Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3. C. 4

SUBJECT: LAND ACQUISITION AND BOUNDARY EXPANSION – HARRINGTON BEACH STATE PARK– OZAUKEE COUNTY

FOR: DECEMBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 54 acres of land from Family Enterprises for $406,000 and a 10-acre parcel from Michael Ansay, etal for $240,000 both for the Harrington Beach State Park in Ozaukee County. The item is being submitted because the purchase prices exceed $150,000. Both transactions are with the same family and the parcels abut in the northwest corner of the park. Approximately three acres of the 10-acre Ansay parcel are outside the project boundary and if approved for acquisition, the boundary will be expanded to include these three acres.

The parcels are located about eight miles north of Port Washington to the west of state ownership. The land is valuable for the protection of open space and grassland bird habitat, as well as for providing additional lands for hiking, bird watching, hunting, nature study and interpretive nature trails for the park. There are presently about 235 acres of grassland and shrub carr/wetland in the park. These additional 64 acres, combined with the existing state ownership, would create a 299-acre block of land for grassland species. Most grassland, bird species require a minimum of 300 acres to support viable populations.

In 2004, the Natural Resources Board approved the Master Plan for Harrington Beach State Park a 700-acre all-season property located in Southeast Wisconsin in Ozaukee County. The park is located 32 miles north of Milwaukee and one mile east of Interstate 43. It is within a one-hour drive of forty percent of the state's population and within 127 miles of eleven million people. The park is one of the most heavily used day-use-only properties in the state parks and forests system with approximately 125,000 visitors. Visitation at this park is expected to double in 2009 with the completion of the 75-site campground now under construction.

RECOMMENDATION: That the Board approve the purchase of a 54-acre parcel for $406,000 acres and a 10-acre parcel for $240,000 for Harrington Beach State Park in Ozaukee County; and approve the expansion of the project boundary to include the acquisition.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

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

Administrator, Laurie Osterndorf - AD/8 — Date 11/12/08

Secretary, Matthew J. Frank - AD/8 — Date 11/19/08

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
D. Schuller - PR/6
G. McCutcheon – SER/Milwaukee

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: November 11, 2008 FILE REF: PR 40019 & PR 40020

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Family Enterprises Tract, File # PR 40019 and Michael Ansay Tract, File # PR 40020
Option Expires January 19, 2009 – Family would like to close prior to end of 2008

1. PARCEL DESCRIPTION:

Harrington Beach State Park
Ozaukee County

Grantor:

Family Enterprises (Michael Ansay)
c/o Neil Tiziani
101 East Grand Avenue, Suite 11
Port Washington, WI 53074

Acres: 54 and 10 acres (64 acres in total)
Price: $406,000 and $240,000 ($646,000 total cost)
Appraised Value: PR-40019 ($432,000.00 and $406,000); PR-40020 ($240,000)
Interest: Fee Title Purchase
Improvements: House, Barn, Shed

Location: The property is located in Ozaukee County eight miles north of Port Washington in the Town of Belgium

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

Covertype Breakdown:	Type:	Acreage:
	Croplands/Low Grasses	62
	Building Site	2
	TOTAL	64

Zoning: Agriculture and Residential
Present Use: Recreation and Investment
Proposed Use: Scenic Protection and Public Recreation
Tenure: 13 years
Property Taxes: $3,447
Option Date: November 4, 2008
Stewardship Land Access: This property will be open to the public for most nature-based outdoor recreational activities to include hunting, nature study, and cross-country skiing. It is anticipated the land will be open for the nine-day gun/deer season and late archery season.

2. JUSTIFICATION:

The Department has obtained an option to purchase 54 acres of land from Family Enterprises for $406,000, as well as a 10-acre parcel from Michael Ansay, etal for $240,000 both for the Harrington Beach State Park in Ozaukee County. The parcels are located in Ozaukee County about eight miles north of Port Washington in the Town of Belgium and are both to the west of existing state ownership. They are valuable for the protection of grassland in southeastern Wisconsin as well as providing additional lands for

hiking, bird watching, hunting, nature study and interpretive nature trails. The grasslands of Harrington Beach are classified as old field intermixed with wetland swales that include wet meadow and shrub carr. There are presently about 235 acres of grassland and shrub carr/wetland in the park. These additional 64 acres, combined with the existing state ownership, would create a 299-acre block of land for grassland species. Most grassland, bird species require a minimum of 300 acres to support viable populations.

In addition to the preservation and establishment of the grasslands, this acquisition will provide additional acreage for deer hunting. The property in this acquisition adjoins lands that are currently not open to hunting. With the addition of this property, the park may be able to open additional acreage to hunting that is closed currently. The deer hunting opportunities that are provided for the public are the regular nine-day season (muzzleloader only), the ten-day muzzleloader season and the late archery season. Hunting will continue in the park when the campground is built. This additional acreage will ensure a safe and quality hunt.

Without the additional acreage, it could be difficult for the old field grassland with the current boundary to sustain grassland nesting species. In addition, it would be difficult to develop the park with the recreational opportunities residents of Wisconsin, particularly southeastern Wisconsin, are requesting. The land within the expanded boundary area is currently zoned agricultural. This land is within ½-mile of I-43 and, therefore, is very susceptible to changes in land use, some of which might not be compatible with the park. If the land is not acquired, the park could be impacted in the future by adjoining development.

In 2004 the Natural Resources Board approved the Master Plan for Harrington Beach State Park a 700-acre all season property located in southeast Wisconsin in Ozaukee County. The park is located 32 miles north of Milwaukee and one mile east of Interstate 43. It is within a one-hour drive of forty percent of the state's population and within 127 miles of eleven million people. The park is one of the most heavily used day-use-only properties in the state parks and forests system with approximately 125,000 visitors. The Department is in the process of developing a 75-site campground. When completed in 2009, the Department expects the number of visitors to double.

The Department recommends the acquisition of these parcels to the west of the existing state ownership and within the project boundary. This purchase would provide an opportunity to create a large grassland habitat, consolidate state ownership and provide land for hiking, bird watching, hunting, nature study and interpretive nature trails. The park entrance is less than ¼-mile east along CTH "D." Since the house on the property is more than 100 years old, the Department proposes to remove it and restore the area to a natural condition.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transactions:
$6,164,642	$286,730

4. ACQUISITION STATUS OF THE HARRINGTON BEACH STATE PARK:

Established: 1966
Acres Purchased to Date: 707.42
Acquisition Goal: 827
Percent Complete: 85.54
Cost to Date: $1,002,335

5a. APPRAISAL (54-acre parcel):

Appraiser: Michael Stone
Valuation Date: June 16, 2008
Appraised Value: $432,000
Highest and Best Use: Two Residential Lots

Allocation of Values:
a. land: 54.00 acres @ $8,000 per acre: $432,000.00
b. market data approach used. three comparable sales cited
c. adjusted value range: $7,565 to $8,873

Appraisal Review: Phil Lepinski - October 10, 2008

Appraiser: S. Steven Vitale and Tim Leberman
Valuation Date: June 17, 2008
Appraised Value: $406,000
Highest and Best Use: Two Residential Lots

Allocation of Values for the 7 acres of R-1 zoned land:

a.	land: 7 acres @ $23,000 per acre:	$161,000
b.	land: 47 acres @ $5,000 per acre:	$235,000
c.	improvements:	$ 10,000
d.	total:	$406,000

e. market data approach used. R-1 and A-1 zoned land valued at $23,000 and $5,000 per acre, respectively

5b. APPRAISAL (10-acre parcel):

Appraiser: Michael Stone
Valuation Date: June 16, 2008
Appraised Value: $240,000
Highest and Best Use: Residential

Allocation of Values:

a.	land: 10 acres @ $14,000 acre:	$140,000
b.	improvements:	$100,000
c.	total:	$240,000

d. cost and market data approach used.

Appraisal Review: Paul Scott – September 22, 2008

RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville
Bureau of Legal Services — Date 11/11/08

Laurie Osterndorf — Date 11/11/08

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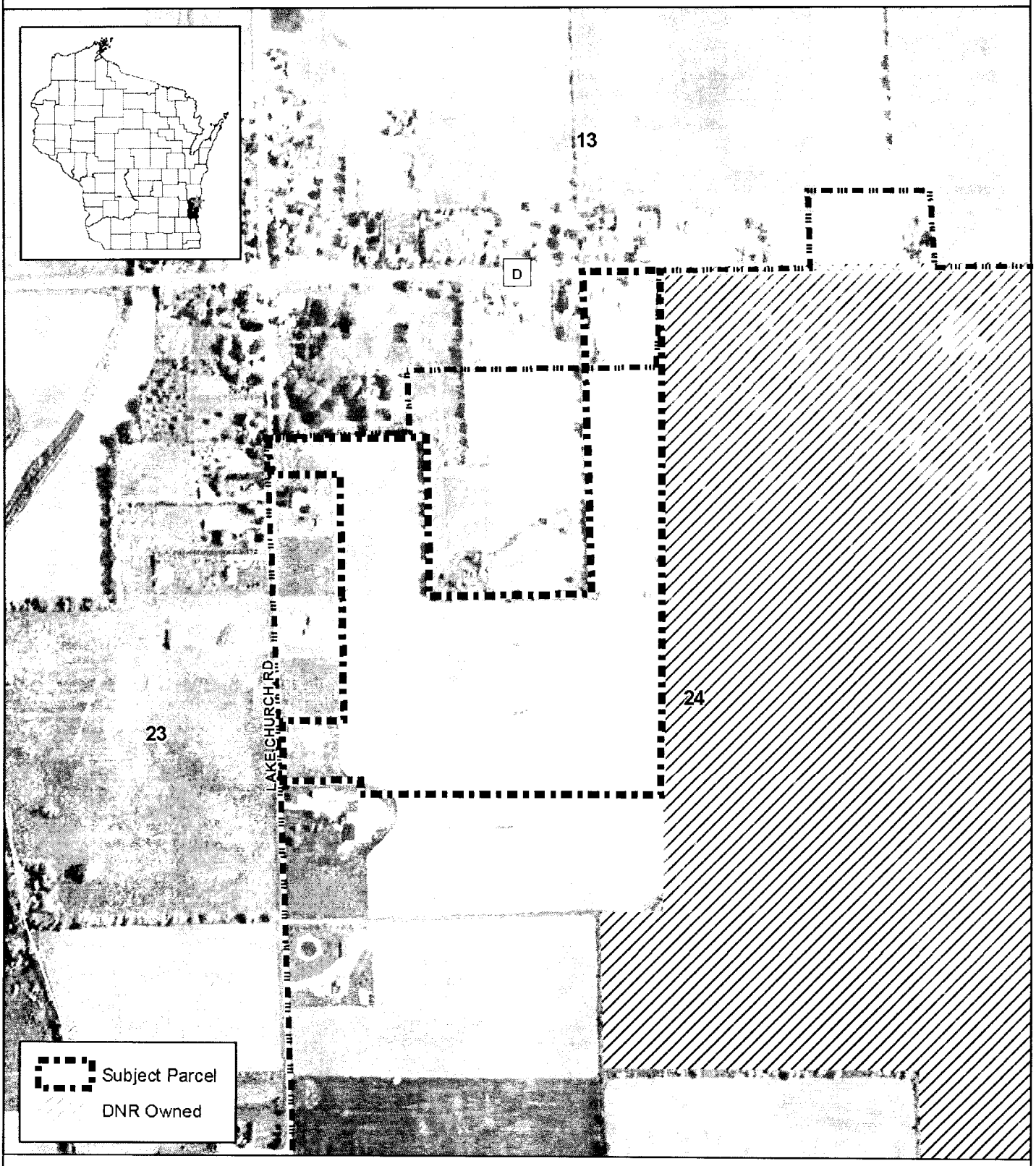
Michael Ansay and Family Enterprises Property

T 12N R 22E Section 24, Town of Belgium, Ozaukee County



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Created by Bureau of Facilities and Lands
Real Estate Section
October 27, 2008

Michael Ansay and Family Enterprises Property

Harrington Beach State Park

Subject Property

WDNR Owned

Project Boundary

0 1,000 Feet

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool, it is a listing of all DNR real estate transactions that have occurred on these lands over time.

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site:

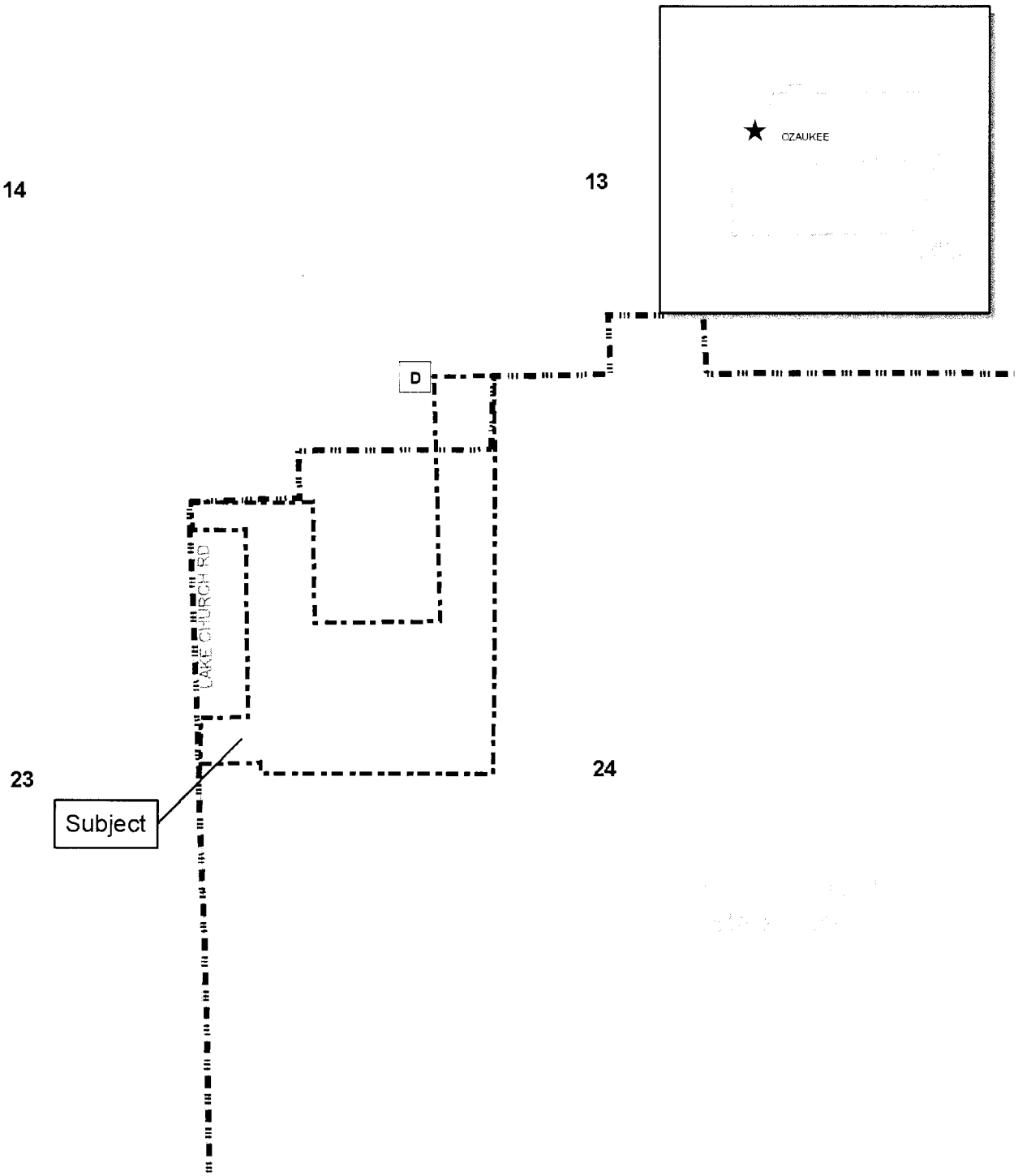
http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

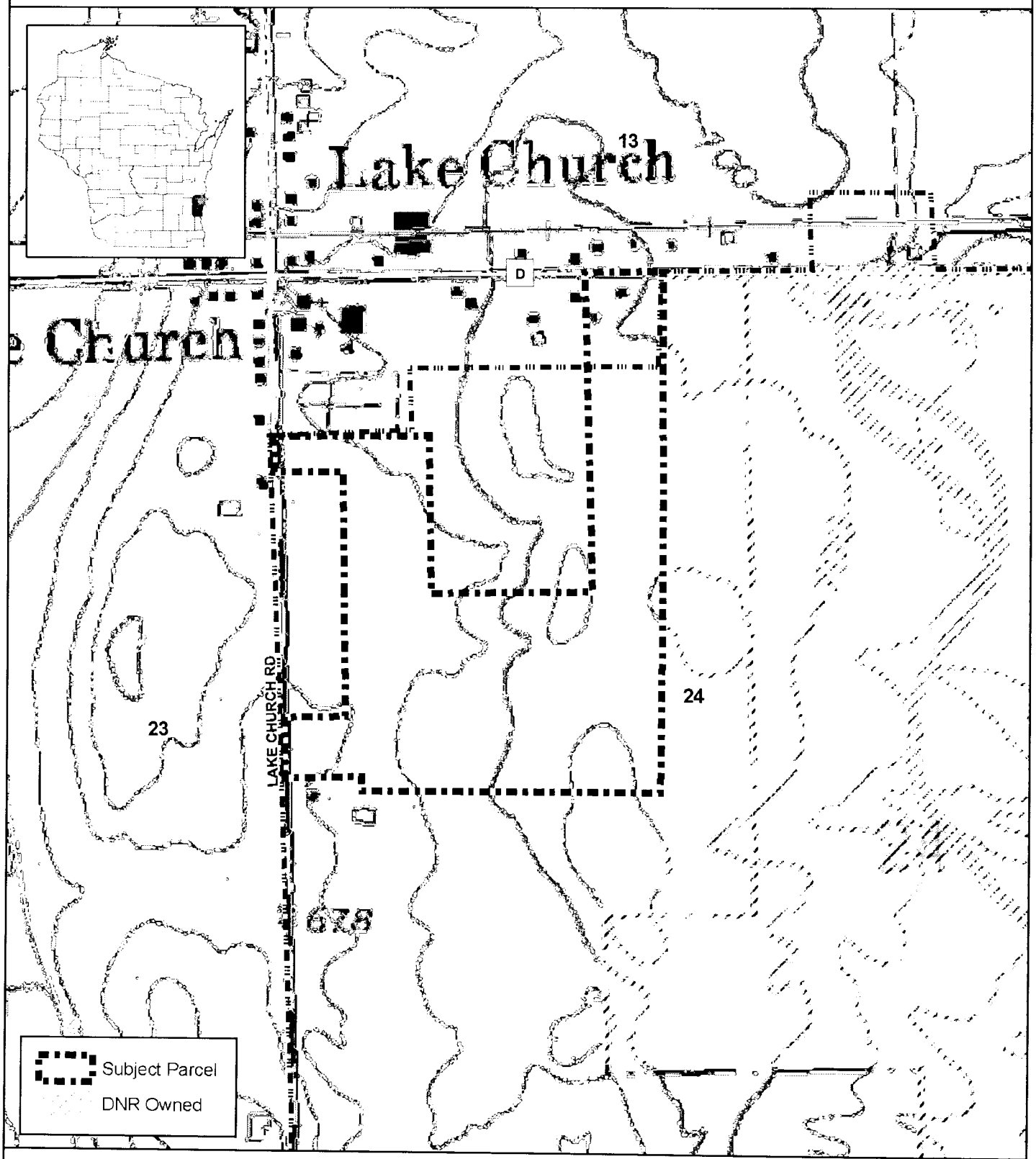
Bureau of Facilities and Lands

November 7, 2000



Michael Ansay and Family Enterprises Property

T 12N R 22E Section 24, Town of Belgium, Ozaukee County



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