

Wisconsin Department of Natural Resources  
**Natural Resources Board Agenda Item**

**SUBJECT: Land Acquisition – Statewide Natural Area – Bayfield County**

**FOR: December 2015 BOARD MEETING**

**TO BE PRESENTED BY: Douglas J Haag**

**SUMMARY:** The Department has obtained an option to purchase 37.66 acres of land from Scot O'Malley for \$520,000.00 for the Statewide Natural Areas Program in Bayfield County. The item is being submitted because the purchase price is greater than \$150,000.

The acquisition of this parcel provides Department ownership of the mouth of the Bark River, the far eastern end of the Bark Bay Slough State Natural Area and lake frontage along Lake Superior. It will allow for increased access to the slough and the Lake Superior shoreline providing expanded opportunities for public recreational use. Funding for the project has been secured through the federal Great Lakes Restoration Initiative and no state funds are required for the purchase.

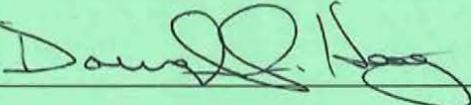
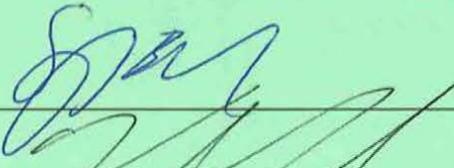
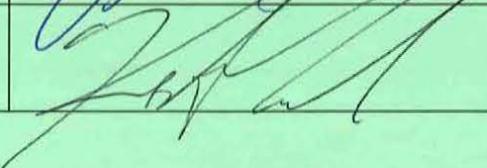
Bark Bay Slough was designated a State Natural Area in 1977. The Bark River and a spring complex on the eastern end of the natural area supply water to the lake and wetlands. Birds present during the breeding season include bald eagle (*Haliaeetus leucocephalus*), merlin (*Falco columbarius*), northern harrier (*Circus cyaneus*), yellow rail (*Coturnicops noveboracensis*), sandhill crane, Brewer's blackbird, and American bittern (*Botaurus lentiginosus*). Substantial numbers of migrating shorebirds and waterfowl make use of the property. The shallow (8 foot maximum depth), hardwater lake supports mostly panfish and northern pike.

This parcel also includes approximately 1,000 feet of shoreline along Lake Superior. An existing two-track road that connects the shoreline to Hwy 13 will be maintained as a walk-in access and a small parking area will be developed along the highway. The variety of water features on the property and road access will offer excellent opportunities for hunting, trapping and fishing and other wildlife and water-based recreational activities.

**RECOMMENDATION:** That the Board approve the purchase of 37.66 acres of land from Scot O'Malley for \$520,000.00 for the Statewide Natural Area program the in Bayfield County.

**LIST OF ATTACHED MATERIALS (Check all that are applicable):**

- Background Memo
- Maps and Documents
- Type name of attachment if applicable
- Type name of attachment if applicable

Approved By	Signature	Date
Douglas J. Haag Deputy Bureau Director		11-30-15
Sanjay Olson Division Administrator		11-30-15
Cathy Stepp, Secretary		11/30/15

**CORRESPONDENCE/MEMORANDUM**

DATE: November 24, 2015 FILE REF: NA 20130  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Scot O'Malley Tract, File # NA 20130,  
 Option Expires December 13, 2015

1. PARCEL DESCRIPTION:

Statewide Natural Area  
 Bayfield County

Grantor:

Scot O'Malley  
 1024 3rd Street  
 Hudson, WI 54106

Acres: 37.66  
Price: \$520,000.00  
Appraised Value: \$520,000.00  
Interest: Fee Title  
Improvements: 4 small seasonal cabins (each less than 100 sq. ft. and of no contributory value)

Location: The property is located 3 miles West of Cornucopia in Bayfield County

Land Description: The subject land is 70% upland and 30% lowland, containing a mixed hardwood and pine forest. The parcel has level to rolling terrain that slowly slopes toward the lakeshore. A large ridge bisects the property producing a rapid descent down to the lakeshore and marshland.

Covertypes Breakdown:

Type	Acreage
Upland Woodland	25.00
Lowland Woodland	12.66
Total:	37.66

Zoning: R-1, Residential  
Present Use: Recreational  
Proposed Use: Public Recreation  
Tenure: 30 years  
Property Taxes: \$2,709.89  
Option Date: September 15, 2015

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

The Department has obtained an option from Scot O'Malley for 37.66 acres of land located on the easternmost portion of the Bark Bay Slough State Natural Area for \$520,000. Funding for the project has been secured



through the federal Great Lakes Restoration Initiative and no state funds will be used for the purchase. The acquisition of this parcel provides Department ownership of the mouth of the Bark River, the far eastern end of the State Natural Area and lake frontage along Lake Superior.

It will also allow for increased access to the slough and Lake Superior shoreline and provide expanded opportunities for public recreational use. Bark Bay Slough was designated a State Natural Area in 1977. The Bark River and a spring complex on the eastern end of the natural area supply water to the lake and wetlands. Birds present during the breeding season include bald eagle (*Haliaeetus leucocephalus*), merlin (*Falco columbarius*), northern harrier (*Circus cyaneus*), yellow rail (*Coturnicops noveboracensis*), sandhill crane, Brewer's blackbird, and American bittern (*Botaurus lentiginosus*). Substantial numbers of migrating shorebirds and waterfowl make use of the property. The shallow (8 foot maximum depth), hardwater lake supports mostly panfish and northern pike.

This parcel also includes approximately 1,000 feet of shoreline along Lake Superior. An existing two-track road that connects the shoreline to Hwy 13 will be maintained as a walk-in access and a small parking area will be developed along the highway. The variety of water features on the property will offer excellent opportunities for hunting, trapping and fishing and other wildlife and water-based recreational activities.

3. LAND MANAGEMENT:

This property will be managed by Ryan Magana, the Districts' property manager for State Natural Areas. Ryan is stationed out of Spooner but works closely with local staff members from all programs. A 1994 management plan is on file for Bark Bay SNA. Management objectives for the property include the prevention of invasive species populations and the protection of natural communities and rare species habitat. To that end, annual inspections are conducted in order to detect any new invasive plant species, such as purple loosestrife. No loosestrife is known to be present on the property at this time, but control efforts have been ongoing to reduce the presence of Phragmites grass and reed canary grass in the area.

Timber resources on the property include a stand of natural-origin red and white pine, a majority of which is in older age-classes. Also present are a stand of aspen, scattered white birch, balsam fir and occasional white cedar. The wetlands of the property do not contain any stands of productive timber. Following acquisition, an integrated team of resource managers will be assembled to determine the best management approach for the upland timber resources.

This parcel includes approximately 1,000 feet of shoreline along Lake Superior. An existing two-track road that connects the shoreline to Hwy 13 will be maintained as a walk-in access and a small parking area will be developed along the highway. The 4 very small buildings, each about 100 square feet in size will be removed and the various sites cleaned up. No other improvements are planned for the property.

4. FINANCING:

No State Stewardship bond funds are anticipated for this purchase. Funding for the acquisition and all related costs will be provided from a Great Lakes Restoration Initiative grant.

5. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972

Acres Purchased to Date: 29,513.67

Acquisition Goal: 41,000.00

Percent Complete: 71.98 %

Cost to Date: \$34,796,558.41

6. APPRAISAL:

Appraiser: William Steigerwaldt

Valuation Date: June 11, 2015

Appraised Value: \$520,000.00

Highest and Best Use: Large-lot residential with recreational use

Allocation of Values:

- a. land: \$1,040.87 feet @ \$500 per front foot:
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$338 to \$550 per front foot

Appraisal Review:

Jolene Brod

Date: 9/8/2015

RECOMMENDED:

  
\_\_\_\_\_  
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

11-24-15  
Date

  
\_\_\_\_\_  
Richard Henneger, Bureau of Legal Services

11/24/15  
Date

  
\_\_\_\_\_  
Sanjay Olson, Fish, Wildlife and Parks Division Administrator

11/26/15  
Date

**Scot O'Malley-Fee**  
 Statewide Natural Area  
 NA 20130  
 T50N R6W Sec 6  
 Town of Bell  
 Bayfield County

**Subject**

- DML (Fee Only)
- DNR Easement
- DNR Easement (Closed to Public Access)
- Project Boundary Not Subject to Act 20 JFC Review
- State Natural Area Project Boundary Not Subject to Act 20 JFC Review
- Public Hunting Grounds
- Voluntary Public Access
- County Forest
- Public Land - Funded by Stewardship Grants
- PLS Section
- QQ Section Boundary

*Regional View*  
 Wisconsin  
 Ashland  
 Washburn  
 Bayfield

Location of Property

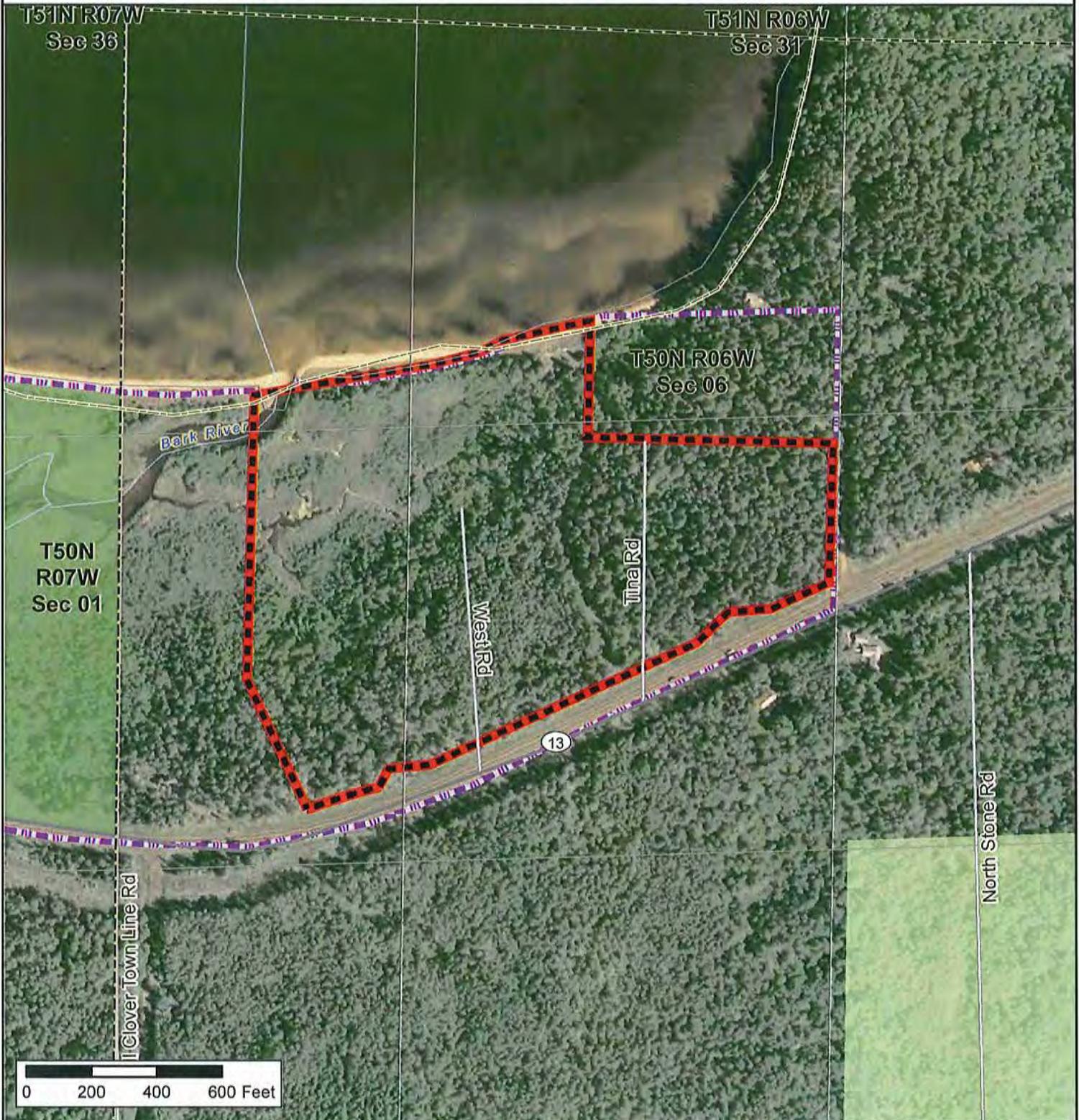
WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: Nov 24, 2015 kmh



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

# Scot O'Malley - Fee

T50N R6W Sec 6, Town of Bell, Bayfield County



### Statewide Natural Area



Subject

-  DNR Fee Title
-  County Forest
-  State Natural Area Project Boundary
-  Not Subject to Act 20 JFC Review
-  Section Line
-  QQ Section Lines



Nov 24, 2015 kmh

Real Estate Section  
Bureau of Facilities and Lands

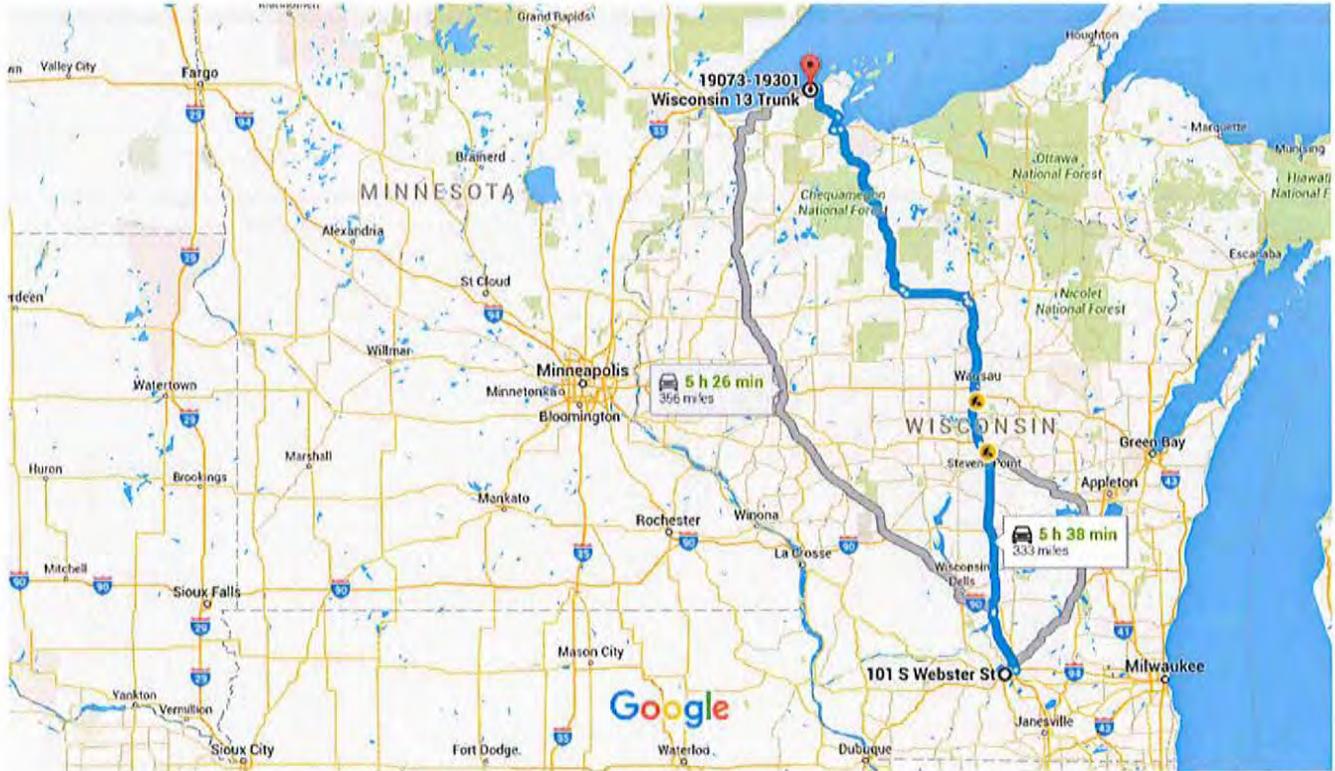
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101 S Webster St, Madison, WI 53703 Drive 333 miles, 5 h 38 min to 19073-19301 Wisconsin 13 Trunk, Herbster, WI 54844



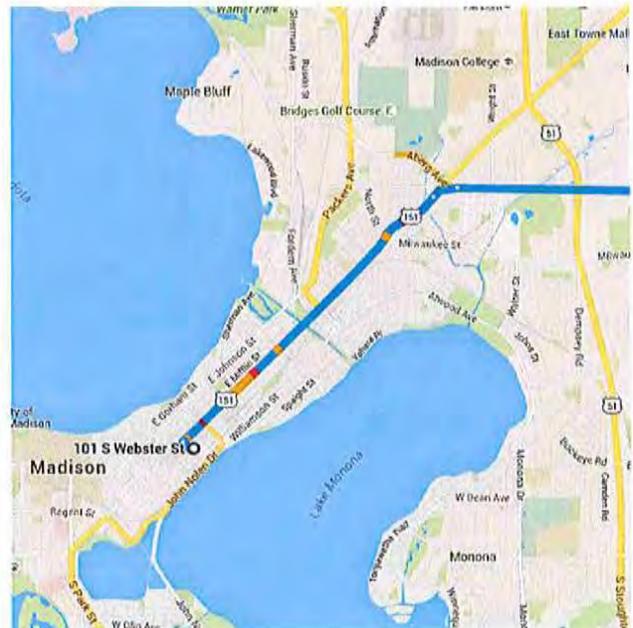
Map data ©2015 Google 50 mi

### 101 S Webster St

Madison, WI 53703

#### Get on WI-30 E

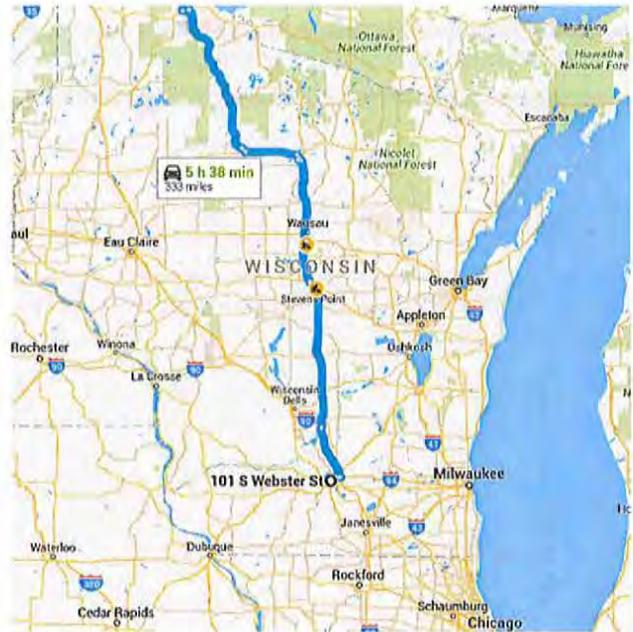
- 8 min (3.3 mi)
- ↑ 1. Head northwest on S Webster St toward E Main St
- 0.1 mi
- ➡ 2. Turn right onto E Washington Ave
- 2.9 mi
- ⬆ 3. Use the right lane to take the Wisconsin 30 E ramp to Interstate 94/Interstate 90
- 0.2 mi



**Follow I-90 W, I-39 N and US-51 N to Co Rd A in Tomahawk. Take exit 231 from US-51 N**

2 h 31 min (179 mi)

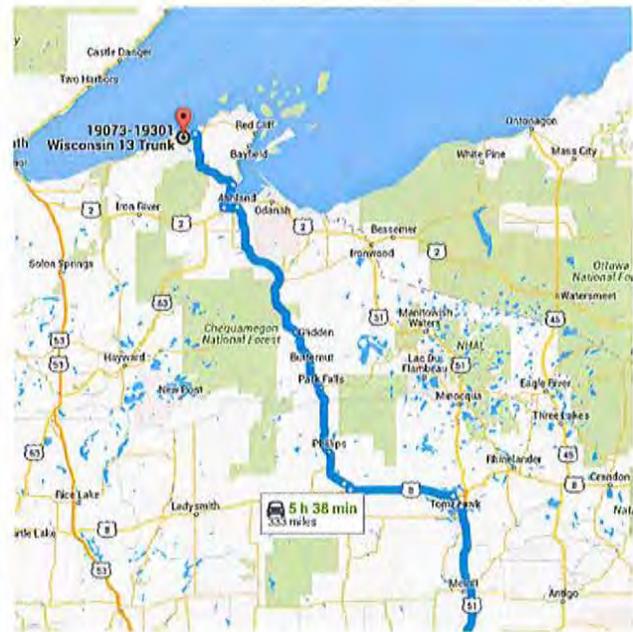
- ↑ 4. Continue onto WI-30 E 2.6 mi
- ↘ 5. Use the left lane to merge onto I-39 N/I-90 W toward I-94 W/Wis Dells  
i Continue to follow I-90 W 29.3 mi
- ↘ 6. Use the right 2 lanes to take exit 108 A-108 B for I-39 N toward US-51/Wausau/Portage 0.9 mi
- ↑ 7. Continue onto I-39 N 79.6 mi
- ↙ 8. Keep left to stay on I-39 N 22.5 mi
- ↑ 9. Continue onto US-51 N 43.8 mi
- ↘ 10. Take exit 231 for County Rd A toward Tomahawk 0.4 mi



**Take US-8 W, State Hwy 13 N/WI-13 Trunk N and County Rd C to State Hwy 13 N/WI-13 Trunk N in Bell**

2 h 58 min (151 mi)

- ↙ 11. Turn left onto Co Rd A 1.7 mi
- ↘ 12. Turn right onto Co Rd A/Co Rd L  
i Continue to follow Co Rd A 0.9 mi
- ↙ 13. Turn left onto County Hwy U 2.1 mi
- ↙ 14. Turn left onto US-8 W 27.0 mi
- ↘ 15. Turn right onto Co Hwy A/Co Rd A 2.6 mi
- ↘ 16. Turn right onto State Hwy 13 N/WI-13 Trunk N 83.9 mi



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-  17. Turn left onto US-2 W/Lake Shore Dr W  
 Continue to follow US-2 W  
3.5 mi
-  18. Keep right to continue toward State Hwy 13 N/WI-13 Trunk N  
0.1 mi
-  19. Turn right onto State Hwy 13 N/WI-13 Trunk N  
6.7 mi
-  20. Turn left onto County Rd C/8th Ave W  
 Continue to follow County Rd C  
19.5 mi
-  21. Slight left onto State Hwy 13 N/WI-13 Trunk N  
2.9 mi

## 19073-19301 Wisconsin 13 Trunk

Herbster, WI 54844

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Live traffic

Fast

Slow