

Wisconsin Department of Natural Resources  
**Natural Resources Board Agenda Item**

**SUBJECT: Land Acquisition – Quincy Bluff and Wetlands Natural Area – Adams County**

**FOR: JUNE 2016 BOARD MEETING**  
**TO BE PRESENTED BY: Douglas J Haag**

**SUMMARY:**

The Department has obtained an option to purchase 20.05 acres of land from Craig Irely for \$185,000.00 for the Quincy Bluff and Wetlands Natural Area. The property is located five miles south of Adams, in Adams County. The land is located entirely within the Quincy Bluff and Wetlands Natural Area project boundary and is surrounded by Department lands on all four sides. The parcel is accessible to the public through 14<sup>th</sup> Ct. The item is being submitted because purchase price is \$150,000 or more.

Quincy Bluff and Wetlands Natural Area features a mosaic of natural communities, specifically, ecologically important black oak woodlands, pine barrens, sedge meadow, open bog, sand prairie and exposed cliffs. This diversity of communities provides habitat for many game animals and at least 16 endangered, threatened or special concern plants and animal species. Quincy Bluff and Wetlands Natural Area is a wild, landscape-scale property, consisting of more than 6,400 acres in the Central Sand Plains ecological landscape, occupying the bed of former Glacial Lake Wisconsin. It's a vast area of low, sandy ridges, seepage ponds, and wetlands situated between sandstone bluffs, mesas and buttes rising nearly 200 feet.

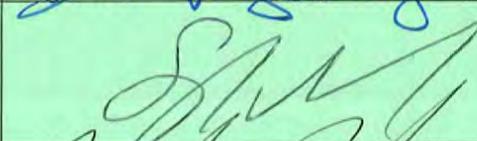
The 20.5 acre parcel will fill a gap in Department ownership in the Natural Area project, which will help facilitate land management, clean up an irregular property boundary and provide a large, contiguous block of public land for recreation, on this heavily-used property. The parcel is forested with black oak/jack pine woodland and a small pine plantation.

There is an existing metal building (shed) on the property. This will provide a storage unit for heavy equipment used regularly by the NHC and Wildlife programs, who jointly share management responsibility for the property. The shed has the amenities of electric, poured concrete floors, insulation, has a driven well and separate septic with office and bathroom area that contains a sink and shower. The property is also improved with a pre-fab house that is in good condition resting on concrete blocks. The Department will offer the house for sale and removal from the property.

**RECOMMENDATION:** That the Board approve the purchase of Craig Irely 20.05 acres of land for \$185,000.00 for Quincy Bluff And Wetlands Natural Area in Adams County.

**LIST OF ATTACHED MATERIALS (Check all that are applicable):**

- Background Memo
- Maps and Documents

Approved By	Signature	Date
C. Thompson Bureau Director		6-7-16
Sanjay Olson Division Administrator		6/10/16
Cathy Stepp, Secretary		6/8/16

CORRESPONDENCE/MEMORANDUM

DATE: May 23, 2016  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Craig Ireys Tract, File # NA 20145,  
 Option Expires 8/3/2016

FILE REF: NA 20145

1. PARCEL DESCRIPTION:

Quincy Bluff And Wetlands Natural Area  
 Adams County

Grantor:

Mr. Craig Ireys  
 2633 13th Drive  
 Adams, WI 53910

Acres: 20.05  
Price: \$185,000.00  
Appraised Value: \$76,200.00 (land) \$108,800.00 (Improvements)  
Interest: Fee Title Purchase  
Improvements: Yes (Pre-fab House & Metal Shed)

Location: The property is located five miles south of Adams, in Adams County.

Land Description: The subject land is gently rolling.

Covertypes Breakdown:

Type	Acreage
Water	0.50
Building Site	0.50
Wetland	2.50
Upland Woodland	16.55
Total:	20.05

Zoning: No County Zoning, Town Zoning is A-1; Ag, Shoreland & Wetland  
Present Use: residential/recreation  
Proposed Use: Public Recreation  
Tenure: 6 years  
Property Taxes: \$3,070.32 (Includes Improvements)  
Option Date: 5/3/2016

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

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The 20.5 acre parcel will fill a gap in Department ownership in the Natural Area project, which will help facilitate land management, clean up an irregular property boundary and provide a large, contiguous block of public land for recreation, on this heavily-used property. The parcel is forested with black oak/jack pine woodland and a small pine plantation.

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3. LAND MANAGEMENT:

The property is improved with a pre-fab house in good condition resting on concrete blocks. The Department will offer the house for sale and removal. The property is also improved with a shed that will be used on site to store/stage equipment to manage the 6,453.32-acres of the Quincy Bluff and Wetlands Natural Area project.

Management funding on the property will be provided by both the NHC and Wildlife programs. The property will be managed as a part of the larger Quincy Bluff and Wetlands Natural Area project.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,640,000.00	\$2,274,740.00

5. ACQUISITION STATUS OF THE QUINCY BLUFF AND WETLANDS NATURAL AREA:

Established: 1992  
Acres Purchased to Date: 6,323.20  
Acquisition Goal: 10,500.00  
Percent Complete: 60.22 %  
Cost to Date: \$4,688,114.87

6. APPRAISAL:

Appraiser: Phil Lepinski  
Valuation Date: January 04, 2016  
Appraised Value: \$76,200.00 (Land) \$108,800.00 (Improvements)  
Highest and Best Use: residential recreational ancillary use/potential for 2nd Res if subdivided

Allocation of Values:

- a. land: 20.05 acres @ \$3,800.50 per acre: \$76,200.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$170,510.00 - \$197,439.00 per acre

Appraisal Review:

Jolene Brod

Date:4/22/2016

Comments: The appraiser used four sales and one listing in the market data approach to value. One sale is from 2014, two sales are from 2013 and the last sale is the 2010 purchase of the subject property. The original range of values for the sales and listing was \$110,000-\$210,000. No adjustments were required for time, motivation or financial terms. A 10% downward adjustment was made to the listing. The appraiser then made adjustments for physical differences between subject property and sales. Adjustments were applied to both the land and improvements. After adjustments the rang of value was \$170,150-\$197,439. The appraiser chose an indicated value of \$185,000 for the market data approach to value.

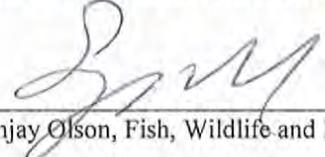
RECOMMENDED:

  
\_\_\_\_\_  
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

6-7-16  
Date

  
\_\_\_\_\_  
Richard W. Henneger, Bureau of Legal Services

6/7/16  
Date

  
\_\_\_\_\_  
Sanjay Olson, Fish, Wildlife and Parks Division Administrator

6/10/16  
Date

**LEGEND**

- Traverse .....
- Stable Road .....
- US or State Hwy .....
- County Trunk Hwy .....
- Town Road .....
- Fairway .....
- Railroad .....
- State Trl .....
- Interchange .....
- Highway Separation .....
- Interstate Highway No. .....
- US Highway No. .....
- State Highway No. .....
- County Highway Letter .....
- State Boundary .....
- County Boundary .....
- Civil Town Boundary .....
- Statute Mile .....
- Dike .....
- Hospital .....
- Airport .....
- County Seat .....
- Unincorporated Village .....
- Fish Hatchery .....
- Game Farm .....
- Public Home or Fish Gild .....
- Public Camp & Picnic Gild .....
- Range Station .....
- State Park .....
- County Park .....
- Wildcat Patches .....
- Hot Area .....
- Wetland .....

For location of public housing and fishing grounds please contact the Department of Natural Resources



**SECTION NUMBERING OF A TOWNSHIP**

1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35	36

**MILES OF HIGHWAY**  
as of Dec 31, 2010

STATE	14
COUNTY	37
TOWN ROADS	86
OTHER ROADS	9
TOTAL FOR COUNTY	146

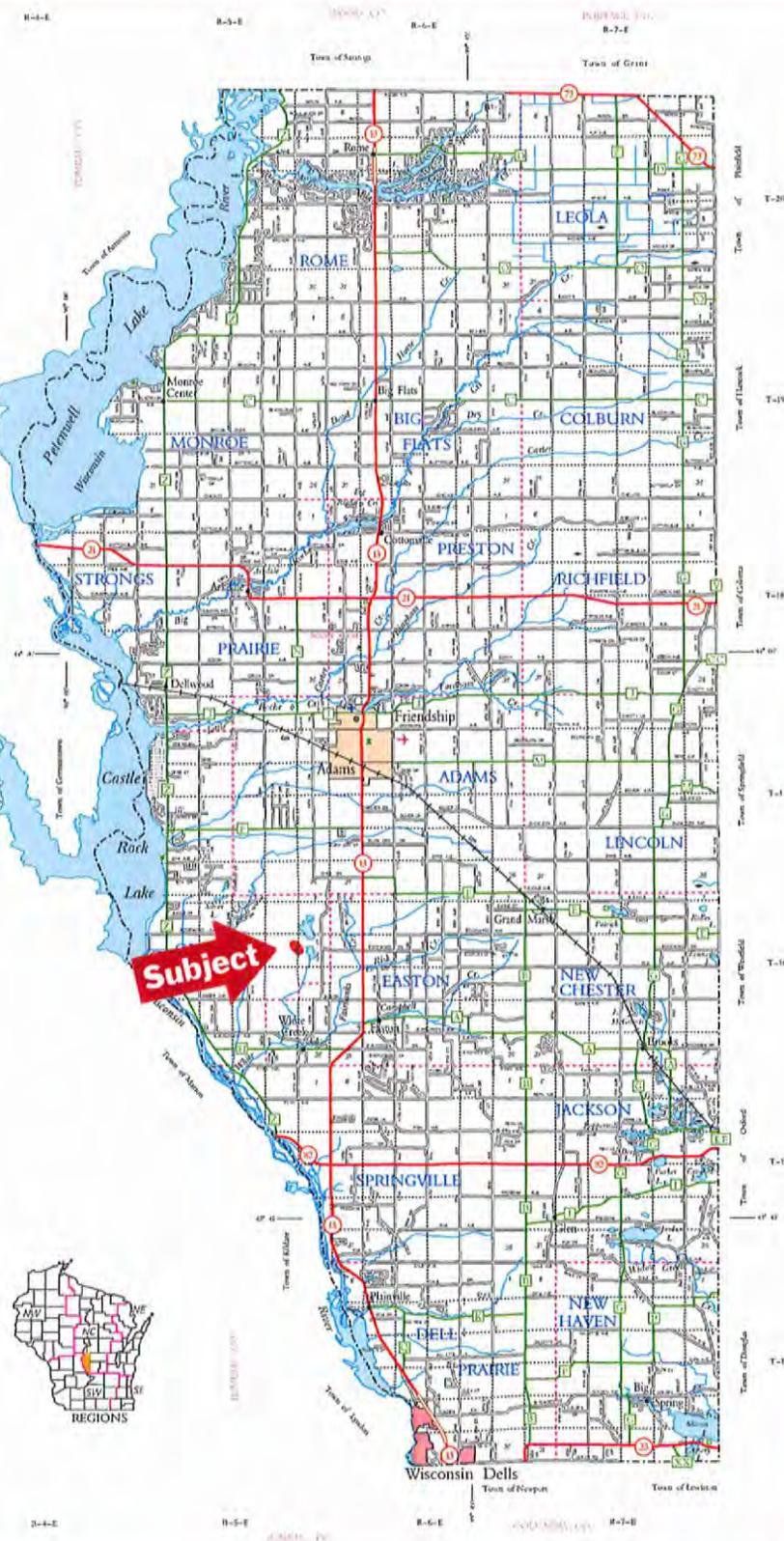
Land Area (2010 Census) — 145 sq mi  
Population (2010 Census) — 2,919  
County Seat .....

**ADAMS CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Madison, Wisconsin

SCALE 0 1 2 MILES

Created by  
JAN 2014  
See map for more details  
TRAFFIC UNIT



ADAMS, WIS.

ADAMS 1-10C

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# Craig Irey - Fee Title

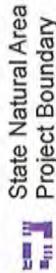
Quincy Bluff and Wetlands Natural Area

NA 20145

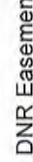
T16N R5E Sec 13  
Town of Quincy  
Adams County



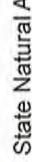
Project Boundary Not Subject to Act 20 JFC Review



State Natural Area Project Boundary



DNR Fee Title



DNR Easement



DNR Easement Closed to Public Access



State Natural Area

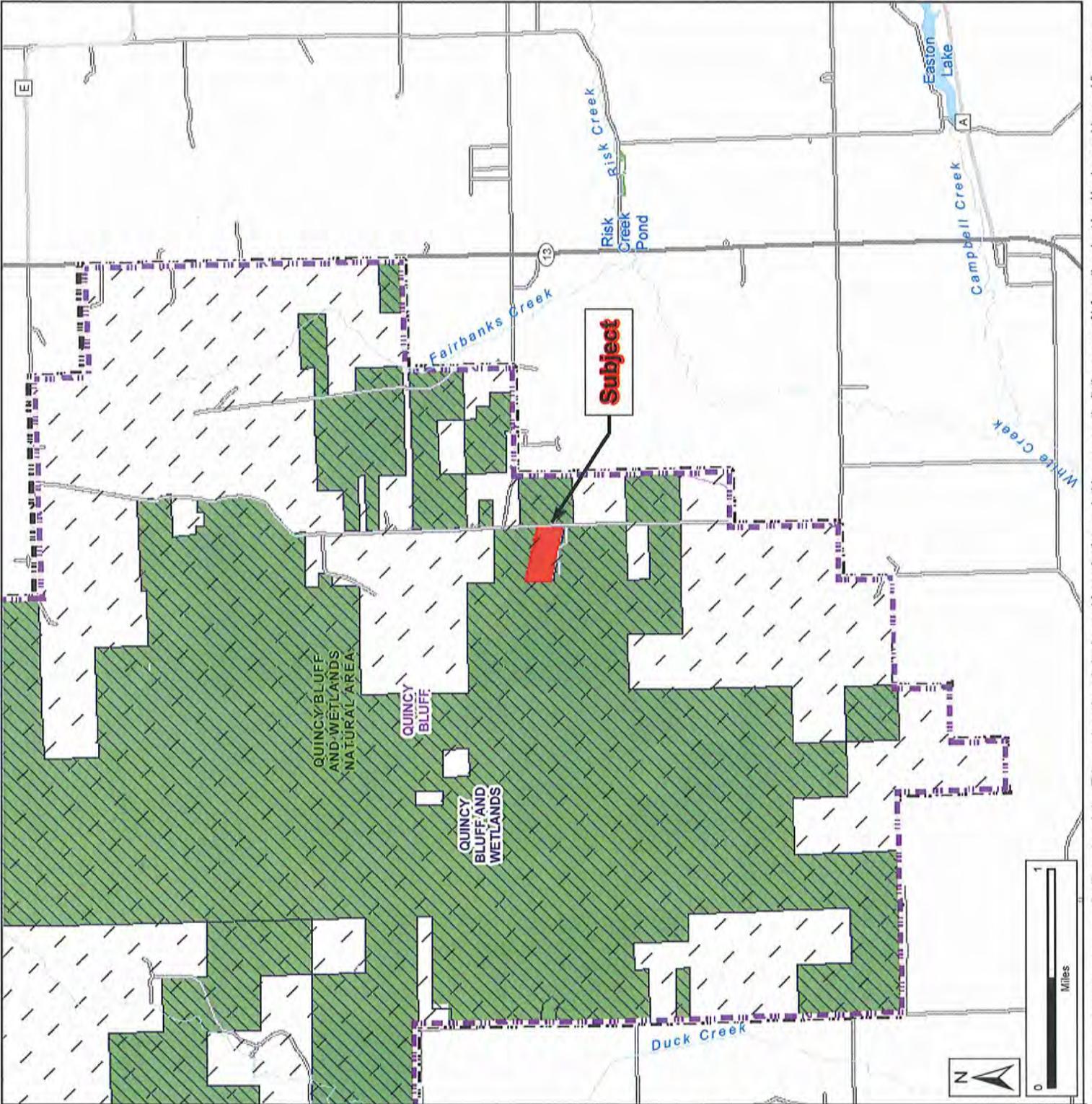


Regional View



Location of Property

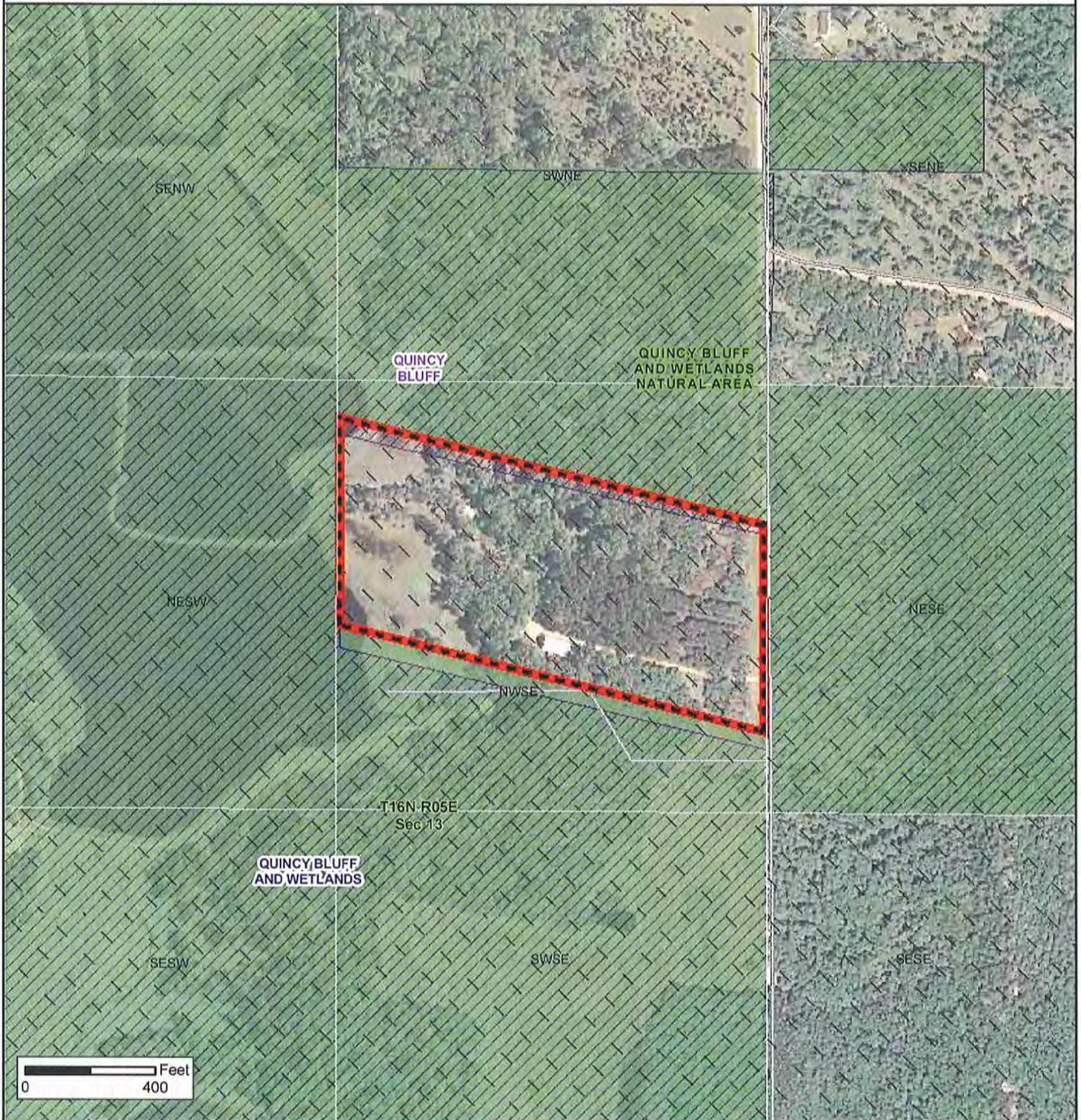
WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: May 17, 2016 .jst



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, completeness, or legality of the information depicted on this map.

# Craig Irey - Fee Title

T16N R5E Sec 13, Town of Quincy, Adams County



## Quincy Bluff and Wetlands Natural Area

 Subject

-  Project Boundary Not Subject to Act 20 JFC Review
-  SNA Project Boundaries
-  DNR Fee Title
-  State Natural Area
-  Section Boundary
-  QQ Section Boundary



May 17, 2016 jst

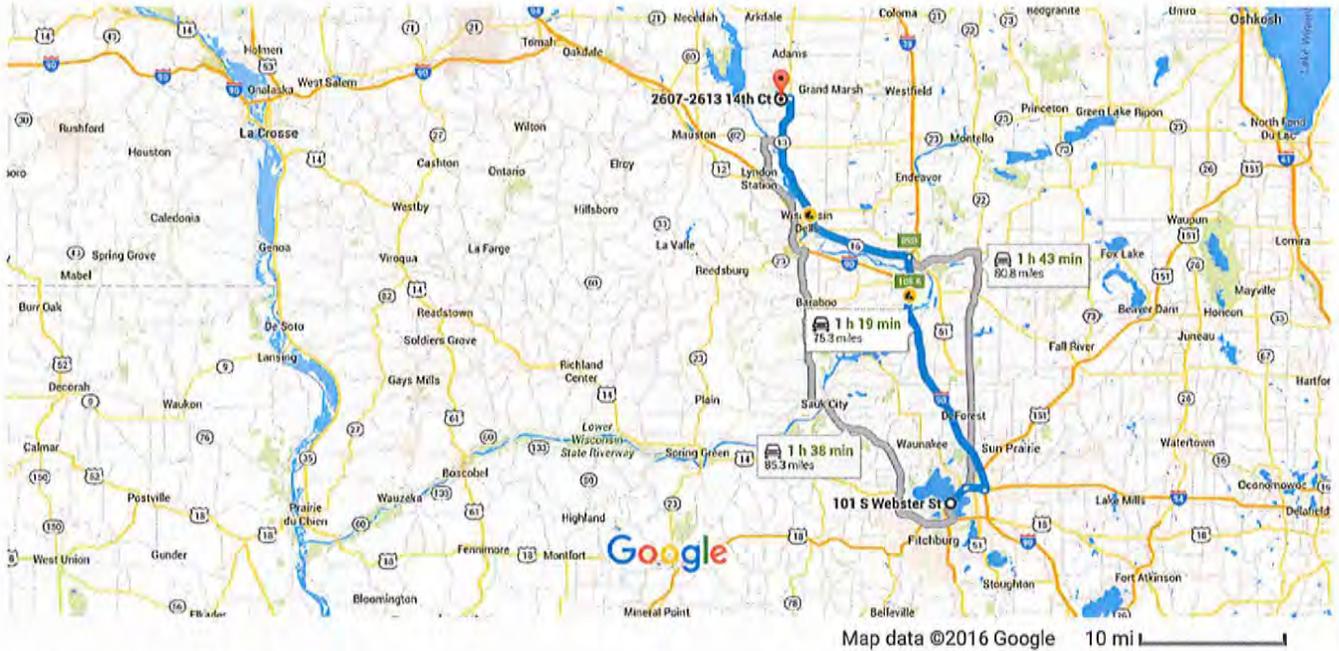
Real Estate Section  
Bureau of Facilities and Lands

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101 S Webster St, Madison, WI to 2607-2613 14th Ct, Adams, WI 53910

Drive 75.3 miles, 1 h 19 min



### 101 S Webster St

Madison, WI 53703

- ↑ 1. Head northwest on S Webster St toward E Main St 25 s (0.1 mi)
  
- Take I-90 W to WI-16 W/WI-16 Trunk W/W Wisconsin St in Portage. Take exit 89B from I-39 N** 40 min (41.0 mi)
  
- ↗ 2. Use any lane to turn right at the 2nd cross street onto E Washington Ave 2.9 mi
  
- ⤴ 3. Use the right lane to take the Wisconsin 30 E ramp to Interstate 94/Interstate 90 0.2 mi
  
- ↑ 4. Continue onto WI-30 E 2.6 mi
  
- ↙ 5. Use the left lane to merge onto I-39 N/I-90 W toward I-94 W/Wis Dells 29.3 mi  
📍 Continue to follow I-90 W
  
- ↘ 6. Use the right 2 lanes to take exit 108 A-108 B for I-39 N toward US-51/Wausau/Portage 0.9 mi
  
- ↑ 7. Continue onto I-39 N 4.8 mi

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- ↘ 8. Take exit 89B to merge onto WI-16 W/WI-16 Trunk W/W Wisconsin St toward WI-127/Wis Dells
 0.3 mi

**Follow WI-16 W/WI-16 Trunk W and State Hwy 13 N/WI-13 Trunk N to 14th Ct in Quincy**

38 min (34.2 mi)

- ⤴ 9. Merge onto WI-16 W/WI-16 Trunk W/W Wisconsin St
  - i Continue to follow WI-16 W/WI-16 Trunk W14.5 mi
- ↑ 10. Continue onto State Hwy 13 N/WI-13/WI-13 Trunk N
  - i Continue to follow State Hwy 13 N/WI-13 Trunk N18.2 mi
- ↶ 11. Turn left onto Edgewood Dr
 1.3 mi
- ↶ 12. Turn left onto 14th Ct
 0.2 mi

**2607-2613 14th Ct**

Adams, WI 53910

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Google Maps

