

SUBJECT: Land Acquisition – Statewide Natural Area – Adams County

FOR: DECEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from Audrey Troemner for \$190,000 for the Statewide Natural Area program in Adams County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel is bordered to the north and east by DNR ownership and includes approximately 525 feet of upland frontage on Silver Lake, with all other frontage on this lake already in DNR ownership. Silver Lake is a 7-acre, 11 feet deep, wild seepage lake within the Sohlberg Silver Lake State Natural Area project.

Situated in the bed of now extinct Glacial Lake Wisconsin, the shallow lake has very soft, alkaline water and is moderately transparent. The fluctuating shoreline is dependent upon the local water table (seepage lake) and the lake occupies anywhere from 7 to 16-acres depending on annual precipitation. These seasonal and yearly fluctuations maintain the sandy and muck shores in a relatively open condition that harbor several rare plants more commonly found along the Atlantic coastal plain: cross milkwort, Virginia Meadow Beauty, and reticulated nut-rush. On the sandy shores and mud flats occur other uncommon species including Autumn Sedge, Golden-pert, Beak Rushes, lowland Rotala, and Yellow-eyed-grass.

This lake is nestled in a landscape of undulating topography with low wooded hills and scattered open bogs and tamarack swamps. On the adjacent uplands grows an even-aged dry forest of scrubby Oak and Jack Pine while surrounding lowlands contain a sphagnum moss and sedge bog with cotton grass and leather-leaf and a tamarack swamp forest with Huckleberry and low-bush Blueberry. Bird use is varied and dependent upon the local water level. While the surrounding uplands attract many breeding birds, migratory bird use by species such as Sandpipers and other shorebirds varies seasonally with the amount of exposed mudflats available for foraging.

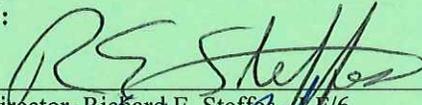
Acquisition of this parcel ensures long-term protection and management of the lake and its shoreline and would provide the project with much better property control of access by channeling visitors to a designated parking area.

RECOMMENDATION: Approve the purchase of 80 acres of land for \$190,000 for the Statewide Natural Area program in Adams County.

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 |

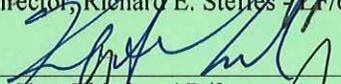
APPROVED:



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

11-8-12

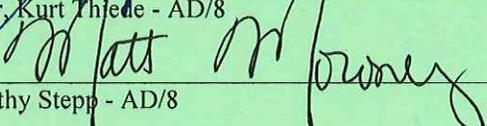
Date



Administrator, Kurt Thiede - AD/8

11/14/12

Date



Secretary, Cathy Stepp - AD/8

11/19/12

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- E. Crain - ER/6
- D. Baumann – Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: November 8, 2012
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Audrey Troemner Tract, File # NA 20090,
 Option Expires February 02, 2013

FILE REF: NA 20090

1. PARCEL DESCRIPTION:

Statewide Natural Area
 Adams County

Grantor:

Audrey Troemner
 3565 Vinburn Road
 Deforest, WI 53532

Acres: 80Price: \$190,000Appraised Value: \$190,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Adams County 35 miles south of Wisconsin RapidsLand Description: The subject land is level meadows and rolling uplands.Covertypes Breakdown:

Type	Acreage
Upland Woodland	54
Grass	25
Water	1
Total:	80

Zoning: Productive Forest-AgriculturePresent Use: Recreational and investmentProposed Use: Conservation and Public RecreationTenure: 39+ yearsProperty Taxes: \$709Option Date: October 06, 2012Stewardship 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 option to purchase 80 acres of land from Audrey Troemner for \$190,000 for the Statewide Natural Area in Adams County.



The parcel is bordered to the north and east by DNR ownership and includes approximately 525 feet of upland frontage on Silver Lake, with all other frontage on this lake already in DNR ownership. Silver Lake is a 7-acre, 11 feet deep, wild seepage lake within the Sohlberg Silver Lake State Natural Area project boundary designated in 1980.

Situated in the bed of now extinct Glacial Lake Wisconsin, the shallow lake has very soft, alkaline water and is moderately transparent. The fluctuating shoreline is dependent upon the local water table (seepage lake) and the lake occupies anywhere from 7 to 16-acres depending on annual precipitation. These seasonal and yearly fluctuations maintain the sandy and muck shores in a relatively open condition that harbor several rare plants more commonly found along the Atlantic coastal plain: cross milkwort, Virginia Meadow Beauty, and reticulated nut-rush. On the sandy shores and mud flats occur other uncommon species including Autumn Sedge, Golden-pert, Beak Rushes, lowland Rotala, and Yellow-eyed-grass.

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3. LAND MANAGEMENT:

The project will be managed by Jon Robadiak, a Wildlife Management staff out of the Friendship office. All funding for land management will come from the Natural Areas program. Productive timber will be sustainably managed.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,510,000	\$1,140,420

5. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: 34,691.67*
Acquisition Goal: 41,000
Percent Complete: 84.6%
Cost to Date: \$31,913,783
*Comment: Dedicated easements acreage removed

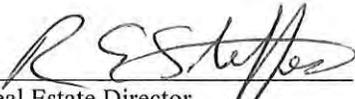
6. APPRAISAL:

Appraiser: Paul Stone
Valuation Date: July 16, 2012
Appraised Value: \$190,000
Highest and Best Use: Outdoor recreation

Allocation of Values:

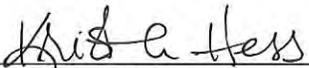
- a. land: 80 acres @ \$2,375 per acre: \$190,000
 - b. market data approach used, 4 comparable sales cited
 - c. adjusted value range: \$1,746 - \$3,133 per acre
- Appraisal Review: Peter Wolter - 8/13/2012

RECOMMENDED:



Richard E. Steffes, Real Estate Director

11-8-12
Date



Kristin A. Hess, Bureau of Legal Services

11/12/12
Date



Kurt Thiede, Land Division Administrator

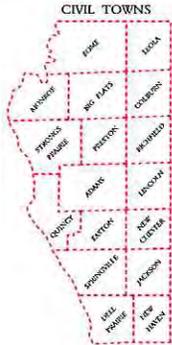
11/14/12
Date

RES:

LEGEND

- Forest
- Mechanic Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fishing
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No. (91)
- U.S. Highway No. (M)
- State Highway No. (59)
- County Highway Letter (T)
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- School
- Aligner
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Grds
- Public Camp & Picnic Grds
- Ranger Station
- State Park
- County Park
- Wilderness Facility
- Rest Area
- Waples

→ For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
 + Grid based on the state plane coordinate system south zone and the NAD 27



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	37	38	39	40

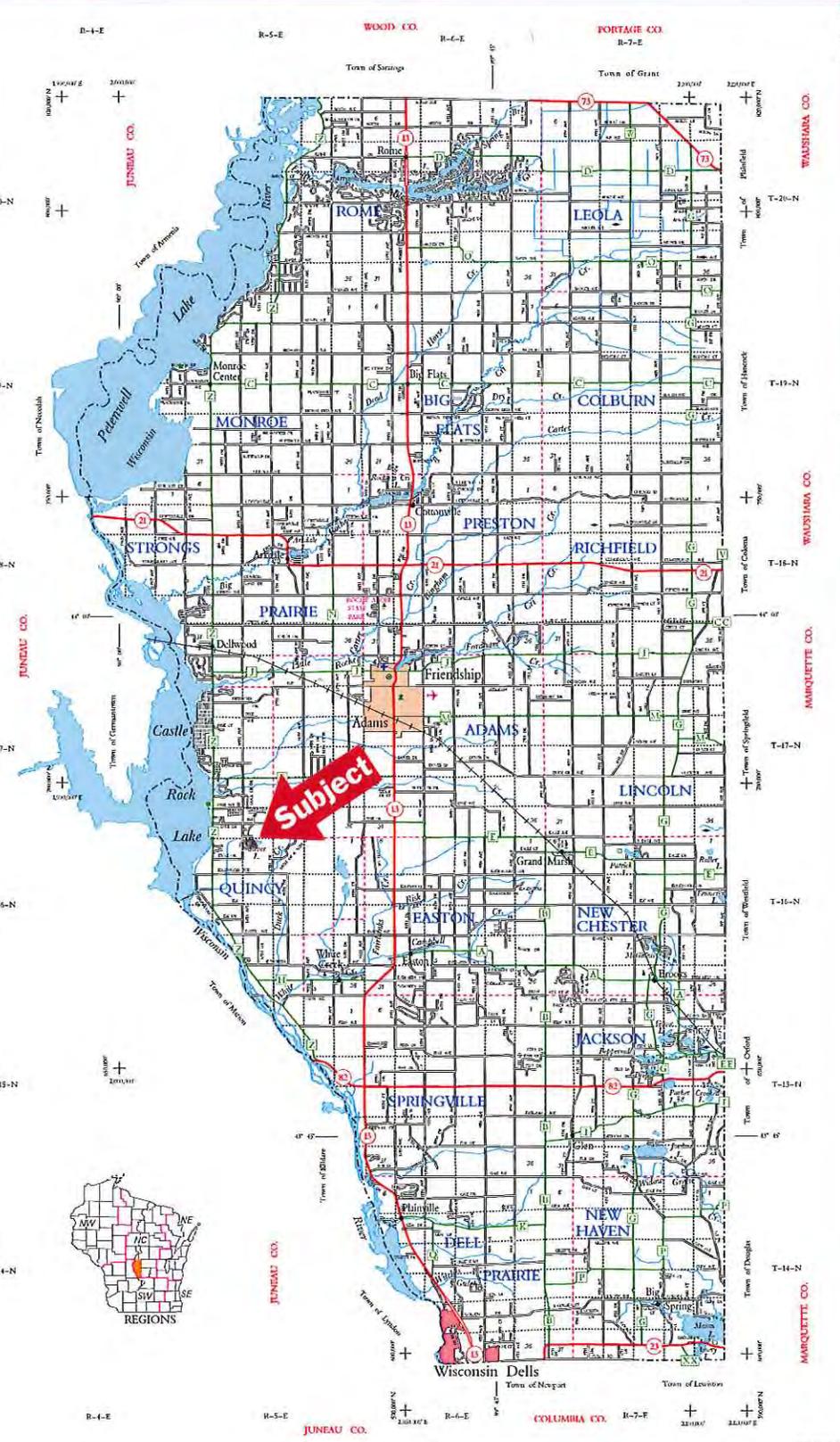
MILES OF HIGHWAY
 of No. 3, 203

STATE	W
COUNTY	27
ROADS	102
OTHER	1
TOTAL FOR COUNTY	130

ADAMS CO.

DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

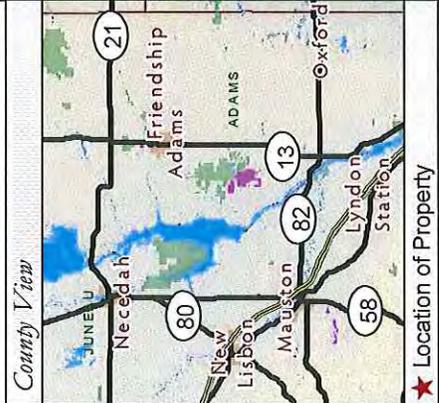
SCALE 1" = 1 MILE
 Contact for
 JAN 2012
 Rep. only \$4 from USGS Quilley
 127,700 5/04



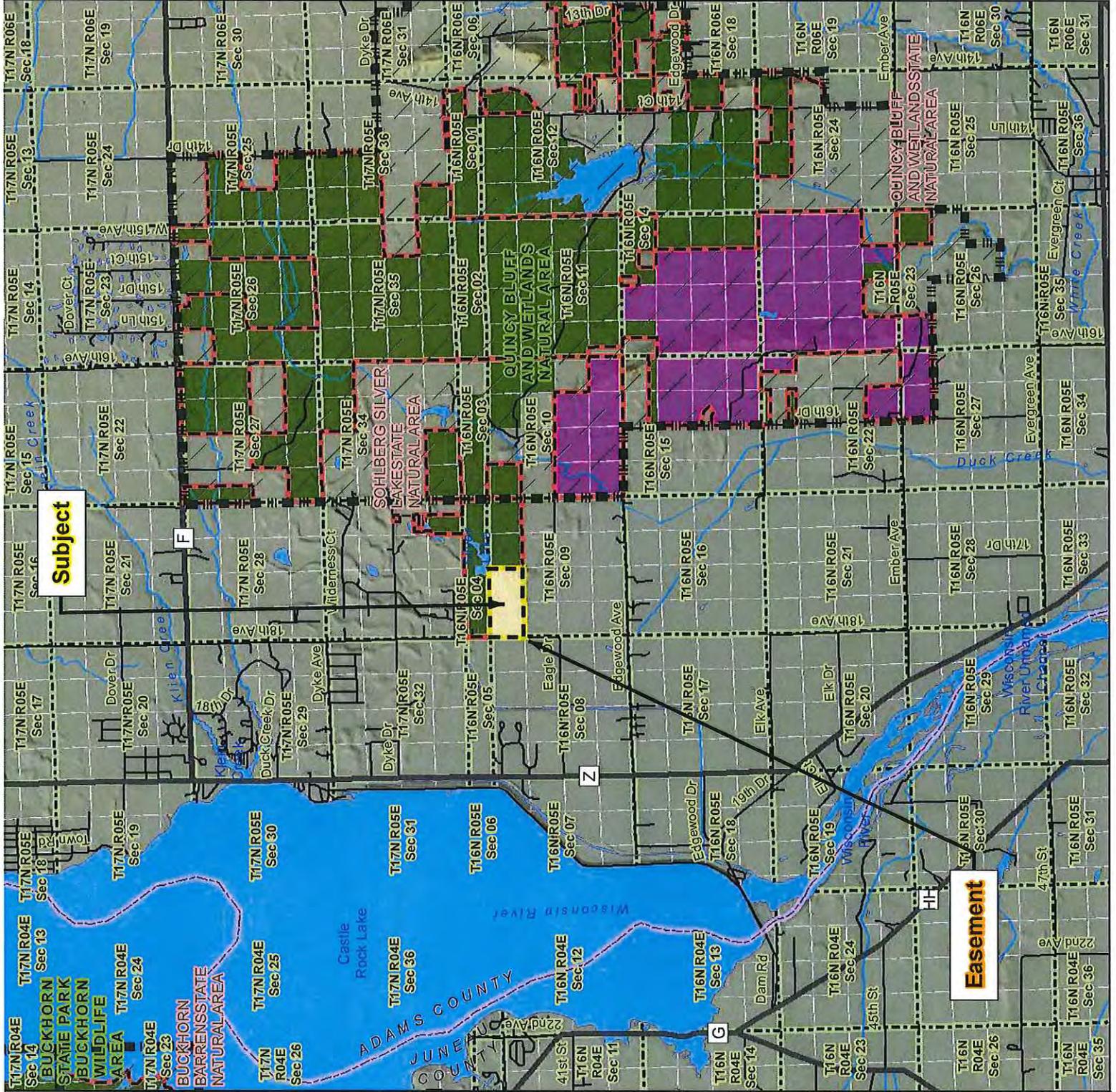
ADAMS LINC
 WAUSHARA CO.
 WAUSHARA CO.
 MARQUETTE CO.
 MARQUETTE CO.
 ADAMS LINC

Audrey Troemner - Fee Statewide Natural Area
NA 20090
T16N R05E Sec 9
Town of Quincy Adams County
80 Acres
Subject
Easement

-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  State Natural Area
-  PLS Section Line
-  QQ Section Boundary



★ Location of Property



Audrey Toemner - Fee

T16N R05E Sec 9 Town of Quincy, Adams County



Statewide Natural Area



Subject

Access Easement

DNR Owned

DNR Eased

DNR Project Boundary

Section Line

QQ Section Lines

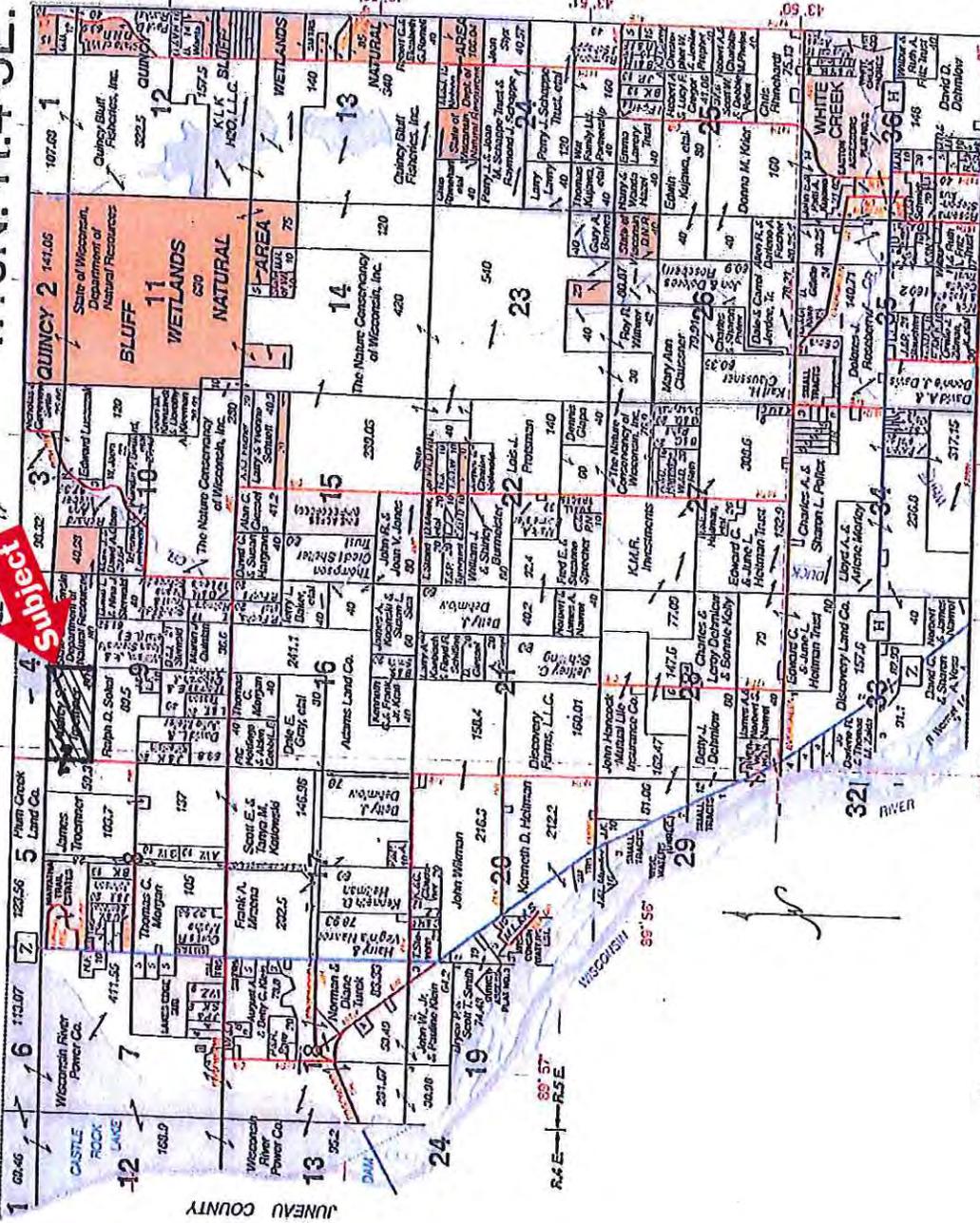


Nov 02, 2012 kmb
Real Estate Section
Bureau of Facilities and Lands

SOUTH PART
QUINCY WEST EASTON
PART

T.16N.-R.4-5E.

SEE 17
Subject



JUNEAU COUNTY

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1900

SEE PAGE 10
1600

SEE PAGE 10
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