

SUBJECT: LAND ACQUISITION AND DONATION – STATEWIDE NATURAL AREA – DOOR COUNTY

JR: MARCH 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 24.50 acres of land from Michael Davis and Susan Buchanan for \$166,125 for the Statewide Natural Area in Door County. The item is being submitted because the purchase price exceeds \$150,000 and because the owner is donating \$55,375 in land value to the Department. The appraised value of the parcel is \$221,500.

The Department purchased a conservation easement on 21.5 acres of this property in 2003 at a cost of \$75,000. This easement purchase was funded by Natural Resource Damage Assessment (NRDA) Funds and a USFWS grant for coastal wetland protection. The currently proposed acquisition will include the entire 24.5-acre ownership including three acres not protected in the Department's 2003 easement. The property has 463 feet of lowland frontage on Lake Michigan along with frontage on the open marsh area known as Big Marsh. Additionally, there is a small intermittent stream that flows from Big Marsh to Lake Michigan through the subject. Acquisition will protect the natural values of the site for future generations, allow natural area management, prevent incompatible development within the project boundary, and provide area for public use.

The Statewide Natural Area program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural areas are used for study by elementary to college-age school groups and researchers. The Big and Little Marsh State Natural Area is located on Washington Island, off the tip of the Door County peninsula. The Big and Little Marsh area ranked eighth in importance of all Lake Michigan Coastal Wetlands (Department's Natural Heritage Inventory 2001 report) and features a lowland conifer swamp dominated by white cedar with balsam fir and tamarack, a large emergent aquatic marsh and a boreal rich fen. Sixteen rare plants and 11 species of endangered, threatened or special concern birds are found in the local area. Rare plants include the federally threatened dwarf lake iris, white adder's-mouth orchid, northern black currant, and northern bog sedge. To date at least eight rare species have been identified within the project boundary.

Purchase of this property will help protect the natural values and integrity of this Great Lakes Ecosystem, allow for natural area management and protect the site from development incompatible with the goals of the Natural Area program.

RECOMMENDATION: That the Board approve the purchase of 24.5 acres of land for \$166,125 for the Statewide Natural Area in Door County and accept donation of \$55,375 in land 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 |

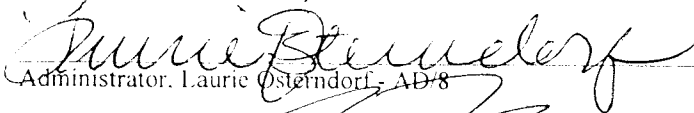
APPROVED:



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

Date

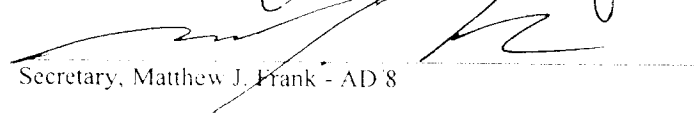
2-20-09



Administrator, Laurie Osterdorf - AD/8

Date

3/2/09



Secretary, Matthew J. Frank - AD 8

Date

3/12/09

- S. Miller - LF 6
- R. Steffes - LF 6
- L. Ross - AD 8
- S. Holtz - ER 6
- R. Kazmierczak - NER/Green Bay

DATE: February 20, 2009 FILE REF: NA 20017
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, Michael Davis Tract, File # NA 20017,
 Option Expires on May 10, 2009

1. PARCEL DESCRIPTION:

Statewide Natural Area
 Door County

Grantor:

Michael Davis and Susan Buchanan
 1826 East Elmdale Court
 Shorewood, WI 53211

Acres: 24.5
Price: \$166,125*
Appraised Value: \$221,500
Interest: Fee Title Purchase
Improvements: None

*Comment: The grantor is selling the 24.5-acre parcel to the Department for \$166,125; this includes a donation of value in the amount of \$55,375.

Location: The property is located in Door County 40 miles north of the City of Sturgeon Bay.

Land Description: The land is level to gently rolling.

<u>Covertype Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Lowland/Woodland	11.4
	Upland/Woodland	11.6
	Wetland	<u>1.5</u>
	TOTAL	24.5

Zoning: Single family residential and wetland
Present Use: Recreational
Proposed Use: Natural area protection and public recreation
Tenure: 10 years (The Department holds an Easement of Dedication on a portion of this property.)
Property Taxes: \$1,649.62
Option Date: February 9, 2009

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 24.5 acres of land from Michael Davis and Susan Buchanan for \$166,125 for the Statewide Natural Area in Door County. The owner is donating \$55,375 in land value to the Department (appraised value of the parcel is \$221,500). The Department purchased an Easement of Dedication on 24.5 acres of the property in 2003 at a cost of \$75,000. This easement purchase was funded by Natural Resource Damage Assessment (NRDA) Funds and a USFWS grant for coastal



wetland protection. The proposed acquisition will include the entire 24.5-acre ownership inclusive of three acres that were earlier excluded from the Department's 2003 easement for a possible new home construction. The property has 463 feet of lowland frontage on Lake Michigan along with frontage on the open marsh area known as Big Marsh. Additionally, there is a small intermittent stream that flows from Big Marsh to Lake Michigan through the subject. Acquisition will protect the natural values of the site for future generations, allow natural area management, prevent incompatible development within the project boundary, and provide area for public use.

The Statewide Natural Area program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural areas are used for study by elementary to college-age school groups and researchers. The Big and Little Marsh State Natural Area is located on Washington Island, off the tip of the Door County peninsula. The Big and Little Marsh area ranked eighth in importance of all Lake Michigan Coastal Wetlands (Department's Natural Heritage Inventory 2001 report) and features a lowland conifer swamp dominated by white cedar with balsam fir and tamarack, a large emergent aquatic marsh and a boreal rich fen. Sixteen rare plants and 11 species of endangered, threatened or special concern birds are found in the local area. Rare plants include the federally threatened dwarf lake iris, white adder's-mouth orchid, northern black currant, and northern bog sedge. To date, at least eight rare species have been identified within the project boundary.

The Department recommends purchase of this property to help protect the natural values and integrity of this Great Lakes Ecosystem, to allow for natural area management and to protect the site from development incompatible with the goals of the Natural Area program.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,900,000	\$1,106,487

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: 37,070.76
Acquisition Goal: 41,000
Percent Complete: 90.4%
Cost to Date: \$21,733,219

5. APPRAISAL:

Appraiser: David Steiro
Valuation Date: November 5, 2008
Appraised Value: \$221,500.00
Highest and Best Use: Single family residential

Allocation of Values:

- a. land: 24.5 acres @ \$7,000 per acre: \$171,500
- b. water frontage: \$ 50,000
- c. total: \$221,500
- d. market data approach used, four comparable sales cited
- e. adjusted value range: \$6,256.00 - \$7,994.00

Appraisal Review: Paul Scott - January 28, 2009

Comment: The appraiser accounted for the negative value impact of the existing conservation easement.

RECOMMENDED:

RES Steffes
Richard E. Steffes

2-20-09
Date

Joseph Wm. Renulle
Bureau of Legal Services

2/23/09
Date

Laurie Osterndorf
Laurie Osterndorf

3/3/09
Date

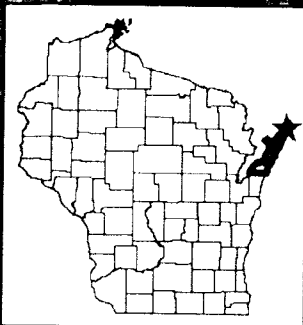
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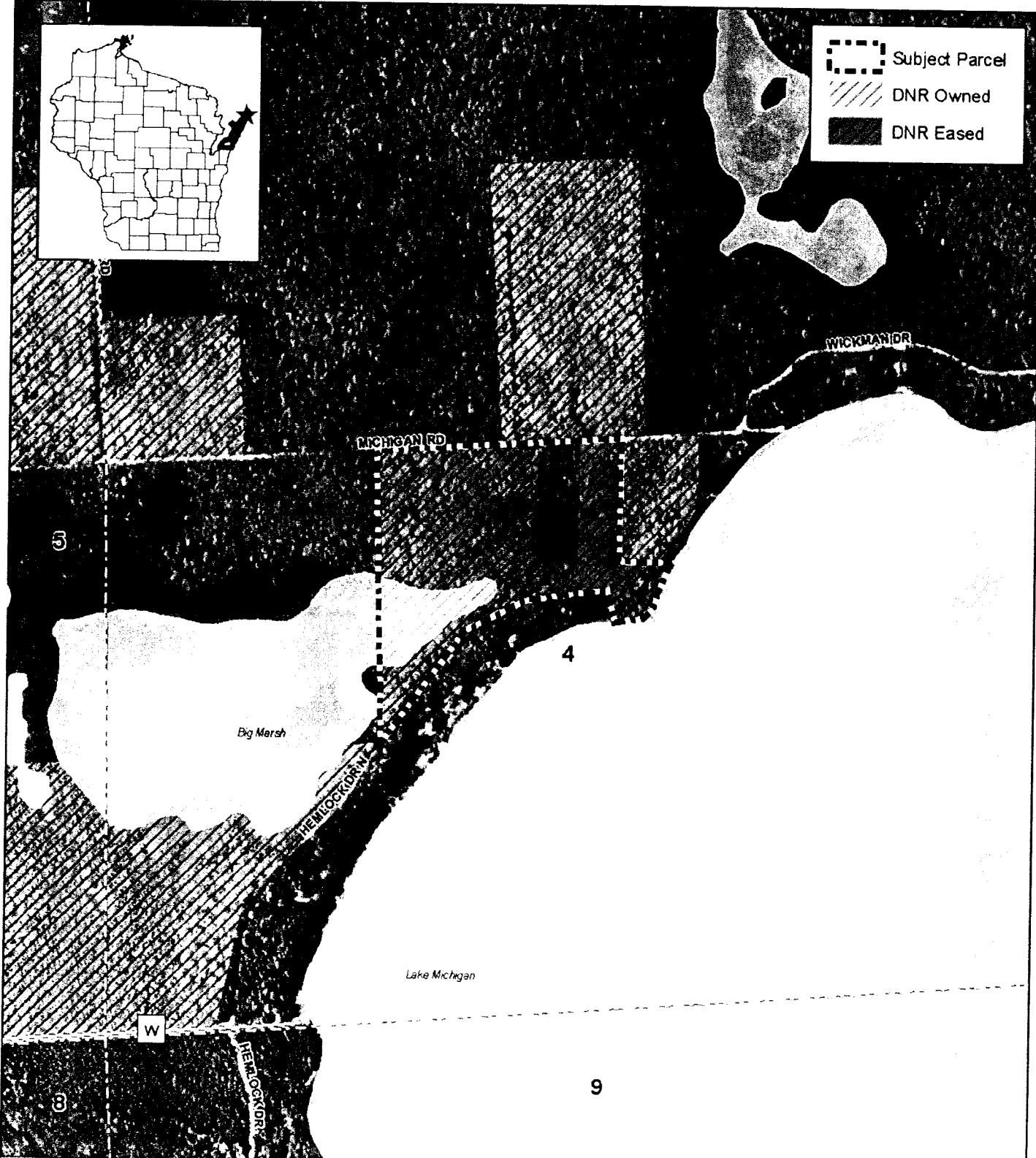
**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

Michael Davis Property

T33N R30E Sec 4, Town of Washington, Door County



	Subject Parcel
	DNR Owned
	DNR Eased



Created by Bureau of Facilities and Lands
Real Estate Section
February 16, 2009



