

SUBJECT: Land Acquisition – Turtle Flambeau Scenic Waters Area – Iron County

FOR: MAY 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from Mark and Dena Gullickson for \$175,000 for the Turtle Flambeau Scenic Waters Area in Iron County. The item is being submitted because the purchase price is more than \$150,000 and the improvement values exceed 35% of the total appraised value. The subject property is entirely within the established project boundary of the Turtle Flambeau Scenic Waters Area (TFSWA) and is located in southern Iron County.

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 13,500 acres and is an excellent fishing lake with a wilderness character. Three rivers and several smaller creeks enter the flowage. The North Fork of the Flambeau River is the outlet. Waterflow is controlled by a dam. There are several areas of improvements on the flowage that include both resorts and privately owned cabins. They are widely scattered and the flowage has a wilderness atmosphere.

The Gullickson property consists of 80 acres of land bisected by a town road. While the property does not have any frontage on the Turtle Flambeau Flowage, the property does have water view to the southwest, and is about 300 feet off the shoreline. Topography is level to gently rolling, with no major slopes. Cover types include upland forest in early regrowth, with pockets of pine and spruce. There is also a small wetland area on the western edge of the property. Access to the subject is from the town road which divides the land in half, though there are no utilities. Improvements include a cabin, privy and shed and are located in the southwestern corner of the property and considered in good condition. The buildings will be sold for removal and the site returned to a natural condition. The property is completely surrounded by state land, and is in close proximity to a public landing for the Turtle Flambeau Flowage (Murray's Landing), located just south of the subject.

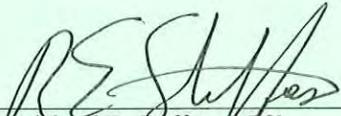
The property is located within the project boundary, near the Flowage and a state boat landing. Acquiring the property will consolidate state ownership, allow the Department to provide additional opportunities for public recreation and to better protect the natural and scenic resources of this site by promoting natural resource management.

RECOMMENDATION: That the Board approve the purchase of 80 acres of land for \$175,000 for Turtle Flambeau 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 |

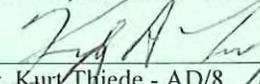
APPROVED:



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

4-18-12

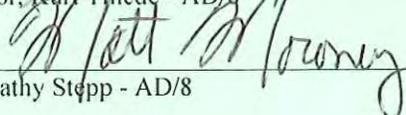
Date



Administrator, Kurt Thiede - AD/8

4/24/12

Date



Secretary, Cathy Stepp - AD/8

5/7/12

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- R. Rasmussen - WT/3
- J. Gozdziwski (Spooner)

CORRESPONDENCE/MEMORANDUM

DATE: April 18, 2012 FILE REF: WR 70047
TO: Scott Walker
FROM: Cathy Stepp
SUBJECT: Proposed Land Acquisition, Mark and Dena Gullickson Tract, File # WR 70047, Option Expires July 4, 2012

1. PARCEL DESCRIPTION:

Turtle Flambeau Scenic Waters Area
Iron County

Grantor:

Mark and Dena Gullickson
6933 Circle Tram Way, Unit 1
DeForest, WI 53532

Acres: 80.0
Price: \$175,000.00
Appraised Value: \$175,000
Interest: Fee Title Purchase
Improvements: Cabin

Location: The property is located in Iron County 7 miles south of Village of Mercer

Land Description: The subject land is level to gently rolling.

Covertypes Breakdown:

Table with 2 columns: Type, Acreage. Rows include Upland Woodland (75), Wetland (5), and Total (80).

Zoning: Forestry
Present Use: Recreation land held as investment
Proposed Use: Public recreation and conservation
Tenure: 9 years
Property Taxes: \$2,003
Option Date: April 05, 2012

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 obtained an option to purchase 80 acres of land from Mark and Dena Gullickson for \$175,000 for the Turtle Flambeau Scenic Waters Area in Iron County. The property is entirely within the established project boundary of the Turtle Flambeau Scenic Waters Area (TFSWA) and is located in southern Iron County.



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 and is an excellent fishing lake with a wilderness character. Three rivers and several smaller creeks enter the flowage. The North Fork of the Flambeau River is the outlet. Waterflow is controlled by a dam. There are several areas of improvements on the flowage that include both resorts and privately owned cabins. They are widely scattered and the flowage has a wilderness atmosphere.

The subject property consists of 80 acres of land bisected by a town road. While the property does not have any frontage on the Turtle Flambeau Flowage, the property does have water view to the southwest, and is about 300 feet off the shoreline. Topography is level to gently rolling, with no major slopes. Cover types include upland forest in early regrowth, with pockets of pine and spruce. There is also a small wetland area on the western edge of the property. Access to the subject is from the town road which divides the land in half, though there are no utilities. The subject is improved with a 1.5 story cabin, privy and 192-square foot shed. Improvements include a cabin, privy and shed and are located in the southwestern corner of the property and considered in good condition. The property is completely surrounded by state land, and is in close proximity to a public landing for the Turtle Flambeau Flowage (Murray's Landing), located just south of the subject.

It is the Department's recommendation that the subject property be acquired in fee title. The property is located within the TFSWA boundary and will block in existing Department ownership. 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 promoting natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$802,320	\$495,980

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

Established: 1990
Acres Purchased to Date: 35,522.81
Acquisition Goal: 45,076.71
Percent Complete: 78.81 %
Cost to Date: \$18,294,372.29

5. APPRAISAL:

Appraiser: Jolene Brod
Valuation Date: February 17, 2012
Appraised Value: \$175,000
Highest and Best Use: Recreation/Rustic Cabin

Allocation of Values:

a. land: 80.00 acres @ \$1,500.00 per acre:	\$120,000
b. improvements:	<u>\$55,000</u>
c. total:	\$175,000
d. market data and cost approaches used	

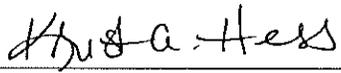
Appraisal Review: Peter Wolter - 3/7/2012

RECOMMENDED:



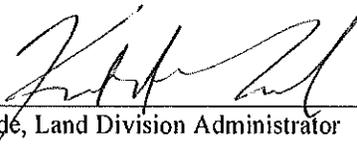
Richard E. Steffes, Real Estate Director

4-18-12
Date



Kristin A. Hess, Bureau of Legal Services

4/19/12
Date



Kurt Thiede, Land Division Administrator

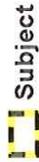
4/24/12
Date

RES:

**Mark & Dena
Gullickson - Fee
Turtle Flambeau
Scenic Waters Area**

WR 70047

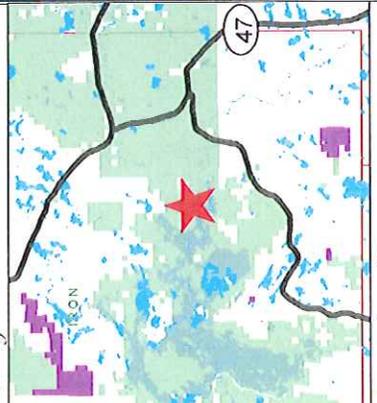
T42N R3E Sec 26
Town of Sherman
Iron County
80 Acres



- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- County Forest Land
- State Natural Area
- Recreation Trail
- PLSS Section Line
- QQ Section Boundary

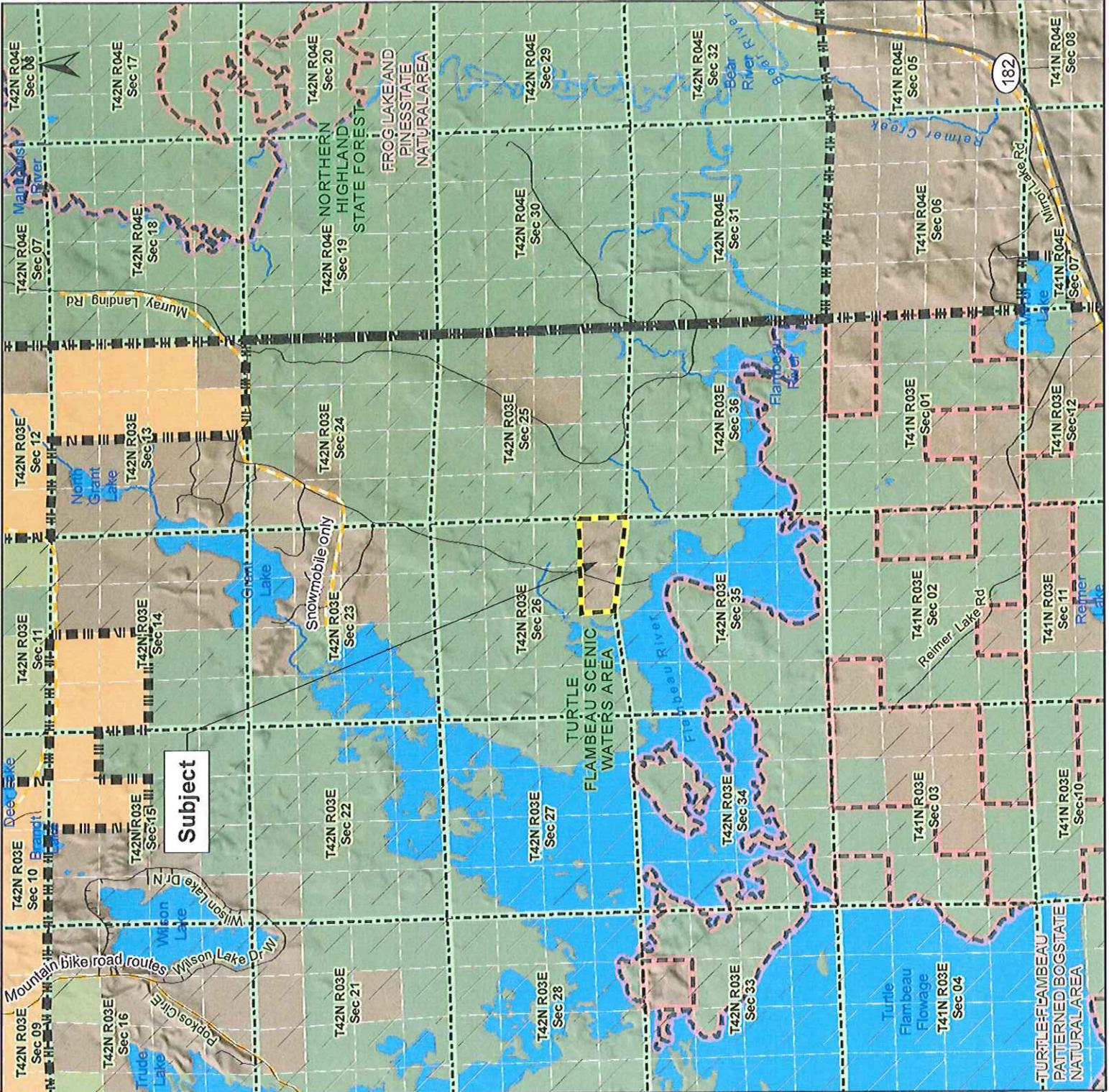
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Feet

County View



★ Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 16, 2012 kmh



Mark & Dena Gullickson - Fee

T42N R3E Sec 26, Town of Sherman, Iron County



Subject

T42N R03
Sec26

T42N R03
Sec25

TURTLE FLAMBEAU
SCENIC
WATERS AREA

T42N R03
Sec35

T42N R03
Sec36

Turtle
Flambeau
Flowage

Flambeau River

TURTLE FLAMBEAU
PATTERNED BOG STATE
NATURAL AREA

Turtle Flambeau Scenic Waters Area

Subject

- DNR Owned
- DNR Eased
- DNR Project Boundary
- State Natural Area

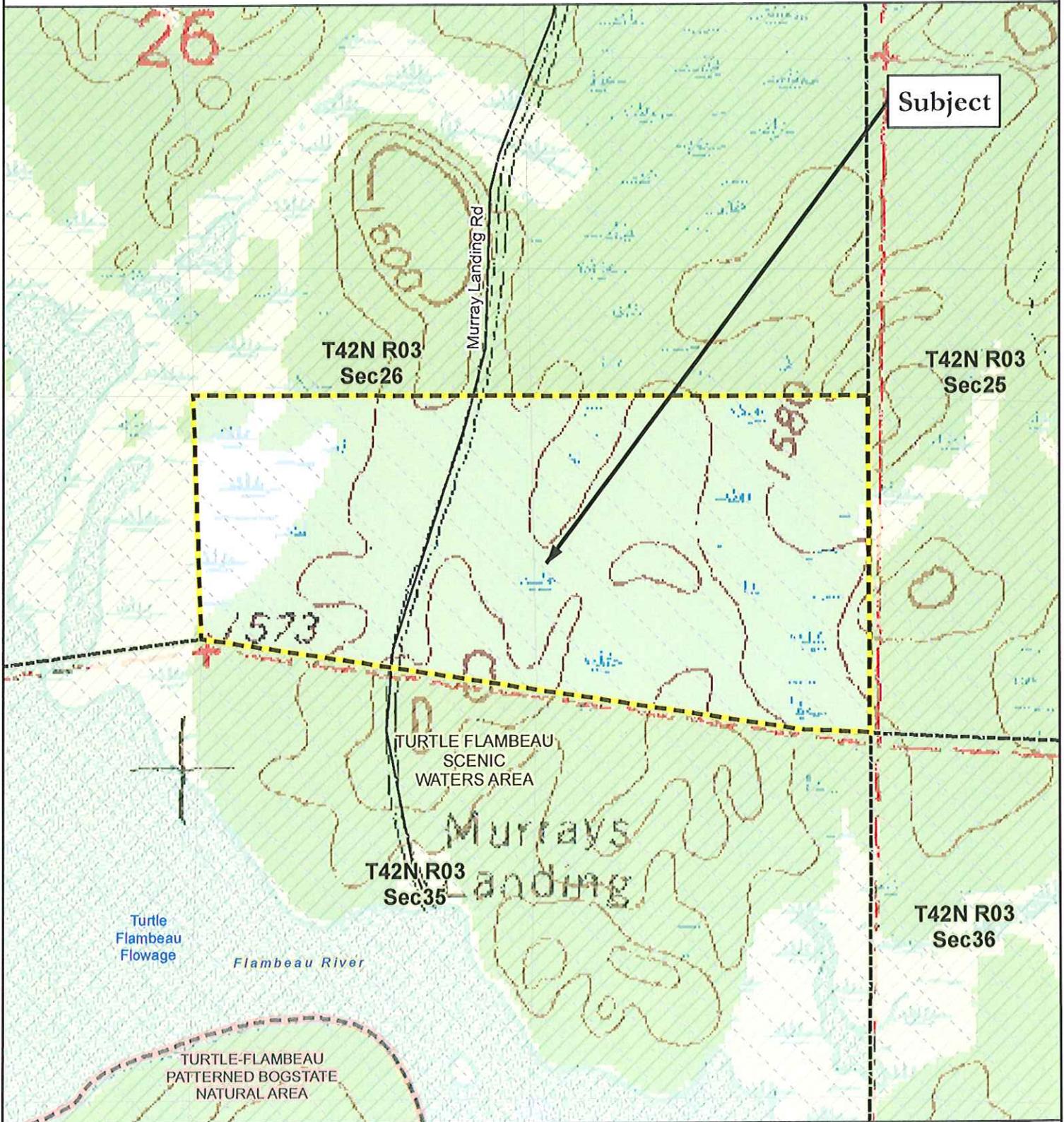
- Section Line
- QQ Section Lines



Apr 16, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands

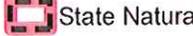
Mark & Dena Gullickson - Fee

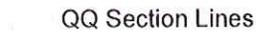
T42N R3E Sec 26, Town of Sherman, Iron County

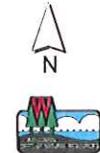


Turtle Flambeau Scenic Waters Area

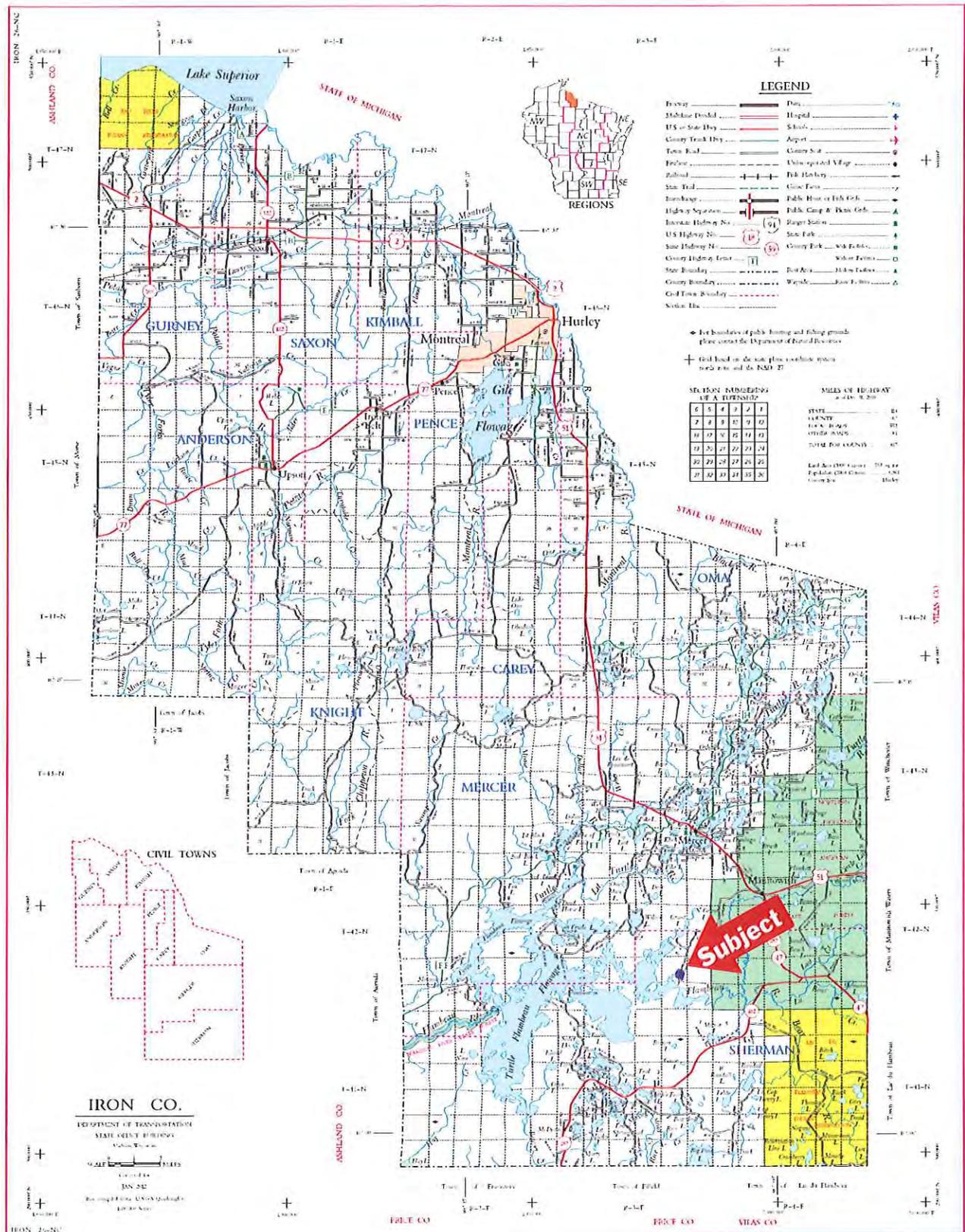
 Subject

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  State Natural Area

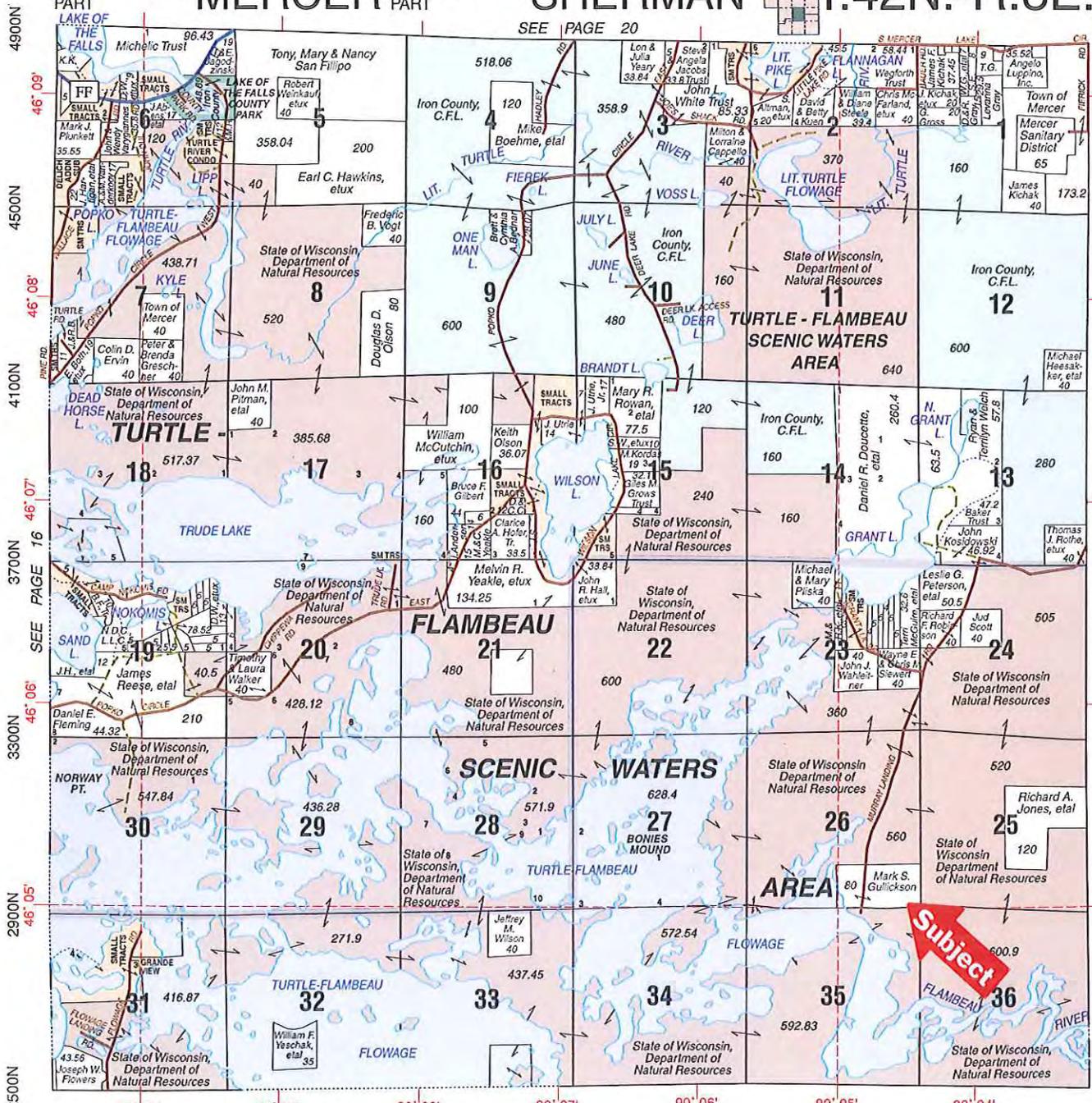
-  Section Line
-  QQ Section Lines



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 Bureau of Facilities and Lands



SOUTH CENTRAL PART MERCER NORTH CENTRAL SHERMAN T.42N.-R.3E.



SEE PAGE 12

MERCER TWP.

SHERMAN TWP.