

SUBJECT: LAND DONATION AND PROJECT BOUNDARY MODIFICATION - PINE ISLAND WILDLIFE AREA - COLUMBIA COUNTY

FOR: OCTOBER 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: Pheasants Forever, Inc. has offered to donate 49.92 acres of land for the Pine Island Wildlife Area in Columbia County. The property is outside the project boundary, however, adjacent to the other department lands. If approved, the project boundary will be adjusted to include this parcel as well as 23 acres of state-owned land on its east side. The 49.92-acre tract was acquired by Pheasants Forever, Inc. using Stewardship grant funds. Acquisition of this parcel will block with existing department ownership and provide a more significant land area for public use. The property is vacant land composed of wooded lands and ponded waters. Current access to the property is through department-owned land over a jointly used field road. Acquiring the property will prevent incompatible use of the property and it will provide a more usable block of public land near the City of Portage, which is two miles west.

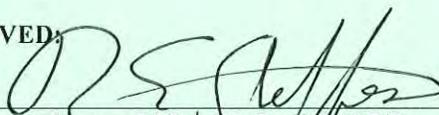
Pine Island Wildlife Area was created in 1952 with an acreage goal of 5,700 acres. It lies in the floodplain of the Wisconsin River and the Baraboo River, and includes several islands of the Wisconsin River. Pine Island Wildlife Area is home to many endangered species of reptile, bird and insect, as well as many more commonly seen animals, such as whitetail deer and wild turkey. It is a large wetland complex with upland (grassland) savannas and wooded habitat. It was recently established as an Important Bird Area because of its extensive grasslands.

Acceptance of the donation will provide for wildlife management, water quality protection, and recreational opportunities and consolidate state ownership in the area. This parcel will provide additional public use benefits especially for hunting, trapping, and general wildlife observation.

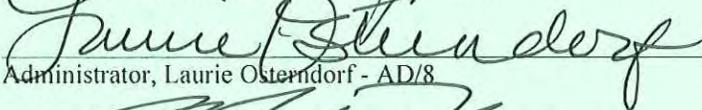
RECOMMENDATION: That the Board accept the donation of 49.92 acres of land for the Pine Island Wildlife Area and approve modification of the project boundary to include the parcel and the adjoining 23 acres of state land. In addition, that the Board approve that a certificate of appreciation be sent to Pheasants Forever, Inc. and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| 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



Administrator, Laurie Osterndorf - AD/8



Secretary, Matthew J. Frank - AD/8

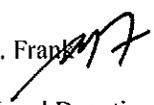
9-17-09
Date

9/18/09
Date

10-2-09
Date

- cc: S. Miller - LF/6
 R. Steffes - LF/6
 L. Ross - AD/8
 T. Hauge - WM/6
 L. Eagan - SCR/Fitchburg

CORRESPONDENCE/MEMORANDUM

DATE: September 17, 2009 FILE REF: WM 60061
 TO: Natural Resources Board
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Donation, Pheasants Forever, Inc., Tract, File # WM 60061,
 Option Expires November 29, 2009

1. PARCEL DESCRIPTION:

Pine Island Wildlife Area
 Columbia County

Grantor:

Pheasants Forever, Inc.
 c/o Kevin Wallenfang
 5102 Sunrise Ridge Trail
 Middleton, WI 53562

Acres: 49.92Price: N/A, GiftAppraised Value: \$100,000*Interest: Fee Title OwnershipImprovements: None

*Comment: Based on an appraisal for a larger parcel inclusive of the parcel completed by
 Michael Augustyn on January 8, 2008

Location: The tract is located in Columbia County two miles east of the City of Portage.

Land Description: The land is level

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Lowland Woodland	45.00
	Water	<u>4.92</u>
	TOTAL:	49.92

Zoning: AgriculturePresent Use: RecreationProposed Use: Wildlife management and public recreationTenure: Six monthsLetter of Intent Date: September 1, 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:

Pheasants Forever, Inc. has offered to donate 49.92 acres for the Pine Island Wildlife Area in Columbia County. The property is outside the project boundary, however, adjacent to the other department lands. If approved, the project boundary will be adjusted to accommodate these additional 49.92 acres plus 23 acres of state-owned land adjoining the east side. Acquisition of this parcel will block well with existing department ownership and provide a significant land block for the public. The City of Portage is two miles

to the west. The property is vacant land composed of wooded lands and ponded waters. Current access to the property is through department-owned land over a jointly used field road. Acquiring the property will prevent incompatible use of the property, eliminate department need to develop its own access lane should the existing arrangement cease and it will provide a more usable block of public land near the City of Portage.

Pine Island Wildlife Area was created in 1952 with an acreage goal of 5,700 acres. It lies in the floodplain of the Wisconsin River and the Baraboo River, and includes several islands of the Wisconsin River. Pine Island Wildlife Area is home to many endangered species of reptile, bird and insect, as well as many more commonly seen animals, such as whitetail deer and wild turkey. It is a large wetland complex with upland (grassland) savannas and wooded habitat. It was recently established as an Important Bird Area because of its extensive grasslands.

The Department recommends acceptance of the donation of the property to provide for wildlife management, water quality protection, and recreational opportunities, consolidate state ownership in the area and secure permanent ownership of the existing access. This parcel will provide additional public use benefits especially for hunting, trapping, and general wildlife observation.

3. FINANCING:

No funding is required for this transaction.

4. ACQUISITION STATUS OF THE PINE ISLAND WILDLIFE AREA:

Established: 1952

Acres Purchased to Date: 5,144.51

Acquisition Goal: 5,698.84

Percent Complete: 90.27 %

Cost to Date: \$652,967.79

5. APPRAISAL:

Appraiser: Michael Augustyn

Valuation Date: January 8, 2008

Appraised Value: \$147,500.00*

Highest and Best Use: Recreation

Allocation of Values:

- a. land: 73.67 acres @ \$2,002.17 per acre: \$147,500.00*
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$1,328.00 to \$2,490.00

Appraisal Review: Paul Scott - February 22, 2008

*Comments: Value of the 49.92-acre subject was allotted using the \$/acre as established by the appraiser:
\$2,002/acre x 49.92 acres = \$100,000 (Rounded)

RECOMMENDED:

Richard E. Steffes
Richard E. Steffes

9-17-09
Date

Joseph Wm. Remello
Bureau of Legal Services

9/18/09
Date

Laurie Osterndorf
Laurie Osterndorf

9/18/09
Date

RES:ch

Acknowledgment Of Gift

This is to certify that at its October 2009 meeting, the Natural Resources Board gratefully accepted gift of 49.92 acres of land in Columbia County for the Pine Island Wildlife Area from:

PHEASANTS FOREVER, INC.

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

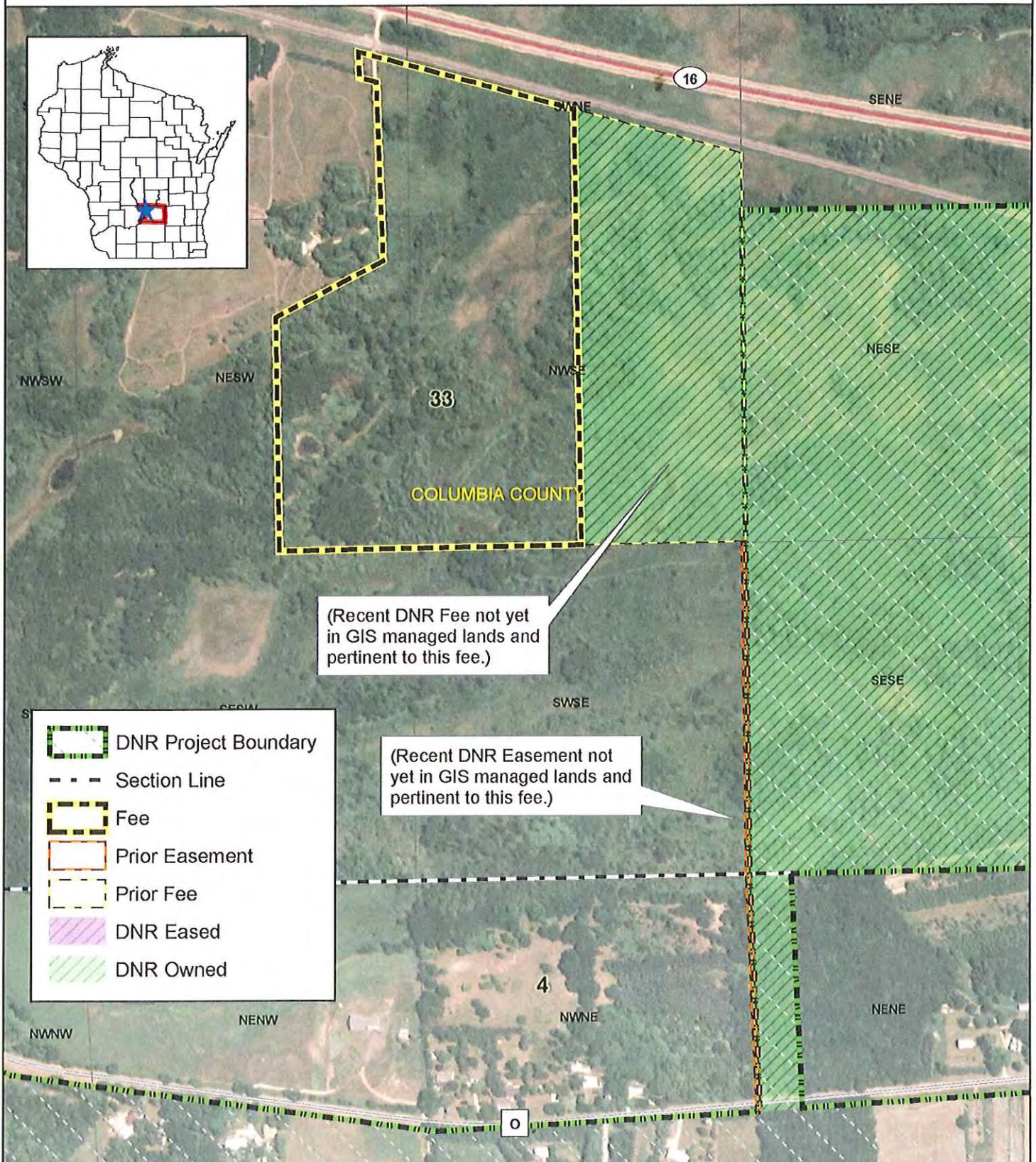
An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine Thomas, CHAIRMAN

Pheasants Forever, Inc Fee

T13N R8E Sec. 33 & 4, Town of Lewiston, Columbia County, WI



(Recent DNR Fee not yet in GIS managed lands and pertinent to this fee.)

(Recent DNR Easement not yet in GIS managed lands and pertinent to this fee.)

-  DNR Project Boundary
-  Section Line
-  Fee
-  Prior Easement
-  Prior Fee
-  DNR Eased
-  DNR Owned

WM 60061
 Orthophoto
 Pine Island
 Wildlife Area



0 0.125 0.25 Miles

Created by Bureau of Facilities and Lands
 Real Estate Section
 September 15, 2009



Pheasants Forever, Inc Fee

T13N R8E Sections 33 & 4
Town of Lewiston
Columbia County, WI

Pine Island
Wildlife Area

WM 60061

	PLSS Township
	PLSS Section
	WDNR Owned
	WDNR Easement
	Fee
	Prior Easement
	Prior Fee



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages the land through the Wisconsin DNR Land Records System. The Wisconsin DNR manages the 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. This 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 be open to the general public, but may be subject to special management or may not be 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 lands, 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/centers/servicecenters/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
September 15, 2009

