

**SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION - STATEWIDE NATURAL AREA PROGRAM - GREEN COUNTY**

**FOR: JUNE 2007 BOARD MEETING**

**TO BE PRESENTED BY: Richard Steffes**

**SUMMARY:** The Department has obtained an option to purchase 72 acres of land from Judith Pariseau and Dawn Shippert for \$302,400 for the Green County Prairies State Natural Area in Green County. The item is being submitted because the purchase price exceeds \$150,000.

This parcel is within the Green County Prairies State Natural Area and it is also adjacent to the Abraham's Woods State Natural Area. In addition, the parcel is in close proximity to the Oliver Prairie State Natural Area. This location in eastern Green County, about two miles south of Albany and 40 miles south of Madison, includes three state natural areas. The area has a variety of high quality habitats such as southern mesic forest, oak savanna, and dry-mesic prairie, along with many rare species. The oldest of these projects is the 40-acre Abraham's Woods State Natural Area, established in 1961 and is owned by the University of Wisconsin. It features an old-growth stand of southern mesic forest, dominated by sugar maple, basswood and red oak. This type of forest is increasingly rare in Wisconsin.

The northern part of the 72-acre Pariseau-Shippert property is part of this same mesic forest stand. This property is known for its spectacular display of spring wildflowers and is noted by botanists for its richness of plant species. Acquisition of this property will complement adjacent protected lands, protect and restore natural values of this site, and provide access for scientific, educational, and non-intensive recreational use.

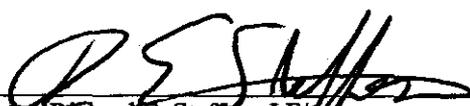
The Department recommends purchase of the Pariseau-Shippert property and expansion of the Green County Prairies State Natural Area project boundary to include the 12 acres of this property that are currently outside the boundary to establish the "Stauffer Unit" of the Green County Prairies State Natural Area. This acquisition will provide additional protection and management of the natural values of this site while providing significant educational opportunities through partnership with the University of Wisconsin. This project has strong support from The Prairie Enthusiasts, The Nature Conservancy, The University of Wisconsin, and local residents.

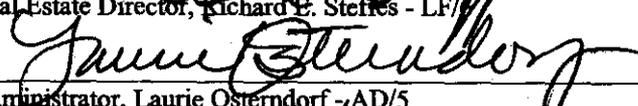
**RECOMMENDATION:** That the Board approve the purchase of 72 acres of land for \$302,400 for the Green County Prairies State Natural Area and expansion of the Green County Prairies State Natural Area project boundary to include the 12 acres of this property that are currently outside the boundary to establish the "Stauffer Unit" of the Green County Prairies State Natural Area.

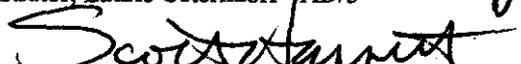
**LIST OF ATTACHED MATERIALS:**

- |  |  |
|--|--|
| 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/5

  
 Secretary, Scott Hassett - AD/5

5-11-07  
 Date

5/14/07  
 Date

5/29/07  
 Date

- cc: S. Miller - LF/6  
 R. Steffes - LF/6  
 A. Arthur - AD/5  
 S. Holtz, - ER/6  
 L. Eagan - SCR

## CORRESPONDENCE/MEMORANDUM

DATE: May 10, 2007  
 TO: Governor Doyle  
 FROM: Scott Hassett *SH*  
 SUBJECT: Proposed Land Acquisition, Pariseau and Shippert Tract, File # NA-904,  
 Option Expires August 1, 2007

FILE REF: NA-904

1. PARCEL DESCRIPTION:

Statewide Natural Area  
 Green County Prairies State Natural Area  
 Green County

Grantors:

Judith Pariseau  
 909 California Street  
 Huntington Beach, CA 92648

Dawn Shippert  
 P.O. Box 44  
 Dixon, IL 61021-0044

Acres: 72.0\*Price: \$302,400\*Appraised Value: \$302,400\*Interest: Purchase in fee.Improvements: None

Location: The tract is located in the Town of Decatur in east central Green County about 40 miles south of Madison.

Land Description: Parcel has steeply rolling terrain with a mix of forest and cropland.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Upland Woods	37.0
	Cropland	20.5
	Grasslands	<u>14.5</u>
	TOTAL	72.0

Zoning: AgriculturePresent Use: Agriculture and RecreationProposed Use: Resource Protection and Public RecreationTenure: 15 yearsProperty Taxes: \$181.80 (MFL)Option Date: September 26, 2006

\*Comment: The exact price and acreage is subject to a survey. Final price will be \$4,200 per acre times surveyed acreage.

2. JUSTIFICATION:

The 72-acre Pariseau and Shippert property contains 60 acres of the property contained within the Green County Prairies State Natural Area project boundary. If approved, the Green County Prairies State Natural Area project boundary will be expanded to include the 12 acres of this property that are currently outside the boundary and establish the "Stauffacher Unit" of the Green County Prairies State Natural Area. The tract is located in the Town of Decatur 40 miles south of Madison. Ownership will protect the natural values of the site for future generations, allow natural area management, prevent incompatible development within the project boundary, and provide opportunities for public recreation and natural area research and education.

This parcel is within the Green County Prairies State Natural Area and it is also adjacent to the Abraham's Woods State Natural Area. In addition, the parcel is in close proximity to the Oliver Prairie State Natural Area. This location in eastern Green County, about two miles south of Albany and 40 miles south of Madison, includes three state natural areas. The area has a variety of high quality habitats such as southern mesic forest, oak savanna, and dry-mesic prairie, along with many rare species. The oldest of these projects is the 40-acre Abraham's Woods State Natural Area, established in 1961 and is owned by the University of Wisconsin. It features an old-growth stand of southern mesic forest, dominated by sugar maple, basswood and red oak. This type of forest is increasingly rare in Wisconsin.

The northern part of the 72-acre Pariseau-Shippert property is part of this same mesic forest stand. The property is known for its spectacular display of spring wildflowers and is noted by botanists for its richness of plant species. The subject is an unimproved parcel that is part of a larger 187-acre property. The property is rolling to steep and contains rock outcrops offering distant views of the surrounding terrain. Cover type includes southern mesic forest, dry mesic prairie, and 20 acres of croplands. The property contains a number of rare prairie species including the state-threatened Hill's Thistle, special concern Putty-root orchid, and habitat for the state-endangered Regal Fritillary butterfly that lives on prairie violets. Management needs include prescribed burning and removal of red cedar. The 20 acres of cropland will be rented out until it is restored to mesic prairie.

The Department recommends purchase of the Pariseau-Shippert property and acquisition of this property will complement adjacent protected lands, protect and restore natural values of this site, and provide access for scientific, educational, and non-intensive recreational use while providing significant educational opportunities through partnership with the University of Wisconsin. This project has strong support from The Prairie Enthusiasts, The Nature Conservancy, The University of Wisconsin, and local residents.

3. FINANCING:

FY 07 State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,713,700	\$88,878

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREAS PROGRAM:

Established: 1972  
Acres Purchased to Date: 35,273  
Acquisition Goal: 41,000 Acres  
Percent Complete: 86.03%  
Cost to Date: \$18,598,851

5. APPRAISALS:

Appraiser: Michael Stone (Private Appraiser)

Valuation Date: February 2, 2007

Appraised Value: \$302,400

Highest and Best Use: Rural residential

Allocation of Values:

- a. land: 72 acres @ \$4,200 per acre: \$302,400
- b. market data approach for land from cost approach used, three comparable sales cited
- c. adjusted value range after size adjustment: \$4,100 to \$4,317 per acre

Appraisal Review: Paul Scott – May 4, 2006

Appraiser: Linn Duesterbeck (Private Appraiser)

Valuation Date: March 7, 2006

Appraised Value: \$365,000

Highest and Best Use: Low density residential development

Allocation of Values:

- a. land: 74.67 acres @ per acre: \$4,900/acre: \$365,000
- b. market data approach used for land from cost approach, four comparable sales cited
- c. adjusted value range after size adjustment: \$3,818 to \$5,005 per acre

Appraisal Review: Paul Scott – May 4, 2006

Comment: The review appraiser concluded the value of \$4,200/acre, subject to the final size to be determined by a survey, was better supported by the data presented in the Stone appraisal.

RECOMMENDED:

  
 Richard E. Steffes

5-11-07  
 Date

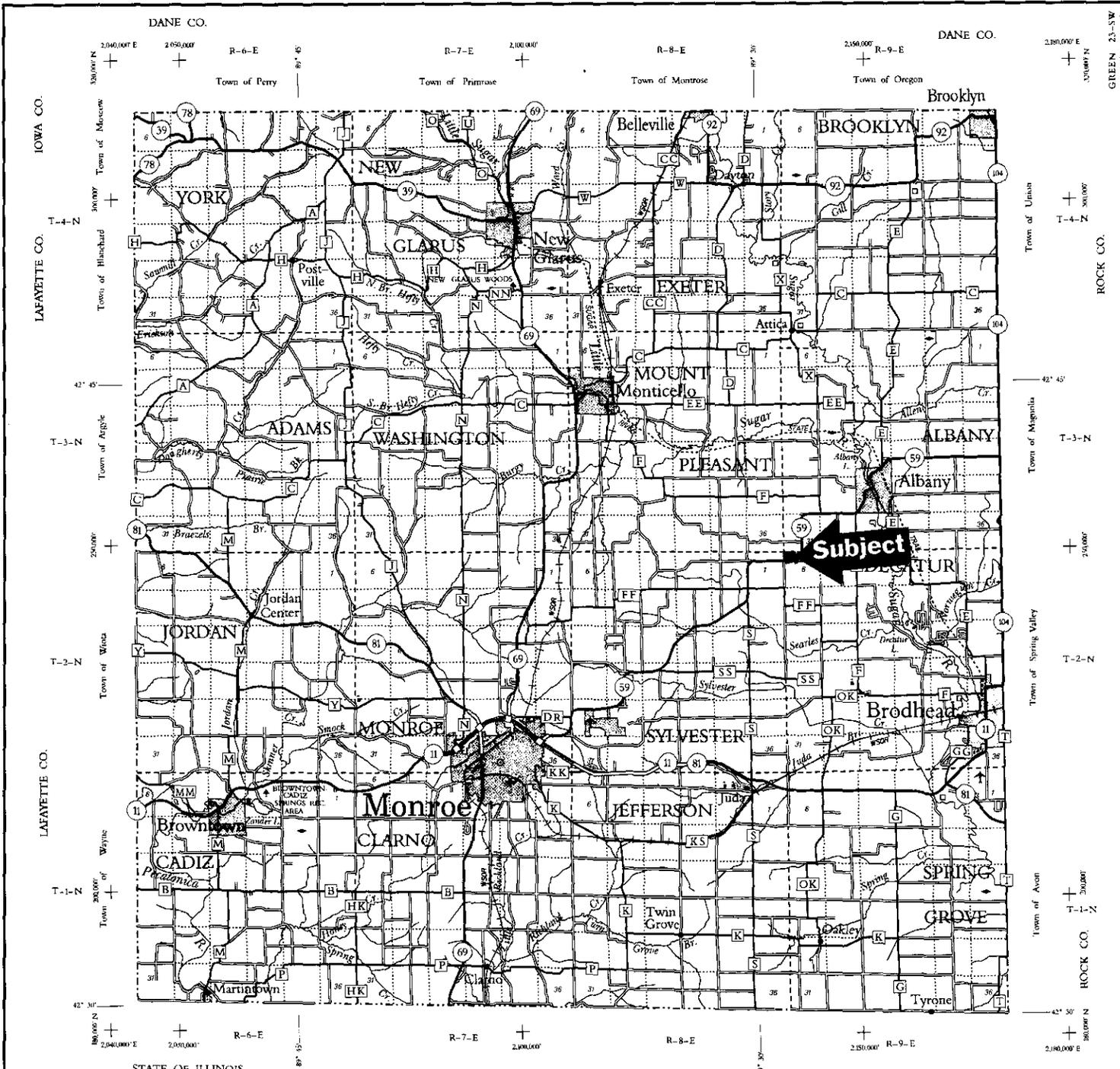
  
 Bureau of Legal Services

5/11/07  
 Date

  
 Laurie Osterndorf

5/14/07  
 Date

RES:ch



**LEGEND**

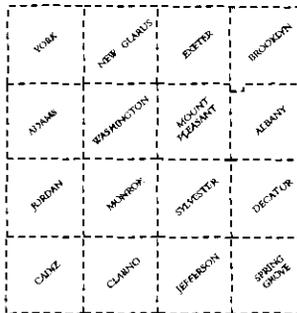
- Freeway .....
- Multilane Divided .....
- U.S. or State Hwy .....
- County Trunk Hwy .....
- Town Road .....
- Firelane .....
- Railroad .....
- State Trail .....
- Interchange .....
- Highway Separation .....
- Interstate Highway No. .....
- U.S. Highway No. .....
- State Highway No. .....
- County Highway Letter .....
- State Boundary .....
- County Boundary .....
- Civil Town Boundary .....
- Section Line .....
- Dam .....
- Hospital .....
- Schools .....
- Airport .....
- County Seat .....
- Unincorporated Village .....
- Fish Hatchery .....
- Game Farm .....
- Public Hunt or Fish Grds. .....
- Public Camp & Picnic Grds. .....
- Ranger Station .....
- State Park .....
- Country Park With Facilities .....
- Without Facilities .....
- Rest Area .....
- Modem Facilities .....
- Wayside .....
- Basic Facilities .....



**SECTION NUMBERING OF A TOWNSHIP**

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

**CIVIL TOWNS**



**MILES OF HIGHWAY**  
as of Dec. 31, 2004

STATE .....	223
COUNTY .....	271
LOCAL ROADS .....	951
OTHER ROADS .....	0
<b>TOTAL FOR COUNTY .....</b>	<b>1245</b>

Land Area (2000 Census) ... 384 sq mi  
 Population (2000 Census) ... 33,557  
 County Seat ... Monroe

**GREEN CO.**

DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected for

JAN. 2006

Base compiled from U.S.G.S. Quadrangle  
 1:100,000 Series

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

Grid based on the state plane coordinate system south zone and the NAD 27

**Due to copyright laws, this map is not  
available online.**

**Please contact [laurie.ross@wisconsin.gov](mailto:laurie.ross@wisconsin.gov)  
for a hard copy of this document.**

# Pariseau Property

Green County Prairies  
Statewide Natural Area

-  Subject Property
-  Project Boundary
-  Designated Natural Area
-  SNA Project Boundary
-  WDNR Owned
-  WDNR Easement
-  Open Water



0 0.375 0.75 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 (LF), 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/ca/servicecenter/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

May 10, 2007

