Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.17

SUBJECT: EASEMENT ACQUISITION AND DONATON - STATEWIDE NATURAL AREA – ROCK COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department proposes to purchase a 62.25-acre easement at a cost of $93,800 from John VanAltena and Constance Brouilette for the Statewide Natural Area program in Rock County. The item requires Board review and action because it is a partial donation of easement value from the landowner. The appraised value of the easement is $124,500 and the partial donation is $30,700.

The conservation easement property is known as Koshkonong Corners Natural Area located in northern Rock County in the Town of Milton just east of the existing Fair Meadows State Natural Area and approximately one-quarter mile west of State Highway 26. The U.S. Fish and Wildlife Service's Recovery Acquisition Fund will provide 75% of the easement cost and the remaining 25% will be provided by the landowner via a partial donation of value. Thus, there is no cost to the Department for this easement purchase.

Acquisition of a conservation easement on 62.25-acres owned by John P. VanAltena, Jr. and Constance Brouillette property is a priority for the preservation and management of a the state's largest population of the rare eastern prairie fringed orchid *(Platanthera leucophaea)*. The eastern prairie fringed orchid (EPFO) is listed as a federally threatened and state endangered species. According to the EPFO Federal Recovery Plan, this orchid species has declined more than 70% from original county records in the United States. A permanent conservation easement will protect the site from incompatible uses, and ensure that the site is managed for long-term orchid survival.

The Statewide Natural Area program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past.

The purchase of a conservation easement on 62.25 acres of the VanAltena/Brouillette property will aid in the recovery of the eastern prairie fringed orchid and its habitat. Acquisition of the easement aids in protecting the natural values of the site, allows for natural area management, and protects the site from development incompatible with the goals of the Statewide Natural Area program.

RECOMMENDATION: That the Board approve the purchase of a 62.25-acre easement for $93,800 for the Statewide Natural Area program and accept the partial donation of easement value from the landowners, that an expression of appreciation be made a part of the official records of the Board and that a certificate of appreciation be given to the landowners.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

R E Steffes — Date: 10-26-07
Real Estate Director, Richard E. Steffes - LF/6

Laurie Osterndorf — Date: 10/31/07
Administrator, Laurie Osterndorf - AD/5

Secretary, Matthew J. Frank - AD/5 — Date: 11/7/07

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
S. Holtz – ER/6
L. Eagan – SCR/Fitchburg

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: October 26, 2007 FILE REF: E-2083

TO: Natural Resources Board

FROM: Matthew J. Frank

SUBJECT: Proposed Easement Acquisition, John Van Altena and Constance Brouilette Tract, File # E-2083, Approval Requested By January 10, 2007

1. PARCEL DESCRIPTION:

Statewide Natural Area – Koshkonong Corner
Rock County

Grantor:

John Van Altena and Constance Brouilette
11726 North Vogel Road
Milton, WI 53560

Acres: 62.25
Price: $93,800
Appraised Value: $124,500
Interest: Conservation Easement
Improvements: None

Location: The tract is located in Rock County in the Town of Milton
Land Description: The subject area is level to rolling. Eight acres are oak savannah, 11.25 acres are prairie grass and wetland and the rest of the land is a mix of woods, brush and grass.
Present Use: Recreational/Hobby Farm
Proposed Use: Natural Resource Protection
Tenure: 6 years

2. JUSTIFICATION:

The Department proposes to purchase a 62.25-acre easement at a cost of $93,800 from John Van Altena and Constance Brouilette for the Statewide Natural Area program in Rock County. The conservation easement property is located in northern Rock County in the Town of Milton located just east of the existing Fair Meadows State Natural Area and approximately one-quarter mile west of State Highway 26. It is a partial donation of easement value from the landowner as the actual appraised value of the easement is $124,500. The U.S. Fish and Wildlife Service's Recovery Acquisition Fund will provide 75% of the easement cost and the remaining 25% will be donated in the form of easement rights by the landowner. Thus, there is no cost to the Department for this easement purchase from state funds.

Acquisition of a conservation easement on 62.25 acres owned by John P. VanAltena, Jr. and Constance Brouillette is a priority for the preservation and management of a the state's largest population of the rare eastern prairie fringed orchid *(Platanthera leucophaea)*. The eastern prairie fringed orchid (EPFO) is listed as a federally threatened and state endangered species. According to the EPFO Federal Recovery Plan, this orchid species has declined more than 70% from original county records in the United States. A permanent conservation easement will protect the site from incompatible uses, and ensure that the site is managed for long-term orchid survival.

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The Statewide Natural Area program was established in 1972 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past.

The property provides a large amount of contiguous wet and wet-mesic prairie for the orchid, and for its critical pollinators. The size and the condition of the property also allow for prescribed fire, which is critical for the plant's life cycle. Without active management and the control of invasive species like buckthorn and reed canary grass, the biological diversity of this habitat can quickly degrade, and the eastern prairie fringed orchid can disappear.

The conservation easement will allow for and encourages deer harvest. Controlling the deer population is important because a high population can cause damage to vegetation and, in particular, the eastern prairie fringed orchid. Forty-three acres of the property are under a Managed Forest Law agreement, and six acres are enrolled in the Conservation Reserve Program.

The Department recommends the purchase of a conservation easement on 62.25 acres of the VanAltena-Brouillette property to aid in the recovery of the eastern prairie fringed orchid and its habitat. Acquisition of the easement aids in protecting the natural values of the site, allows for natural area management, and protects the site from development incompatible with the goals of the Statewide Natural Area program.

3. FINANCING:
U.S. Fish and Wildlife (Fringed Orchid E-6-RL-1) funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$93,800	$0

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: 35,327
Acquisition Goal: 41,000 Acres
Percent Complete: 86%
Cost to Date: $18,842,851

5. APPRAISAL:

Appraiser: Paul Scott (Staff Appraiser)
Valuation Date: June 28, 2007
Appraised Value: $124,500
Highest and Best Use: Recreation

Allocation of Values:

a.	before value:	$498,000
b.	after value:	- 373,500
c.	easement value:	$124,500

Comments: Paul Scott developed his value based on analysis of R. N. Bredemus appraisal. Mr. Scott felt Bredemus value of $186,750 was too high.

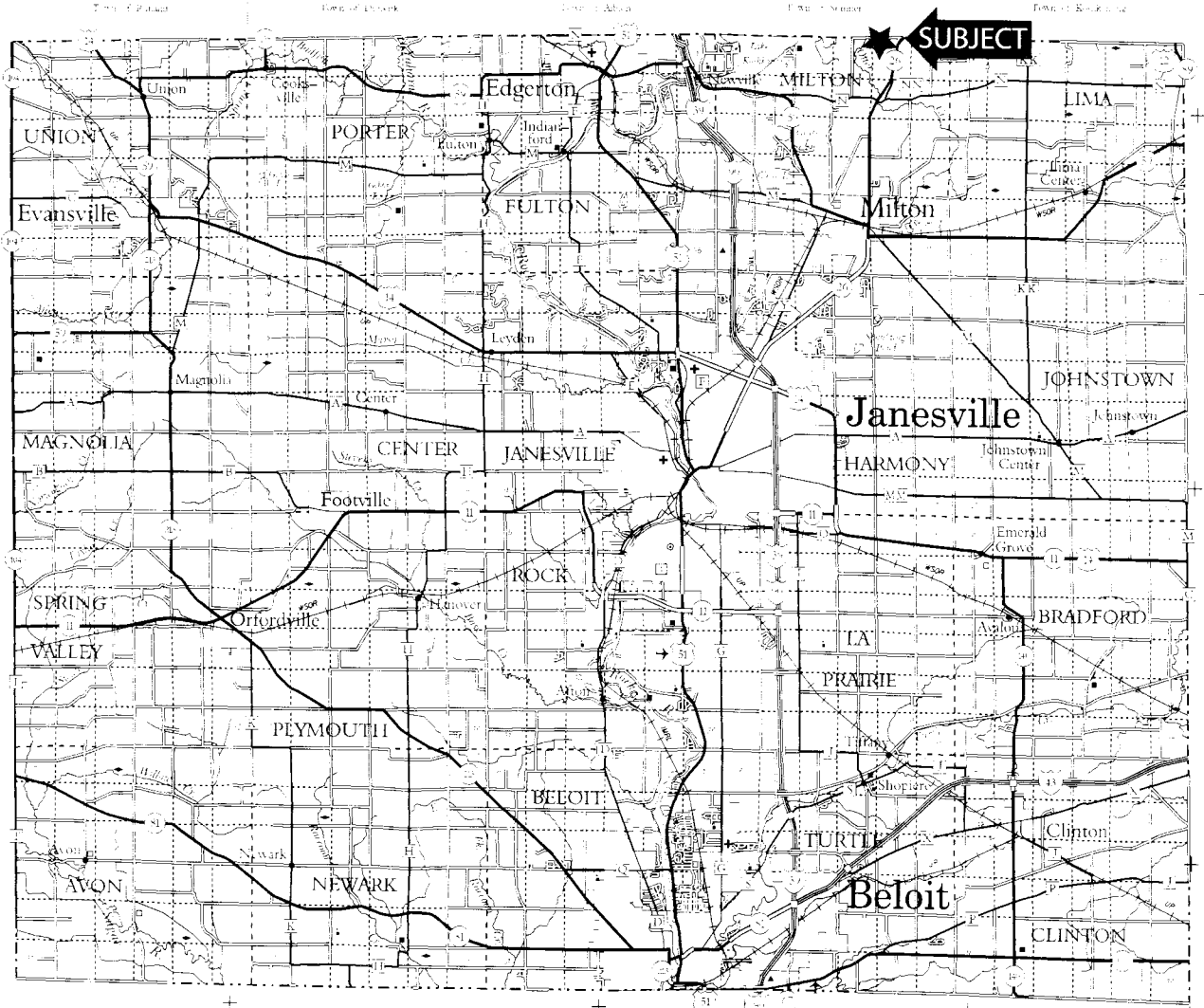
RECOMMENDED:

Richard E. Steffes — Date: 10-26-07

Bureau of Legal Services — Date: 10/29/07

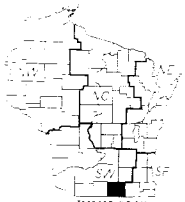
Laurie Osterndorf — Date: 10/31/07

RES:ch



LEGEND

Freeway
Multilane Divided
U.S. or State Hwy
County Trunk Hwy
Town Road
Footpath
Dirt Road
State Trail
Interchange
Highway Separation
Interstate Highway No.
U.S. Highway No.
State Highway No.
County Highway Letter
State Boundary
County Boundary
Civil Town Boundary
Section Line
Dam
Hospital
Schools
Airport
County Seat
Unincorporated Village
Post Headquarters
Scenic Extra
Public Hunting Area
Public Camp or Picnic Area
Ranger Station
State Park
County Park
Rest Area
Warning
Point of Historical Interest



REGIONS

SECTION NUMBERING
AREA 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
31	32	33	34	35	36

CIVIL TOWNS

UNION	PORTER	FULTON	MILTON	LIMA
MAGNOLIA	CENTER	JANESVILLE	HARMONY	JOHNSTOWN
SPRING VALLEY	PLYMOUTH	ROCK	LA PRAIRIE	BRADFORD
AVON	NEWARK	BELOIT	TURTLE	CLINTON

For boundaries of public camping and fishing areas please contact the Department of Natural Resources

Grid lines on the county plat are Wisconsin system north zone and the NAD 27

MILES OF HIGHWAY

STATE	[illegible]
COUNTY	[illegible]
TOWN	[illegible]
TOTAL MILES OF HIGHWAY	[illegible]
LARGEST VILLAGE	[illegible]
LARGEST CITY	Janesville

ROCK CO.

DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY BUILDING
MADISON, WISCONSIN

SCALE 1 MILE = 1 INCH

ROCK CO.

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Altena & Brouillette Rev Trust Property

Statewide Natural Area

- Subject Property
- WDNR Owned
- WNDR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water

0 0.5 1 Miles

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (BFL) and may include errors and/or omissions. The 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 have specific limitations or restrictions on public use. This data set is not 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:

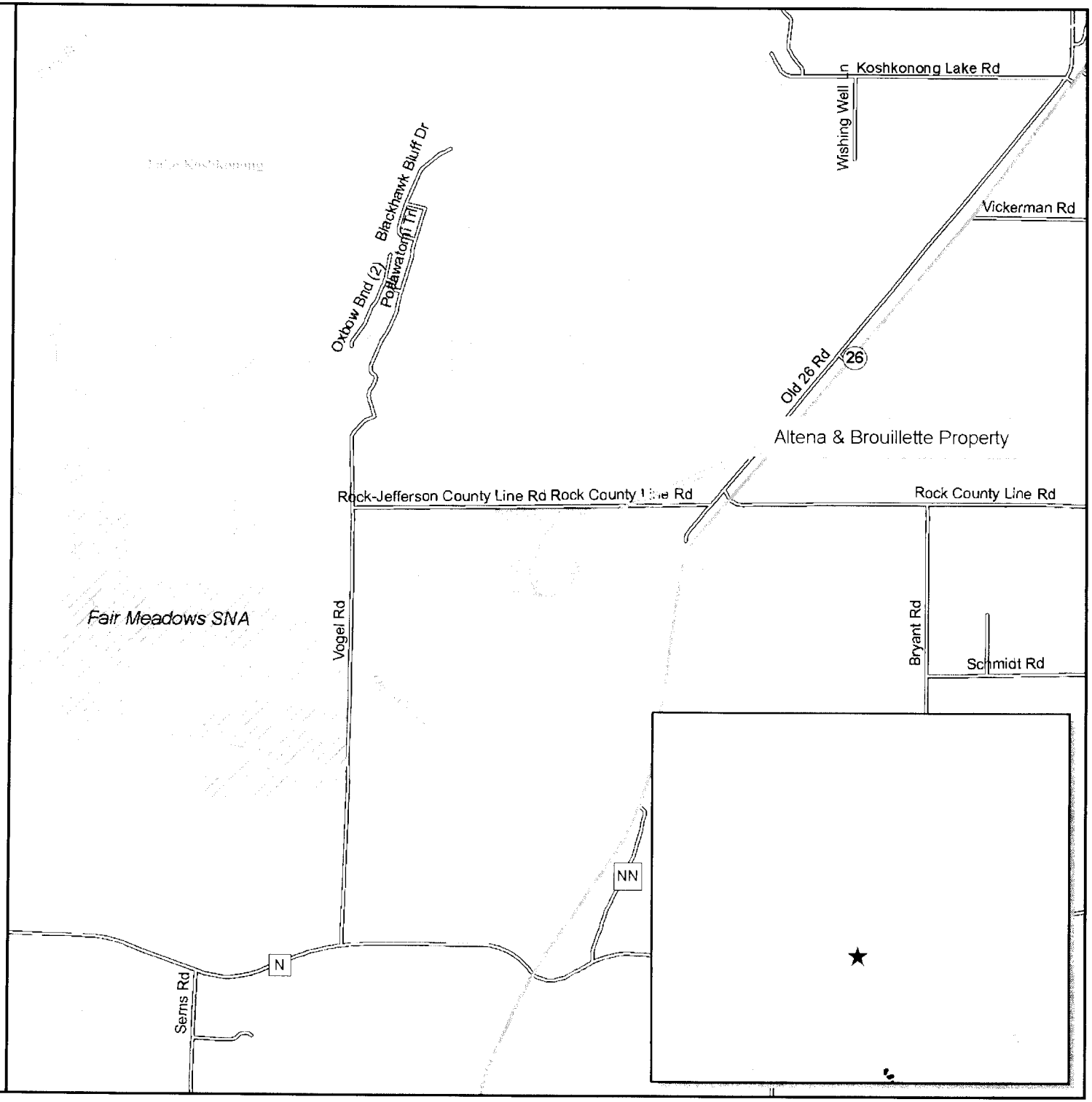
http://www.dnr.state.wi.us/org/caer/cs/servicecenterlocations.htm

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

October 22, 2007



Acknowledgment Of Gift

This is to certify that at its December 2007 meeting, the Natural Resources Board gratefully accepted a donation of land value for a natural area conservation easement from

JOHN VAN ALTENA
AND
CONSTANCE BROUILETTE

The donation will ensure protection of the natural values of this land for the Koshkonong Corners State Natural Area in Rock County. It is significant that people like you are interested in helping protect Wisconsin's natural heritage and contribute 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 L. Thomas, CHAIR