential sellers and in carrying on acquisition activities. However, options for purchase, i.e. restrictions, easements, reservations, must have the approval of the Committee.

410.2 FINANCING

Financing of land acquisition for inclusion into the County Forest, including special use lands, will come from the county land acquisition account. The proceeds from the sale of any County Forest lands will be deposited in the non-lapsing, carryover land acquisition fund and be available for any future County Forest land purchases. If funds are not available in the land acquisition account, advanced budgeting will be sought. State Forestry Aid Loans described in Chapter 215.2.1(1) may also be used for acquisition of lands to be entered as County Forest. County Forest project loans described in Chapter 215.2.1(2) may also be used for acquisition of lands to be entered as County Forest.

415 ENTRY OF LANDS INTO COUNTY FOREST LAW

Lands to be entered under the regular classification of the County Forest Law must be suitable for forestry purposes. Lands designated for classification as County Forest -Special Use need not be suitable or utilized for forestry purposes but they must be suitable for scenic, outdoor recreation, public hunting and fishing, water conservation or other multiple-use purposes.

415.1 TIME OF ENTRY

Application for entry of newly acquired lands under the County Forest Law will be made as soon as possible. Applications for entry will be prepared with the assistance of the DNR Liaison Forester. The administrator will secure the signatures of the proper county officials, and the county clerk will then verify county ownership and transmit the application to the Department of Natural Resources, Box 7921, Madison, WI., 53707-7921, marked attention, "County Forest Specialist."

420 WITHDRAWAL OF LANDS FROM COUNTY FOREST LAW

Lands within the County Forest boundary will not normally be considered for withdrawal from the County Forest Law. Applications for the purchase of these lands by the private sector will be reviewed by the Committee. If, in the opinion of the committee and county board, the land will be put to better and higher use and will benefit people of the County to a greater extent, the County will act to withdraw the parcel from County Forest Law. The legal means by which counties may apply for withdrawal of lands from County Forests is provided by s.28.11(11)(a) Wis. Stats. Additional information about the withdrawal process is available in ch..NR 48, Wis. Adm. Code and the Public Lands Handbook. The proceeds of such a land sale will be deposited in a non-lapsing, carryover Land Acquisition Account for the sole purpose of funding future County Forest land purchases within the County forest block .

425 LAND SURVEYING

The importance of survey corner monumentation is recognized in the interest of avoiding the problems of trespass both by and against the County, facilitating the settlement of those cases that would occur, and aiding in the proper transfer of property.

425.1 LEGAL SURVEYING

Of prime importance are the forest boundaries and property lines in common with other owners. All such surveying shall be under the supervision of a registered surveyor. When the office of the county surveyor is not staffed, the committee will comply with the provisions of Chapter 59, Wisconsin Statutes by hiring registered surveyors to perform the necessary running of property lines. Section corners, one-quarter corners and forty corners (1/16 corners) will be reestablished where needed and Certified Land Corner Restoration forms filled out in duplicate as time permits, under the direction of a registered land surveyor.

425.2 LOCATION OF LINES BY OTHER THAN LEGAL SURVEY

Forestry personnel who are not registered surveyors may, with all possible prudence, establish lines for forest management purposes including those necessary for ordinary management activities such as timber sales and road / trail locations.

425.3 MONUMENT PRESERVATION

Preservation of Landmarks, Monuments and Corner Posts are essential to the management of the County Forest. All personnel with land management responsibilities are directed to:

1. Make a reasonable search for the corner monumentation and other survey evidence prior to implementing any soil moving or cover type manipulation projects, including timber sales, that could result in covering, destruction or removal of such evidence.
2. In the event such evidence is found:
 - a. If practical, redesign the project so that the evidence will not be disturbed or
 - b. If destruction is unavoidable, notify the county surveyor at least 30 days prior to destruction giving the legal description of the monument and the reason for destruction or other obliteration. If the county surveyor does not re-reference the evidence within 30 days notice, the project supervisor will determine if the evidence has future value to the state and, if it does, will arrange for a re-reference by a registered surveyor or engineer.