

SUBJECT: LAND ACQUISITION – VERNON WILDLIFE AREA – WAUKESHA COUNTY

FOR: 2009 OCTOBER BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 60 acres of land from Fred Lathers, LLC for \$360,000 for the Vernon Wildlife Area in Waukesha County. The item is being submitted because the purchase price exceeds \$150,000.

The Fred Lathers, LLC parcel is located in the Town of Waukesha and is within the project boundary of the Vernon Wildlife Area. This is one of the last remaining large blocks of land available in the project boundary and is considered a critical parcel for the project as development continues to surround the marsh and effectively envelop the property. The parcel has significant upland buffer, essential for wildlife and drastically lacking on Vernon Wildlife Area. While the Department has a goal to acquire four acres of upland for every one acre of wetland for ideal wildlife habitat, Vernon Wildlife Area has one acre of upland for every 10 acres of wetland. The addition of additional upland acres will provide nesting habitat for waterfowl, grassland birds, and reptiles, including the state threatened Blanding's turtle. Acquisition of the property will prevent incompatible use of the property, consolidate state ownership and provide habitat for numerous wildlife species.

Vernon Wildlife Area was established in 1950 and it encompasses about 4,900 acres of owned property. The property consists of mostly wetlands and flowages of the Fox River meandering through it. Adjoining uplands consist of grasslands and some woodlots. A calcareous fen is also present on the south end of the project. It is a popular area for waterfowl, pheasant, small game, turkey, and deer hunting.

The 60-acre subject Lathers, LLC property is part of a larger private ownership and is considered highly desirable as it is abutting department ownership to the south and east. The Department has also secured at this time, a long-term option that gives the Department exclusive rights to purchase another 128.9 acres of the Fred Lathers, LLC ownership for \$773,000 next fiscal year (FY11). The Phase II, portion of the Fred Lathers, LLC parcel would be presented to the Natural Resources Board for approval in the spring of 2010. If both phases are approved, the Department will have acquired a total of 188.9 acres at a total cost of \$1,133,000. In addition, the subject 60 acres encompasses a 12.7-acre parcel being acquired by the City of Waukesha for municipal wells. This 12.7-acre site will be open for public use and will not interfere with adjacent recreation on the 60-acre proposed acquisition.

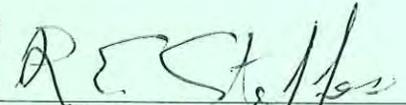
This parcel would add to the public land that is in high demand in this county and southeastern Wisconsin. Located 1/2-hour from Milwaukee, the project receives intense hunting pressure. Additional land base will not only provide more recreation, but also alleviate the overcrowding on other areas and increase overall satisfaction of users on state land. It provides important recreational land and critical wildlife habitat. This large block of land represents one of the last opportunities to protect land in the project boundary. This parcel will be used extensively by a variety of user groups and wildlife in large numbers.

RECOMMENDATION: That the Board approve the purchase of 60 acres of land for \$360,000 for Vernon Wildlife Area the in Waukesha County.

LIST OF ATTACHED MATERIALS:

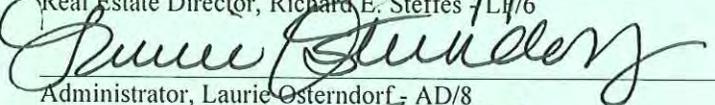
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|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



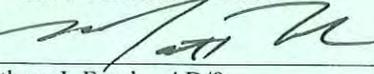
Real Estate Director, Richard E. Steffes - LF/6

9-24-09
Date



Administrator, Laurie Osterdorf - AD/8

9/28/09
Date



Secretary, Matthew J. Frank - AD/8

10-2-09
Date

- | | |
|----------------------|-------------------------------|
| cc: S. Miller – LF/6 | T. Hauge – WM/6 |
| R. Steffes – LF/6 | G. McCutcheon – SER/Milwaukee |
| L. Ross – AD/8 | |

CORRESPONDENCE/MEMORANDUM

DATE: September 24, 2009
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Fred Lathers, LLC Tract, File # WM 60067,
 Option Expires December 19, 2009

FILE REF: WM 60067

1. PARCEL DESCRIPTION:

Vernon Wildlife Area
 Waukesha County

Grantor:

Fred Lathers, LLC
 Brett Miller, Vice President
 789 North Water Street
 Milwaukee, WI 53202

Acres: 60Price: \$360,000Appraised Value: \$1,172,000* and \$2,145,000.00*Interest: Fee title purchaseImprovements: None

*Comment: Larger 194.5-acre parcel was appraised for \$1,172,000. Phase I value was calculated for 70 acres at \$6,000 per acre.

Location: The property is located in Waukesha County about two miles south of Waukesha in the Town of Waukesha.

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

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Lowland Woodland	14
	Wetland	21
	Cropland	<u>25</u>
	TOTAL:	60

Zoning: Agriculture/ConservancyPresent Use: Agriculture and RecreationProposed Use: Wildlife Management and Public RecreationTenure: 3 years (sale price was \$4,150,000 for 293.2 acres in June 2006)Property Taxes: \$1,529.70 (use value)Option Date: September 28, 2009

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 option to purchase 60.0 acres of land from Fred Lathers, LLC for \$360,000.00 for the Vernon Wildlife Area in Waukesha County. The parcel that is within the project boundary of the Vernon Wildlife Area (VWA), one of the last remaining large blocks of land available in

the project boundary and is considered a critical parcel for the VWA, as development continues to surround the marsh and effectively envelop the property. The parcel has significant upland buffer, essential for wildlife and drastically lacking on Vernon Wildlife Area. While the Department has a goal to acquire four acres of upland for every one acre of wetland for ideal wildlife habitat, VWA has one acre of upland for every 10 acres of wetland. The addition of additional upland acres will provide nesting habitat for waterfowl, grassland birds, and reptiles, including the state threatened Blanding's turtle. In addition to upland habitat, several wetland restorations and enhancements are possible on the parcel to make it more valuable to wildlife and create recreational opportunities, including hunting, trapping, and bird watching. Acquisition of the property will prevent incompatible use of the property, consolidate state ownership and provide habitat for numerous wildlife species.

Vernon Wildlife Area was established in 1950 and encompasses about 4,900 acres of state-owned property in Waukesha County. The property consists of mostly wetlands and flowages of the Fox River meandering through it. Adjoining uplands consist of grasslands and some woodlots. A calcareous fen is also present on the south end of the project. It is a popular area for waterfowl, pheasant, small game, turkey, and deer hunting.

The 60-acre Lathers, LLC property is part of a larger private ownership and is considered highly desirable as it is abutting department ownership to the south and east. The Department has also secured at this time, a long-term option that gives the Department exclusive rights to purchase another 128.9 acres of the Fred Lathers, LLC ownership for \$773,000 next fiscal year (FY11). The Phase II portion of the Fred Lathers, LLC parcel would be presented to the Natural Resources Board for approval in the spring of 2010. If both phases are approved, the Department will have acquired a total of 188.9 acres at a total cost of \$1,133,000. In addition, the subject 60 acres encompasses a 12.7-acre parcel being acquired by the City of Waukesha for municipal wells. The 12.7-acre site will be open for public use and will not interfere with adjacent recreation on the 60-acre proposed acquisition.

The Department recommends acquisition of the Fred Lathers, LLC parcel because it is both ecologically and practically advantageous for the state. It provides important recreational land and critical wildlife habitat. This large block of land represents one of the last opportunities to protect land in the VWA project boundary. This parcel will be used extensively by a variety of user groups and wildlife in large numbers.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to Wildlife program (FY10):	Balance after proposed transaction:
\$5,100,000	\$20,763

4. ACQUISITION STATUS OF THE VERNON WILDLIFE AREA:

Established: 1950
Acres Purchased to Date: 4,156.63
Acquisition Goal: 4,934.74
Percent Complete: 84.23%
Cost to Date: \$1,781,489.45

5a. APPRAISAL:

Appraiser: William Steigerwaldt
Valuation Date: February 24, 2009
Appraised Value: \$1,172,000.00
Highest and Best Use: Agriculture and larger parcel residential

Allocation of Values:

- a. land: 194.5 acres @ \$6,025 per acre: \$1,172,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$5,178.00 to \$7,848.00 per acre

Appraisal Review: Paul Scott – June 1, 2009

5b. APPRAISAL:

Appraiser: Linn Dueterbeck and Troy Kruser

Valuation Date: November 14, 2008

Appraised Value: \$2,145,000

Highest and Best Use: Agriculture and larger parcel residential

Allocation of Values:

- a. land: 194.5 acres @ \$11,028 per acre: \$2,145,000.00
- b. market data approach used, six comparable sales cited
- c. adjusted value range: \$8,900.00 to \$15,517.00 per acre

Appraisal Review: Paul Scott – June 2, 2009

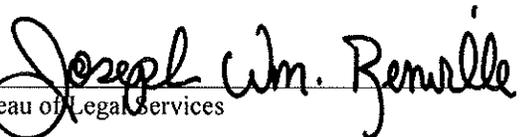
RECOMMENDED:



 Richard E. Steffes

9-24-09

 Date



 Bureau of Legal Services

9/24/09

 Date

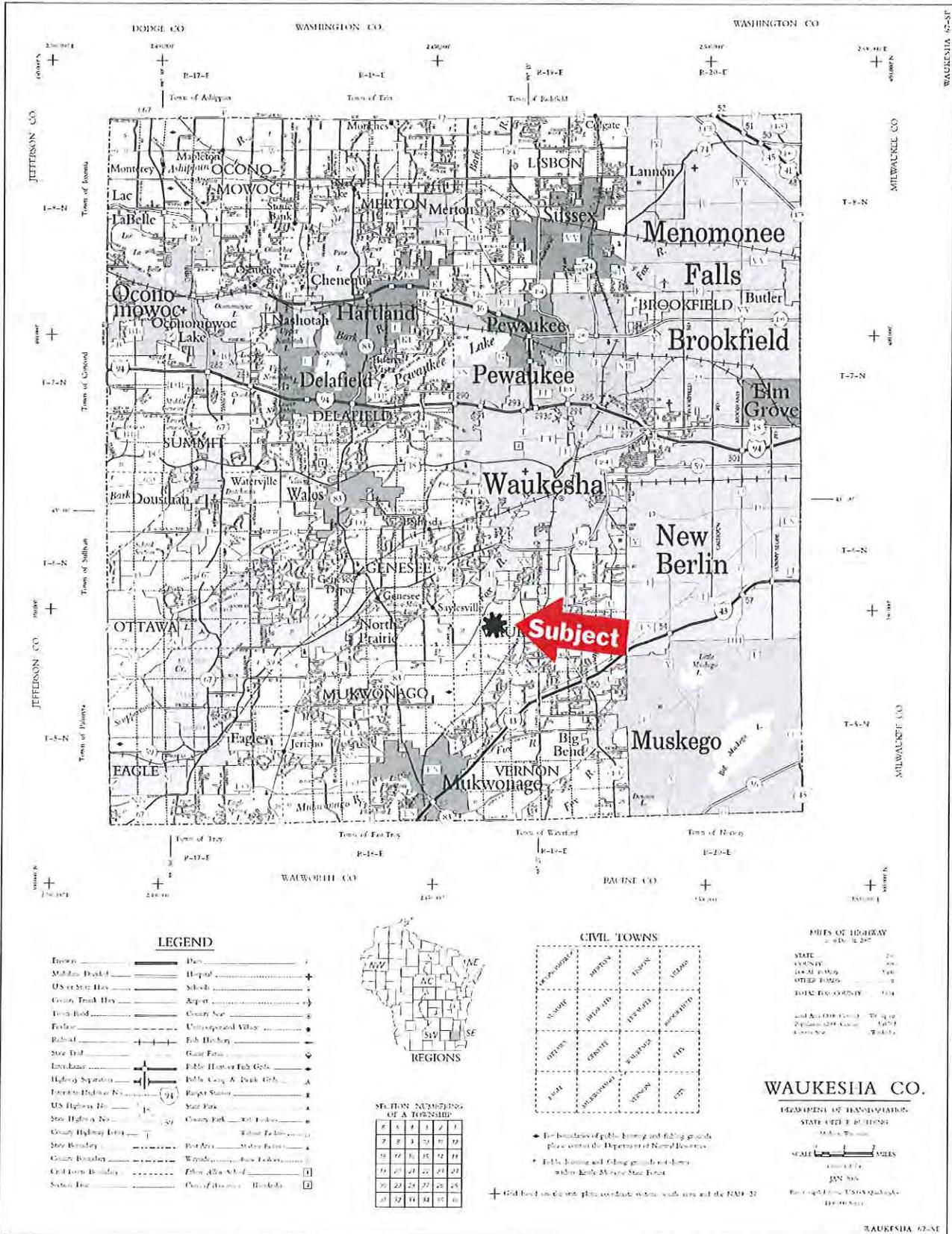


 Laurie Osterndorf

9/28/09

 Date

RES:ch



LEGEND

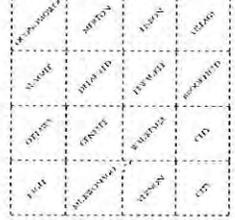
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|-----------------------|---|--------------------------|---|
| Township | — | Dam | — |
| Machine Road | — | Hospital | + |
| US or State Hwy | — | School | + |
| County Trunk Hwy | — | Airport | + |
| Town Road | — | County Seat | + |
| Freeway | — | Unincorporated Village | + |
| Railroad | — | Fish Hatchery | + |
| State Trail | — | Game Farm | + |
| Interchange | — | Fish Hatch or Fish Ceds. | + |
| Highway Separation | — | Public Camp & Park Ceds. | + |
| Intersecting Highway | — | Ranger Station | + |
| US Highway Exit | — | State Park | + |
| State Highway No. | — | County Park | + |
| County Highway Letter | — | Religious Facility | + |
| State Boundary | — | Post Area | + |
| County Boundary | — | Ward | + |
| Civil Town Boundary | — | Public Library | + |
| Section Line | — | Place of Interest | + |



SECTION NUMBERS OF A TOWNSHIP

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30

CIVIL TOWNS



- For boundaries of public, hunting and fishing grounds, please contact the Department of Natural Resources.
- Public, hunting and fishing grounds not shown when partly in private State Forest.

FEET OF HIGHWAY

STATE	200
COUNTY	100
LOCAL ROAD	50
OTHER ROAD	25
TOTAL FEET OF HIGHWAY	475

WAUKESHA CO.

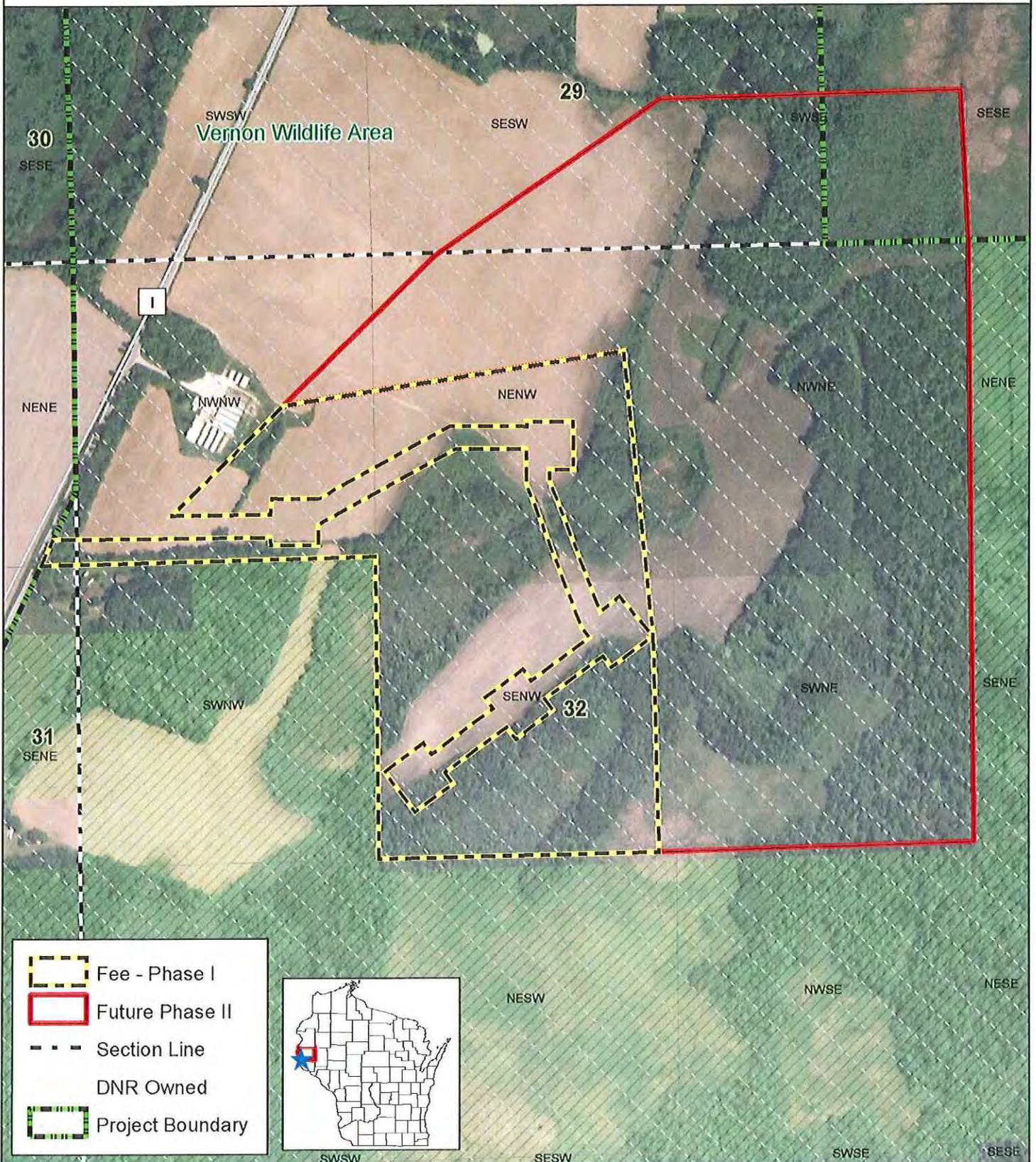
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
100 N. WISCONSIN



Scale 1:50,000
JUN 90
File 10451 from USGS Aquatics
11/10/90 5:11

Fred-Lathers LLC Fee

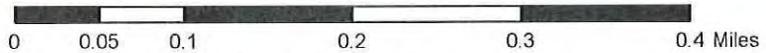
T6N R19E Section 31 & 21, Town of Waukesha, Waukesha County, WI (60 Acres)



-  Fee - Phase I
-  Future Phase II
-  Section Line
-  DNR Owned
-  Project Boundary



WM 60067
Orthophoto
 Vernon Wildlife Area



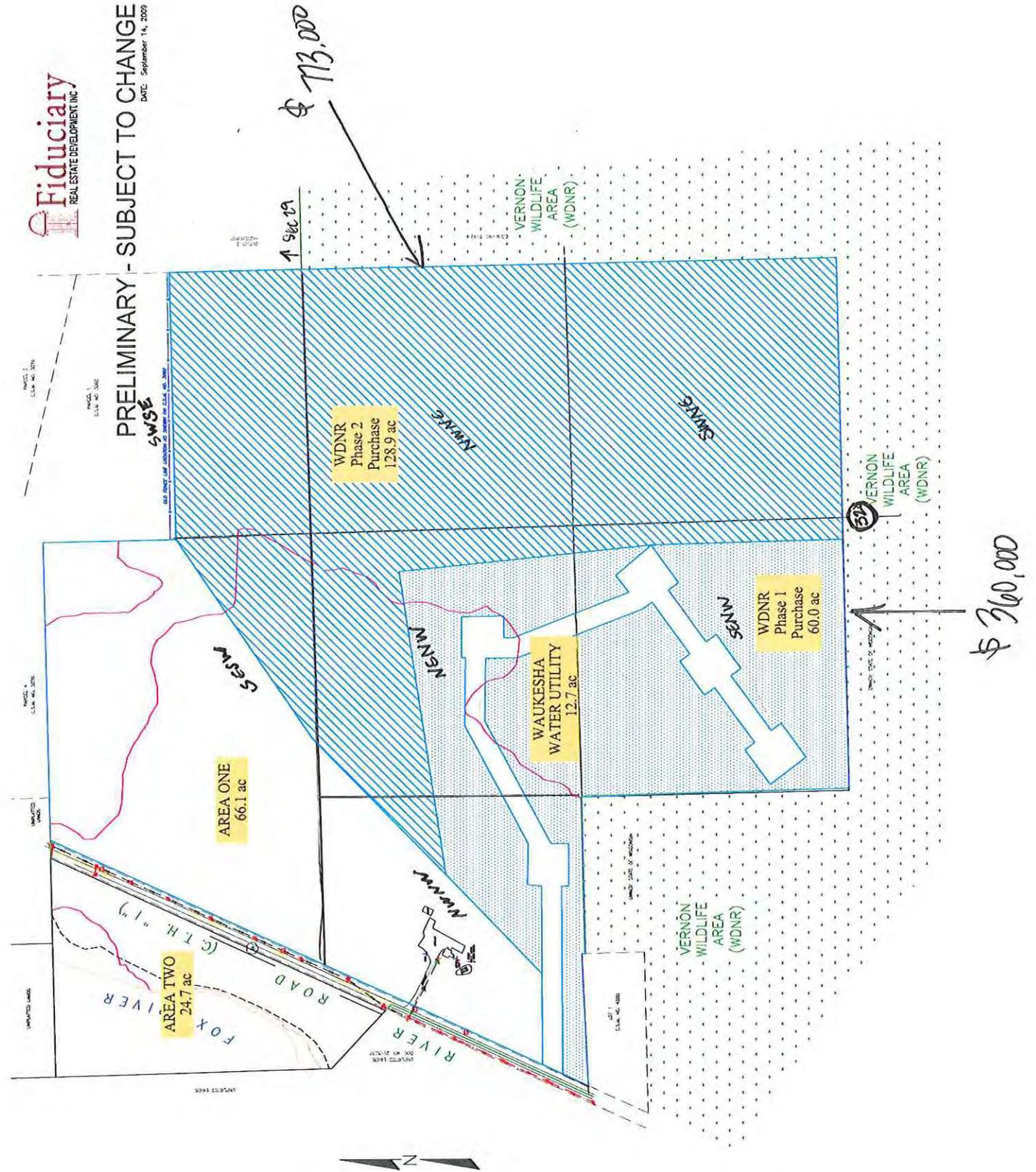
Created by Bureau of Facilities and Lands
 Real Estate Section
 September 22, 2009





PRELIMINARY - SUBJECT TO CHANGE

DATE: September 14, 2009



\$ 713,000

\$ 360,000

