

SUBJECT: Land Acquisition and Partial Donation– Lost Creek Bog Natural Area – Bayfield County

FOR: DECEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 92 acres of land from Bayfield Regional Conservancy appraised at \$47,000 in a bargain-sale transaction for a price of \$23,500 for 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.

The acquisition includes a 3-acre parcel that consists of a 66 foot strip on both sides of Lost Creek Number 2, a class III trout stream producing self-sustaining, anadromous brook trout. In addition, there are 80 and 9 acre parcels included in the transaction. The 3 parcels lie deep within the state project and are almost completely surrounded by state land. The transaction will help consolidate state ownership. Covertypes vary from brush and grasses to soft maple, aspen, ash and conifers.

The Lost Creek Bog State Natural Area is a coastal wetland of approximately 730 acres of open marsh and a high quality carex bog. Acquisition of these tracks will further 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 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.

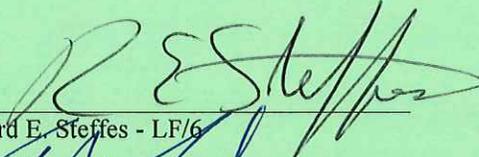
Approval to acquire the Bayfield Conservancy parcels will protect the natural values of the site, provide access and opportunities for research, education, and opportunities for public recreation.

RECOMMENDATION: That the board approves the purchase of 92 acres of land for \$23,500 for Lost Creek Bog Natural Area; accept the partial donation of value, send a certificate of appreciation to Bayfield Regional Conservancy; and make an expression of appreciation be 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 |

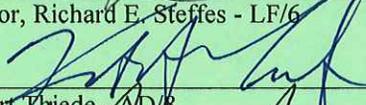
APPROVED:



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

Date

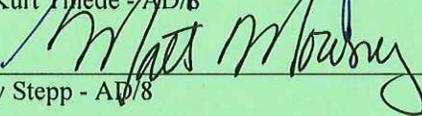
11-7-12



Administrator, Kurt Thiede - AD/8

Date

11/14/12



Secretary, Cathy Stepp - AD/8

Date

11/19/12

cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/8
E. Crain - ER/6
J. Gozdziński - Spooner

CORRESPONDENCE/MEMORANDUM

DATE: November 7, 2012 FILE REF: NA 20091 and 20092
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition and Partial Donation, Bayfield Regional Conservancy (Pendleton and Rozhon) Tracts, File # NA 20091 and NA 20092,

1. PARCEL DESCRIPTION:

Lost Creek Bog Natural Area
 Bayfield County

Grantor:

Bayfield Regional Conservancy
 Attn: Karin Kozié
 P.O. Box 410
 Bayfield, WI 54814

Acres: 92
Price: \$14,500 and \$9,000; \$23,500 total price
Appraised Value: \$29,000 and \$18,000; \$47,000 total appraised value
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Bayfield County 2 miles west of Cornicopia

Land Description: The subject land is level to gently sloping.

Covertypes Breakdown:

Type	Acreage
Wetland	76.4
Lowland Woodland	12
Upland Woodland	3.6
Total:	92

Zoning: Forestry
Present Use: Recreation
Proposed Use: Conservation and Public Recreation
Property Taxes: \$1,608.41
Tenure: The land trust is acquiring 83 acres in two parcels from Bob Pendleton (1993) and 9 acres from Charles and Carol Rozhon (2000)

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 92 acres of land from Bayfield Regional Conservancy appraised at \$47,000 in a bargain-sale transaction for a price of \$23,500 for 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.

The acquisition includes a 3-acre parcel that consists of a 66 foot strip on both sides of Lost Creek Number 2, a class III trout stream producing self-sustaining, anadromous brook trout. In addition, these are 80 and 9 acre parcels included in the transaction. The 3 parcels lie deep within the state project and are almost completely surrounded by state land. The transaction will help consolidate state ownership. Covertypes vary from brush and grasses to soft maple, aspen, ash and conifers.

The Lost Creek Bog State Natural Area is a coastal wetland of approximately 730 acres of open marsh and a high quality carex bog. Acquisition of these parcels will further 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 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.

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. LAND MANAGEMENT:

The Property will be managed by the SNA Manager of this site out of the Brule Office. Land management work would basically be limited to periodic monitoring the land along with the adjoining state ownership.

4. FINANCING:

Anticipated Coastal and Estuarine Land Conservation Program funding – NOAA grant - \$23,500
Anticipated BRC Donation of land value - \$23,500 (amount of NCO stewardship grant.)

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

Established: 1992
Acres Purchased to Date: 732.96
Acquisition Goal: 715
Percent Complete: 102.51 %
Cost to Date: \$483,096.33

6. APPRAISAL - Pendleton:

Appraiser: William Steigerwaldt
Valuation Date: July 27, 2012
Appraised Value: \$29,000
Highest and Best Use: Recreation
Allocation of Values:
a. land: 83 acres @ \$349.40 per acre: \$29,000
b. market data approach used, 5 comparable sales cited
c. adjusted value range: \$280 - \$374 per acre
Appraisal Review: Doug Haag - 9/25/2012

APPRAISAL - Rozhon:

Appraiser: William Steigerwaldt

Valuation Date: July 27, 2012

Appraised Value: \$18,000

Highest and Best Use: Recreation

Allocation of Values:

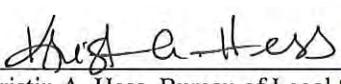
- a. land: 9 acres @ \$2,000 per acre: \$18,000.00
 - b. market data approach used, 4 comparable sales cited
 - c. adjusted value range: \$1,625 - \$2,134 per acre
- Appraisal Review: Doug Haag - 9/25/2012

RECOMMENDED:



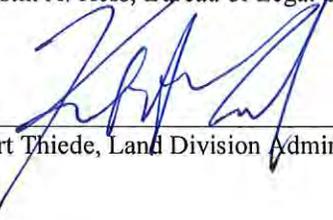
Richard E. Steffes, Real Estate Director

11-7-12
Date



Kristin A. Hess, Bureau of Legal Services

11/12/12
Date



Kurt Thiede, Land Division Administrator

11/14/12
Date

RES:

Acknowledgment of Gift

This is to certify that at its December 2012 meeting, the Natural Resources Board gratefully accepted a partial donation of value on 92 acres of land in Bayfield County for the Lost Creek Bog Natural Area from the

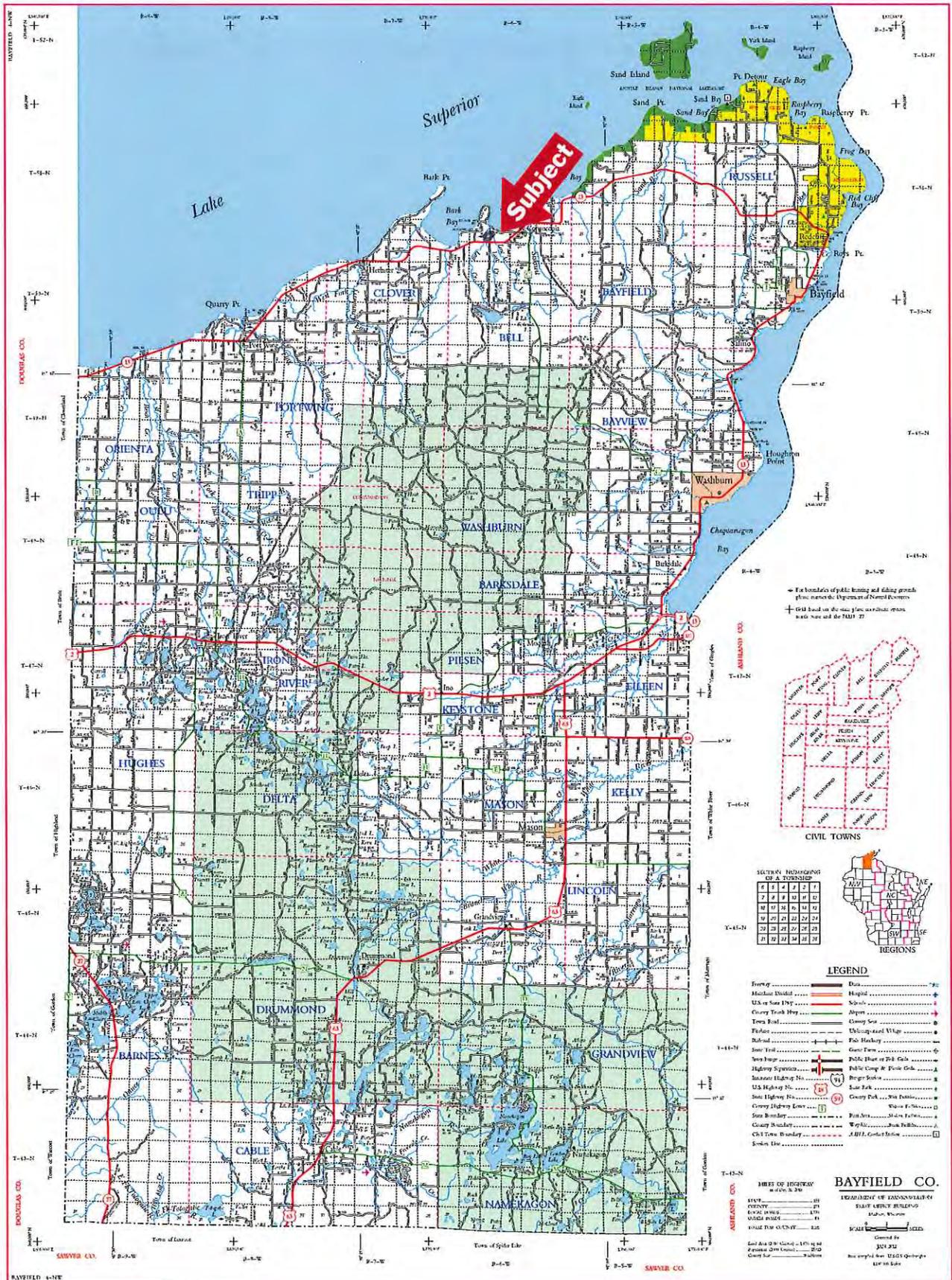
Bayfield Regional Conservancy

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, CHAIRMAN



Bayfield Regional Conservancy (Former Pendleton & Rozhon Property) - Fee
 Lost Creek Bog Natural Area

NA 20092 & NA 20091
 T51N R6W Sec 32 & 33
 Town of Bell
 Bayfield County
 83 Acres

-  Former Pendleton Property
-  Former Rozhon Property

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

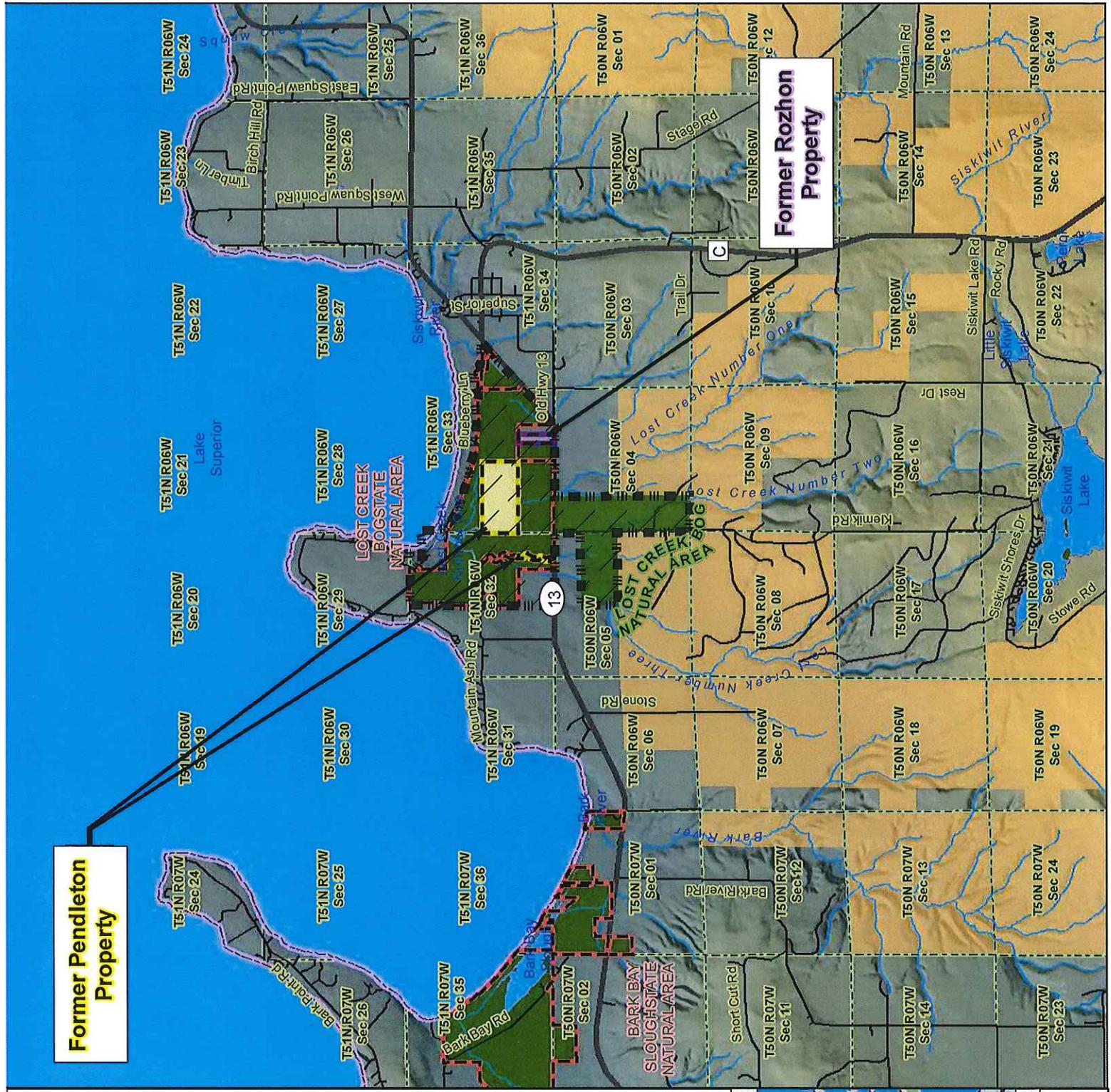


County View

MINNESOTA
 LAKE SUPERIOR
 BAYFIELD

★ Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Nov 04, 2012 kmh



Former Pendleton Property

Former Rozhon Property

Bayfield Regional Conservancy (Former Pendleton & Rozhon Property) - Fee

T51N R6W Sec 32 & 33 Town of Bell, Bayfield County



Lost Creek Bog Natural Area



Former Pendleton Property

Former Rozhon Property

DNR Owned

DNR Eased

DNR Project Boundary

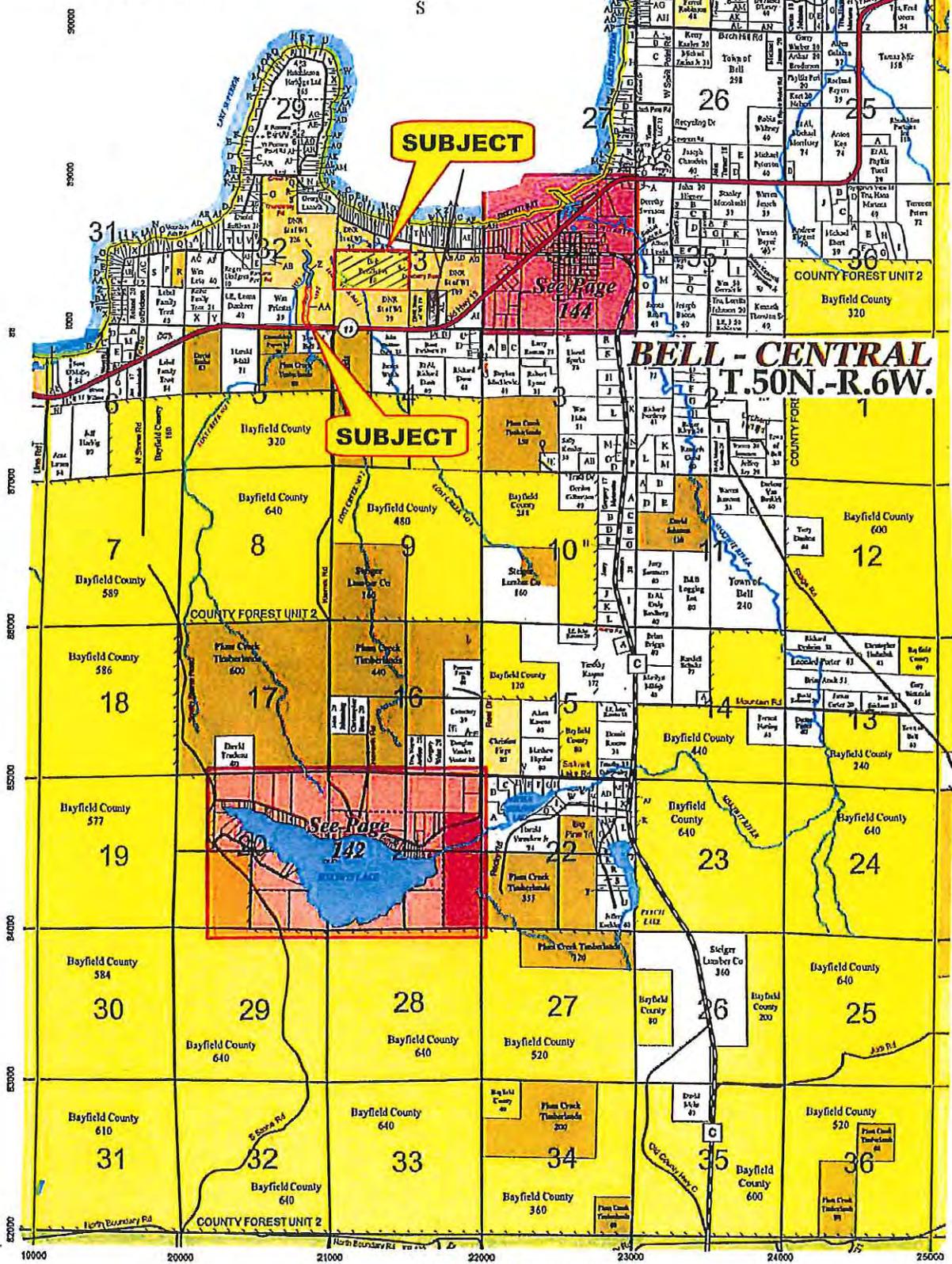
Section Line

QQ Section Lines



Nov 04, 2012 kmb
Real Estate Section
Bureau of Facilities and Lands

BELL - NORTH T.51N.-R.6W.



WASHBURN - NORTH WEST & BELL SOUTH Page 81

© Bayfield County, 2008