

**SUBJECT:** Land Donation – Statewide Natural Area– Door County

**FOR:** SEPTEMBER 2012 BOARD MEETING

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** Door County Land Trust (DCLT) offers to donate 483 acres of land to the Department for the Statewide Natural Area Program in Door County.

This acquisition will permanently protect 483 acres, including 334 acres of nationally declining coastal wetland ecosystems along the coast of Lake Michigan, biodiversity elements, and habitat for the federally listed Hine's emerald dragonfly and dwarf lake iris.

The tract contains an extensive northern lowland conifer forest dominated by white cedar, significant shoreline on two undeveloped wild lakes (Schwartz and Arbter), and an upland mesic forest dominated by conifers (white pine, white cedar, hemlock, white spruce and balsam fir). The white cedar lowland forest of this parcel comprises a significant portion of the lowland forest in this area. This lowland forest, though logged historically, has not been harvested for many years and has only one foot trail (to Schwartz Lake from the east). The absence of heavy disturbance has resulted in a forest type of high natural quality with few invasive species. It was purchased by DCLT with grants from the Knowles-Nelson Stewardship Program and USFWS Coastal Wetlands Program.

This acquisition will provide important additions to the protection of the wetland and open water conservation values of Schwartz and Arbter Lakes. Schwartz and Arbter Lakes are shallow, muck to cobble bottom lakes which provide migratory and breeding habitat for several species of waterfowl. With this tract adjoining Nature Conservancy lands to the north and south, acquisition will complete protection of the entire shoreline of Schwartz Lake and the entire length of the outlet stream. This lake is currently undeveloped and this project represents a rare opportunity to complete protection for an entire wild lake. This acquisition will also nearly complete protection of the undeveloped shoreline of Arbter Lake as well as protect some of the best remaining white cedar lowland forest on the site.

Of particular conservation interest is the outlet stream to Schwartz Lake. This stream, averaging 22 feet in width and 1.5 feet in depth, flows for about 3,200 feet before entering and disappearing in fractures of the dolostone bedrock of the uplands in the east portion of this parcel. It is speculated that this volume of water emerges in sub-surface springs just offshore in Lake Michigan immediately to the east of this parcel. The entire surface length of this unique hydrologic system will be protected by this project.

The property adjoins already-protected lowland forest of The Nature Conservancy on the south, west and northeast. The project area is characterized by lakeshore, coastal wetlands, open active sand dunes, ridge-swale topography, embayment lakes and wetlands and large tracts of mixed conifer – hardwood forest. It is one of the most ecologically complex and diverse landscapes in the western Great Lakes region. It should also be noted that Whitefish Dunes State Park is located a mile north of this tract.

This acquisition will provide increased opportunity for public recreation, hunting, trapping, nature-appreciation, research, and outdoor education in close proximity to Whitefish Dunes State Park. The lands already owned by The Nature Conservancy receive high public use by nearby residents, hunters, and guided field trips led by the Conservancy and other organizations.

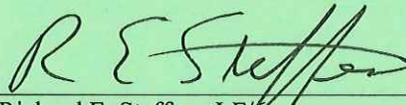
**RECOMMENDATION:** That the Board accept the donation of 483 acres of land for the Statewide Natural Area Project, that a certificate of appreciation be sent to Door County Land Trust and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

**LIST OF ATTACHED MATERIALS:**

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

Yes  Attached  
Yes  Attached  
Yes  Attached

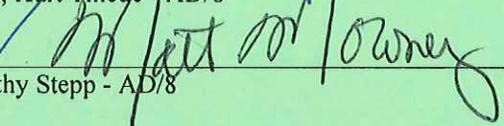
**APPROVED:**

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

8-11-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

8/21/12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Cathy Stepp - AD/8

8/23/12  
\_\_\_\_\_  
Date

cc: S. Miller - LF/6  
R. Steffes - LF/6  
L. Ross - AD/5  
E. Crain - ER/6  
J. Romback-Bartels - NER - Green Bay

## CORRESPONDENCE/MEMORANDUM

DATE: August 10, 2012  
 TO: Natural Resources Board  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Donation, Door County Land Trust  
 Tract, File # NA 20085

FILE REF: NA 20085

1. PARCEL DESCRIPTION:

Statewide Natural Area  
 Door County

Grantor:

Door County Land Trust  
 c/o Dan Burke  
 P. O. Box 65  
 Sturgeon Bay, WI 54235

Acres: 483\*Price: Gift of landAppraised Value: \$0.00Interest: Fee title donationImprovements: NoneLocation: The tract is located in Door County 9 miles northeast of Sturgeon BayLand Description: The subject land is low and level to gently sloping .Covertypes Breakdown:

Type	Acreage
Lowland Woodland	126
Water	23
Wetland	334
Total:	483

Zoning: Wetland and Natural AreaPresent Use: Conservation and public recreationProposed Use: Conservation and public recreationTenure: 5 months; purchased from Richard Baudhuin, et.al at a reported price of \$1,235,000Option Date: May 29, 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.Comments: \*Note, tax lists acreage totals 469.8 acres. Department and appraiser analysis indicates 483 acres is the correct size.

2. JUSTIFICATION:

Door County Land Trust (DCLT) offers to donate 483 acres of land for the Statewide Natural Area Project in Door County to the Department.

This acquisition will permanently protect 483 acres, including 334 acres of nationally declining coastal wetland ecosystems along the coast of Lake Michigan, biodiversity elements, and habitat for the federally listed Hine's emerald dragonfly and dwarf lake iris.

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Of particular conservation interest is the outlet stream to Schwartz Lake. This stream, averaging 22 feet in width and 1.5 feet in depth, flows for about 3,200 feet before entering and disappearing in fractures of the dolostone bedrock of the uplands in the east portion of this parcel. It is speculated that this volume of water emerges in sub-surface springs just offshore in Lake Michigan immediately to the east of this parcel. The entire surface length of this unique hydrologic system will be protected by this project.

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3. LAND MANAGEMENT:

The property will be managed to sustain the natural communities and rare species for which it was protected. Fen habitat supporting a population of the federal endangered Hine's emerald dragonfly will receive the highest level of protection. The forested wetlands and upland forest will be managed in a sustainable manner to maintain its current high quality species composition. Public access will be accommodated with the maintenance of the internal trail system that was developed by previous owners. This trail will also be available for motorized winter use as an extension of the Door County Snowmobile Trail System when conditions permit.

4. FINANCING:

No funding is required for this transaction. Door County Land Trust purchased the property in March 2012 with USFWS-DNR Coastal Wetlands funding and Stewardship funding. Title had been held in separate but related family entities.

5. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972

Acres Purchased to Date: 48,190.85

Acquisition Goal: 41,000

Percent Complete: 117.54 %

Cost to Date: \$31,236,666.22

RECOMMENDED:



Richard E. Steffes, Real Estate Director

8-11-12

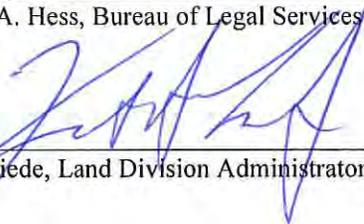
Date



Kristin A. Hess, Bureau of Legal Services

8/15/12

Date



Kurt Thiede, Land Division Administrator

8/21/12

Date

RES:

## *Acknowledgment of Gift*

This is to certify that at its September 2012 meeting, the Natural Resources Board gratefully accepted gift of 483 acres of land in Door County for the Statewide Natural Area from the

### **Door County Land Trust**

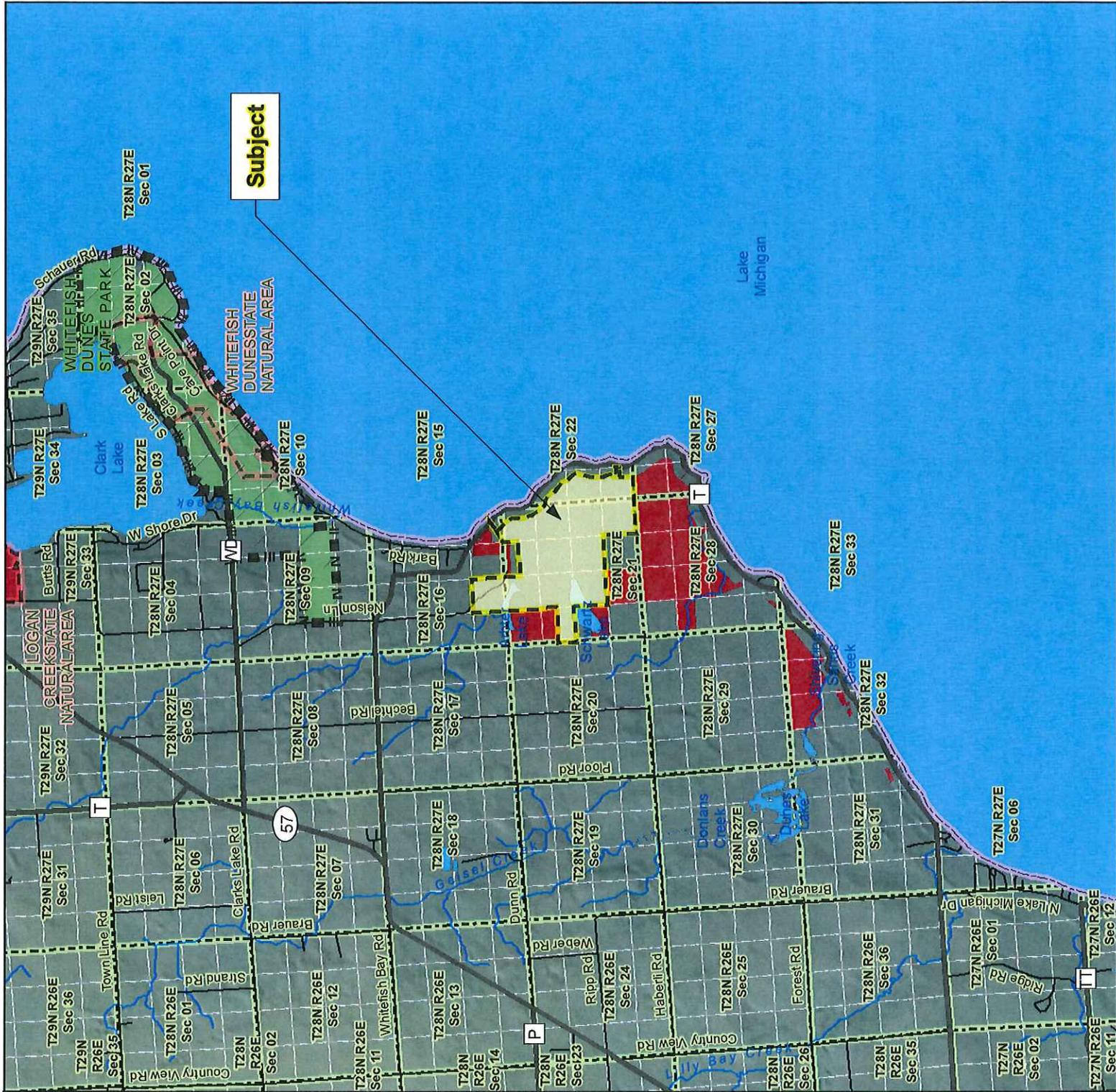
It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

*Natural Resources Board*

David Clausen, CHAIR





**Door County Land Trust (Baudhuin)- Fee**  
 Statewide  
 Natural Area  
 NA 20085  
 T28N R27E Sec 16, 21 & 22  
 Town of Sevastopol  
 Door County  
 469.80 Acres

**Subject**

- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- Private Conservation Lands
- State Natural Area
- PLSS Section Line
- QQ Section Boundary

0 1,000 Feet

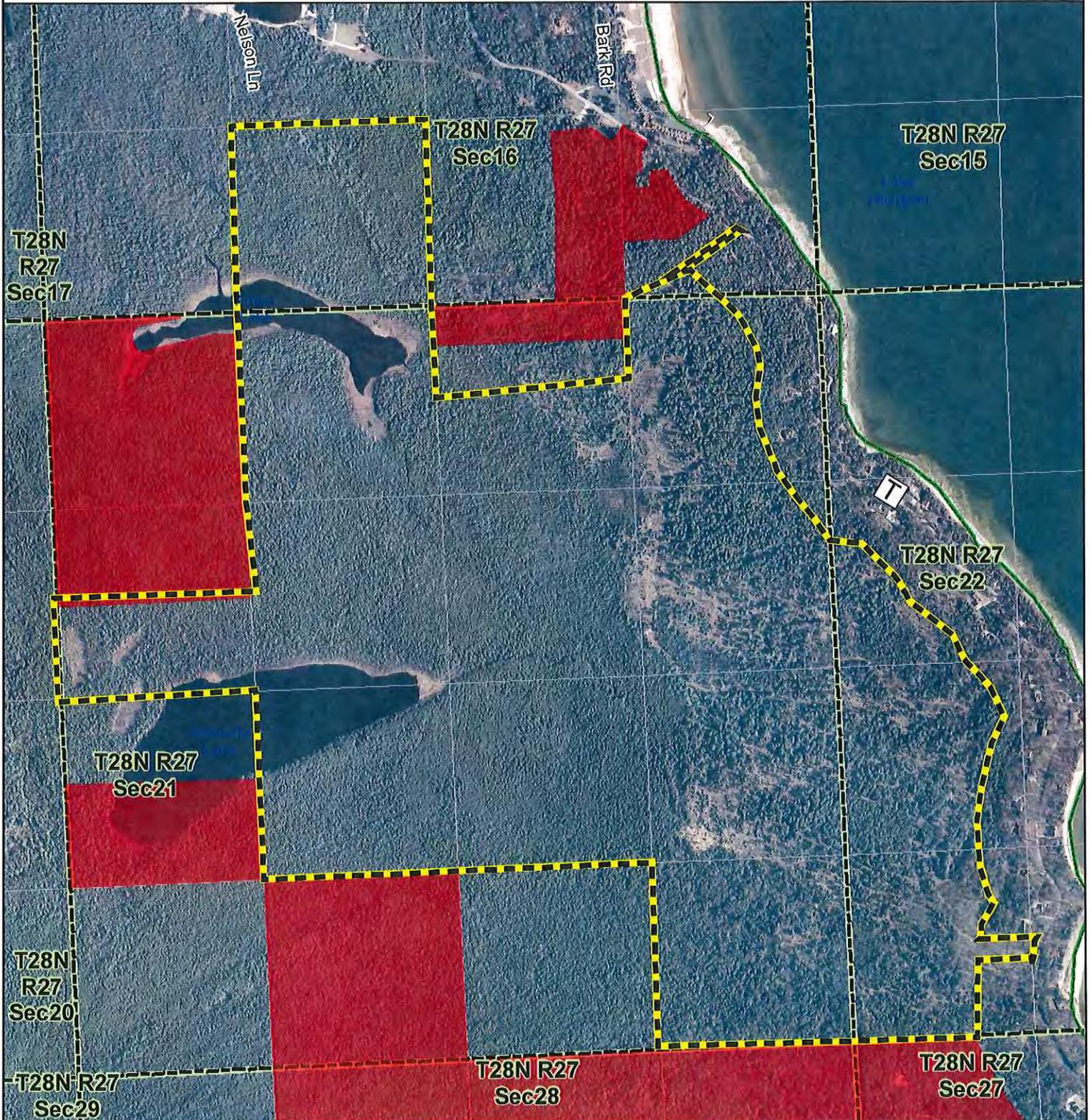
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**★ Location of Property**

WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: Aug 03, 2012 - kmh

-7-  
**Door County Land Trust (Baudhuin) - Fee**  
 T28N R27E Sec 16,21 & 22 Town of Sevastopol, Door County



**Statewide  
 Natural Area**

 Subject

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines
-  Private Conservation Lands

  
 0 300 600 900 Feet

  
  
 Aug 03, 2012 kmb  
 Real Estate Section  
 Bureau of Facilities and Lands

