

**SUBJECT: LAND ACQUISITION AND PARTIAL DONATION OF VALUE - TURTLE FLAMBEAU SCENIC WATERS - IRON COUNTY**

**FOR: OCTOBER 2007 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has an agreement to purchase 111 acres of land from the The Nature Conservancy (TNC) for \$18,800 for the Turtle Flambeau Scenic Waters in Iron County. The item is being submitted because TNC is selling the land for the price TNC paid in the late 80's plus 3%, thus constituting a partial donation of value. Estimated value is \$200,000.

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. Waterflow is controlled by a dam.

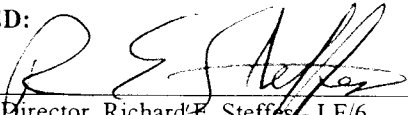
Department ownership of these lands will provide opportunities to manage these lands, which lie within the project boundary of the Turtle Flambeau Scenic Waters Area. State land almost completely surrounds the two parcels. The land is wooded and short distances from the Flambeau River and the west side of the flowage.

**RECOMMENDATION:** That the Board approve the purchase of 111 acres of land for \$18,800 for the Turtle Flambeau Scenic Waters in Iron County and accept a partial donation of value.

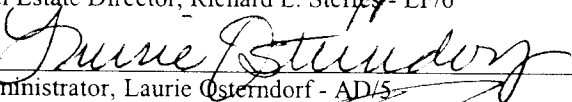
**LIST OF ATTACHED MATERIALS:**

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

9-19-07  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/5

9/21/07  
\_\_\_\_\_  
Date


  
\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/5

10/12/07  
\_\_\_\_\_  
Date

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

DATE: September 19, 2007 FILE REF: WR-621

TO: Governor Doyle

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, The Nature Conservancy, File # WR-621  
Approval Requested by November 30, 2007

1. PARCEL DESCRIPTION:

Turtle Flambeau Scenic Waters Area  
Iron County

Grantor:

The Nature Conservancy  
c/o Patricia Stocking  
633 West Main Street  
Madison, WI 53703

Acres: 111.0

Price: \$18,800

Interest: Purchase in fee.

Improvements: None

Location: The 111 acres are located in the Township of Sherman in southeastern Iron County. This is approximately eleven miles southwest of Mercer.

<u>Land and Covertyp</u> e Description:	<u>Acres:</u>
Wooded Uplands	76.0
Wooded Lowlands	35.0
Total:	111.0

Zoning: Forestry

Present Use: Currently managed for sustained yield timber production and natural resource protection.

Proposed Use: Resource Protection and Public Recreation

Tenure: The TNC lands were acquired in 1987 and 1988.

Property Taxes and Assessments: The 60-acre parcel is tax exempt. The 51-acre parcel is assessed at \$53,000 and enrolled in the Forest Tax Program - 2006 taxes are \$67.77.

2. JUSTIFICATION:

The Department recommends the acquisition of 111 acres of land from the The Nature Conservancy for the Turtle Flambeau Scenic Waters in Iron County. Department ownership of the property will provide opportunities to provide additional opportunities for public recreation and education, and provide resource protection.

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. Waterflow is controlled by a dam.

The proposed acquisition consists of 111 acres in the Turtle-Flambeau Scenic Waters Area. The property consists of two separate parcels. The first is a 60-acre tract in the Town of Mercer and the second, is a nearby 51-acre parcel in the Town of Sherman. The Nature Conservancy classifies the 60-acre tract as having significant natural resource value. In addition, the other 51-acre tract is managed in the Forest Crop Law Program and has a good stand of timber. Both parcels are within the project boundary and will block in well with existing ownership. Most of the perimeter of the parcels is abutting state land.

Acquisition will give the Department additional opportunities to protect the species found here and to manage the land for boreal forest values. The acquisition will consolidate department ownership and provide additional opportunities for landscape scale management.

The Department recommends the purchase of the 111 acres to allow for scenic protection, wildlife habitat management, and to provide public access for hunting and natural resource education.

3. FINANCING:

State Stewardship bond funds are anticipated:

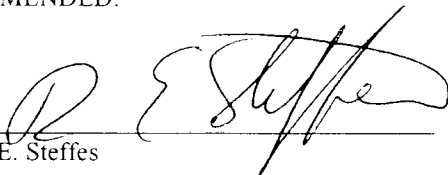
Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$1,144,460

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

Established: 1990  
Acres Purchased to Date: 32.700  
Acquisition Goal: 45,076.71 Acres  
Percent Complete: 72.5%  
Cost to Date: \$16,828,604.50

5. APPRAISAL: None. Estimated value is \$200,000. The transaction is considered to be a partial donation of value.

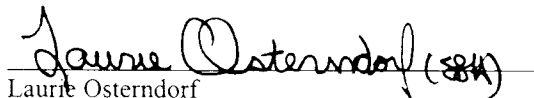
RECOMMENDED:

  
Richard E. Steffes

10-2-07  
Date

  
Bureau of Legal Services

10/2/07  
Date

  
Laurie Osterndorf

10/2/07  
Date

