



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Robert L. Tetens, Director
DATE: June 11, 2013
RE: **Final Recommendation: Ramsey, Lippert and Carr Properties – Northfield Township**

Background

In 2012, three properties located in Northfield Township were nominated for consideration to the Washtenaw County Natural Areas Preservation Program as part of Round 12. The three properties are contiguous and in total comprise approximately 249 acres. The Natural Areas Technical Advisory Committee (NATAC), along with Parks and Recreation Commission staff, visited the Ramsey, Lippert and Carr properties on a number of occasions. The site visits identified a diverse landscape including upland woods, open fields, a significant portion of Lawton Lake and extensive wetlands. Certainly one of the more interesting aspects of the properties is their significant combined acreage. This offers the opportunity to protect a large, contiguous area, keeping that significant habitat intact. In addition, because of this proximity, it should be possible to access all three from a single entry point, a significant savings.

In addition to the review performed by NATAC, staff consulted the Bioreserve Map prepared by the Huron River Watershed Council (HRWC). All three of the properties are ranked as "high value" areas. The Bioreserve Map uses criteria such as size, presence of wetlands, rivers or lakes and the potential to harbor a high diversity of ecosystems to rank areas based on the ecological services they provide. HRWC worked with staff at the University of Michigan School of Natural Resources and Environment to develop the ranking system.

NATAC identified the Ramsey, Lippert and Carr properties as a high priority for acquisition / protection (see attached memo dated November 13, 2012). Protection of the Ramsey, Lippert and Carr properties will ensure this high quality environment is preserved.

Discussion

As required, the following due diligence investigations have been conducted:

- An appraisal, prepared by Bosserd Appraisal Services, LLC, identified a value of \$5,804 / acre, resulting in a total cost of \$1,445,196.
- A Phase 1 Environmental Site Assessment prepared by Mannik & Smith Group, Inc., found no evidence of recognized environmental concerns.
- A boundary survey was prepared, including legal description and sealed survey drawing.

Recommendation

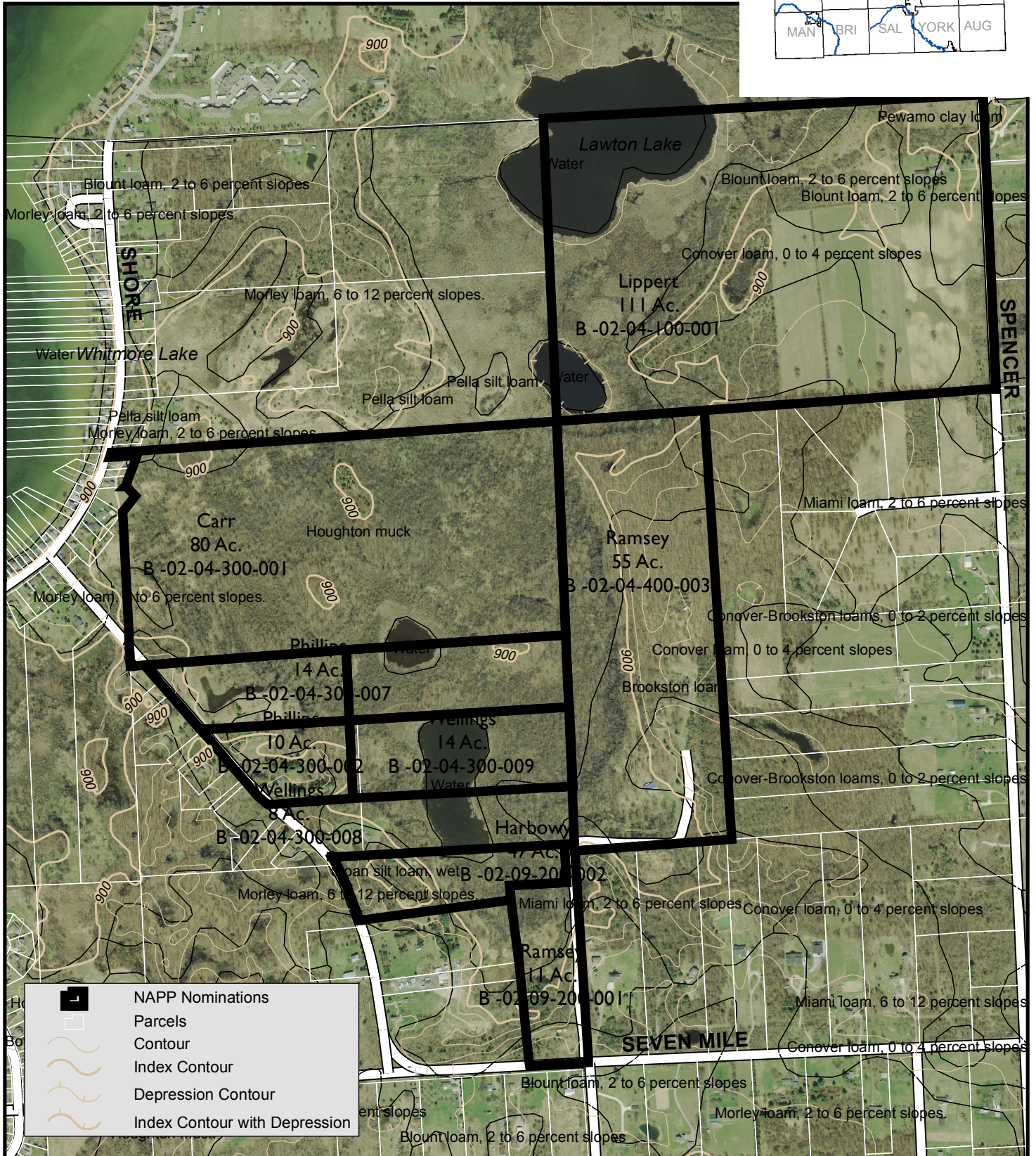
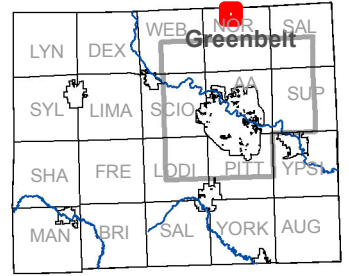
Based upon the review by the Natural Areas Technical Advisory Committee, along with other background information, it is my recommendation the Washtenaw County Parks and Recreation Commission authorize purchase of the Ramsey, Lippert and Carr properties at a price of \$5,804 per acre for a total cost of \$1,445,196.

Attachments

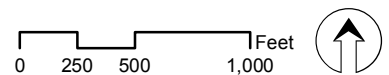
NAPP Round 12: Aerial & Soils

Ramsey, Lippert, and Carr Properties
 Northfield Township
 256 +/- acres

Washtenaw County
 Locator Map



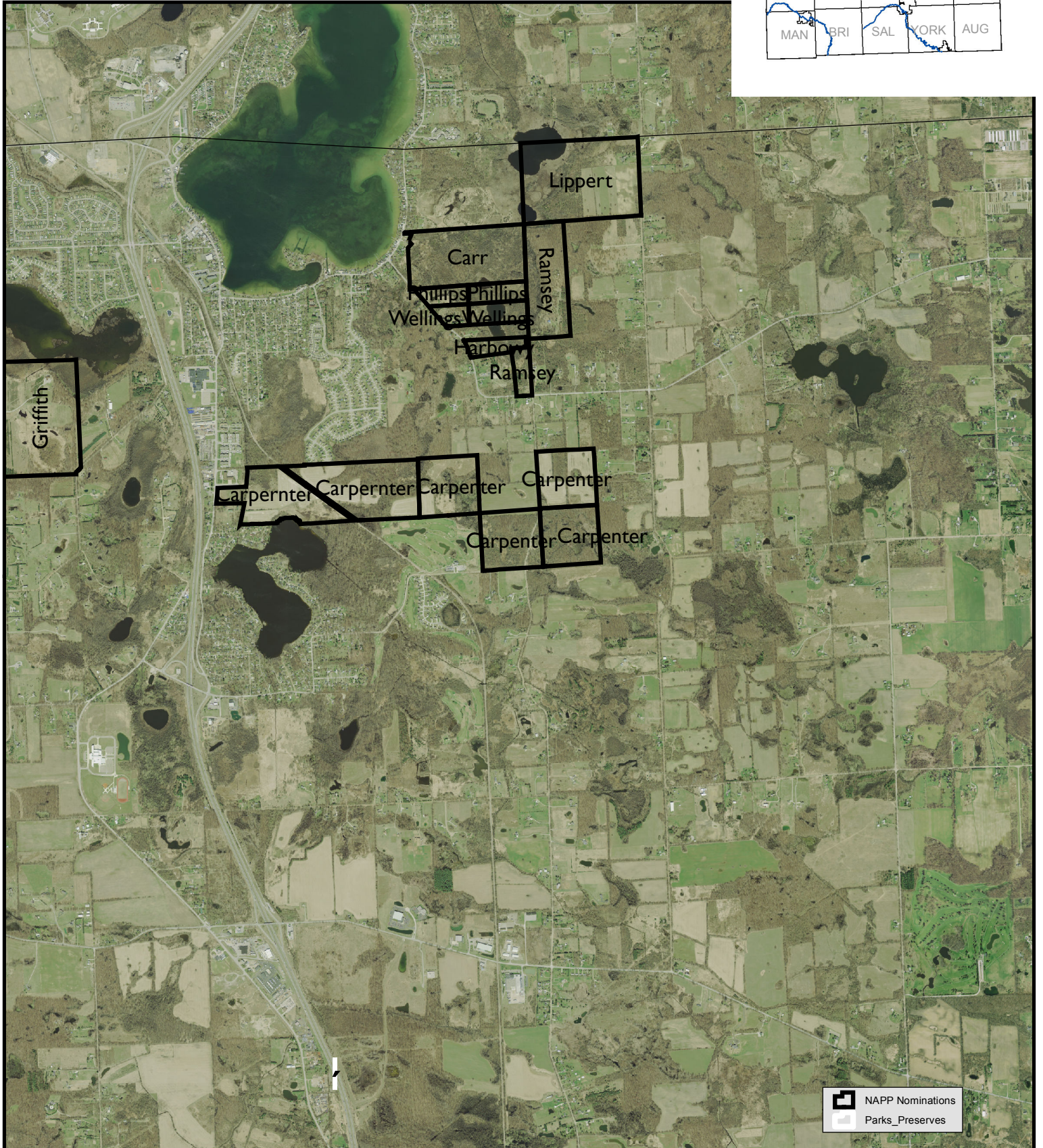
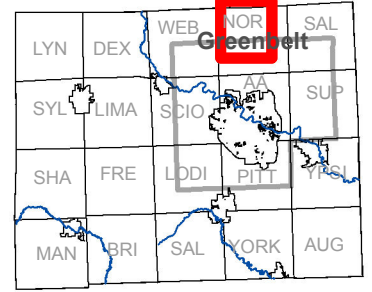
	NAPP Nominations
	Parcels
	Contour
	Index Contour
	Depression Contour
	Index Contour with Depression



NAPP Round 12: Local Area Aerial

Ramsey, Lippert, and Carr Properties
Northfield Township
256 +/- acres

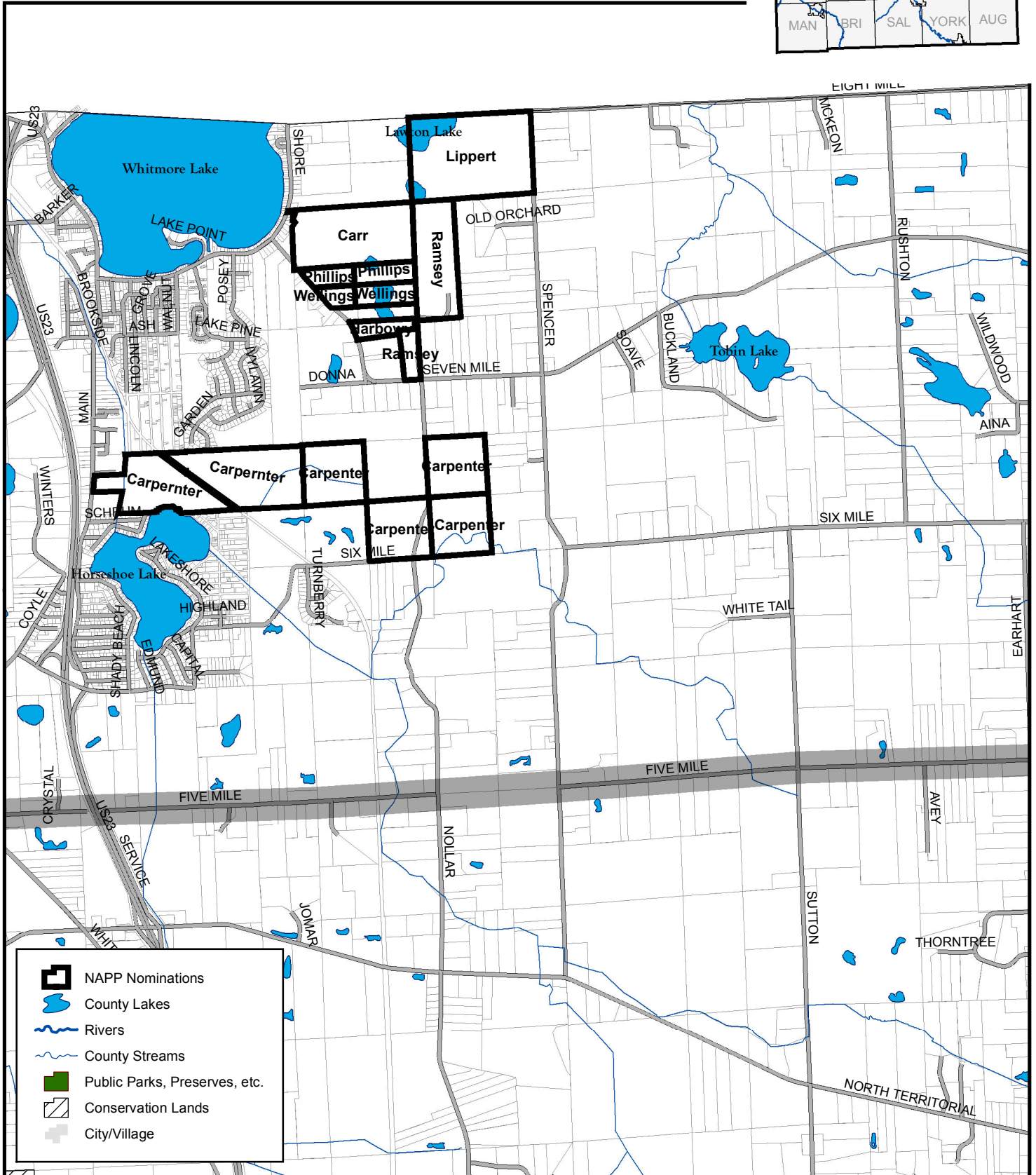
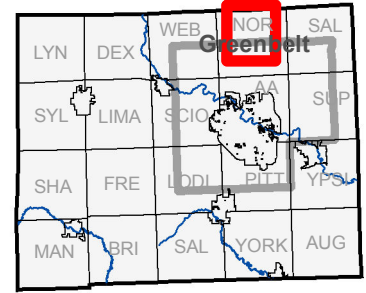
Washtenaw County
Locator Map



NAPP Round 12: Local Area

Ramsey, Lippert, and Carr Properties
 Northfield Township
 256 +/- acres

Washtenaw County
 Locator Map



- NAPP Nominations
- County Lakes
- Rivers
- County Streams
- Public Parks, Preserves, etc.
- Conservation Lands
- City/Village

NAPP Round 12: Topography

Ramsey, Lippert, and Carr Properties

Northfield Township

256 +/- acres

Washtenaw County
Locator Map

