

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

FOR: JUNE 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 218.32 acres of land from The Nature Conservancy, the former Luszczyk parcel, for \$372,000 for the Quincy Bluff and Wetlands State Natural Area in Adams County. The item is being submitted to the Board because the purchase price exceeds \$150,000.

The parcel falls within the Quincy Bluff and Wetlands State Natural Area project boundary and is located in western Adams County about four miles southwest of Adams/Friendship. This acquisition would also link with and provide public access to the east side of the Sohlberg Silver Lake State Natural Area. The subject adjoins state natural area land on parts of four sides with 1.5 miles of common boundary. The property is a complex of low-forested ridges with oak and jack pine and wetland swales that includes approximately 1,500 feet of two-bank frontage on Duck Creek. The goal is to restore oak barrens habitat to benefit the federally-threatened Karner blue butterfly.

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. Quincy Bluff provides habitat for one state-endangered dragonfly, three state-endangered/threatened plants, and nine species of special concern (four invertebrates, one bird, and three plants). Quincy Bluff is also a designated Important Bird Area.

The Department was awarded a Karner Blue Butterfly Habitat Conservation Plan grant from the U.S. Fish and Wildlife Service of \$186,000 (50%) to assist with acquisition of the property. 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 hunting, research, education, and public recreation. This property will also provide public and management access from the west to a large block of state land that otherwise is difficult to access.

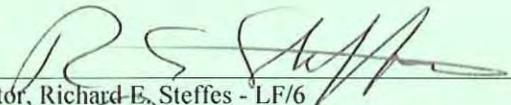
RECOMMENDATION: That the Board approve the purchase of 218.32 acres of land for \$372,000 for the Quincy Bluff and Wetlands Natural Area.

LIST OF ATTACHED MATERIALS:

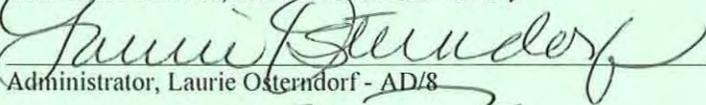
- No Fiscal Estimate Required
- No Environmental Assessment of Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attached

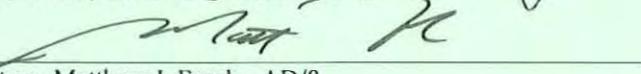
APPROVED:


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

5-10-10
Date


Administrator, Laurie Osterndorf - AD/8

5/11/10
Date


Secretary, Matthew J. Frank - AD/8

6-7-10
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: May 10, 2010 FILE REF: NA 20043

TO: Governor Doyle

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, The Nature Conservancy Tract, File NA 20043,
Approval Requested By August 1, 2010

1. PARCEL DESCRIPTION:

Quincy Bluff and Wetlands Natural Area
Adams County

Grantor:

The Nature Conservancy
c/o Mary Jean Huston
633 West Main Street
Madison, WI 53703

Acres: 218.32Price: \$372,000Appraised Value: \$437,000Interest: Fee Title PurchaseImprovements: Dilapidated improvements will be removed from the site.

Location: The property is located in Adams County about four miles southwest of Adams/Friendship in the Town of Quincy.

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

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Upland Woodland	168.00
	Wetland	<u>50.32</u>
	TOTAL:	218.32

Zoning: Productive Forest; Shoreland/WetlandPresent Use: Resource ProtectionProposed Use: Resource Protection and Public Outdoor Recreation

Tenure: TNC acquired the land from the estate of a long-term owner about a year ago. TNC is selling to the Department at its actual cost.

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 218.32 acres of land from The Nature Conservancy (former Luszcak parcel) for \$372,000 for the Quincy Bluff and Wetlands State Natural Area in Adams County. The parcel falls within the Quincy Bluff and Wetlands State Natural Area project boundary and is located in western Adams County about four miles southwest of Adams/Friendship in the Town of Quincy. This acquisition would also link and provide public access to the east side of the Sohlberg Silver Lake State Natural Area. The subject adjoins state natural area land on parts of four sides with 1.5 miles of common boundary. The property is a complex of low-forested ridges with oak and jack pine and wetland swales

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3. FINANCING:

The Department was awarded a Karner Blue Butterfly Habitat Conservation Plan grant from the U.S. Fish and Wildlife Service of \$186,000 (50%) to assist with acquisition of the property.

State Stewardship Natural Areas (FY 11) bond funds and USFWS funds:

	Funds allotted to program:	Balance after proposed transaction:
State:	\$50,000,000	\$26,854,046
Federal:	\$186,000	\$0

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

Established: 1992
Acres Purchased to Date: 5,055.37
Acquisition Goal: 10,500.0 Acres
Percent Complete: 48.15%
Cost to Date: \$1,973,690.00

5. APPRAISAL:

Appraiser: Phil Lepinski
Valuation Date: September 17, 2009
Appraised Value: \$437,000.00
Highest and Best Use: Recreation ancillary uses of residential and forestry

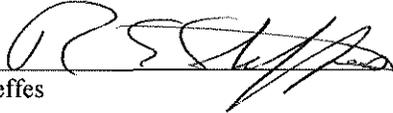
Allocation of Values:

- a. land: 218.32 acres @ \$2,001.65 per acre: \$437,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,234 to \$2,770 per acre

Appraisal Review: Peter Wolter - October 15, 2009

Comments: The property was listed with a licensed realtor for less than the Department's appraised value. The Natural Conservancy made its offer at \$372,000 and that was approved by the probate court handling the estate.

RECOMMENDED:


Richard E. Steffes

5-10-10
Date


Bureau of Legal Services

5-11-10
Date


Laurie Osterdorf

5/11/10
Date

RES:dv

LEGEND

- County
- Municipal District
- US or State Hwy
- County Trunk Hwy
- Town Road
- Fence
- Railroad
- Man Trail
- Enclosure
- Highway Separation
- Intersecting Hwy
- US Highway No.
- State Highway No.
- County Highway Letter
- Sta. Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Ditch
- Highway
- Stream
- Arroyo
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Home or Fish Club
- Public Camp & Picnic Ground
- Farm Station
- State Park
- County Park
- Water
- Post Office
- Post Office
- Wapiti

For boundaries of public hearing and fishing grounds please consult the Department of Natural Resources
 Grid based on the state plane coordinate system, with zone and the NAD 27

CIVIL TOWNS



SECTION NUMBERING OF A TOWNSHIP

5	4	3	2	1
6	5	4	3	2
7	6	5	4	3
8	7	6	5	4
9	8	7	6	5
10	9	8	7	6
11	10	9	8	7
12	11	10	9	8
13	12	11	10	9
14	13	12	11	10
15	14	13	12	11

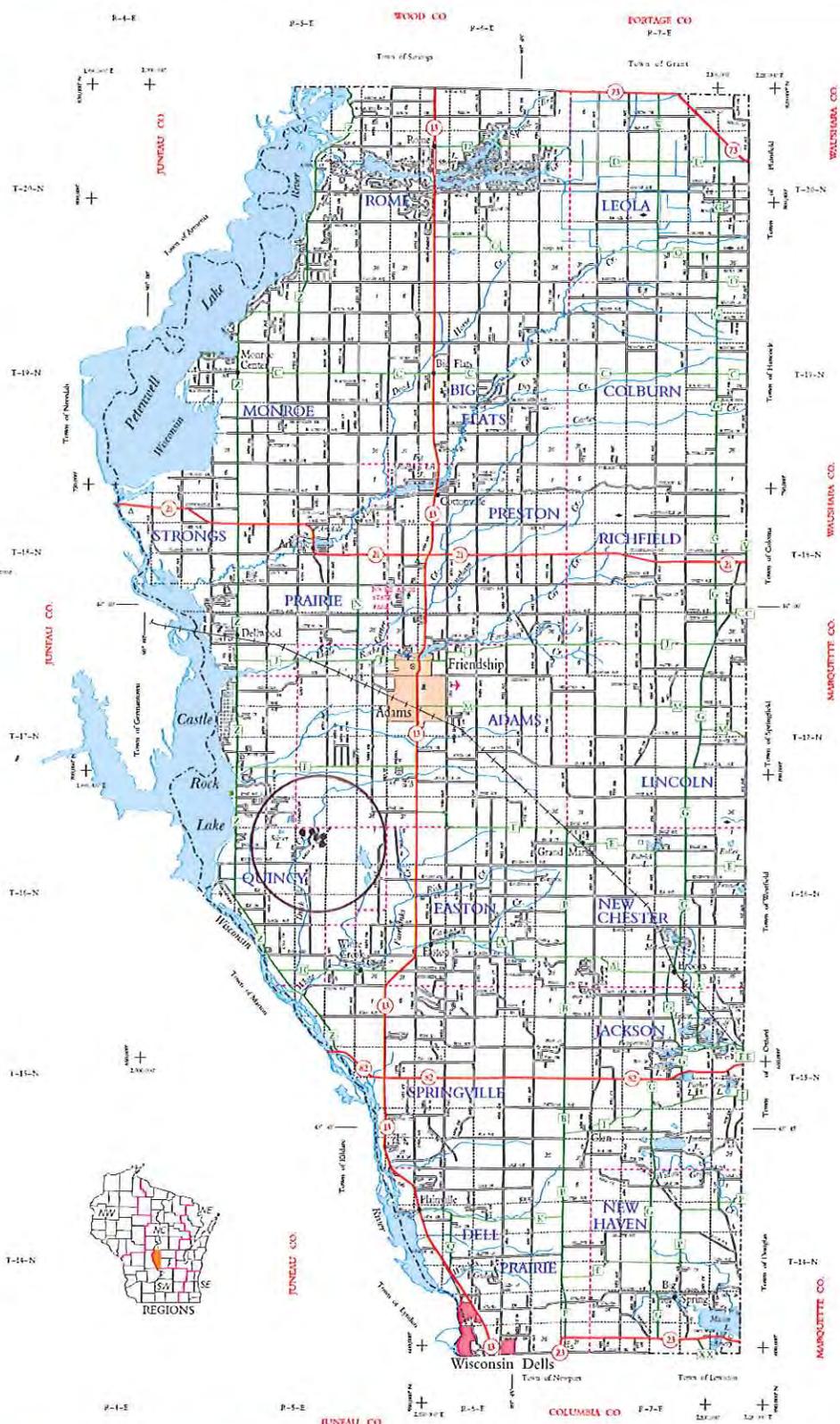
MILES OF HIGHWAY

U.S. 1/4" = 1" 31
 COUNTY 1/2" = 1" 62
 LOCAL 1/4" = 1" 124
 TOTAL IN COUNTY 1/4" = 1" 124

ADAMS CO.

DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 1" = 1 MILE
 General for JAN 2016
 Reprinted from USGS Quadrangle 100,000 Scale

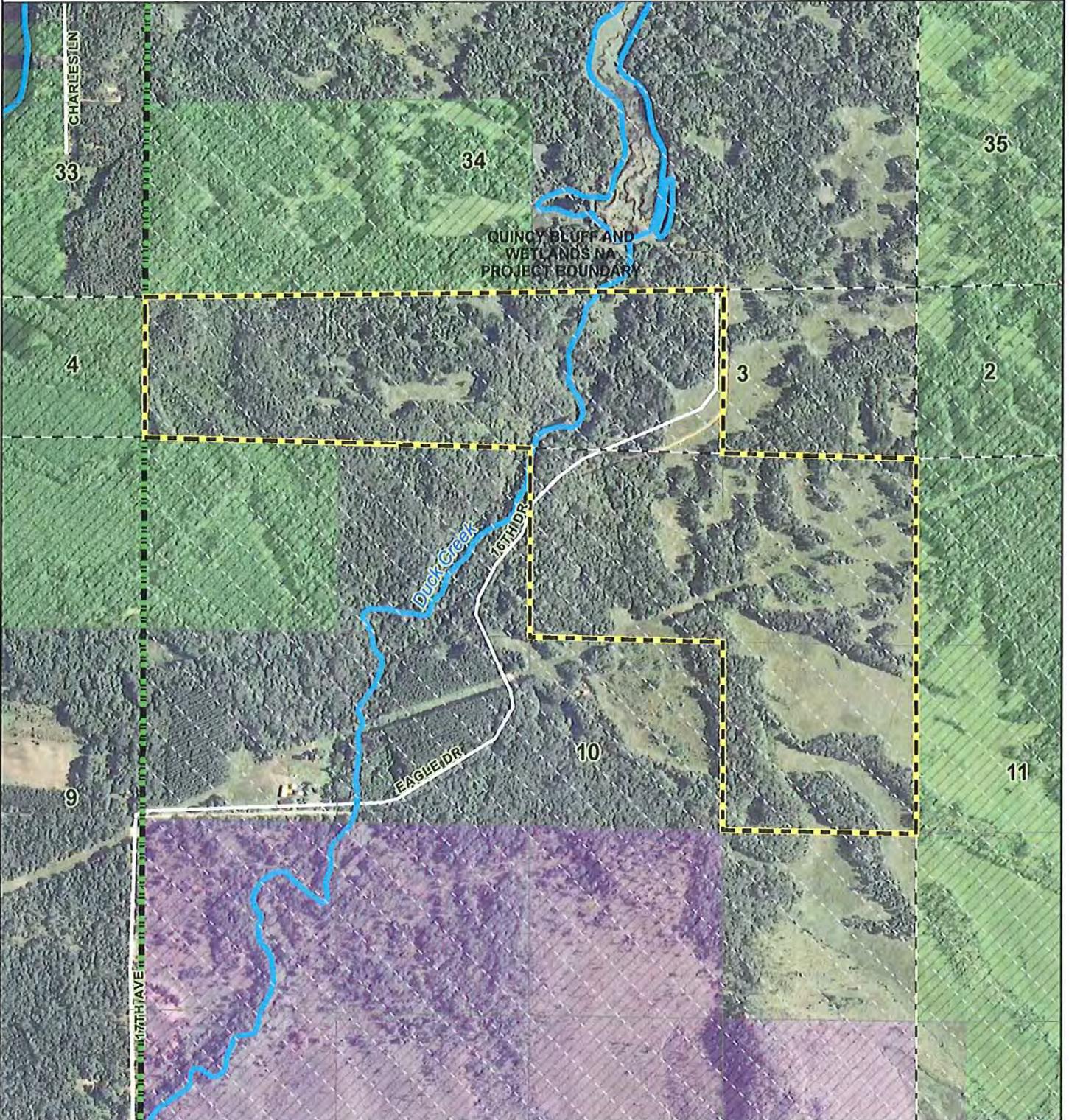


ADAMS 1-8C

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The Nature Conservancy, Inc (Luszczak) Parcel

T16N R5E Sections 3 & 10, Town of Easton West, Adams County, WI (218.32 Acres)



Legend

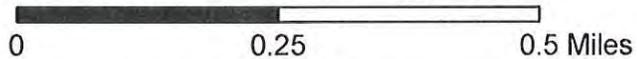
- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Fee Pending
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned

Subject Property

NA 20043

Quincy Bluff and Wetlands Natural Area

- Fee Simple
- Easement
- Ingress/Egress



State of Wisconsin

March 23, 2010
Real Estate Section
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides original information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the printed boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.

