

SUBJECT: LAND DONATION AND PROJECT BOUNDARY MODIFICATION – MEAD WILDLIFE AREA – PORTAGE COUNTY

FOR: MAY 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Mead Witter Foundation, Inc. has offered to donate 80 acres of land for the Mead Wildlife Area in Portage County. The item is being submitted because it is a donation of land to the Department and it is outside of the project boundary. The landscape in this area of the state is very open making it a good area for grassland restoration and management. Acquisition of this property allows the Department to maintain the openness of the area and preserve its rural undeveloped character. Also, the Foundation parcel would provide additional hunting and other recreational opportunities as other desirable properties are purchased in the vicinity.

The 80-acre parcel is level to gently rolling and approximately 44 acres of the tract are woods, consisting of northern hardwoods. The remainder of the 36 acres of the parcel is mostly cropland, rented to a neighbor, as well as few garden areas around the building site and a small wildlife pond. Buildings on the parcel include a residence, chicken coup, small barn, and outhouse; all of which are in poor condition and warranted no value in the appraisal. The property has good access along a county highway in addition to being bordered by two town roads on both the east and west sides of the property.

The Mead Wildlife Area is located in central Wisconsin about 15 miles northwest of Stevens Point and 20 miles southwest of Wausau. The project was established in 1959 with the gift of almost 20,000 acres from the Consolidated Paper Company of Wausau. The goal of the project is to manage a large acreage of wetland and upland habitat for waterfowl, prairie chickens (state-threatened species), and other wildlife and for public recreation. The property is used by the public for hunting, fishing, trapping, cross-country skiing, hiking, and other outdoor recreation.

Although the parcel is out of the boundary, it does abut the Mead Wildlife Area boundary on its east side. Acquisition and incorporation of the property into the boundary would preserve the natural character of the site and prevent fragmentation of this larger parcel as this area is receiving residential development pressure due to the expansion of State Highway 10, located four miles to the south. It is the request of the Mead Witter Foundation that if the donation is accepted, that the Mead's project boundary be expanded to include the 80-acre subject.

RECOMMENDATION: That the Board accept the donation of 80 acres of land for the Mead Wildlife Area, and the modification of the project boundary to include property. Also, that a certificate of appreciation be sent to the Mead Witter Foundation, Inc. and that this expression is made a part of the official records of the Natural Resources Board.

LIST OF ATTACHED MATERIALS:

- No Fiscal Estimate Required
- No Environmental Assessment of Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attached

APPROVED:



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

4-23-07

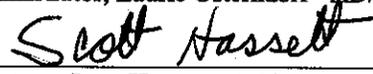
Date



Administrator, Laurie Osterndorf - AD/5

4/23/07

Date



Secretary, Scott Hassett - AD/5

5/1/07

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/5
- T. Hauge – WM/6
- S. Humrickhouse, WCR

CORRESPONDENCE/MEMORANDUM

DATE: April 23, 2007 FILE REF: W-1683
 TO: Natural Resources Board
 FROM: Scott Hassett PSH
 SUBJECT: Proposed Gift of Land, Mead Witter Foundation, Inc Tract, File # W-1704,

1. PARCEL DESCRIPTION:

Mead Wildlife Area
 Portage County

Grantor:

Mead Witter Foundation, Inc.
 c/o Susan Feith
 Box 39
 Wisconsin Rapids, WI 54495

Acres: 80Price: N/A - GiftInterest: Donation in fee and title.Improvements: None of value.Location: The tract is located in northwest Portage County about 15 miles northwest of Steven's PointLand Description: The subject area is gently rolling topography

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	44.0
	Cropland and Building site	36.0
	TOTAL	80.0

Zoning: AgriculturalPresent Use: Agriculture / RecreationProposed Use: Resource Protection and Public RecreationTenure: Mead Witter purchased the land in April 2007 from the Jadack Family who has owned the property for more than 30 years.Option Date: March 20, 20072. JUSTIFICATION:

The Mead Witter Foundation is proposing to gift 80 acres of land to the Department for the Mead Wildlife Area in Portage County. The landscape in this area of the state is very open making it a good area for grassland restoration and management. Acquisition of this property allows the Department to maintain the openness of the area and preserve its rural undeveloped character. Also, the Foundation parcel would provide additional hunting and other recreational opportunities as other desirable properties are purchased in the vicinity.

The 80-acre parcel is level to gently rolling and approximately 44 acres are woods, consisting of younger stands of northern hardwoods. The remainder of the 36 acres of the parcel is mostly cropland, rented to a neighbor, as well as few garden areas around the building site and a small wildlife pond. Buildings on the parcel include a residence, chicken coup, small barn, and outhouse; all of which are in poor condition and warranted no value in the appraisal. The property has good access along a county highway in addition to

being bordered by two town roads on both the east and west sides of the property. The wooded portion of the property is used currently for deer hunting as well as other recreation, hiking, and picnicking

The Mead Wildlife Area is located in central Wisconsin about 15 miles northwest of Stevens Point and 20 miles southwest of Wausau. The project was established in 1959 with the gift of almost 20,000 acres from the Consolidated Paper Company of Wausau. The goal of the project is to manage a large acreage of wetland and upland habitat for waterfowl, prairie chickens (state-threatened species), and other wildlife and for public recreation. The property is used by the public for hunting, fishing, trapping, cross-country skiing, hiking, and other outdoor recreation.

Although the parcel is out of the boundary, it does abut the Mead Wildlife Area boundary on its east side. Acquisition and incorporation of the property into the boundary would preserve the natural character of the site and prevent fragmentation of this larger parcel as this area is receiving residential development pressure due to the expansion of State Highway 10, located four miles to the south.

The Department recommends acquisition of the 80-acres to provide opportunities for public recreation, to allow for natural resource management, and to prevent development within the project. It is the request of the Mead Witter Foundation, that if the donation is accepted that the Mead's project boundary be expanded to include the 80 acre subject. Additionally, approval of this option is highly recommended for better management of wildlife species such as the prairie chicken and various songbirds.

3. FINANCING:

No funds required

4. ACQUISITION STATUS OF THE MEAD WILDLIFE AREA:

Established: 1959

Acres Purchased to Date: 29,188.87

Acquisition Goal: 30,959.0 Acres

Percent Complete: 94.3%

Cost to Date: \$2,748,481

5. APPRAISAL:

Appraiser: Pete Wolter (Staff Appraiser)

Valuation Date: October 3, 2006

Appraised Value: \$180,000

Highest and Best Use: rural residence, agriculture and recreation

Allocation of Values:

- a. land: 80 acres @ \$2,275 per acre: \$182,000
- b. improvements: -\$2,000 for demolition of dilapidated buildings
- c. market data approach used, four comparable sales cited
- d. adjusted value range: \$2,077 to \$2,370 per acre

Appraisal Review: Phil Lepinski — November 2, 2006

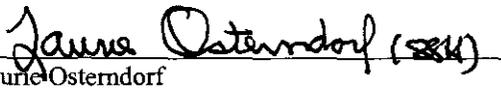
RECOMMENDED:


Richard E. Steffes

4-23-07
Date

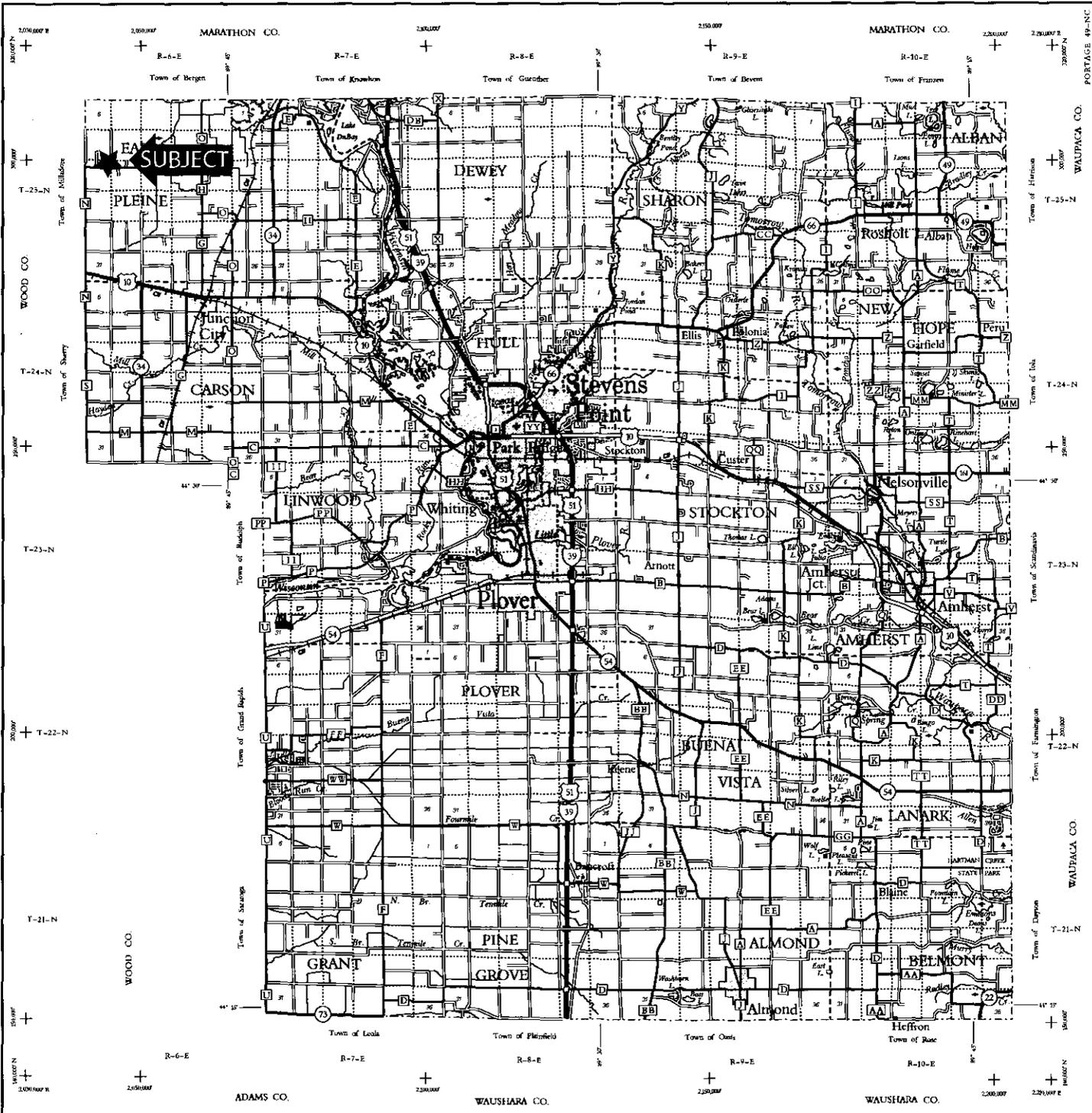

Bureau of Legal Services

4/23/07
Date


Laurie Osterndorf

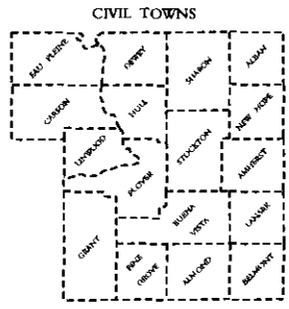
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Date

RES:dv



LEGEND

- Ditch
- Hospital
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Unincorporated Village
- Railroad
- Fish Hatchery
- 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
- Dues
- Schools
- County Seat
- Fish Hatchery
- Public Home or Park Geds.
- Public Camp & Picnic Geds.
- Ranger Station
- State Park
- County Park
- Wildlife Facilities
- Rest Area
- Wildlife
- University of Wisconsin
- Stevens Point



SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
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



MILES OF HIGHWAY
as of Dec. 31, 2006

STATE 337
 COUNTY 455
 LOCAL ROADS 1,289
 OTHER ROADS 0
 TOTAL FOR COUNTY 1,881

Land Area (2000 Census) ... 906 sq mi
 Population (2000 Census) ... 67,182
 County Seat ... Stevens Point

PORTAGE CO.

DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 1" = 10 MILES

Corrected to

JAN 2008

Base compiled from USGS's Quadquads
 124000 Series

+ Grid based on the state plane coordinate system centered 2011 and the NAD 83
 -> New boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

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

**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

Mead Witter Foundation Property

Mead Wildlife Area

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



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 Graded 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/ce/servicecenter/locations.htm>

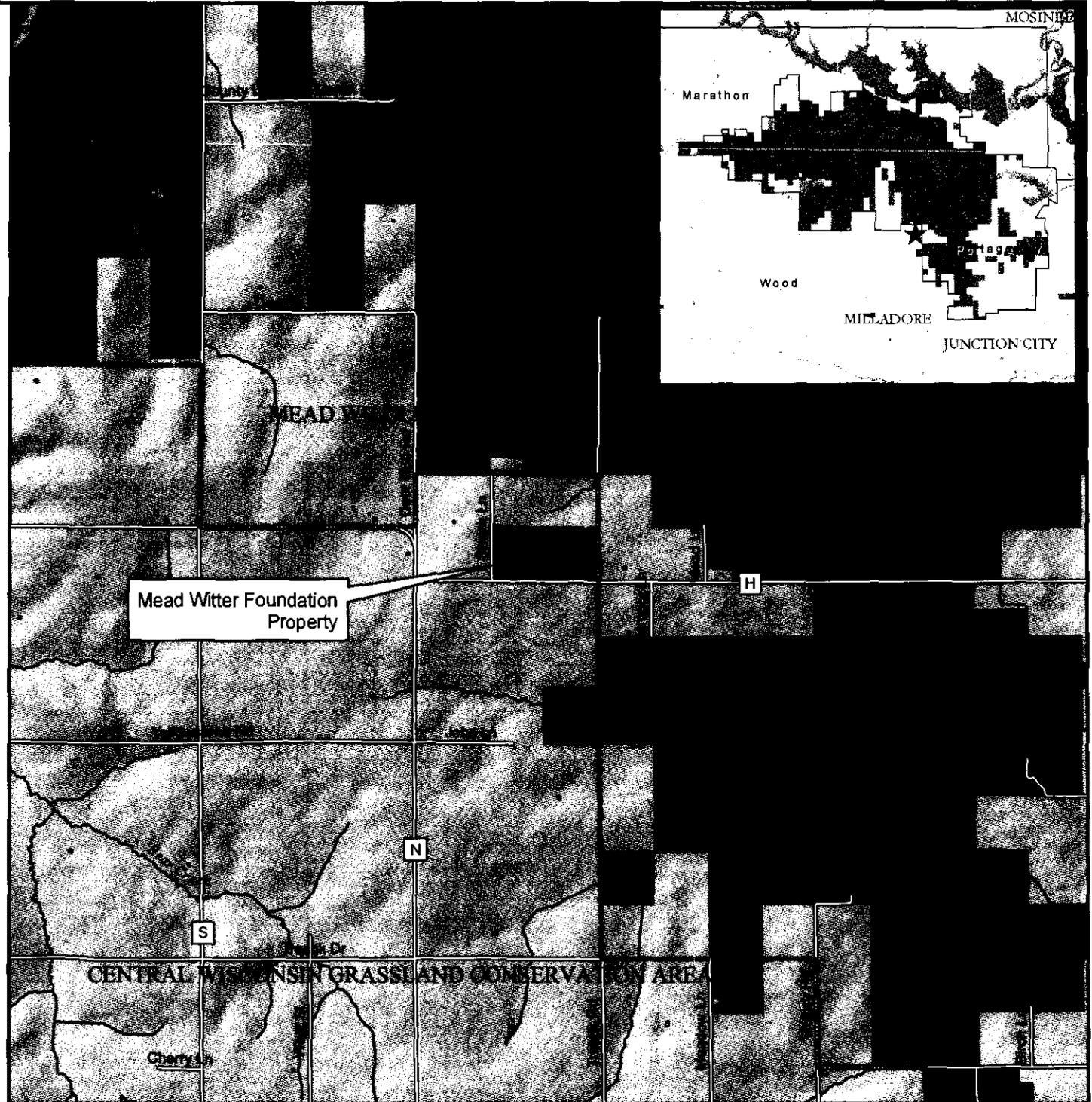
Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

April 18, 2007



Acknowledgment Of Gift

This is to certify that at its May 2007 meeting, the Natural Resources Board gratefully accepted a gift of 80 acres of land from the

MEAD WITTER FOUNDATION, INC.

This donation of land will be an addition to the Mead Wildlife Area in Portage County. It is significant that organizations like 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 L. Thomas, CHAIR