Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.C.4

SUBJECT: LAND ACQUISITION – QUINCY BLUFF AND WETLANDS NATURAL AREA – ADAMS COUNTY

FOR: SEPTEMBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 240 acres of land from Robert and Judith Dombrowski for $456,000 for the Quincy Bluff and Wetlands Natural Area in Adams County. The item is being submitted because the purchase price is more than $150,000.

The parcel is located in west-central Adams County in the Town of Adams about three miles east of the Castle Rock Flowage. The parcel is bordered on three sides by state-owned land and a county highway on the fourth side. The subject is a mix of low wooded ridges and open marshy swales, with jack pine on the ridges. The wetland areas are a combination of sedge and shrub-carr providing good wildlife habitat. There are species of special concern and natural communities present. There is approximately ½-mile of frontage along both banks of Duck Creek, a warm water stream that averages five to ten feet in width.

Quincy Bluff and Wetlands Natural Area was established in 1992 to protect a dynamic Central Sands ecosystem composed of an interconnected group of natural communities and their component species. The project contains a vast wetland complex sandwiched between sandstone ridges and buttes and bordered on the north and west by extensive barrens and managed forest. Unique components of the ecosystem include four rare plant species and one animal species listed on the federal Endangered and Threatened Species List. In addition to protection of natural communities and species, the project also provides opportunities for research and education and for public recreation ranging from nature observation to hunting.

Department ownership will consolidate state ownership, prevent incompatible development, allow for natural area management, protect the natural features of the site, and provide opportunities for research, education, and public recreation.

RECOMMENDATION: That the Board approve the purchase of 240 acres of land for $456,000 for the Quincy Bluff and Wetlands Natural Area in Adams County.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

Real Estate Director, Richard E. Steffes - LF/6 — Date 8/11/08

Administrator, Laurie Osterndorf - AD/8 — Date 8/11/08

Secretary, Matthew J. Frank - AD/8 — Date 9/08/08

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
S. Holtz - WM/6
S. Humrickhouse – WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: September 5, 2008 FILE REF: NA 20005

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Robert and Judith Dombrowski Tract, File # NA 20005, Option Expires November 11, 2008

1. PARCEL DESCRIPTION:

Quincy Bluff and Wetlands Natural Area
Adams County

Grantor:

Robert and Judith Dombrowski
1034 North 121st Street
Wauwatosa, WI 53226

Acres: 240
Price: $456,000
Appraised Value: $456,000; $468,000
Interest: Fee title
Improvements: None

Location: The property is located in west-central Adams County in the Town of Adams about three miles east of the Castle Rock Flowage.

Land Description: The subject land is level to very gently rolling.

Covertype Breakdown:	Type:	Acreage:
	Wetland	100.00
	Upland/Woodland	140.00
	TOTAL	240.00

Zoning: Agriculture
Present Use: Recreation
Proposed Use: Resource Protection and Recreation
Tenure: 20 years
Property Taxes: $1,649
Option Date: July 14, 2008
Stewardship Land Access: The land will be open for all nature-based outdoor recreation including hunting and trapping.

2. JUSTIFICATION:

The Department has obtained an option to purchase 240 acres from Robert and Judith Dombrowski for the Quincy Bluff and Wetlands Natural Area in Adams County. The parcel is located in west-central Adams County in the Town of Adams about three miles east of the Castle Rock Flowage. The parcel is surrounded on three sides by state-owned land and a county highway on the fourth side. The subject is a mix of low wooded ridges and open marshy swales. For the most part, the ridges are growing up in jack pine. There is some larger timber in the southwest and northwest portions of the subject. The wetland areas are a combination of sedge and shrub-carr consisting of good wildlife habitat. There are species of special concern and natural communities present. There is approximately ½-mile of frontage along both banks of Duck Creek, a warm water stream that averages five to ten feet in width. There are also some drainage ditches that were constructed throughout the property many years ago although they are no longer

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maintained. Ownership of the tract will protect the natural values for future generations, consolidate state ownership, allow natural area management, and provide opportunities for public recreation and natural area history research and education.

Quincy Bluff and Wetlands Natural Area was established in 1992 to protect a dynamic Central Sands ecosystem composed of an interconnected group of natural communities and their component species. The project contains a vast wetland complex sandwiched between sandstone ridges and buttes and bordered on the north and west by extensive barrens and managed forest. Covering the uplands are oak and pine barrens, a xeric forest of mostly Hill's oaks and pines, and small patches of sand prairie. In the wetlands, are both northern and southern sedge meadow, northern wet forest, and shrub-carr. Unique components of the ecosystem include four rare plant species and one animal species listed on the federal Endangered and Threatened Species List. In addition to protection of natural communities and species, the project also provides opportunities for research and education and for public recreation ranging from nature observation to hunting.

Department ownership will consolidate state ownership, prevent incompatible development, allow for natural area management, protect the natural features of the site, and provide opportunities for research, education, and public recreation.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,000,000	$1,303,618

4. ACQUISITION STATUS OF THE QUINCY BLUFF AND WETLANDS NATURAL AREA:

Established: 1992
Acres Purchased to Date: 5,203.97
Acquisition Goal: 10,500.00
Percent Complete: 49.56
Cost to Date: $1,973,691.00

5. APPRAISALS:

Appraiser: Rodney Bush - (Private Appraiser)
Valuation Date: 4/15/2008
Appraised Value: $468,000.00
Highest and Best Use: sustained yield timber production and recreation

Allocation of Values:
a. land: 240 acres @ $1,950 per acre: $468,000
b. market data approach used, four comparable sales cited
c. adjusted value range: $1,945-$2,033 per acre

Appraisal Review: Ron Olson - May 30, 2008

Appraiser: Phil Lepinski - (Private Appraiser)
Valuation Date: April 15, 2008
Appraised Value: $456,000
Highest and Best Use: Recreation and Residential

Allocation of Values:
a. land: 240 @ $1,900 per acre: $456,000
b. market data approach used, four comparable sales cited
c. adjusted value range: $1,566 to $1,955 per acre

Appraisal Review: Ron Olson - May 30, 2008

Comment: The Lepinski report was used for negotiations.

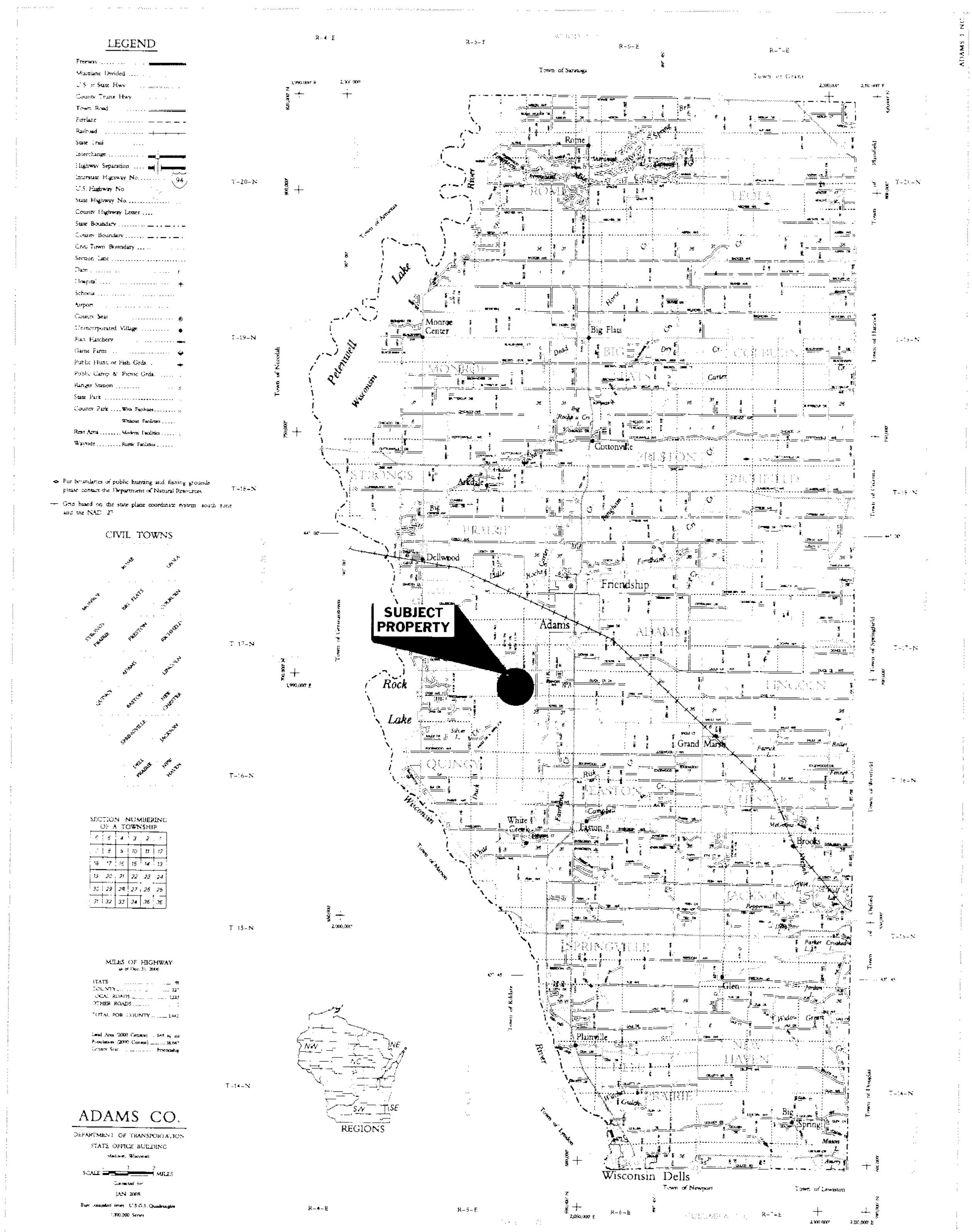
RECOMMENDED:

Richard E. Steffes — Date

Bureau of Legal Services — Date 8/6/08

Laurie Osterndorf — Date 8/11/08

RES:dv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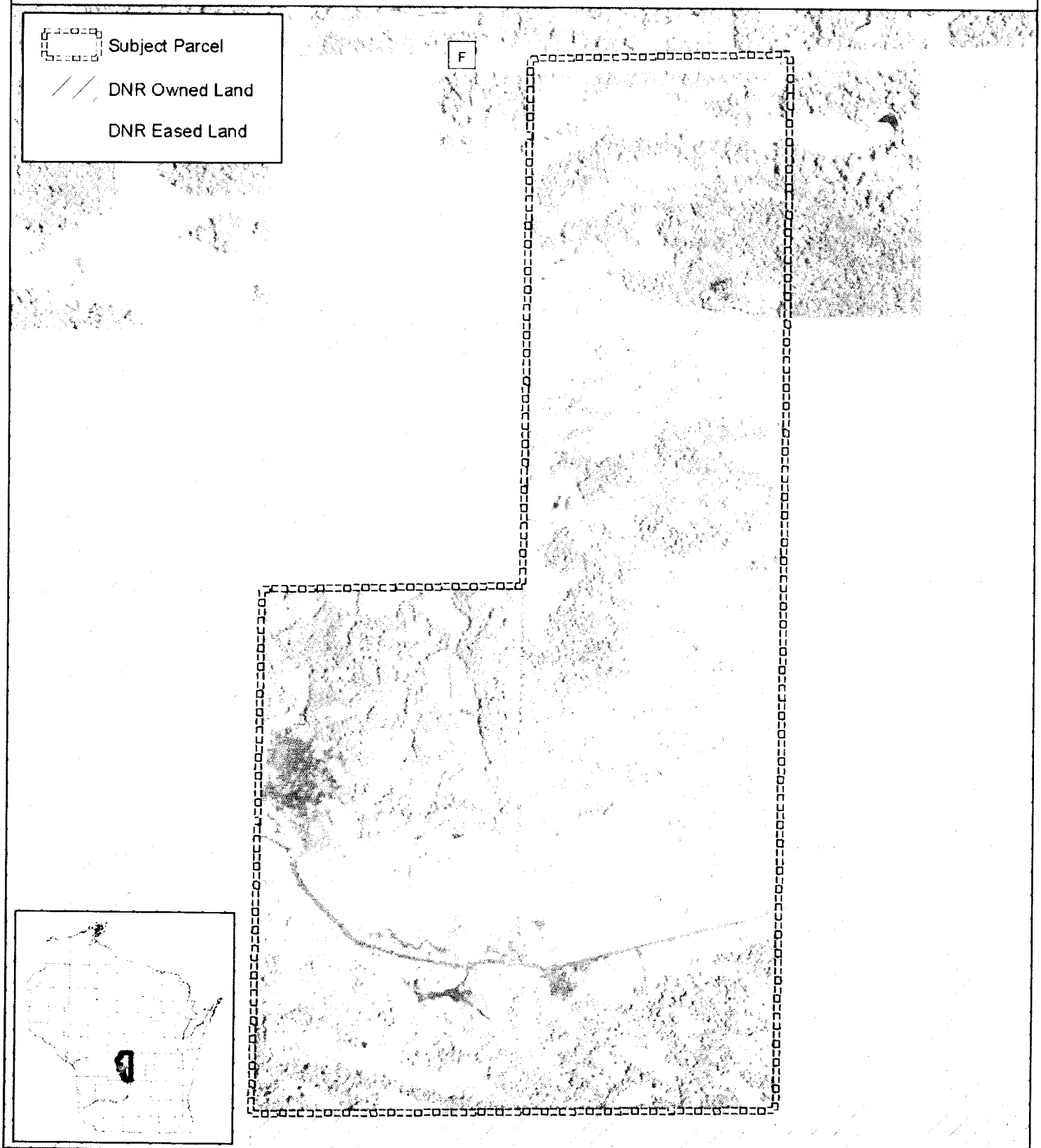
MILES OF HIGHWAY
ADAMS CO.
REGIONS
SUBJECT PROPERTY
Rome
Big Flats
Monroe Center
Cottonville
Dellwood
Friendship
Adams
Grand Marsh
White Creek
Easton
Brooks
Plainville
Wisconsin Dells
Petenwell
Lake
Rock
Lake
Wisconsin
River

Dombrowski Property

T 17N, R 5E, Section 26, Town of Adams, Adams County



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0 600 1,200 2,400 3,600 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
July 25, 2006

Dombrowski Property

Quincy Bluff and Wetlands Natural Area

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

0 0.5 1 Miles

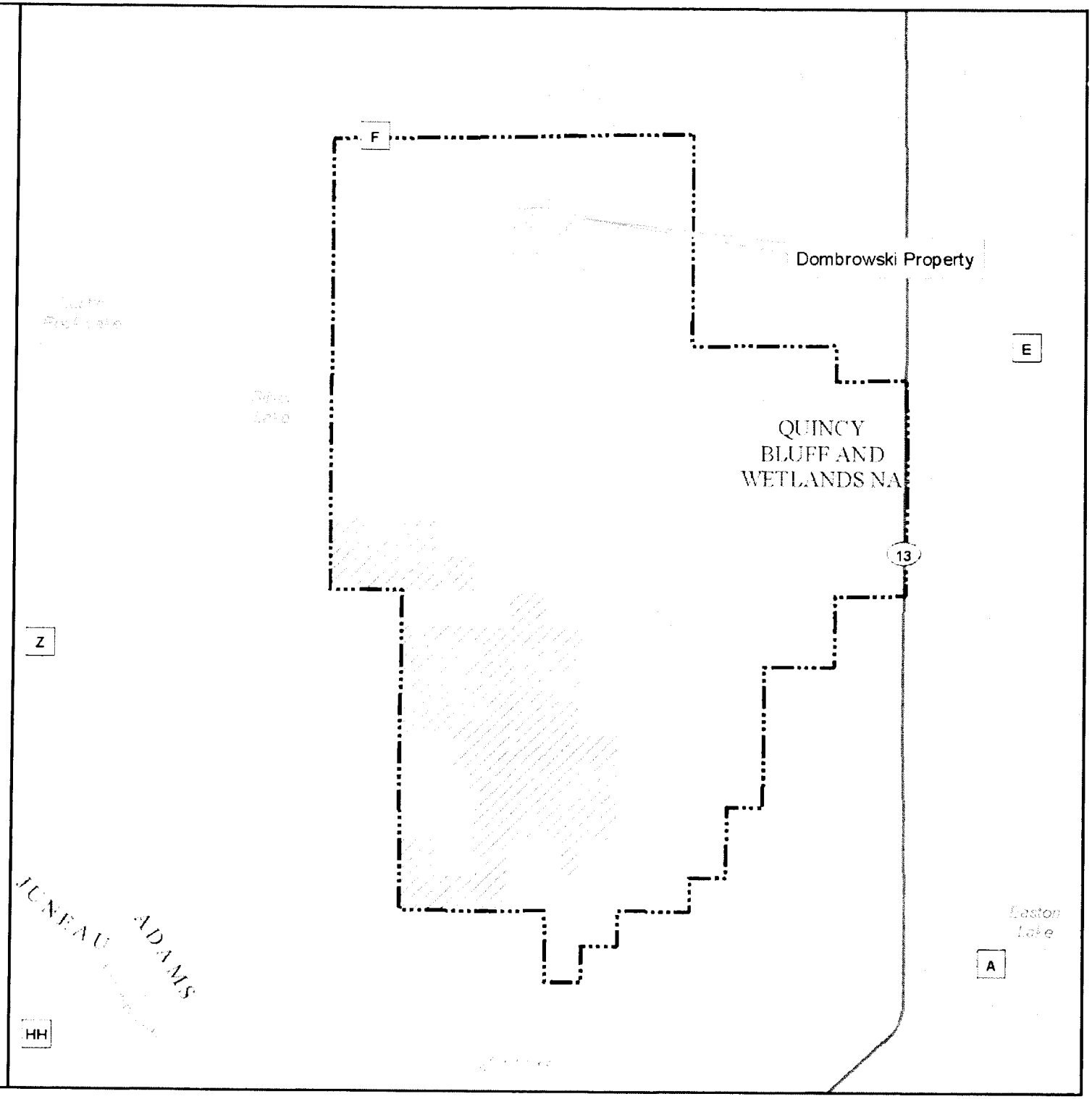
The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF) 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 represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land 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 land, 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/caer/cs/sen_secenter/locations.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