

**SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION FOR WILLOW FLOWAGE SCENIC WATERS AREA - ONEIDA COUNTY**

**FOR: JUNE 2010 BOARD MEETING**

**TO BE PRESENTED BY: Richard Steffes**

**SUMMARY:** The Department has partnered with The Conservation Fund (TCF) to acquire and protect 145 acres of land for the Willow Flowage Scenic Waters Area. This is one of a number of critical parcels of land for important state conservation projects. The lands will be held by TCF and then purchased by the Department, assuming approvals, for \$545,648.35.

Of the total acreage, 40 acres fall outside of the project boundary. The Department recommends that portion be added to the project. The parcel has 2,100 feet of single-bank frontage on the Tomahawk River in addition to a pond and springs that flow into the river. The topography is rolling with very scenic river overlooks. The Tresness property is bordered to the west by department property, to the north by the Tomahawk River and to the east by County Highway L. This parcel would provide a key access point for the public to reach a large block of state land for hunting, hiking, and fishing. This parcel would block very well with existing state lands, providing key road access to a larger overall ownership for recreation and management.

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 Willow Flowage was created with the vision to preserve and protect its natural scenic beauty and solitude by maintaining its undeveloped shoreline, managing its resources and offering compatible recreational opportunities. Among the property goals identified in the master plan (approved in October of 2000) is acquiring additional lands to maintain and enhance the aesthetic qualities, solitude and outstanding resource water designation of the Willow Flowage and surrounding area. The Board later authorized expansion of the project to protect the river corridor between the Flowage and Lake Nokomis.

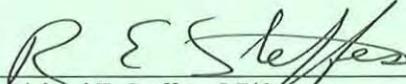
Acquiring the subject property will allow the Department to provide additional opportunities for public recreation and to better protect the natural and scenic resources of this site by preventing uses incompatible with the goals of the project and by promoting natural resource management.

**RECOMMENDATION:** That the Board approve the purchase of 145.0 acres of land for \$545,648.35 for the Willow Flowage Scenic Waters Area and that the Board approve a project boundary modification to include the entire parcel.

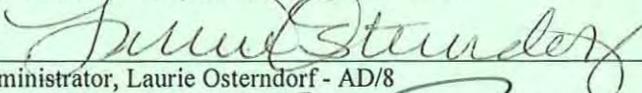
**LIST OF ATTACHED MATERIALS:**

- |  |  |
|--|--|
| 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 |

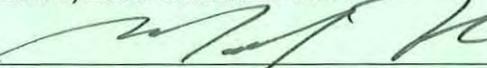
**APPROVED:**

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

6-2-10  
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Date

  
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Administrator, Laurie Osterndorf - AD/8

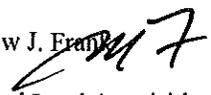
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Secretary, Matthew J. Frank - AD/8

6-9-10  
\_\_\_\_\_  
Date

- cc: S. Miller – LF/6  
 R. Steffes – LF/6  
 L. Ross – AD/8  
 T. Hauge – WM/6  
 J. Gozdialski – NOR/Spooner

## CORRESPONDENCE/MEMORANDUM

DATE: May 27, 2010  
 TO: Governor Doyle  
 FROM: Matthew J. Frank   
 SUBJECT: Proposed Land Acquisitions, The Conservation Fund (TCF) Tracts,  
 Approval is Requested by August 15, 2010

FILE REF: WR 70020

1. PARCEL DESCRIPTION:

Willow Flowage Scenic Waters  
 Oneida County

Grantor:

The Conservation Fund  
 Attorney Jodi O'Day  
 410 Severn Avenue, Suite 204  
 Annapolis, MD 21403  
 and  
 The Conservation Fund  
 Attorney Lily Engle  
 1655 North Fort Meyer Drive, Suite 1300  
 Arlington, VA 22209-3199

Acres: 145Price: \$545,648.35Appraised Value: See appraisal section below.Interest: Fee Title PurchaseLocation: The subject is located in the southwest corner of Oneida County in the Town of Nokomis.Land Description: Topography ranges from rolling uplands to level lowland areas. There are 2,100 feet of Tomahawk River frontage.Improvements: None

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Upland Woodland	68
	Wetland	<u>77</u>
	TOTAL:	145

Zoning: Forestry, Business and ShorelandPresent Use: Timber Production and RecreationProposed Use: Scenic Protection and Public RecreationTenure: 23 years (Tresness); TCF acquired the parcel on September 9, 2009 for \$497,000.Property Taxes: \$2,711.90Purchase Agreement Date: April 29, 2009Stewardship 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.

2. JUSTIFICATION:

The Department has a contract to purchase a 145.0-acre parcel (former Tresness) from TCF for the Willow Flowage Scenic Waters Area. Of the total acreage, 40 acres fall outside of the project boundary. The Department recommends that portion be added to the project. The parcel has 2,100 feet of single-bank frontage on the Tomahawk River in addition to a pond and springs that flow into the river. The topography is rolling with very scenic river overlooks. The Tresness property is bordered to the west by department property, to the north by the Tomahawk River and to the east by County Highway L. This parcel would provide a key access point for the public to reach a large block of state land for hunting, hiking, and fishing. This parcel would block very well with existing state lands, providing key road access to a larger overall ownership for recreation and management.

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 Willow Flowage was created with the vision to preserve and protect its natural scenic beauty and solitude by maintaining its undeveloped shoreline, managing its resources and offering compatible recreational opportunities. Among the property goals identified in the master plan (approved in October of 2000) is acquiring additional lands to maintain and enhance the aesthetic qualities, solitude and outstanding resource water designation of the Willow Flowage and surrounding area.

The Natural Resources Board approved expansion of the acquisition boundary to include lands along the Tomahawk River corridor that connect the Willow Flowage with Lake Nokomis. Through acquisition, the Department can protect the corridor from development and protect the water quality of the Tomahawk River, Lake Nokomis and the Middle Tomahawk River watershed.

Acquiring the subject property will allow the Department to provide additional opportunities for public recreation and to better protect the natural and scenic resources of this site by preventing uses incompatible with the goals of the project and by promoting natural resource management. With the approval of this transaction, the Department will modify project boundaries to include the 40 acres that fall outside the boundary of the Willow Flowage State Wildlife Area.

Note: The Department is facilitating this transaction by using an intermediary buyer, The Conservation Fund (TCF), to assist with acquisition and timing of the purchase. This price is inclusive of TCF's closing costs, administrative and holding fees and assumes the Department can close by August 31, 2010.

3. FINANCING:

State Stewardship (FY11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$26,845,046

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

Established: 1997  
Acres Purchased to Date: 28,788.49  
Acquisition Goal: 37,884.0 Acres  
Percent Complete: 75.99%  
Cost to Date: \$18,930,651.34

5a. APPRAISAL:

Appraiser: William Steigerwaldt  
Valuation Date: November 2, 2008  
Appraised Value: \$497,000.00  
Highest and Best Use: Recreation with seasonal residential

Allocation of Values:

- a. land: 145.0 acres @ \$3,200 per acre: \$497,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$2,664 to \$3,364 per acre

Appraisal Review: Peter Wolter – December 19, 2008

5b. APPRAISAL:

Appraiser: Jolene Brod

Valuation Date: August 28, 2008

Appraised Value: \$652,000.00

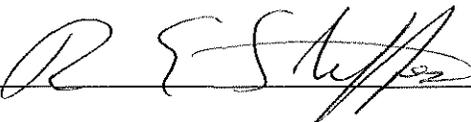
Highest and Best Use: Recreation with seasonal residential

Allocation of Values:

- a. land: 145.0 acres @ \$4,200 per acre: \$652,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,926 to \$4,494 per acre

Appraisal Review: Peter Wolter - January 2, 2009

RECOMMENDED:

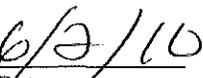
  
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 Richard E. Steffes

  
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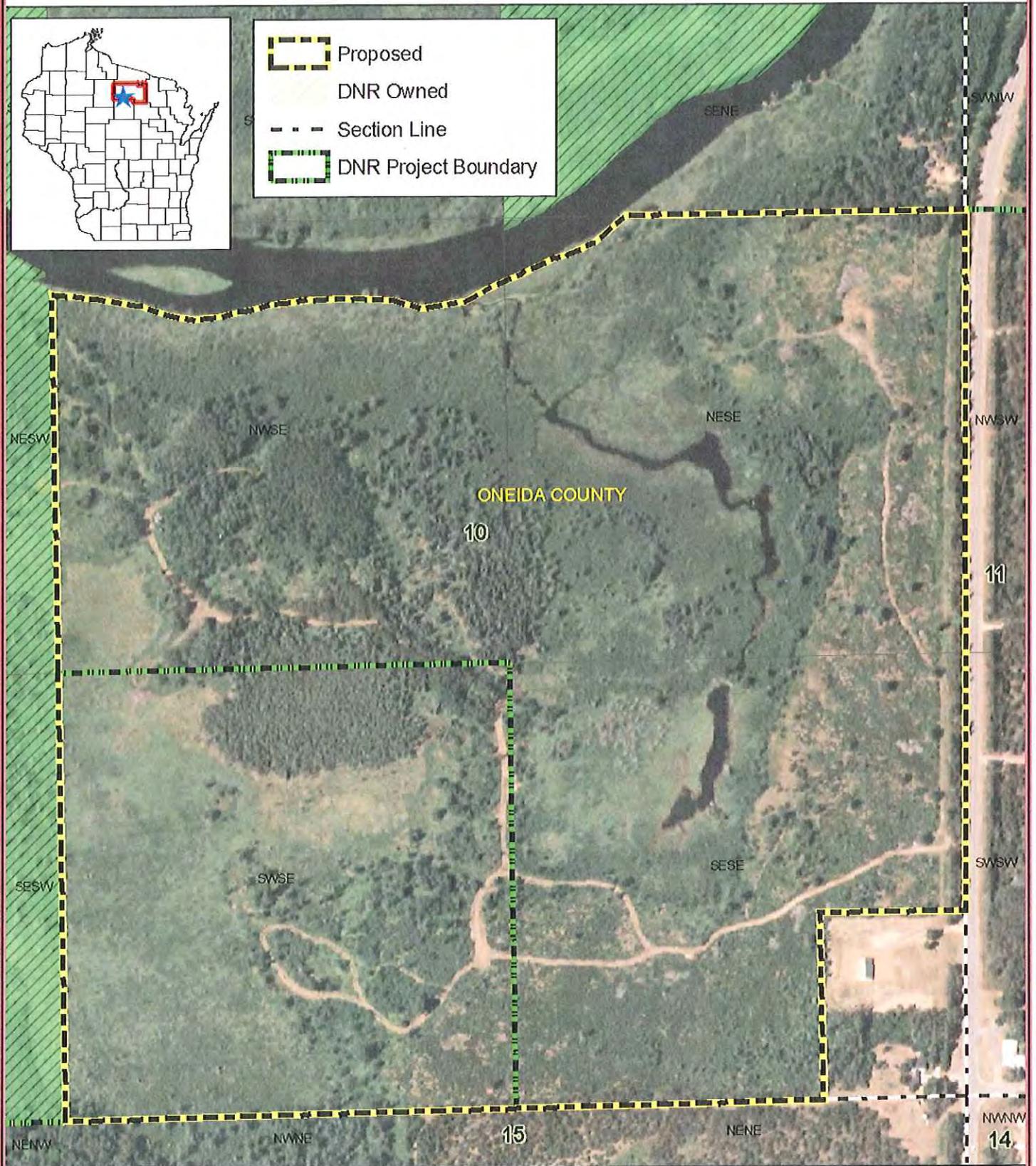


# The Conservation Fund

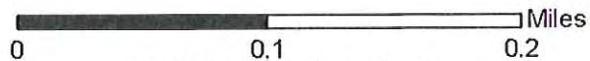
T36N R6E Sec. 10, Town of Nokomis, Oneida County, WI



 Proposed  
 DNR Owned  
 Section Line  
 DNR Project Boundary



**PROPOSED**  
 WR 70020  
 Willow Flowage  
 Scenic Waters Area



Created by Bureau of Facilities and Lands  
 Real Estate Section  
 June 30, 2009



# The Conservation Fund

T36N R6E Sec. 10  
Town of Nokomis  
Oneida County, WI



Willow Flowage  
Scenic Waters  
Area

## PROPOSED

WR 70020

PLSS Section

-  Proposed
-  Project Boundary
-  State Natural Area
-  WDNR Owned
-  WDNR Easement



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. This data set is a spatial representation of the DNR's land ownership, easement or lease rights. 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/barets/serve/centerloc.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  
JUNE 30, 2009

