

SUBJECT: Land Acquisition, Partial Donation, and Project Boundary Modification – Lost Creek Bog Natural Area – Bayfield County

FOR: APRIL 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 228 acres of land from Bayfield Regional Conservancy appraised at \$353,000 in a bargain-sale transaction for a price of \$176,045 the Lost Creek Bog Natural Area in Bayfield County. The item is being submitted because the purchase price exceeds \$150,000, because it involves a partial donation and because a project boundary modification is needed. Federal funding will be used for the Department's purchase price while Bayfield Regional Conservancy is receiving a Stewardship grant for half the land value.

The parcel includes approximately one mile of frontage on both banks of Lost Creek Number Two, a class III trout stream producing self-sustaining, anadromous brook trout. Lost Creek Number Three is a warm water drainage stream also located on the property. The Lost Creek Bog State Natural Area is a coastal wetland of approximately 250 acres of open marsh and a high quality carex bog.

The natural area contains an exemplary Lake Superior shore fen and the rare lake cress is common at this site. Lost Creek Bog is also a WDNR priority coastal wetland and a priority peatland community. Ownership will protect the natural values of the site, protect the coastal wetlands and water quality in the Lost Creek watershed and provide access to the natural area.

Lost Creek Bog Natural Area was established in 1993 to protect a Lake Superior coastal wetland ecosystem. Wisconsin's Land Legacy Report, which outlines places of statewide ecological and conservation importance, identifies the drowned river mouths of Lost Creek as a "Legacy Place." The bays of these streams and their surrounding uplands support mosaics of high quality natural communities including: coastal fen, coastal bog, tamarack swamp, dry pine forest, sand spit, beach and dune. In addition to providing important spawning habitat, these areas harbor many rare plants, birds, and insects.

Acquisition of this property will connect two high quality conservation sites - The Lost Creek Bog State Natural Area and the Lost Creek Gorge High Conservation Value Forest designated within the Bayfield County Forest - and will protect the upstream habitat for this bog, as well as habitat for marsh, alder thickets, and populations of several state species of concern present in the natural area. The transaction will provide acreage for public hunting, fishing, trapping, cross country skiing and hiking by the general public.

RECOMMENDATION: That the Board approve the purchase of 228 acres of land for \$176,045 for Lost Creek Bog Natural Area; that the Board approve the expansion of the project boundary to include this parcel; and that a certificate of appreciation be sent to Bayfield Regional Conservancy and that an expression of appreciation be made a part of the official records of the Natural Resources Board

LIST OF ATTACHED MATERIALS:

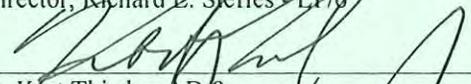
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



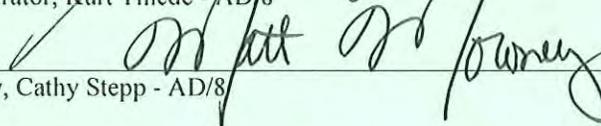
Real Estate Director, Richard E. Steffes - LF/6

3-27-12
Date



Administrator, Kurt Thiede - AD/8

3-30-12
Date



Secretary, Cathy Stepp - AD/8

4-2-12
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- R. Schroeder – ER/6
- W. Smith – NOR

CORRESPONDENCE/MEMORANDUM

DATE: March 27, 2012 FILE REF: NA 20081
TO: Scott Walker
FROM: Cathy Stepp
SUBJECT: Proposed Land Acquisition, Bayfield Regional Conservancy Tract, File # NA 20081, Approval requested by May 11, 2012

1. PARCEL DESCRIPTION:

Lost Creek Bog Natural Area
Bayfield County

Grantor:

Bayfield Regional Conservancy (BRC)
c/o Ellen Kwiatkowski, Executive Director
P.O. Box 410
Bayfield, WI 54814

Acres: 228.00
Price: \$176,045
Appraised Value: \$353,000 and \$479,000
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Bayfield County 1.5 miles West of Cornucopia

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

Covertypes Breakdown:

Table with 2 columns: Type, Acreage. Rows include Upland Woodland (223), Wetland (5), and Total (228).

Zoning: Forestry
Present Use: Timber and Investment
Proposed Use: Recreation and Conservation
Tenure: 10 years
Property Taxes:
Agreement Date: March 27, 2012

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 agreement to purchase 228 acres of land from Bayfield Regional Conservancy appraised at \$353,000 in a bargain-sale transaction for a price of \$176,045 the Lost Creek Bog Natural Area in Bayfield County. Federal funding will be used for the Department's purchase price while Bayfield Regional Conservancy is receiving a Stewardship grant for half the land value.



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The Department recommends approval of the Bayfield Conservancy parcel to protect the natural values of the site, to provide access and opportunities for research, education, and opportunities for public recreation.

3. FINANCING:

Anticipated Coastal and Estuarine Land Conservation Program funding – NOAA grant - \$176,045
Anticipated BRC Donation of land value - \$176,045 (amount of stewardship grant.)

Note: Plum Creek Timberlands also is discounting value \$911 in its conveyance to BRC.

4. ACQUISITION STATUS OF THE LOST CREEK BOG NATURAL AREA:

Established: 1992

Acres Purchased to Date: 504.96

Acquisition Goal: 715

Percent Complete: 70.62 %

Cost to Date: \$130,386.53

5. APPRAISAL:

Appraiser: William Steigerwaldt

Valuation Date: November 28, 2011

Appraised Value: \$479,000.00

Highest and Best Use: Recreation

Allocation of Values:

- a. land: 228 acres @ \$2,100.88 per acre: \$479,000
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$1,732 - \$2,257 per acre

Appraisal Review: Peter Wolter - 2/28/2012

APPRAISAL 2:

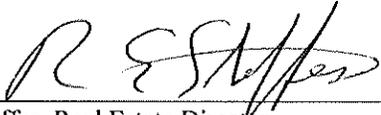
Appraiser: Michael Augustyn
Valuation Date: December 28, 2011
Appraised Value: \$353,000.00
Highest and Best Use: Recreational - Forestry

Allocation of Values:

- a. land: 228 acres @ \$1,548.25 per acre: \$353,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,470.00 - \$1,683.00

Appraisal Review: Peter Wolter - 2/28/2012

RECOMMENDED:



Richard E. Steffes, Real Estate Director

3-27-12

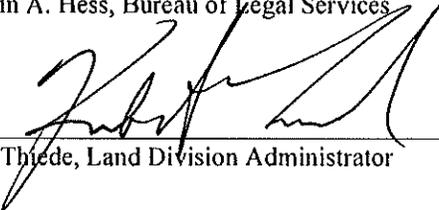
Date



Kristin A. Hess, Bureau of Legal Services

3/27/12

Date



Kurt Thiede, Land Division Administrator

3/30/12

Date

RES:

Acknowledgment of Gift

This is to certify that at its April 2012 meeting, the Natural Resources Board gratefully accepted a partial donation of value on 228 acres of land in Bayfield County for the Lost Creek Bog Natural Area from the

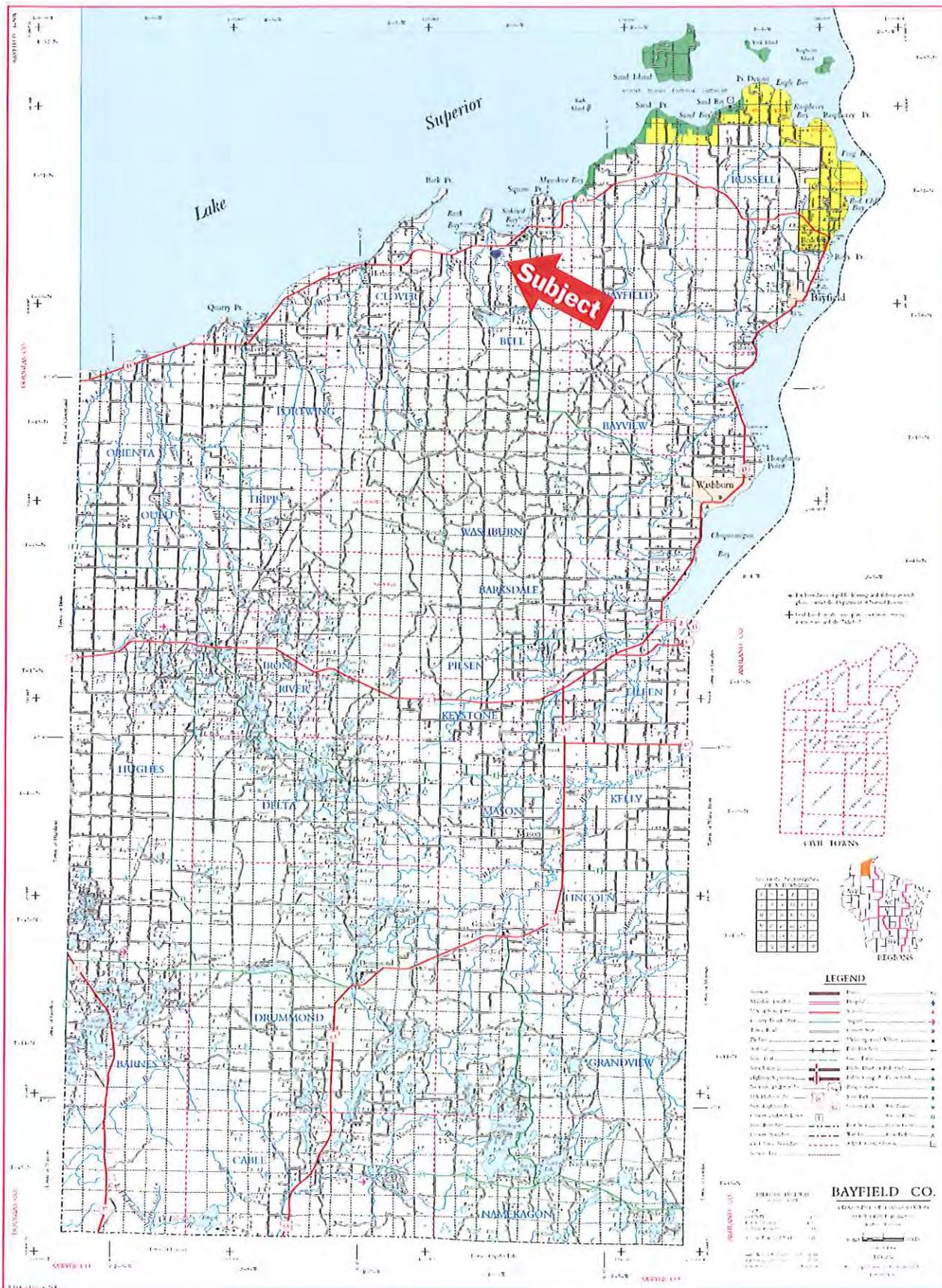
Bayfield Regional Conservancy

It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

David Clausen, Chair



**Bayfield Regional
Conservancy - Fee
Lost Creek Bog
Natural Area**

NA 20081

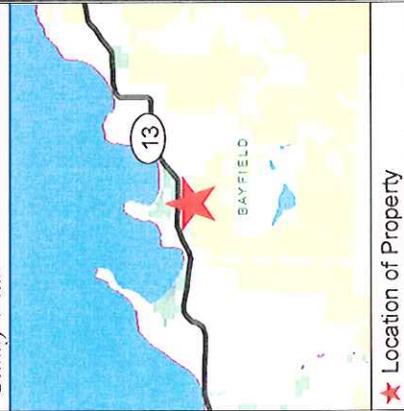
T50N R6W Sec 4 & 5
Town of Bell
Bayfield County
228 Acres

 Subject Parcel

-  WdNR Owned
-  WdNR Easement
-  DNR Project Boundary
-  County Forest Land
-  State Natural Area
-  PLSS Section Line
-  QQ Section Boundary

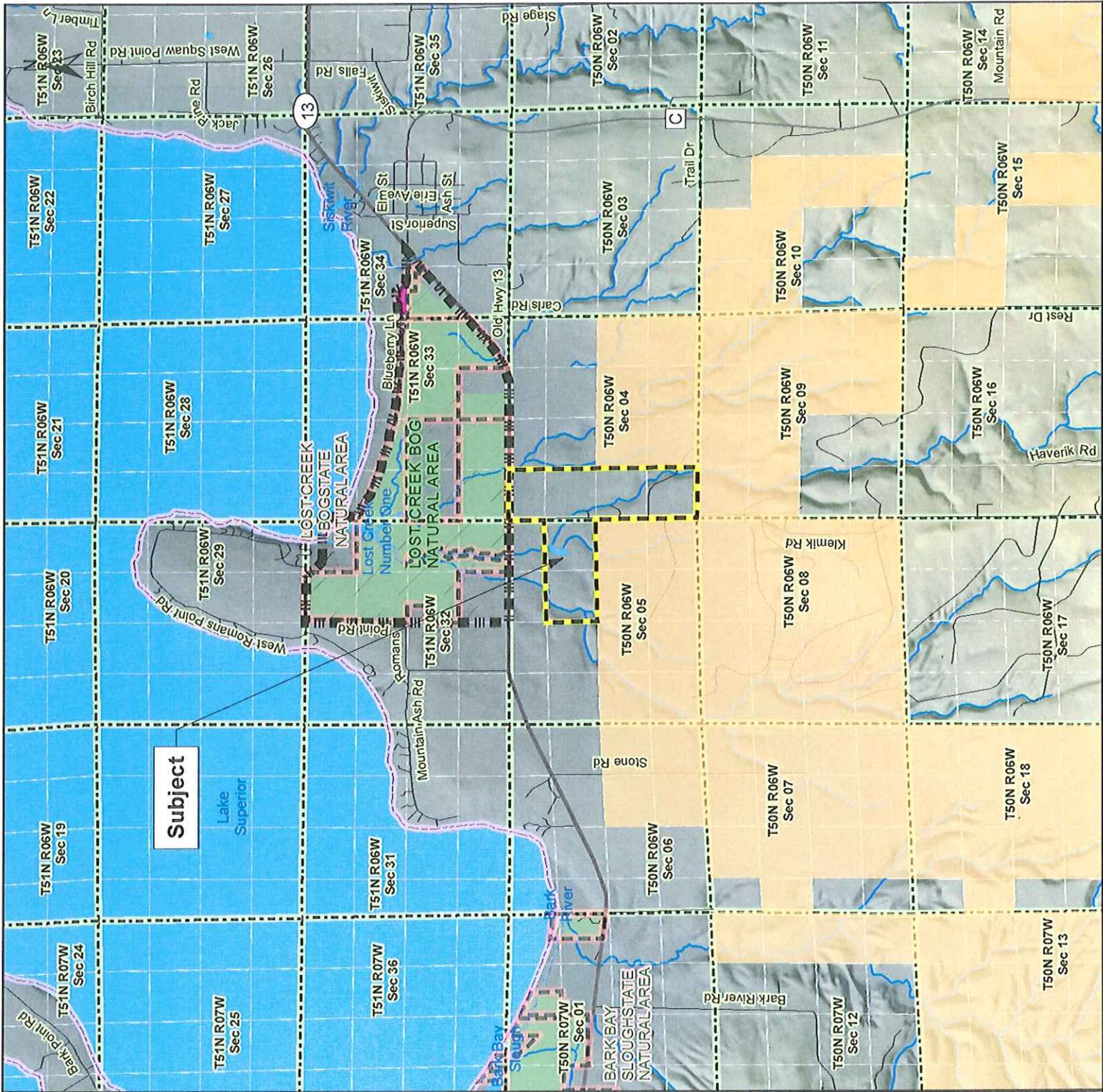
0 600
Feet

County View



 Location of Property


WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created Mar 26, 2012 kmh



Subject

Lake Superior

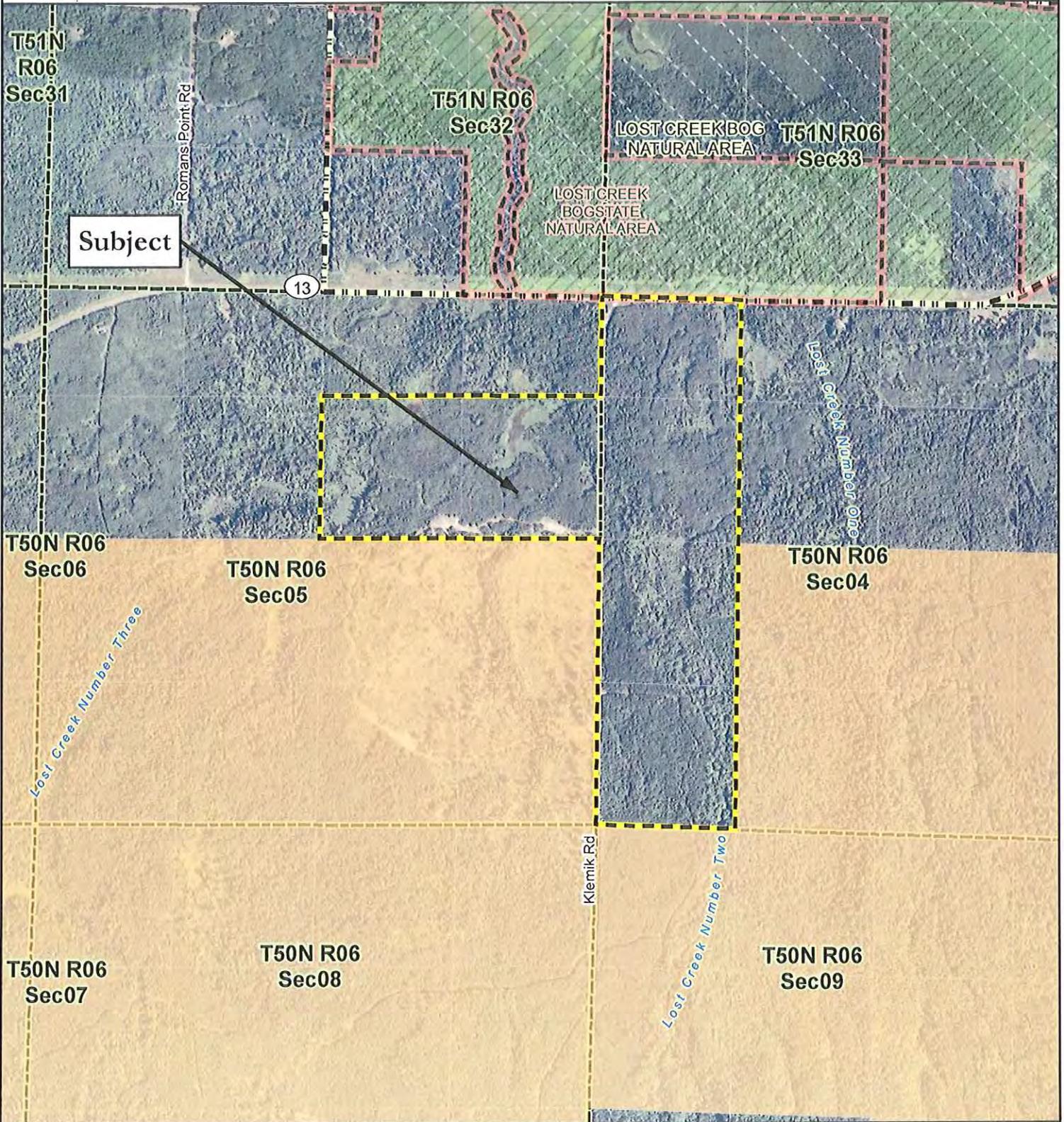
LOST CREEK
BOG STATE
NATURAL AREA

LOST CREEK BOG
NATURAL AREA

BARK BAY
SLOUGH STATE
NATURAL AREA

Bayfield Regional Conservancy - Fee

T50N R6W Sec 4 & 5, Town of Bell, Bayfield County



Subject

**Lost Creek Bog
Natural Area**

 Subject Parcel

-  DNR Owned
-  DNR Project Boundary
-  State Natural Area
-  Section Line
-  QQ Section Lines
-  County Forest Land





N



Mar 26, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands

