Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.6

SUBJECT: LAND ACQUISITION - STATEWIDE NATURAL AREAS, STATEWIDE PUBLIC ACCESS, BRULE RIVER STATE FOREST, TURTLE FLAMBEAU SCENIC WATERS AREA AND WILLOW FLOWAGE SCENIC WATERS AREA – LANGLADE, FOREST, FLORENCE, DOUGLAS, IRON AND ONEIDA COUNTIES

FOR: AUGUST 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 1,529.46 acres of land from the Board of Commissioners of Public Lands (BCPL) for $2,369,500 for lands in the Statewide Natural Areas, Statewide Public Access Program, Brule River State Forest, Turtle Flambeau Scenic Waters Area and Willow Flowage Scenic Waters Area located in Iron, Langlade, Forest, Florence, Douglas and Oneida Counties.

Department ownership of these lands will provide opportunities to improve management and to improve access to other state ownership. The parcel acreages and costs are outlined in the chart below.

Project	County	Acres	Price
Statewide Natural Area - Swamp Creek Fen	Langlade	80	$ 76,000.00
Statewide Natural Area - Crandon Ribbed Fen	Forest	115.43	$ 98,000.00
Statewide Public Access - Edith Lake	Florence	36.37	$ 123,650.00
Brule River State Forest	Douglas	80	$ 104,000.00
Turtle Flambeau Scenic Waters Area	Iron	134.16	$ 107,000.00
Willow Flowage Scenic Waters Area	Oneida	1083.5	$1,860,850.00
	TOTAL	1,529.46	$2,369,500.00

Signed into law on April 19, 2006, Wisconsin Act 352 sets aside $2,000,000 per year from 2007 through 2010 from the Stewardship fund to acquire land from BCPL. This allows the Department to preserve high quality natural area land and consolidate department land ownership for other conservation projects. Further, the legislation provides for BCPL's use of the sale proceeds to acquire working forestland for timber management and public access. The annual allocation was extended in the recent Stewardship authorization for an additional 10 years. About $1,100,000 of the FY08 allocation for this activity has carried over to FY09.

RECOMMENDATION: That the Board approve the purchase of 1,529.46 acres of land for $2,369,500 for the Statewide Natural Areas, Statewide Public Access Program, Brule River State Forest, Turtle Flambeau Scenic Waters Area and Willow Flowage Scenic Waters Area located in Langlade, Forest, Florence, Douglas, Iron and Oneida Counties.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐ Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐ Attached
No ☐	Background Memo	Yes ☒ Attached

APPROVED:

Real Estate Director, Richard E. Steffes - LF/6 — Date

Administrator, Laurie Osterndorf - AD/8 — Date 7/11/08

Secretary, Matthew J. Frank - AD/8 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
S. Holtz – ER/6
J. Gozdzialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: July 9, 2008

IN REPLY REFER TO: WR-70004, WR-70005, NA-20002, NA-20004, NF-30001, and FI-2886

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Board of Commissioners of Public Lands, File WR-70004, WR-70005, NA-20002, NA-20004, NF-30001, and FI-2886 Approval Requested by September 17, 2008

1. PARCEL DESCRIPTION:

State Natural Area – Swamp Creek Fen
Langlade County

State Natural Area – Crandon Ribbed Fen
Forest County

Statewide Public Access – Edith Lake
Florence County

Brule River State Forest
Douglas County

Turtle Flambeau Scenic Waters Area
Iron County

Willow Flowage Scenic Water Area
Oneida County

Grantor:

Board of Commissioners of Public Lands (BCPL)
c/o Ms. Tia Nelson, Executive Secretary
125 South Webster Street, Room 200
P.O. Box 8943
Madison, WI 53708-8943

File No.	Project	County	Acres	Price
NA-20004	Statewide Natural Area - Swamp Creek Fen	Langlade	80	$ 76,000.00
NA-20002	Statewide Natural Area - Crandon Ribbed Fen	Forest	115.43	$ 98,000.00
FI-2886	Statewide Public Access - Edith Lake	Florence	36.37	$ 123,650.00
NF-30001	Brule River State Forest	Douglas	80	$ 104,000.00
WR-70004	Turtle Flambeau Scenic Waters Area	Iron	134.16	$ 107,000.00
WR-70005	Willow Flowage Scenic Waters Area	Oneida	1083.5	$1,860,850.00
		TOTAL	1,529.46	$2,369,500.00

Acres: 1,529.46
Price: $2,369,500
Appraised Value: $2,369,500
Interest: Purchase in Fee
Improvements: None

Printed on Recycled Paper

Location:

State Natural Area – Swamp Creek Fen: The parcel is located in northern Langlade County in the Town of Ainsworth about 21 miles north of the City of Antigo.

State Natural Area – Crandon Ribbed Fen: The parcel is located in southwest Forest County in the Town of Lincoln about 1.25 miles south of Crandon.

Statewide Public Access – Edith Lake: The parcel is located in east central Florence County in the Town of Florence about 15 miles northwest of Iron Mountain, Michigan.

Brule River State Forest: The parcel is located in southeastern part of Douglas County in the Town of Highland about 40 miles southwest of Ashland and 28 miles southeast of Superior.

Turtle Flambeau Scenic Waters Area: The parcel is located in the Township of Sherman in Iron County. The City of Hurley is located about 31 miles north of the parcel.

Willow Flowage Scenic Water Area: The parcel is located in Oneida County about 18 miles west of the City of Rhinelander.

Land and Covertype Description:

State Natural Area – Swamp Creek Fen: The land is predominately wooded with open marsh vegetation near the lake located in the southeast corner of the property. The topography is level to gently rolling.

State Natural Area – Crandon Ribbed Fen: The land consist of open fen with wooded areas along the west property line. The land is level to gently rolling with no major slopes.

Statewide Public Access – Edith Lake: The topography is gently rolling to steeply rolling. There are 2,500 feet of frontage along Edith Lake and 80 feet of frontage along both banks of Montagne Creek.

Brule River State Forest: The land is dominated by a mix of upland hardwoods, many of which are nearing harvest age. Most of the east side of the property is rolling.

Turtle Flambeau Scenic Waters Area: The land consists of rolling to gently rolling land that is wooded.

Willow Flowage Scenic Water Area: The land is gently rolling with no major slopes and is wooded.

Zoning: Forestry, Agriculture and Shoreland.

Present Use: Currently, state-owned and managed for sustained yield timber production and public recreation.

Proposed Use: Resource Protection and Public Recreation

Tenure: The BCPL land was acquired at the beginning of statehood and with some subsequent transfers, from the federal government.

Property Taxes: All parcels are tax exempt.

Stewardship Land Access: The land will be open for public hunting, fishing, trapping, hiking, cross-country skiing, and other nature-based outdoor recreation.

2. JUSTIFICATION:

The Department proposes to acquire 1,529.46 acres of land from the Board of Commissioners of Public Lands for the Statewide Natural Areas, Statewide Public Access Program, Brule River State Forest, Turtle Flambeau Scenic Waters Area and Willow Flowage Scenic Waters Area located in Langlade, Forest, Florence, Douglas, Iron and Oneida Counties. Department ownership of the property will provide opportunities to restore and protect wildlife habitat, provide additional opportunities for public recreation and education, and insure long-term resource protection.

Swamp Creek Fen - Statewide Natural Area:

The 80-acre property is located in northern Langlade County in the Town of Ainsworth about 21 miles north of the City of Antigo and features a diverse mosaic of community types including a high quality boreal rich fen surrounding a small alkaline bog lake. A narrow band of open black spruce and tamarack with areas of white cedar swamp surrounds the fen. This community type is unique since it is located within an area that is generally more acidic. Groundwater seepage apparently is providing a good source of calcium and magnesium bicarbonates to flow through this wetland. The fen provides habitat for a number of rare and specialized plant species, including the state threatened linear-leaved sundew. At least a dozen species of orchid have been documented within this site. Small swamp islands forested with second growth stands of spruce and fir with scattered pine punctuate the northern portion of the swamp. The fen is embedded within a wetland complex large enough to maintain most, if not all, of the ecological processes and functions necessary for long-term maintenance. The site supports the uncommon spruce grouse, a Species of Greatest Conservation Need.

Crandon Ribbed Fen – Statewide Natural Area:

The parcel, located in southwest Forest County in the Town of Lincoln about 1.25 miles south of Crandon, features a patterned peatland community, a unique and complex wetland type that contains alternating moss and sedge-dominated ridges (strings) along with saturated and inundated hollows (flarks). The strings and flarks are oriented parallel to the contours of a slope and are perpendicular to the flow of groundwater. Within a patterned peatland the peat "landforms" differ significantly in nutrient availability and pH, which thus, influences the assemblage of plant species found within the site. The fen itself is surrounded by a narrow band of open black spruce swamp and embedded in a large area of black spruce swamp. The northern portion is a very wet, floating mat with springs and creeks. The southern end features distinctive patterning and varies from wet floating to firm with water-filled pools and strings, and wet to dry and crunchy flarks. Characteristic ribbed fen species include muck sedge, few-seeded sedge, white beak rush, sundews, horned bladderwort, and yellow-eyed grass. Since patterned peatlands are only found at higher temperate and near-boreal latitudes of the northeastern and north-central United States and adjacent Canada, this is a high priority site for long-term protection.

Statewide Public Access – Edith Lake:

The 36.37-acre in Florence County will provide public access site to Edith Lake. The subject property includes 2,500 feet of frontage on Edith Lake and 80 feet of frontage along both banks of Montagne Creek. The southern 2.5-acre site will provide the location of the access site and parking area. The remaining 34 acres across Montagne Creek will provide scenic protection of the lakeshore and block in with existing public lands surrounding this lake. The property is wooded with mixed northern hardwoods and conifers. Since 1946, the Department had stocked trout in Edith Lake. This practice was discontinued a few years back, after the access location to the lake was closed in a land sale. This purchase will allow a new access site to be developed on the lake and to resume trout stocking. The county has agreed to assist in the development and the management of the access site.

The land would be acquired as part of the Statewide Public Access program, which provides public access to the state's surface water resources. Sites are acquired for boat and canoe landings and related uses such as parking lots, shore fishing, and access to lakes, rivers and streams. If approved, the Department would seek to install a carry-in boat access site and small parking area for Edith Lake.

The subject parcel accounts for about 50% of the total lake frontage on Edith Lake. National forest land comprises about 40% of the remaining frontage to the west. Additionally, the Department holds a Forest Legacy easement on lands adjacent to the east and south of the subject property. There is a small inholding of private land on Edith Lake that includes the remaining 10% of shoreline. This land was previously owned by International Paper and was the location of the former access site used by the general public. There is no direct road access to the site, however, Florence County has acquired a parcel of land directly to the south of the subject and will be developing a road to provide the necessary access for the carry-in site.

Edith Lake is a 44-acre, drainage lake, with a maximum depth of 72 feet and an average depth of 12 feet. It has historically been managed by the Department as a stocked trout lake. In addition to trout, the lake also contains a warmwater fishery of northern pike, largemouth bass and panfish. Trout numbers have been difficult to assess by electroshocking, but it continues to be a popular trout fishing destination locally. The

outlet stream, Montagne Creek, is a brook trout stream with natural reproduction occurring. Edith Lake likely provides deep water winter habitat for Montagne Creek brook trout.

Brule River State Forest:

This 80-acre parcel located in northeastern Douglas County approximately 23 miles east of Superior abuts state-owned lands along the northern and western side. The land is dominated by a mix of upland hardwoods, many of which are nearing harvest age. Most of the east side of the property is rolling. The parcel is located about 2-½ miles east of the Bois Brule River. The Brule River, also know as the Bois Brule, is one of the best known rivers east of the Mississippi. For over a hundred years, it has been regarded as an exceptional trout stream. The Brule River contains resident brook, brown and rainbow trout. Lake, brown and rainbow (steelhead) trout along with coho and chinook salmon migrate up the Brule annually from Lake Superior.

The Brule River State Forest was initiated in 1907 when Mr. Frederick Weyerhauser deeded 4,320 acres to the State of Wisconsin for forestry purposes. The boundaries of the forest now have an acreage goal of 82,650 acres of which about 41,000 acres are under state ownership. This state forest is used by more diverse species of birds and mammals than any other northern Wisconsin acreage of similar size. The forest has many distinct landscapes that allow for the wide range of species such as deer, ruffed grouse, geese, bald eagles, osprey and songbirds. A majority of the public lands within the forest boundaries are open to hunting and trapping in season.

The Turtle Flambeau Scenic Waters Area:

The proposed acquisition of 134.16-acres in the Turtle-Flambeau Scenic Waters Area consists of wooded land with a mix of swamp hardwoods, conifers and northern hardwoods. The topography is gently rolling to rolling with ridges throughout the property. A small creek runs through the southeast corner of the parcel. The parcel falls outside the project boundary, but is adjacent to it. The parcel is important in that it will provide road frontage for a block of 1,000 acres of department land currently with very poor access. The Department will add this portion to the project boundary during future planning.

The Turtle Flambeau Scenic Waters Area was established in 1990 to provide opportunities for public recreation and to protect the scenic quality of the area. The Turtle Flambeau Flowage is the core of the Turtle Flambeau Scenic Waters project. The flowage is about 13,545 acres in size and is an excellent fishing lake with a wilderness character. Three rivers and several smaller creeks enter the flowage, and the North Fork of the Flambeau River is the outlet. Water flow is controlled by a dam.

Willow Flowage Scenic Water Area:

The proposed acquisition consists of eight noncontiguous blocks of land spread across 11 sections totaling 1,083.5 acres within the Willow Flowage Scenic Waters Area located in western Oneida County. Most of the parcels are located on or near that stretch of the Tomahawk River that flows between the Willow Flowage and the Rice River Flowage (Lake Nokomis) and six of the parcels are within two miles of the Willow Flowage. The land cover consists of 478 acres of upland woodlands, 232 acres of lowland woodlands and 373.5 acres of wetlands. One parcel located within the Lower Tomahawk River Pines State Natural Area includes 26,875 feet of frontage (5.09 miles) on the Tomahawk River. Additionally, there is 1,850 feet of frontage along Swamp Creek in Section 9, T36NRE. The topography of the parcels is primarily level with some gently rolling terrain. Some steeper slopes exist along some segments of Tomahawk River frontage. Currently, the property is managed for sustained yield timber production. Given that the property is within the Willow Flowage project boundary and is bordered by department ownership on most of its perimeter, this acquisition would serve well in meeting the Department's defined acquisition goals.

Entirely included in the 1,083.5 acres, the 280-acre Lower Tomahawk River Pines State Natural Area features mature stands of dry-mesic pine forest, which were historically prevalent over large potions of this ecoregion, but are now rare and diminishing. This site is one of the few tracts of relatively intact, natural origin pine forest along this portion of the Tomahawk River corridor. Historical vegetation indicates this area was part of a larger Pine Barrens ecosystem that developed on the outwash plains associated with the Lower Tomahawk and Wisconsin Rivers. Mature stands of fire origin, mixed pine forest border the lower reaches of the Tomahawk River and Swamp Creek. Associated wetlands include northern sedge meadow, alder thicket, and tamarack swamp. Scattered silver maples are found along the wide floodplain of the river. In this stretch, the Tomahawk River is wide and slow moving with a sand and muck bottom. Rare species include the

state-threatened pygmy snaketail dragonfly, which requires clean, forested, fast-flowing streams for survival. It is one of the least tolerant groups of aquatic insects to perturbations in water quality and protection of the forest river corridor will be of benefit to this species of greatest conservation need.

The Willow Flowage Scenic Waters project, located in Oneida County 15 miles southwest of Minocqua, was established in 1997 to perpetuate the undeveloped character of the Willow Flowage and to preserve the scenic beauty, natural resources, and heritage for future generations. The flowage is nearly undeveloped and has a wilderness character over much of its area. It is famous for its scenic qualities, natural character, wilderness setting, and fishing opportunities. The project is managed to enhance the musky and walleye fishery, to protect the water quality of the flowage and to provide natural-type public recreational and educational uses such as fishing, hunting, hiking and trapping.

Summary:

The Department recommends the purchase of the all of the above-described properties totaling 1,529.46 acres to allow management for wildlife habitat, to insure public access for recreation, and provide resource protection. All parcels block well with existing department lands and will consolidate department ownership within the project boundaries.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$3,100,000	$740,500

4a. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: 35,273
Acquisition Goal: 41,000 Acres
Percent Complete: 86.03%
Cost to Date: $18,598,851

4b. ACQUISITION STATUS OF THE STATEWIDE PUBLIC ACCESS:

Established: 1969
Acres Purchased to Date: 1,105.55 acres
Acquisition Goal: 838.65 acres
Percent Complete: 131.8%
Cost to Date: $5,217,053

4c. ACQUISITION STATUS OF THE BRULE RIVER STATE FOREST:

Established: 1907
Acres Purchased to Date: 56.92%
Acquisition Goal: 82,650 Acres
Percent Complete: 56.92%
Cost to Date: $10,107,263

4d. ACQUISITION STATUS OF THE TURTLE FLAMBEAU SCENIC WATERS AREA:

Established: 1990
Acres Purchased to Date: 35,020
Acquisition Goal: 45,077 Acres
Percent Complete: 78%
Cost to Date: $17,729,040

4e. ACQUISITION STATUS OF THE WILLOW FLOWAGE SCENIC WATERS AREA:

Established: 1997
Acres Purchased to Date: 26,069
Acquisition Goal: 34,804Acres
Percent Complete: 75%
Cost to Date: $18,892,651

5a. APPRAISAL for the Swamp Creek Fen State Natural Area parcel:

Appraiser: Jolene M. Brod (Private Appraiser - BCPL)
Valuation Date: May 6, 2008
Appraised Value: $76,000.00
Highest and Best Use: Recreation
Allocation of Values:
a. land: 80 acres @ $950.00 per acre: $76,000.00
b. market data approach used, 3 comparable sales cited
c. adjusted value range: $897 to $1047 per acre

5b. APPRAISAL for Crandon Ribbed Fen State Natural Area parcel:

Appraiser: Jolene M. Brod (Private Appraiser - BCPL)
Valuation Date: May 6, 2008
Appraised Value: $ 98,000.00
Highest and Best Use: Recreation
Allocation of Values:
a. land: 115.43 acres @ $849.00 per acre: $98,000.00
b. market data approach used, 4 comparable sales cited
c. adjusted value range: $725 to $1050 per acre

5c. APPRAISAL for Statewide Public Access – Edith Lake Parcel:

Appraiser: Jolene M. Brod (Private Appraiser - DNR)
Valuation Date: July 2, 2007
Appraised Value: $116,400.00
Highest and Best Use: Recreation and future residential building site
Allocation of Values:
a. land: 36.37acres @ $3,200 per acre: $116,400.00
b. market data approach used, 4 comparable sales cited
c. adjusted value range: $3,059 to $4,556 per acre

Comment: BCPL required $123,650 for this parcel or $7,250 in excess of appraised value.

5d. APPRAISAL for Brule River State Forest:

Appraiser: Thomas A. Olson (Private Appraiser - BCPL)
Valuation Date: May 8, 2008
Appraised Value: $104,000.00
Highest and Best Use: Recreation
Allocation of Values:
a. land: 80 acres @ $1,300 per acre: $104,000.00
b. market data approach used, 4 comparable sales cited
c. adjusted value range: $1,275 to $1,875 per acre

5e. APPRAISAL for Turtle Flambeau parcel:

Appraiser: Chris G. Dobrinski (Private Appraiser - BCPL)
Valuation Date: June 2, 2008
Appraised Value: $107,000.00
Highest and Best Use: Forestry with public access for hunting and recreation
Allocation of Values:
a. land: 134.16 acres @ $797 per acre: $107,000
b. market data approach used, 3 comparable sales cited
c. adjusted value range: $694 to $1,453 per acre

5f. APPRAISAL for Willow Flowage parcel:

Appraiser: Robert L. Karl (Private Appraiser - DNR)
Valuation Date: June 18, 2008
Appraised Value: $2,014,000.00
Highest and Best Use: Recreation
Allocation of Values:
a. land: 1,083.5 acres @ $1,859 per acre: $2,014,000.00
b. market data approach used, 5 comparable sales cited
c. adjusted value range: $1,459 to $2,008 per acre

5g. APPRAISAL for Willow Flowage parcel:

Appraiser: Jolene Brod (Private Appraiser - BCPL)
Valuation Dates: June 12 and 18, 2008
Appraised Value: $1,707,700
Highest and Best Use: Recreation
Allocation of Values:
a. land: 1083.5 acres @ $1,576 per acre: $1,707,700
b. market data approach used, 15 comparable sales cited
c. adjusted value range: $607 to $2,420 per acre

Comments: The negotiated price for this 1,083.5-acre ownership is $1,860,850, the mid-point between the two appraisals for the land.

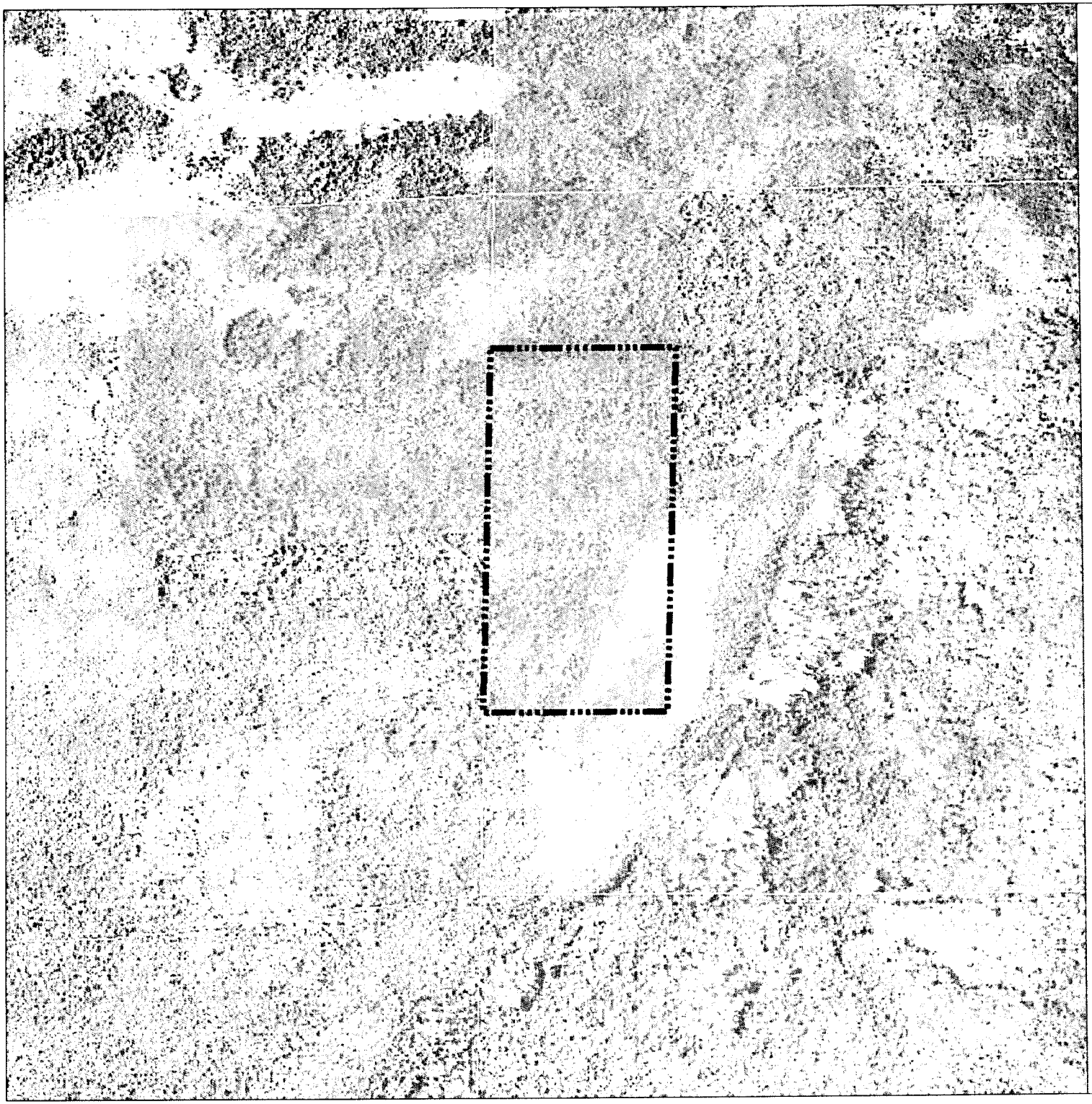
RECOMMENDED:

Richard E. Steffes — Date

Bureau of Legal Services — Date 7/10/08

Laurie Osterndorf — Date 7/11/08

RES:ch



Swamp Creek Fen
Langlade County

State Natural Area
Project Boundary
T34N-R12E, Section 4
80 acres

SNA Project Boundary

BCPL Lands

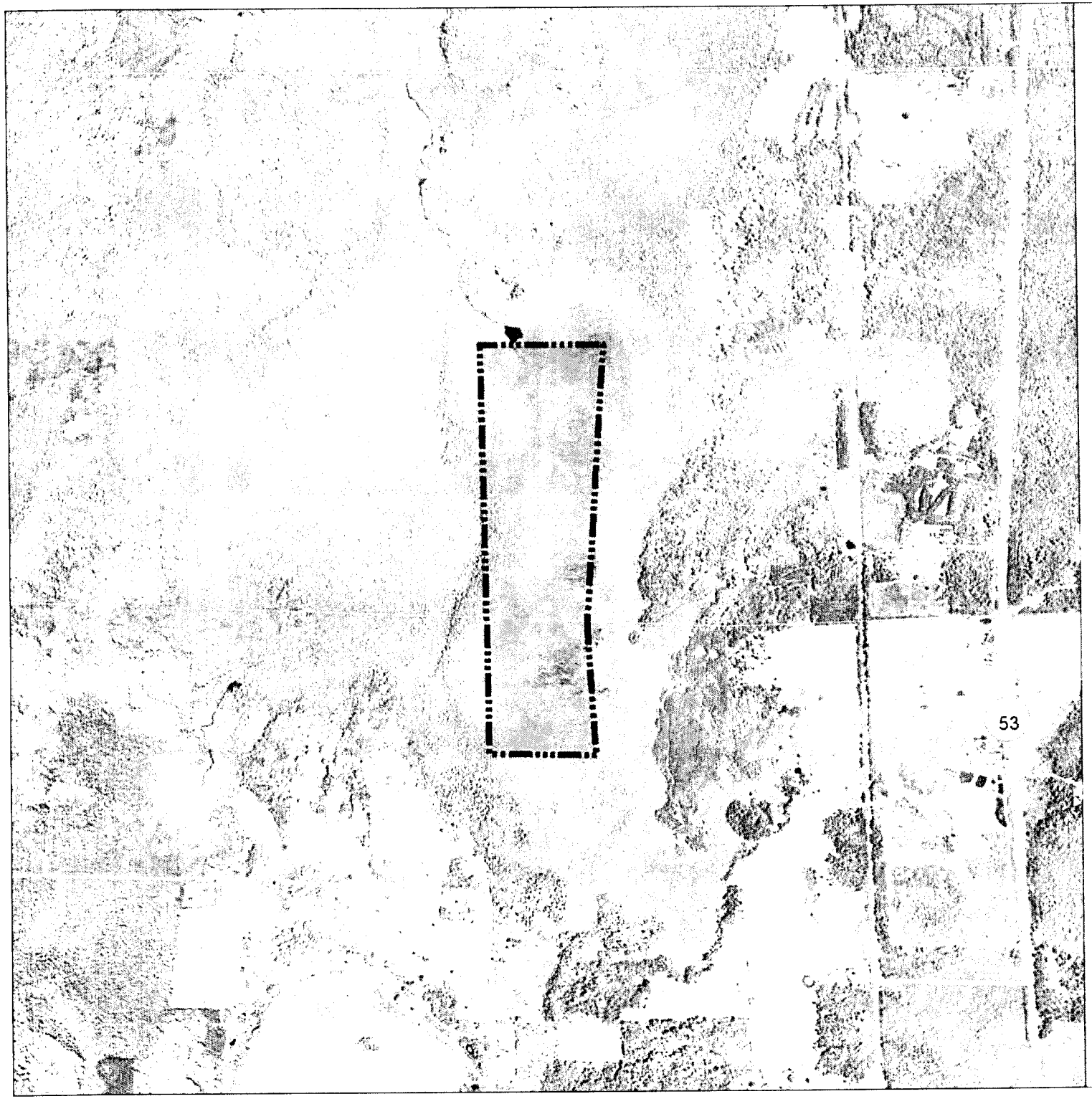
0 0.05 0.1 0.2 0.3 Miles

1:12,000

WISCONSIN DEPT OF NATURAL RESOURCES

STATE NATURAL AREAS

2006



Crandon Ribbed Fen
Forest County

State Natural Area
Project Boundary
T36N-R13E, Sections 7, 18
120 acres

SNA Project Boundary
BCPL Lands

0 0.125 0.25 Miles
1:16,000

WISCONSIN DEPT OF NATURAL RESOURCES

STATE NATURAL AREAS

2006

BCPL Property

Public Access - Edith Lake

- Subject Property
- WDNR Owned
- WNDR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water

0 0.4 0.8 Miles

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Services and Resources System maintained by the DNR Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool. It is a listing of all DNR real estate transactions that have occurred on these lands over time.

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional Office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site:

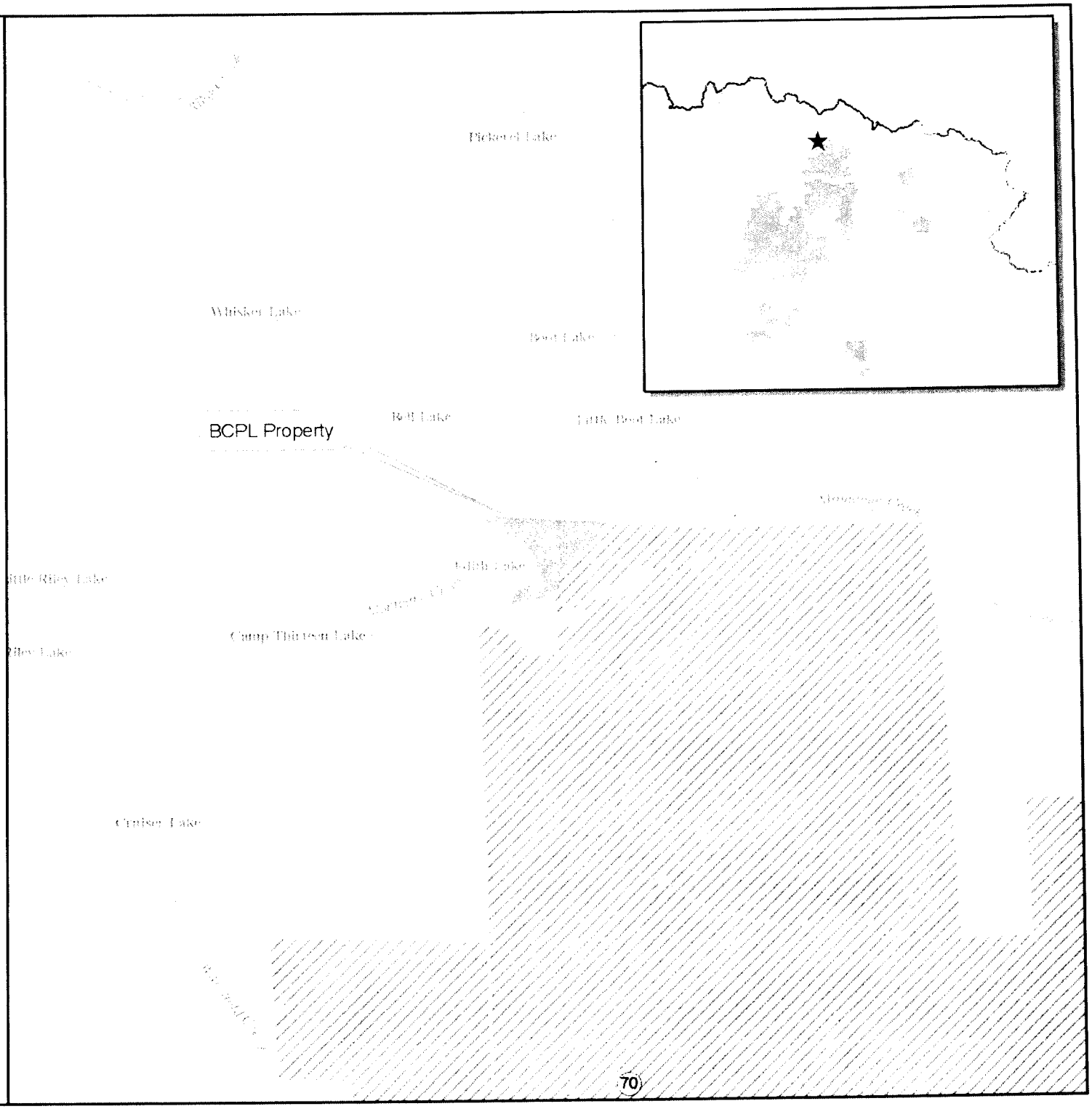
http://www.dnr.state.wi.us/org/caer/cs/center/locations.htm

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

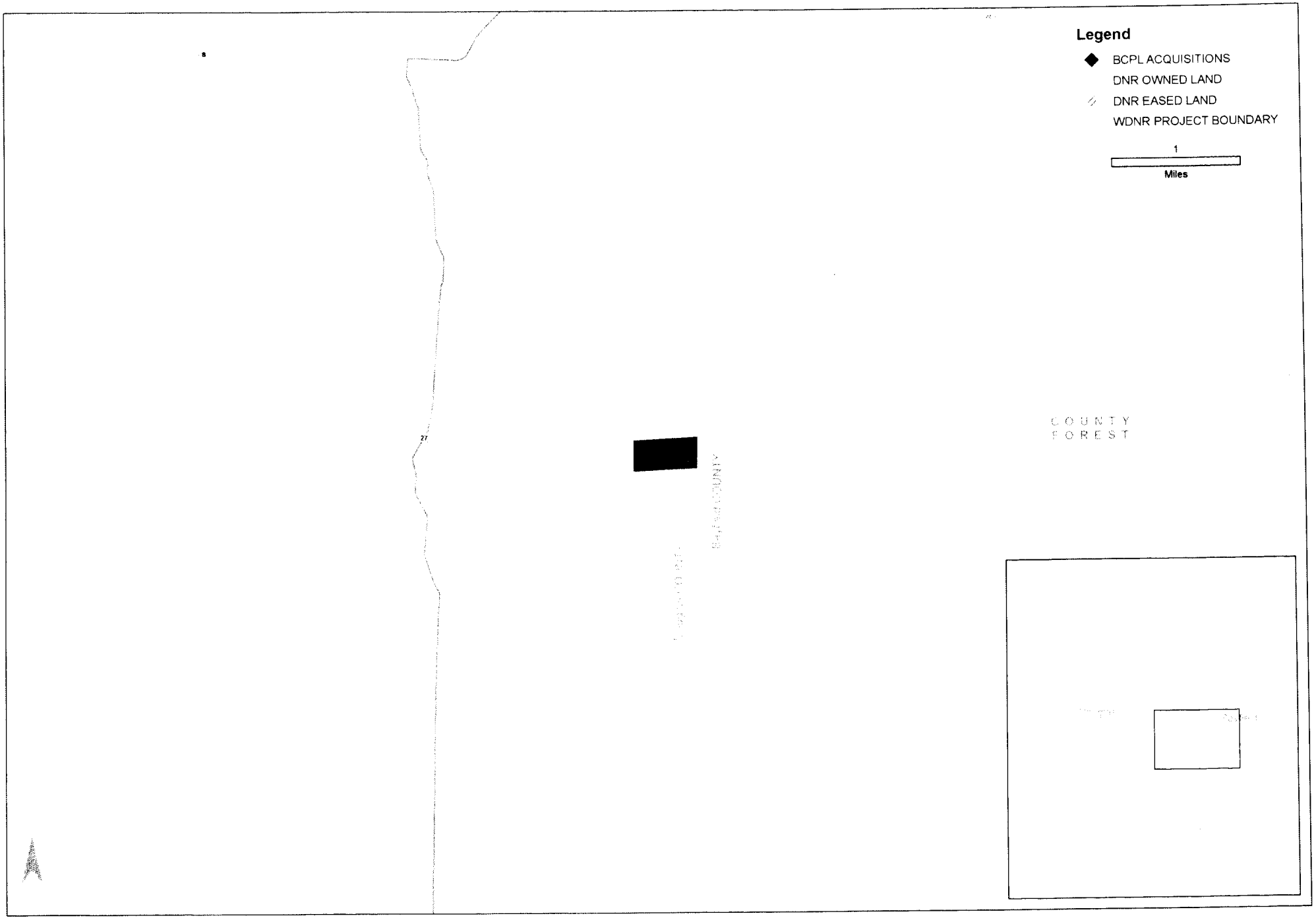
November 19, 2007



BCPL - Board of Comm. of Public Lands

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
BUREAU OF FACILITIES AND LANDS
REAL ESTATE SECTION

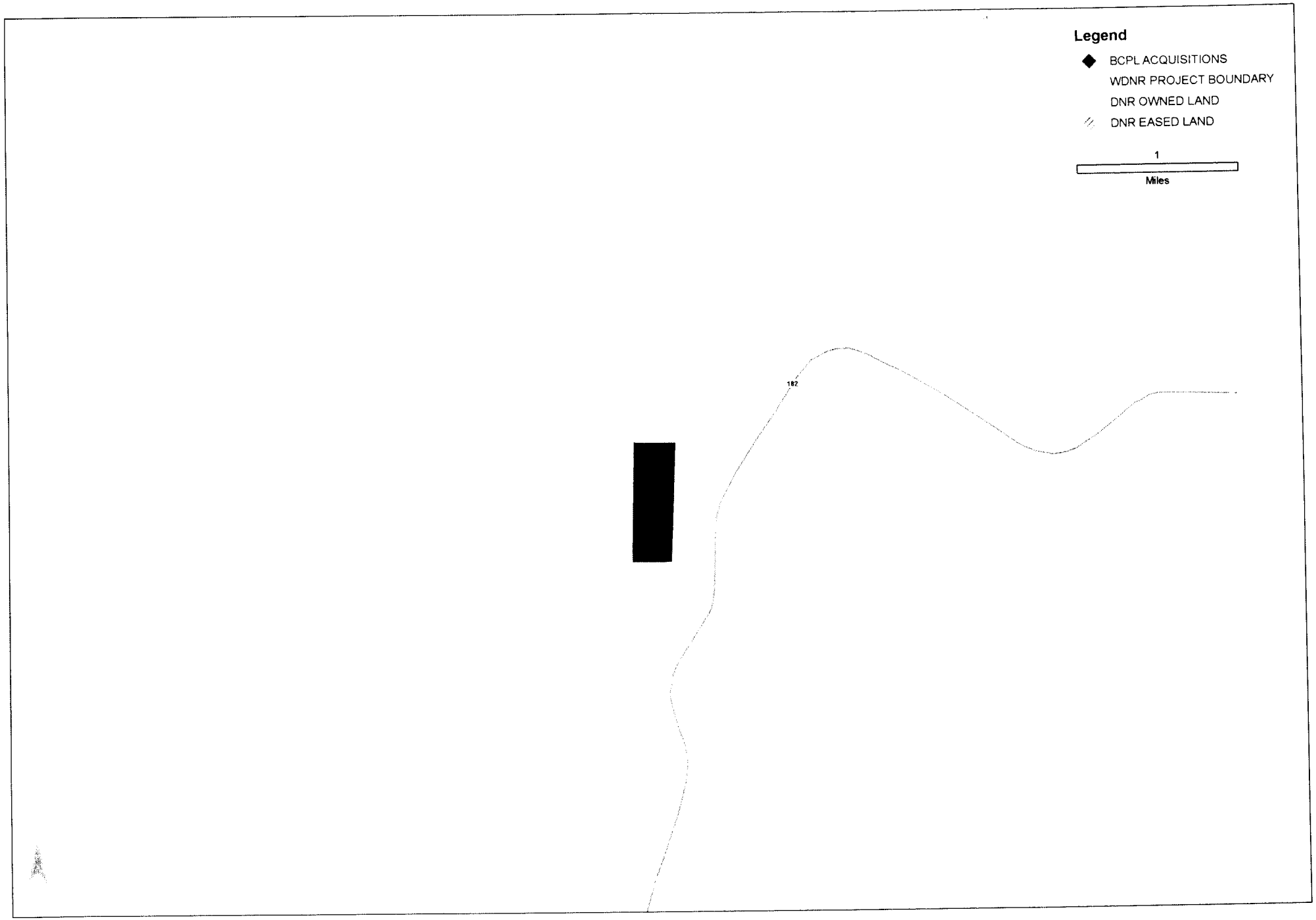
MAP PRODUCED 7/8/2008



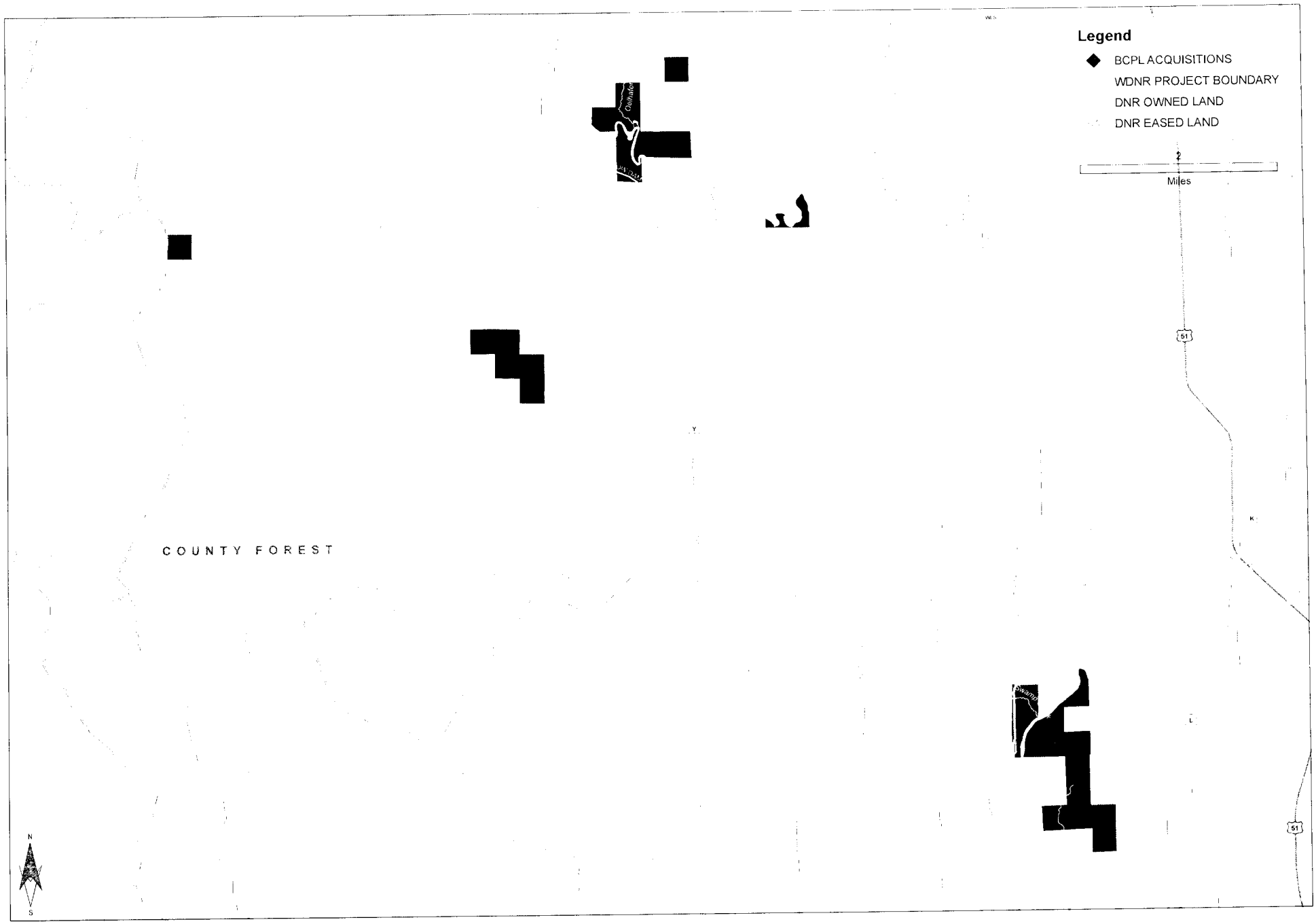
BCPL - Board of Comm. of Public Lands

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
BUREAU OF FACILITIES AND LANDS
REAL ESTATE SECTION

MAP PRODUCED 7/8/2008



BCPL - Board of Comm. of Public Lands

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
BUREAU OF FACILITIES AND LANDS
REAL ESTATE SECTION

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