

SUBJECT: LAND ACQUISITION – STATEWIDE NATURAL AREA PROGRAM AND EMMONS CREEK FISHERY AREA – PORTAGE AND WAUPACA COUNTIES

FOR: MAY 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase a 5-acre parcel and an easement on 160 acres of land from Robert Welch and Debra Martin for \$257,000. The 5-acre fee title purchase is for the Emmons Creek Fishery Area and the easement is for the Statewide Natural Area Program. A U.S. Fish and Wildlife Service Kerner Blue Butterfly Habitat Conservation Plan grant will cover \$192,750 of the cost. The Stewardship fund will provide the balance of the cost.

The property is partly in Portage County and partly in Waupaca County about six miles west of Waupaca. The property lies between Hartman Creek State Park and the Emmons Creek State Fishery Area. Permanent protection of the property will help recover a Kerner Blue Butterfly (KBB) population within the Morainal Sands KBB Recovery Unit. This key property is an important link between Hartman Creek State Park KBB sites and additional sites within the adjacent Emmons Creek State Fisheries Area and Emmons Creek Barrens State Natural Area

Emmons Creek Barrens State Natural Area supports a semi-open savanna with scattered open-grown bur and white oaks. The dense patches of wild lupine provides favorable habitat for the federally endangered Kerner Blue Butterfly. The Welch/Martin property also provides habitat for six types of butterflies and one moth on the species of special concern list. This project will also help maintain the water quality of Emmons Creek. Emmons Creek contains Wisconsin's only inland anadromous brown trout spawning population.

The Welch/Martin property has operated since 1974 as the Waupaca Field Station (a not-for-profit organization) for the purpose of land restoration, research and education. Bird banding has occurred since 1974 and the field station works with the Department, U.S. Fish and Wildlife Service, U.S. Geological Service, Wisconsin DATCAP, and various universities to assist in research and conservation practices. The field station provides tours for schools and the Natural Resource Foundation. Purchase of the fee and easement parcel will protect the natural values of the site for future generations, allow for natural area management, and provide opportunities for public recreation, research, and education.

RECOMMENDATION: That the Board approve the purchase of five acres of land and an easement on 160 acres for \$257,000 for the Statewide Natural Area Program and Emmons Creek Fishery 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

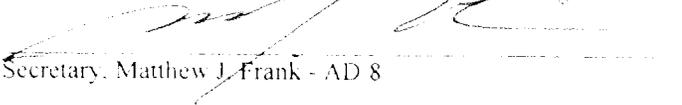
Date

5/6/2008


Administrator, Laurie Osterdorf - AD 8

Date

5/6/2008


Secretary, Matthew J. Frank - AD 8

Date

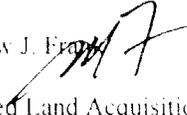
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- cc:
- S. Miller - LF 6
 - R. Steffes - LF 6
 - L. Ross - AD 8
 - S. Holtz - ER 6
 - R. Kazmierczak - NER Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: May 16, 2008 FILE REF: E-2107 & F1-2894

TO: Governor Doyle

FROM: Matthew J. Fromm 

SUBJECT: Proposed Land Acquisition, Welch Martin Tract, File # E-2107 & F1-2894,
Option Expires August 17, 2008

1. PARCEL DESCRIPTION:

Statewide Natural Area
Portage and Waupaca Counties

Grantor:

Robert Welch and Debra Martin
E110 Emmons Creek Road
Waupaca, WI 54981

Acre: 5 acres fee and 160 acres easement*

Price: \$17,000 (fee) and \$240,000 (easement) for a total of \$257,000

Appraised Value: \$257,000

Interest: Purchase in fee and easement.

Improvements: None

*Comment: Pending survey.

Location: The property is located in the Town of Belmont in Portage County and the Town of Dayton in Waupaca County about six miles west of Waupaca.

Land Description: The subject area is generally flat to gently rolling and with a steeper slope above Emmons Creek.

<u>Covertyp</u>	<u>Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
<u>Fee:</u>			
		Lowland Woodland	3.0
		Upland Woodland	2.0
		TOTAL	5.0
<u>Easement:</u>			
		Wooded Upland	80.0
		Restored Prairie Grassland	80.0
		TOTAL	160.0

Zoning: General Agriculture, and Natural Resource Preservation

Present Use: Recreational and Forest Production Land

Proposed Use: Resource Protection and Public Recreation

Tenure: 1990, 1992, March 26, 2007

Property Taxes: \$7,165.72

Option Date: April 19, 2008

Stewardship Land Access: The 5-acre fee title purchase will be open to hunting, fishing, trapping and other nature-based outdoor recreation. The primary purpose of the easement is to protect and manage Karner Blue Butterfly habitat. Public access rights have not been appraised and will not be acquired at this time. The Department will obtain a right-of-first-refusal and may purchase the remainder rights at some future date.



2. JUSTIFICATION:

The Department proposes to purchase five acres in fee and a 160-acre natural area easement from Robert Welch and Debra Martin for \$257,000 for the Emmons Creek Fishery Area and the Statewide Natural Area Program. A U.S. Fish and Wildlife Service Karner Blue Butterfly Habitat Conservation Plan grant will cover \$192,750 of the cost. The property is located partly in Portage County and partly in Waupaca County about six miles west of Waupaca. The Department will hold the right-of-first refusal on the 160-acre easement. This acquisition includes 1,314 feet of frontage on Emmons Creek, which is a coldwater stream that provides habitat for native brook trout and is Wisconsin's only inland anadromous brown trout spawning.

The Welch Martin property has been operated since 1974 as the Waupaca Field Station for the purpose of land restoration, research, and education. Much of the research focus is on the Karner Blue Butterfly. Student interns, teachers, and in-service training for local school districts also utilize the field station. The field station works with the Department, U.S. Fish and Wildlife Service, U.S. Geological Service, Wisconsin DATCAP, and various universities in research and conservation practices. Bird banding takes place in spring, fall and winter. The field station provides tours for schools and the Natural Resource Foundation.

Permanent protection of the property would help recover a Karner Blue Butterfly (KBB) population within the Morainal Sands KBB Recovery Unit. This project will contribute to achieving one of the 13-range-wide recovery goals for Wisconsin. The project will help provide sufficient habitat for restoration of a large viable metapopulation and will be especially beneficial in helping to create important dispersal corridors to connect KBB habitat patches on that property with other suitable habitat in the complex including park and fishery lands. This key property is an important link between Hartman Creek State Park KBB sites and additional sites within the adjacent Emmons Creek State Fisheries Area and the State Natural Area. Over 400 Karners have been found on the Field Station property during a summer flight period. The Wisconsin KBB Statewide HCP has 40 partners that are significant players in the implementation of the conservation plan for the butterfly. Protection of this property would further foster HCP partner participation in KBB recovery efforts. Of the cost of \$257,000, \$192,750 or 75% will be provided via federal funding.

Emmons Creek Barrens State Natural Area supports a semi-open savanna with scattered open-grown bur and white oaks. The dense patches of wild lupine provides favorable habitat for the federally endangered Karner Blue Butterfly. Plant and animal communities found on the Welch Martin property include fast-cold-hard stream, sand prairie grassland, sand barrens, alder thicket, oak barrens, southern tamarack-hardwood swamp, and central pine-oak forest. Also present are a 59-acre white pine plantation and a 1-acre stand of Japanese larch. Extensive savanna barrens restoration has been conducted and additional work will occur on easement land.

The diversity of high quality habitats provides for a diversity of wildlife. A survey of fauna documented at the Field Station include 38 species of mammals, 253 species of birds, 20 species of herptiles, and 59 species of butterflies. Six butterflies and one moth found on the property are on the species of special concern list. Species of greatest conservation need found on the property include red-headed woodpecker, whip-poor-will, field sparrow, grasshopper sparrow, red-shouldered hawk and wood turtle.

The Department recommends purchase of fee and easement area to protect the natural values of the site, specifically to recover the Karner Blue Butterfly population, to allow for natural area management, to provide opportunities for public education and recreation, and to protect the site from development incompatible with the goals of the Statewide Natural Area program. The five acres will be open for public hunting, fishing, trapping and other nature-based recreation. The primary purpose of the easement is to protect and manage Karner Blue Butterfly habitat. Public access rights have not been appraised and will not be acquired at this time. The Department will obtain a right-of-first-refusal and may purchase the remainder rights at some future date. Because the easement parcel is extensively used for educational purposes, is an important component of the Morainal Sands KBB Recovery Unit, and due to the availability of 75% federal cost sharing specifically for KBB habitat protection the Department feels acquiring this easement without public access is justified.

3. FINANCING:

Stewardship and U.S. Fish and Wildlife Service Karner Blue Butterfly Habitat Conservation Plan grant funds are anticipated for this acquisition:

Karner Blue Butterfly Grant Funds allotted to the program:	\$1,662,000	Karner Blue Butterfly grant Balance after proposed transaction:	\$76,125
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Stewardship Funds allotted to Natural Area program:	\$1,760,000	Stewardship Balance after proposed transaction:	\$32,866
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4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: 35,900
Acquisition Goal: 41,000 Acres
Percent Complete: 88%
Cost to Date: \$19,926,411

5. APPRAISAL:

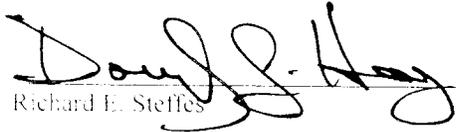
Appraiser: David Sterio (Private Appraiser)
Valuation Date: February 16, 2008
Appraised Value: \$257,000
Highest and Best Use: Rural residential and recreation

Allocation of Values:

- a. fee land: 5 acres @ \$3,400 per acre: \$ 17,000
- b. easement land: 160 acres @ \$1,500 acre: \$240,000
- c. total: \$257,000
- d. market data approach used, three comparable sales cited
- e. adjusted value range: \$3,363 to \$3,569 per acre

Appraisal Review: Ron Olson April 16, 2008

RECOMMENDED:


 Richard E. Steffes

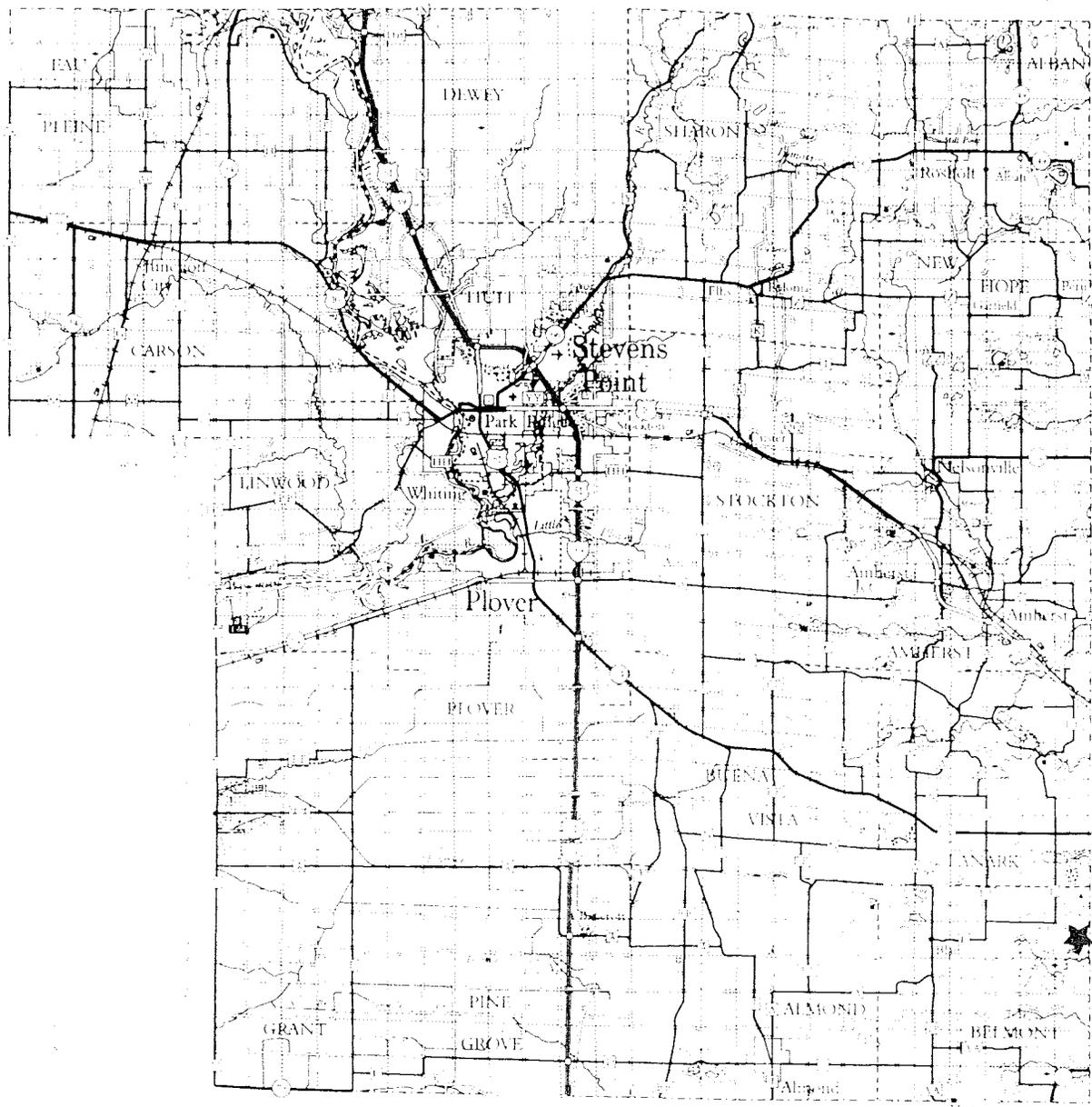
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 Bureau of Legal Services

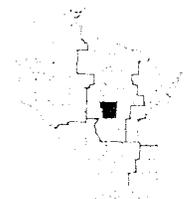
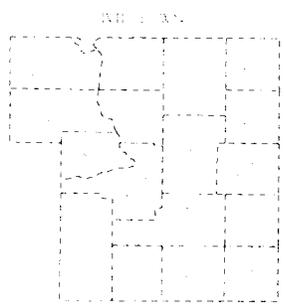
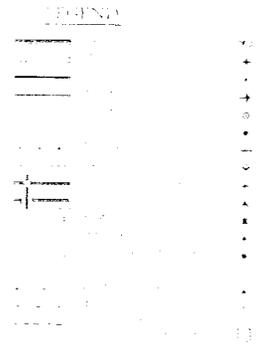
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 Laurie Ostendorf

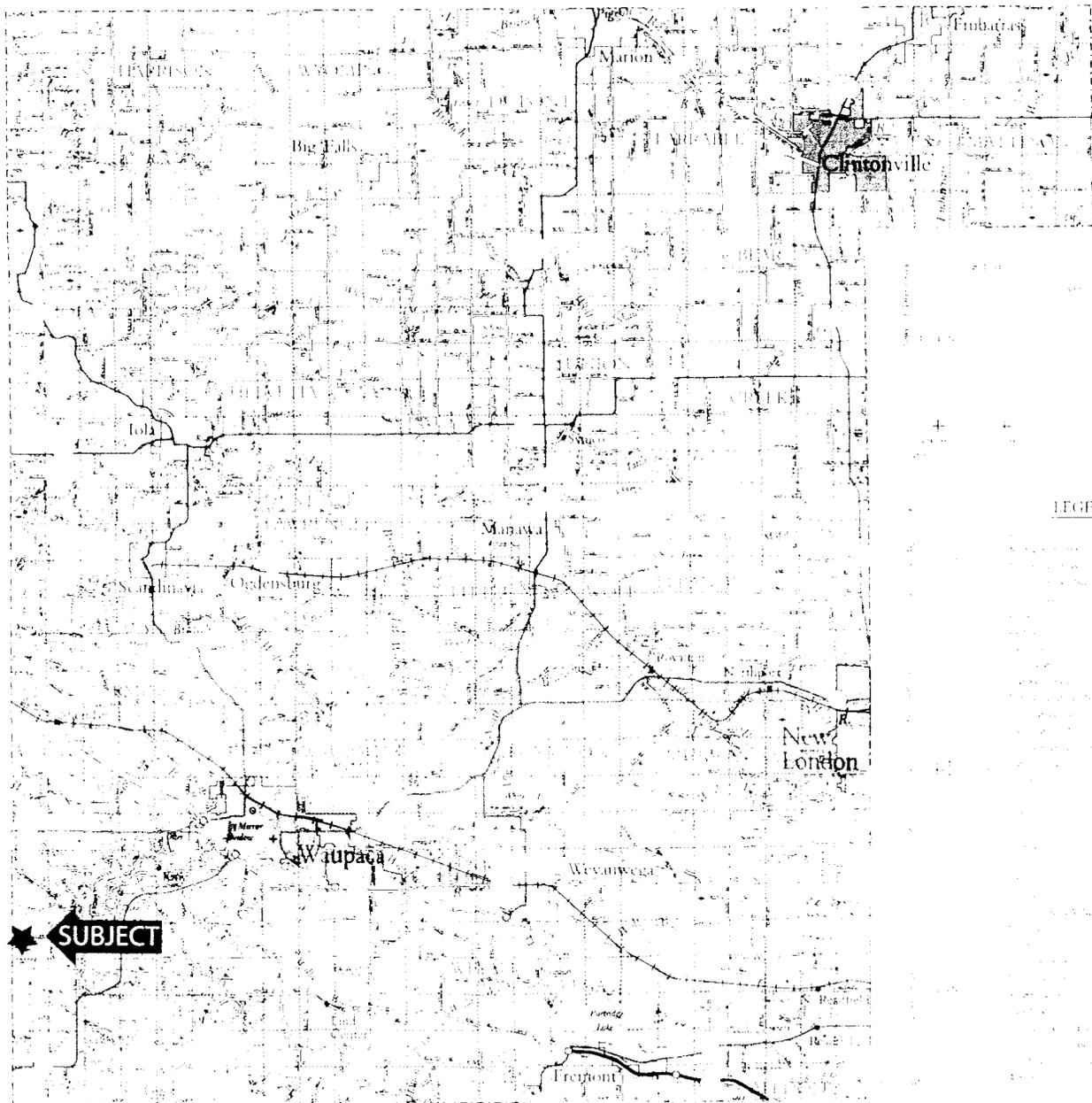
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← SUBJECT



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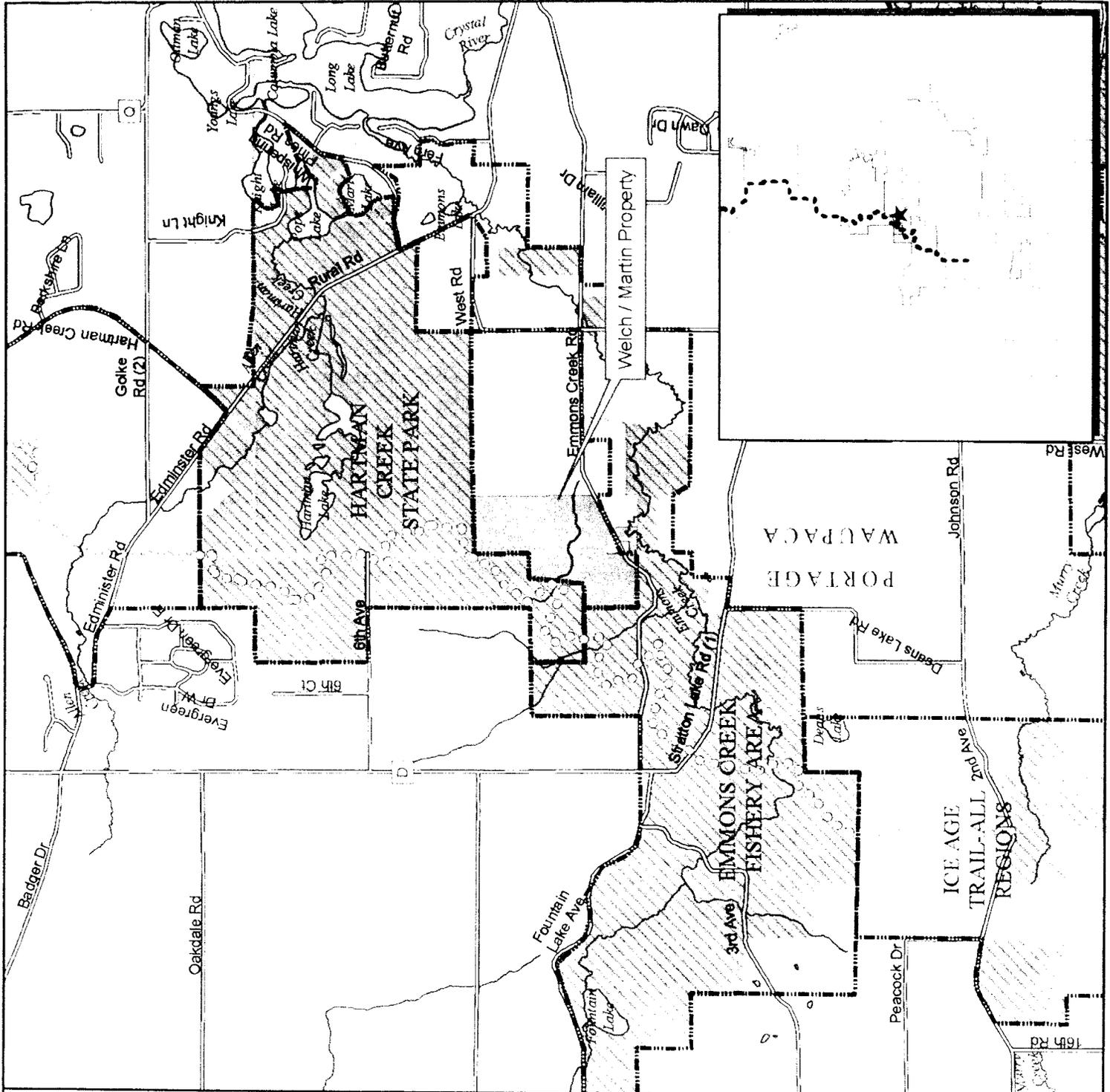
WAUPACA CO

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Welch / Martin Property

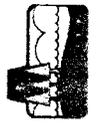
Emmons Creek Fishery Area & Statewide Natural Area

- Subject Property
- WDNR Owned
- WDNR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water



This map was prepared by the Wisconsin Department of Natural Resources, Bureau of Facilities and Lands, in cooperation with the Wisconsin Department of Transportation, Bureau of Planning and Design. The map shows the project boundary for the Emmons Creek Fishery Area and Statewide Natural Area. The map also shows the location of the Welch / Martin Property, Hartman Creek State Park, and the Ice Age Trail. The map was prepared using data from the Wisconsin Department of Natural Resources, Bureau of Facilities and Lands, and the Wisconsin Department of Transportation, Bureau of Planning and Design.

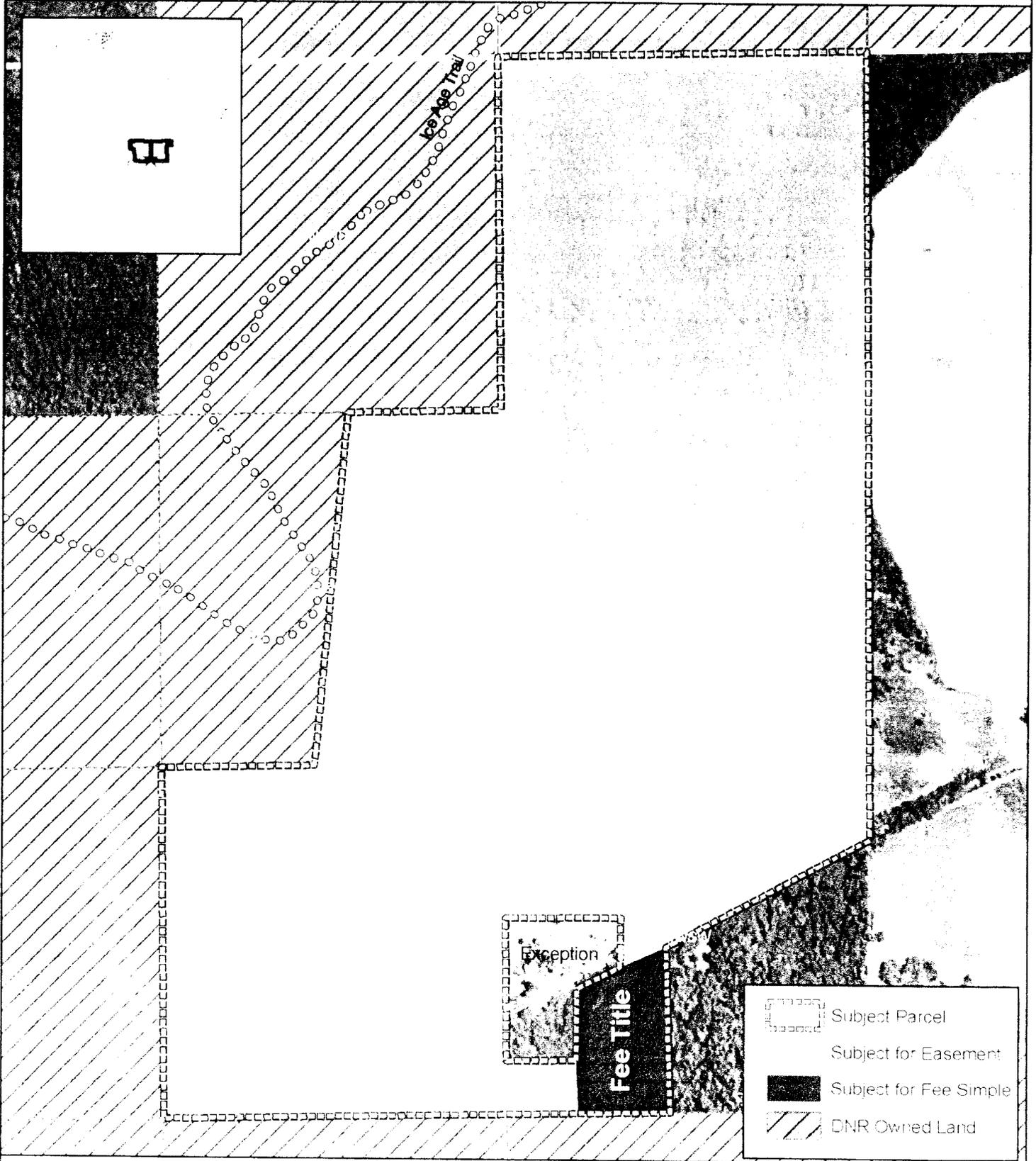
STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

Welch / Martin Property

T 21N R 11E & 10E Sections 12 & 7, Towns of Belmont and Dayton, Portage and Waupaca County



0 425 850 1,700 2,550 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
April 16, 2008

