

SUBJECT: LAND ACQUISITION – WILLOW FLOWAGE SCENIC WATERS AREA – ONEIDA COUNTY

FOR: AUGUST 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 75.0 acres of land from the Cattell Family Revocable Trust for \$157,500 for the Willow Flowage Scenic Waters Area in Oneida County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel is within the project boundary of the Willow Flowage Scenic Waters Area in west-central Oneida County. The property is almost completely surrounded by state-owned lands consisting of two undeveloped parcels separated by the Tomahawk River. The land includes about 6,300 feet of total frontage, with portions of two-bank frontage. Cover types include approximately 45 acres of upland woods, consisting primarily of mature aspen and jack pine, as well as about 30 acres of lowlands, comprised mostly of black spruce, tamarack, and alder. The lands directly adjacent to the Tomahawk River are a mix of upland and lowland, and include some swamp conifer, grass, alder, and keg cover types. The topography is level to rolling, with some excellent views of the river corridor.

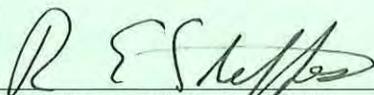
The Willow Flowage project was created with the vision to preserve and protect its natural scenic beauty and solitude by maintaining its undeveloped shoreline, managing its resources, and offering compatible recreational opportunities. Among the property goals identified in the master plan approved in 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 later approved expansion of the acquisition boundary to include lands along the Tomahawk River corridor that connects the Willow Flowage with Lake Nokomis. Through acquisition and easements, the Department can promote property management along the river corridor, protect the corridor from development and protect the water quality of the Tomahawk River, Lake Nokomis and the Middle Tomahawk River watershed. The Willow Flowage Scenic Waters Area and lower Tomahawk River corridor expansion are managed to provide a recreational atmosphere with an emphasis on a feeling of remoteness and solitude, a natural, undeveloped appearance, and a low-level of facility development.

RECOMMENDATION: That the Board approve the purchase of 75 acres of land for \$157,500 for the Willow Flowage Scenic Waters Area.

LIST OF ATTACHED MATERIALS:

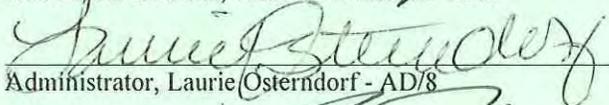
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



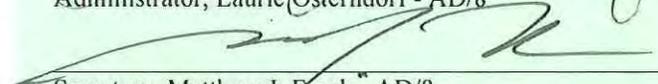
Real Estate Director, Richard E. Steffes - LF/6

7-2-10
Date



Administrator, Laurie Osterndorf - AD/8

7/4/10
Date



Secretary, Matthew J. Frank - AD/8

7-22-10
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- R. Mather – FM/4
- J. Gozdialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

DATE: July 2, 2010 FILE REF: WR 70033
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, Cattell Family Revocable Trust Tract, File # WR 70033,
 Option Expires August 21, 2010

1. PARCEL DESCRIPTION:

Willow Flowage Scenic Waters Area
 Oneida County

Grantor:

Raymond and Helen Cattell
 5509 Midmoor Road
 Monona, WI 53716

Acres: 75.00
Price: \$157,500.00
Appraised Value: \$157,500; \$165,000.00
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Oneida County about 12 miles west of Rhinelander in the Town of Nokomis.

Land Description: The subject land is level to rolling, with some excellent views of the river corridor.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Upland Woodland	45.0
	Brush	30.0
	TOTAL:	75.0

Zoning: Forestry
Present Use: Recreation
Proposed Use: Public Recreation and Resource Protection
Tenure: 44 years
Property Taxes: \$1,240
Option Date: April 23, 2010

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.

2. JUSTIFICATION:

The Department has negotiated an option to purchase a 75.0-acre parcel from the Cattell Family Revocable Trust. The 75.0-acre subject is within the established project boundary of the Willow Flowage Scenic Waters Area and is located in west-central Oneida County.

The property that is almost completely surrounded by state-owned lands consists of two undeveloped government lots, separated by the Tomahawk River. The land includes about 6,300 feet of total frontage, with portions of two-bank frontage. Access to the parcel is limited to pedestrian access across adjacent state land or private timberlands in Managed Forest Law. The property cover types include approximately



45 acres of upland woods, consisting primarily of mature aspen and jack pine, as well as about 30 acres of lowlands, comprised mostly of black spruce, tamarack, and alder. The lands directly adjacent to the Tomahawk River are a mix of upland and lowland, and include some swamp conifer, grass, alder, and kee cover types. The topography is level to rolling, with some excellent views of the river corridor.

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 project 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 recently approved expansion of the acquisition boundary to include lands along the Tomahawk River corridor that connect the Willow Flowage with Lake Nokomis. Through acquisition and easements, the Department can promote property management along the river corridor, protect the corridor from development and protect the water quality of the Tomahawk River, Lake Nokomis and the Middle Tomahawk River watershed. The Willow Flowage Scenic Waters Area and lower Tomahawk River corridor expansion are managed to provide a recreational atmosphere with an emphasis on a feeling of remoteness and solitude, a natural, undeveloped appearance, and a low-level of facility development.

Acquiring the 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.

3. FINANCING:

State Stewardship (FY 11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$22,813,113

4. 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: \$22,944,951.34

5. APPRAISAL:

Appraiser: William Steigerwaldt
Valuation Date: December 11, 2009
Appraised Value: \$165,000
Highest and Best Use: Recreation with potential for assemblage to adjacent landowners

Allocation of Values:

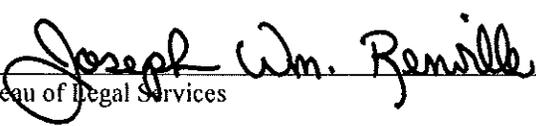
- a. land: 75.0 acres @ \$2,200.00 per acre: \$165,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$1,991 - \$2,571

Appraisal Review: Peter Wolter - February 3, 2010

Comments: The reviewer completed a Reviewer's Opinion of Value based on the report completed by William Steigerwaldt. The conclusion of value from the Opinion of Value was \$157,500 as of December 1, 2009. The Department negotiated a price based on Mr. Wolter's work.

RECOMMENDED:

Richard E. Steffes  Date 7-2-10

Bureau of Legal Services  Date 7/6/10

Laurie Osterdorf  Date 7/9/10

RES:dv

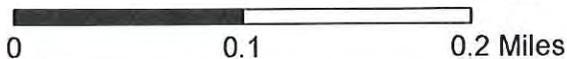
Cattell Family Revocable Trust Parcel

T36N R6E Section 10, Oneida County, WI (75.00 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned



Subject Property

WR 70033

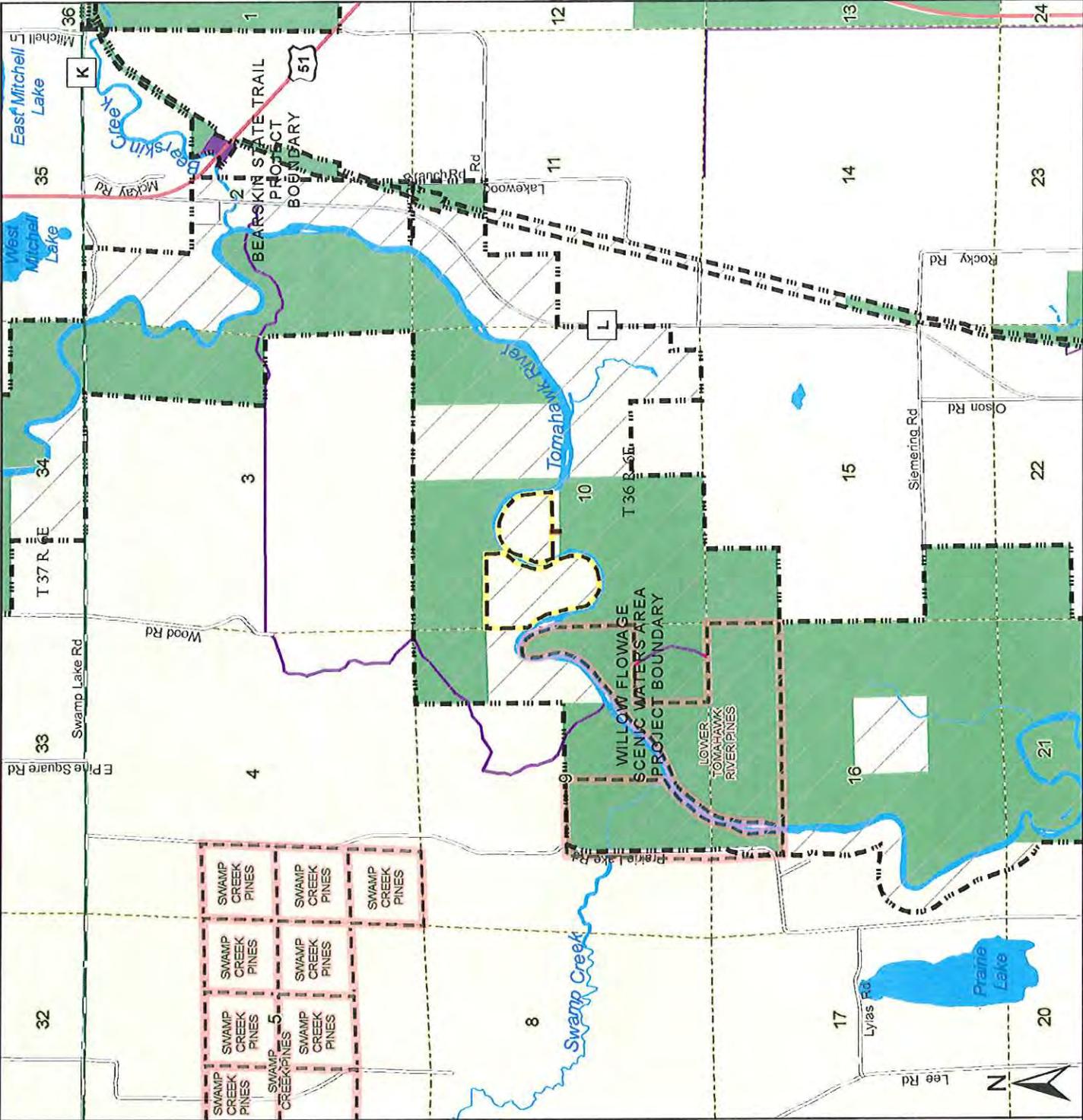
Willow Flowage Scenic Waters Area

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin

June 28, 2010
Real Estate Section
Bureau of Facilities and Lands

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Cattell Family Revocable Trust Parcels
WR 70033

Willow Flowage Scenic Waters Area
 T36N R6E Section 10
 Oneida County, WI
 (75.00 Acres)

- Subject Property**
- Fee Simple
 - Easement
 - Ingress/Egress

- Legend**
- DNR Project Boundary
 - State Natural Area
 - PLSS Section Line
 - County Boundary
 - DNR Owned
 - DNR Easement
- 0 0.3 0.6 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 dataset is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and omissions. It 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 inoperant, 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/dsp/csr/csr-service/centerlocations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.