

SUBJECT: LAND ACQUISITION – STATEWIDE NATURAL AREA PROGRAM – WAUSHARA COUNTY

FOR: MARCH 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 118.96 acres of land from the Margaret Feyrer for \$392,500 for the Statewide Natural Area Program in Waushara County specifically for the Plainfield Tunnel Channel Lakes State Natural Area. A USFWS grant will cover \$78,000 of this acquisition. The Department proposes to sell or exchange the 96.70 acres that fall outside of the project boundary. The Department will propose that sale or exchange to the Board at a future meeting when it has developed specifics.

The parcel that is located in the northwest corner of Waushara County in the Town of Oasis about five miles north of Hancock is important for the protection of 2,200 feet of frontage along Plainfield Lake, which is important habitat for Fassett's locoweed a federally-threatened species. The 96.7 acres to the south of Aniwa Road and south of the lake would be sold or exchanged at a later date since the Department is particularly interested in protection of the lands around the lake.

This State Natural Area consists of three lakes in a string of 13 lakes and ponds lying in a "tunnel channel" created by a melt water river flowing beneath the glacial ice. The lake basins were created from buried blocks of ice left behind when the tunnel collapsed. The north part of the Feyrer parcel contains shoreline and also includes a horse pasture, oak savanna, and a small wetland.

The property includes an old farmhouse that is in fair/poor condition, and additional out buildings from when the land was a farm. The buildings would be removed and a parking area would be constructed on the building site. The parking lot would provide excellent access for the public to hike, hunt, and enjoy rare species and wetland and savanna flora and fauna. The site will also provide excellent opportunities for research and education on Fassett's locoweed, associated species, and geology.

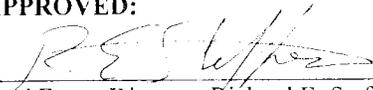
RECOMMENDATION: That the Board approve the purchase of 118.96 acres of land for \$392,500 for the Statewide Natural Area Program in Waushara County.

LIST OF ATTACHED MATERIALS:

- No Fiscal Estimate Required
- No Environmental Assessment of Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attached

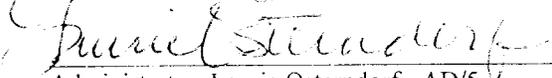
APPROVED:



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

2-15-08

Date



Administrator, Laurie Osterndorf - AD/5

2/23/08

Date

Secretary, Matthew J. Frank - AD/5

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/5
- S. Holtz – ER/6
- R. Kazmierczak – NER/Green Bay

DATE: February 15, 2008
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Feyrer Tract, File # NA-917,
 Option Expires May 27, 2008

FILE REF: NA-917

1. PARCEL DESCRIPTION:

Statewide Natural Area
 Waushara County

Grantor:

Margaret Feyrer
 1705 Woodland Way
 Slinger, WI 53086

Acres: 118.96Price: \$392,500Appraised Value: \$392,500; \$513,500Interest: Purchase in fee.Improvements: House with garage, small barn and milk house, pit toilet, two older cabins and animal shelterLocation: The tract is located in the northwest corner of Waushara County in the Town of Oasis about five miles north of Hancock.Land Description: The subject area is generally flat to gently rolling.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	108.64
	Cropland	8.32
	Building site	<u>2.00</u>
	TOTAL	118.96

Zoning: General AgriculturePresent Use: Rural home with recreational landProposed Use: Resource Protection and Public Recreation; a portion may be resold or exchanged.Tenure: 20 yearsProperty Taxes: \$2,139Option Date: January 28, 20082. JUSTIFICATION:

The 118.96-acre Feyrer property is proposed for purchase for the Statewide Natural Area program specifically the Plainfield Tunnel Channel Lakes Natural Area that is located in the northwest corner of Waushara County in the Town of Oasis about five miles north of Hancock. The parcel is important for the protection of 2,200 feet of frontage along Plainfield Lake, which is important habitat for Fassett's locoweed, a federally threatened species. The 96.7 acres to the south of Aniwa Road would be sold or exchanged at a later date since the Department is particularly interested in protection of the lands around the lake. The property adjoins state-owned lands on the northeast corner.

This state natural area consists of three lakes in a string of 13 lakes and ponds lying in a “tunnel channel” created by a melt water river flowing beneath the glacial ice. The lake basins were created from buried blocks of ice left behind when the tunnel collapsed. The north part of the Feyrer parcel contains about 2,200 feet of shoreline and also includes a horse pasture, oak savanna, and a small wetland. Part of the funding (\$78,338) is being provided by a South Central Wisconsin Prairie Pothole Initiative North American Wetlands Conservation Act (NAWCA) grant.

The property includes an old farmhouse that is in fair/poor condition, and additional out buildings from when the land was a farm. The buildings would be removed and a parking area would be constructed on the building site. The parking lot would provide excellent access for the public to hike, hunt, and enjoy rare species and wetland and savanna flora and fauna. The site will also provide excellent opportunities for research and education on Fassett’s locoweed, associated species, and geology.

Found only in Wisconsin, Fassett’s locoweed only occurs on the fluctuating shorelines of six lakes in the Central Sands area of Wisconsin (Portage and Waushara Counties) and on two lakes in northwest Wisconsin (Bayfield County). It is adapted to the sandy shores of shallow seepage lakes whose shorelines fluctuate widely over months or years depending on rainfall and drought patterns. The plant requires open, sunny habitat and relies on periodic flooding to kill shade-producing trees that invade the shoreline in dry years. When the shore is exposed, locoweed seeds in the seed bank germinate, grow, flower, and drop seeds. Fassett’s locoweed (*Oxytropis campestris* var. *chartacea*) was listed as a federally threatened species in 1988. Fassett’s locoweed was named after botanist Norman Fassett, who first described the species.

The largest population of locoweed is found at Plainfield Lake where an estimated 125,800 plants were found in 2007. Plainfield Lake with 5,400 feet of shoreline is the top priority for preservation. The primary objective of the Fassett’s locoweed Recovery Plan (1991) is to “protect lake shorelines with populations of Fassett’s locoweed, in all cases pursuing the strongest, appropriate method”. Protection of the Plainfield Lake Feyrer parcel is a specific Priority 1 Task of the Fassett’s Locoweed Recovery Plan. The expected benefit of this acquisition is the permanent protection and appropriate land management at the largest Fassett’s locoweed population. In addition to the locoweed the Feyrer parcel will also protect habitat at Plainfield Lake for two plant species of special concern - Crawe Sedge (*Carex crawe*) and Many-headed Sedge (*Carex sychnocephala*).

The Wisconsin State Historical Society’s Archaeological Site Inventory contains records of a small mound group (WS-0052) and a campsite/village (WS-0053) on the Feyrer property. These date to the Woodland Period. Preservation of the mound group would allow for removal of trees so they do not blow down and impact the mounds.

The Department is exploring exchanging the 96 acres of scotch pines plantation south of Aniwa Road for other land needed for the project. The scotch pines plantation includes trees that are about 12 to 15 feet high.

The Department recommends purchase of this property to protect the natural values of the site, specifically to recover the Fassett’s locoweed population, to allow for natural area management, to provide opportunities for public education and recreation, and to protect the site from development incompatible with the goals of the Statewide Natural Area program.

3. FINANCING:

Stewardship and NAWCA funds are anticipated for this acquisition:

NAWCA Funds allotted to program: \$272,338	NAWCA Balance after proposed transaction: \$0.00
Stewardship Funds allotted to Natural Area program: \$1,500,000	Stewardship Balance after proposed transaction: \$34,725

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: 35,780
Acquisition Goal: 41,000 Acres
Percent Complete: 87%
Cost to Date: \$19,500,411

5. APPRAISALS:

5a. Appraiser: Michael Augustyn (Private Appraiser)

Valuation Date: August 29, 2007
Appraised Value: \$392,500
Highest and Best Use: Rural residential and recreation
Allocation of Values:

- a. land: 118.96 acres @ \$3,300 per acre: \$392,500
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3,282 to \$3,331

Appraisal Review: Paul Scott – February 7, 2008

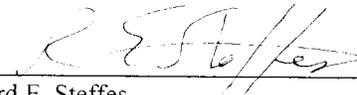
5b. Appraiser: David Steiro (Private Appraiser)

Valuation Date: September 20, 2007
Appraised Value: \$513,500
Highest and Best Use: Recreational or limited rural residential

Appraisal Review: Paul Scott – December 11, 2007

Comment: Augustyn allocated \$65,000 for the value of the improvements. That amount is included in the \$3,300 per acre concluded in the market data approach. Steiro's value was \$513,500, but the Augustyn report was considered the better value indicator.

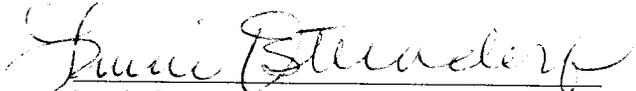
RECOMMENDED:


Richard E. Steffes

2-15-08
Date


Bureau of Legal Services

2/21/08
Date


Laurie Osterndorf

2/23/08
Date

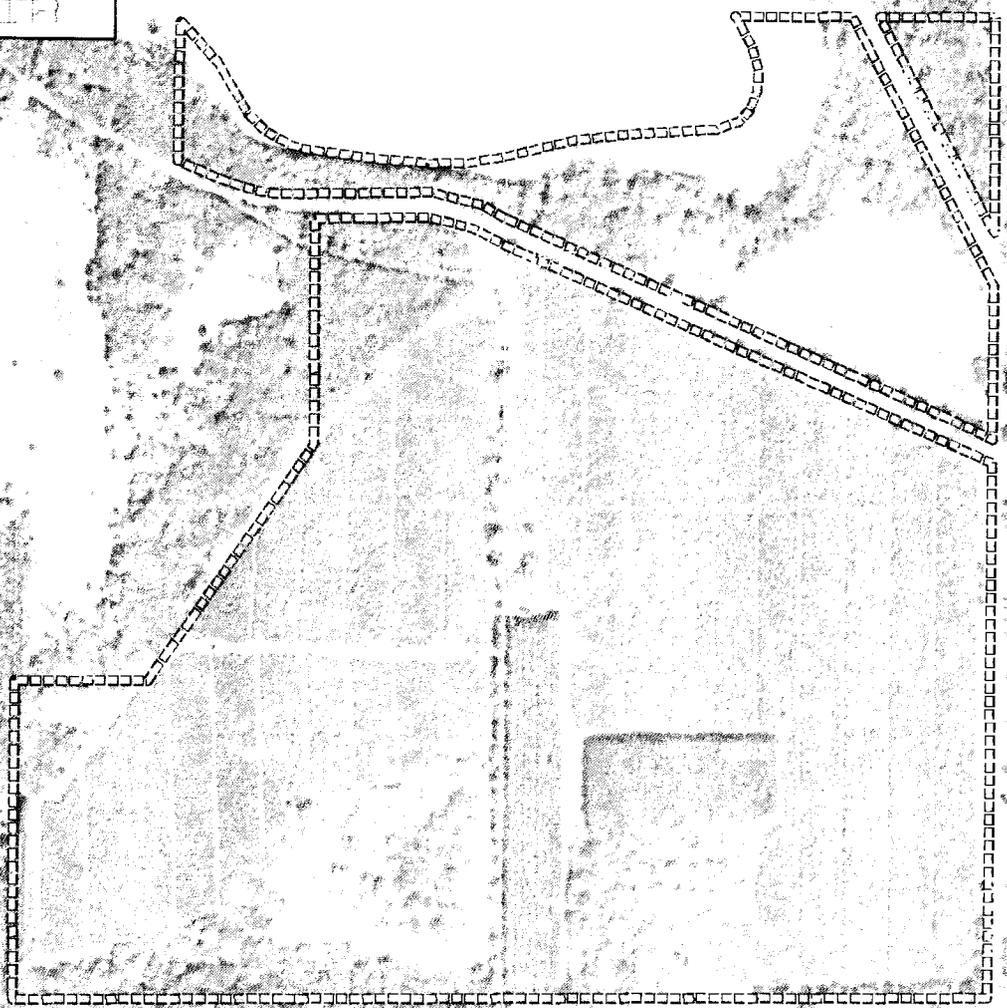
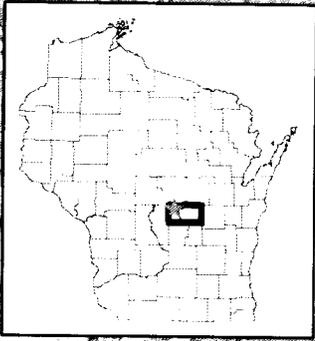
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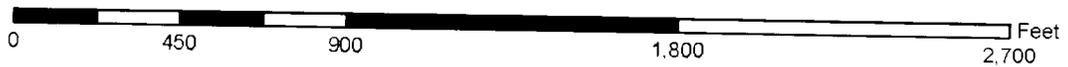
**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

Feyrer Property

T 20N R 9E Section 18, Town of Oasis, Waushara County



	Subject Parcel
	DNR Owned Land
	DNR Eased Land



Created by Bureau of Facilities and Lands
Real Estate Section
February 11, 2008



Feyrer Property

Plainfield Tunnel Channel
Lakes State Natural Area

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased
-  Ice Age Trail
-  Project Boundary
-  SNA Project Boundary
-  Open Water



The DNR Managed Lands represent the boundaries of lands or areas owned or controlled 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 (BFL), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

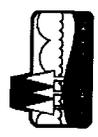
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands require special permits and may not be open to the general public, or may have specific limitations on public use. This data set is not intended for use as a management 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/career/career/education.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

February 11, 2008

