Form LF99-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.11

SUBJECT: LAND DONATION - THERESA WILDLIFE AREA – WASHINGTON COUNTY

FOR: OCTOBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: Orville and Marie Strachota have offered to donate 40 acres of land to the Department for the Theresa Wildlife Area in Washington County.

The Strachota parcel is entirely within the project boundary of the Theresa Marsh Wildlife Area in Washington and Dodge Counties. It lies across Mohawk Road (a town road) from department-owned land and a large DNR parking area that includes a Ducks Unlimited monument and scenic overlook of Theresa Marsh. Once acquired and where feasible, farmed and drained wetlands will be restored, the remainder of the parcel will be kept in hay or grassland and other permanent cover to prevent erosion on the steep, rolling terrain as well as provide nesting habitat. The habitat would compliment 60 acres of existing warm-season grass nest cover lying south of Mowhawk Road. Department ownership of the parcel will allow for management of the land for wildlife habitat, will provide opportunities for public recreation in a densely populated area of the state, and will consolidate state ownership within the project.

Theresa Wildlife Area is one of the state's premiere wildlife areas, located along State Highway 41 about 20 miles northwest of Milwaukee. Due to the proximity of the heavily populated metropolitan area, the property receives a substantial amount of use for hunting and other recreational activities. State acquisition on Theresa Marsh began in 1948. Primary recreational uses are waterfowl hunting, bow and gun deer hunting, pheasant, small game and turkey hunting, fishing, and trapping. Other public uses are hiking, canoeing, bird watching, berry picking, wildlife photography, cross-country skiing, snowmobiling and educational field trips by schools and nature study groups. In addition, two 1,000-acre waterfowl refuges and a 1,500-acre main flowage provide habitat for thousands of nesting and migrating geese and ducks.

Accepting donation of the 40-acre subject property will block in ownership and compliment other purchases and habitat improvement projects in the Theresa Wildlife Area. The parcel would be part of a "Wildlife Viewing Area" designated by binocular logos on DOT highway signs. It would compliment the scenic overlook and two other recognized viewing sites, the William Peterburs Flowage, and the Ducks Unlimited (DU) "Legacy Greenwing" Flowage along State Highway 28. The Legacy Greenwing site was the first site in the nation funded by youth DU members. High quality parcels like the Strachota tract, improve public recreational opportunities on Theresa Marsh and have always received a high level of support from DU, local sports clubs, resource agencies, environmental groups, the Washington County Conservation Congress, and other groups in the Washington and Dodge County area.

RECOMMENDATION: That the Board accept the donation of 40 acres of land for the Theresa Wildlife Area, that a certificate of appreciation be sent to the donors and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

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:

Real Estate Director, Richard E. Steffes - LF 6 — Date

Administrator, Laurie Osterndorf - AD 8 — Date 9/18/08

Secretary, Matthew J. Frank - AD/8 — Date 10/6/08

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

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: September 12, 2008

FILE REF: WM 60008

TO: Natural Resources Board

FROM: Matthew J. Frank

SUBJECT: Proposed Land Donation, Orville and Marie Strachota
Tract. File = WM 60008

1. PARCEL DESCRIPTION:

Theresa Wildlife Area
Washington County

Grantor:

Orville and Marie Strachota
111 Deer Ridge Drive
West Bend, WI 53095

Acres: 40.0
Price: N/A Gift of Land
Appraised Value: None
Interest: Fee and Title
Improvements: None

Location: The tract is located in Washington County seven miles northwest of Allenton.
Land Description: The subject land is rolling terrain.

Covertype Breakdown:	Type:	Acreage.
	Upland/Woodland	6.0
	Wetland	3.0
	Cropland	31.0
	TOTAL	40.0

Zoning: Agriculture
Present Use: Agriculture
Proposed Use: Wildlife Management and Public Recreation
Tenure: 1 year: in family held company for many years prior to sale of business.
Option Date: August 29, 2008

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 Strachota parcel is entirely within the project boundary of the Theresa Marsh Wildlife Area in Washington and Dodge Counties. It lies across Mohawk Road (a town road) from department-owned land and a large parking area that includes a Ducks Unlimited monument and scenic overlook of Theresa Marsh. Once acquired, farmed and drained wetlands will be restored where feasible, and the remainder of the parcel will kept in hay or grassland and other permanent cover to prevent erosion on the steep, rolling terrain as well as provide nesting habitat. The habitat would compliment 60 acres of existing warm-season

grass nest cover lying south of Mowhawk Road. Department ownership of the parcel will allow for management of the land for wildlife habitat, will provide opportunities for public recreation in a densely populated area of the state, and will consolidate state ownership within the project.

Theresa Wildlife Area is one of the state's premiere wildlife areas, located along State Highway 41 about 20 miles northwest of Milwaukee. Due to the proximity of the heavily populated metropolitan area, the property receives a substantial amount of use for hunting and other recreational activities. State acquisition on Theresa Marsh began in 1948. Primary recreational uses are waterfowl hunting, bow and gun deer hunting, pheasant, small game and turkey hunting, fishing, and trapping. Other public uses are hiking, canoeing, bird watching, berry picking, wildlife photography, cross-country skiing, snowmobiling and educational field trips by schools and nature study groups. In addition, two 1,000-acre waterfowl refuges and a 1,500-acre main flowage provide habitat for thousands of nesting and migrating geese and ducks.

Acquisition of the 40-acre subject property will block in ownership and compliment other purchases and habitat improvement projects in the Theresa Wildlife Area. The parcel would be part of a "Wildlife Viewing Area" designated by binocular logos on DOT highway signs. It would compliment the scenic overlook and two other recognized viewing sites, the William Peterburs Flowage, and the Ducks Unlimited "Legacy Greenwing" Flowage along State Highway 28. The Legacy Greenwing site was the first site in the nation funded by youth DU members. High quality parcels like the Strachota tract, improve public recreational opportunities on Theresa Marsh and have always received a high level of support from Ducks Unlimited, local sports clubs, resource agencies, environmental groups, the Washington County Conservation Congress, and other groups in the Washington and Dodge County area.

Vegetative cover includes approximately six acres of woodland or wooded fence lines, two acres of wetland or drainage ways; one-half acre of farmed wetland; six acres of prior converted wetlands; three acres of cornfield, and the remainder in hay.

The addition of the 40-acre subject aids in achieving the primary goals of the Theresa Marsh master plan, to manage a state-owned wildlife area for duck production and to provide public hunting, fishing and other compatible recreational uses. Other goals are to provide 16,500 participant days of hunting; to accommodate 10,000 participant days of other recreational and educational uses and to contribute to the habitat of other wildlife including migratory, and endangered and threatened species. Acquisition in the project also corresponds to the goals established in the Washington County Park and Open Space Plan developed by SEWRPC and adopted by the Washington County Board in August of 1997 and the Washington County Comprehensive Plan adopted in April of 2008. These plans call for the protection of open space lands located within established Department of Natural Resources project boundaries.

The Department recommends acceptance of this donation to allow for management of the land for wildlife habitat, provide opportunities for public recreation in a densely populated area of the state, and consolidate state ownership within the project.

3. FINANCING:

No funding is required for this transaction.

4. ACQUISITION STATUS OF THE THERESA WILDLIFE AREA:

Established: 1954
Acres Purchased to Date: 6,917.60
Acquisition Goal: 5,990.13
Percent Complete: 115.48%
Cost to Date: $950,143.32

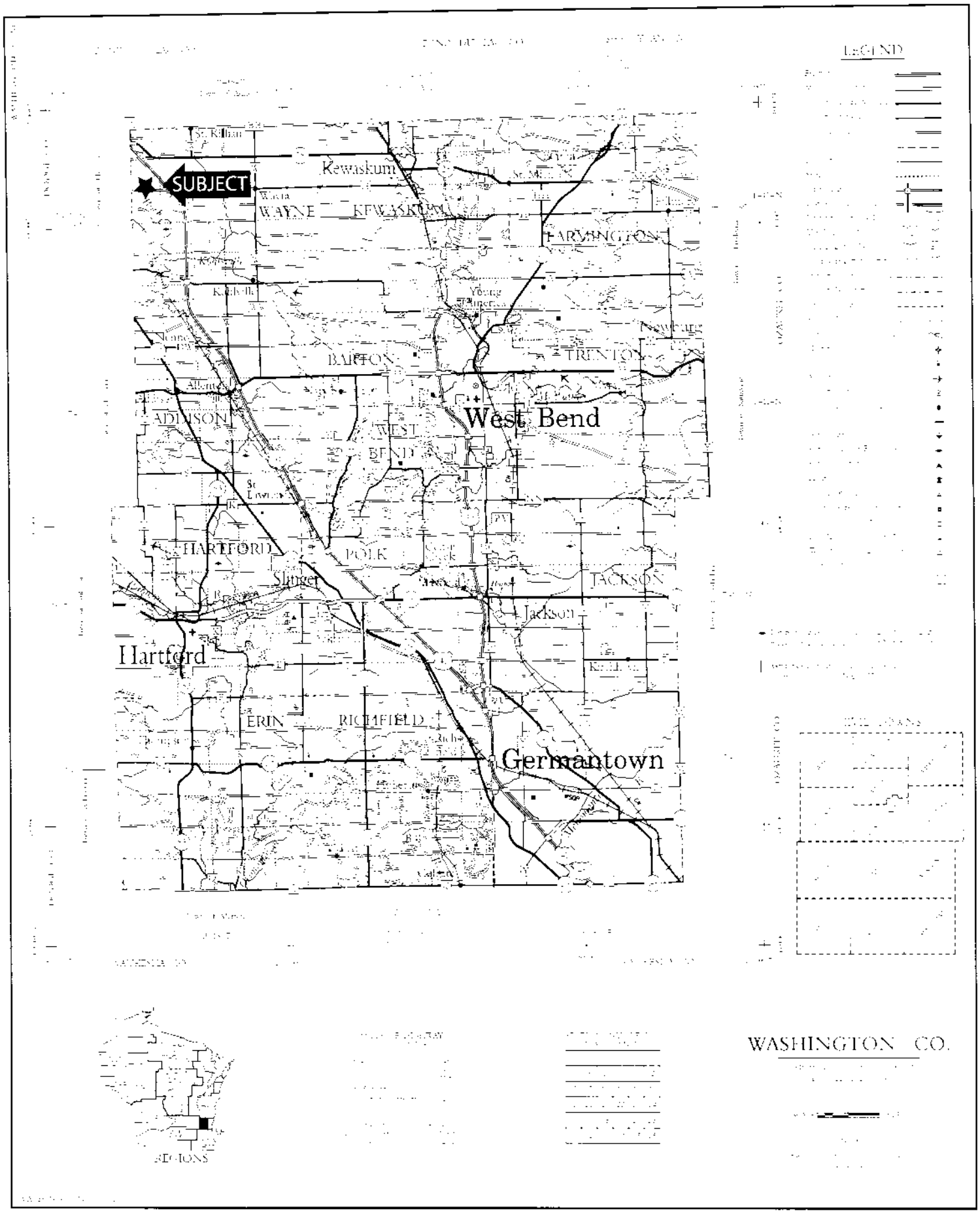
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville — 9/16/08
Bureau of Legal Services — Date

Laurie Ostendorf — 9/16/08
Date

RES.ch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Strachota Property

T 12N, R 18E, Section 7, Town of Wayne, Washington County

Subject Parcel

DNR Owned Land

DNR Eased Land

N

0 445 890 1,780 2,670 Feet

Prepared by Bureau of Facilities and Lands
Real Estate Section
September 10, 2008

Strachota Property

Theresa Wildlife Area

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

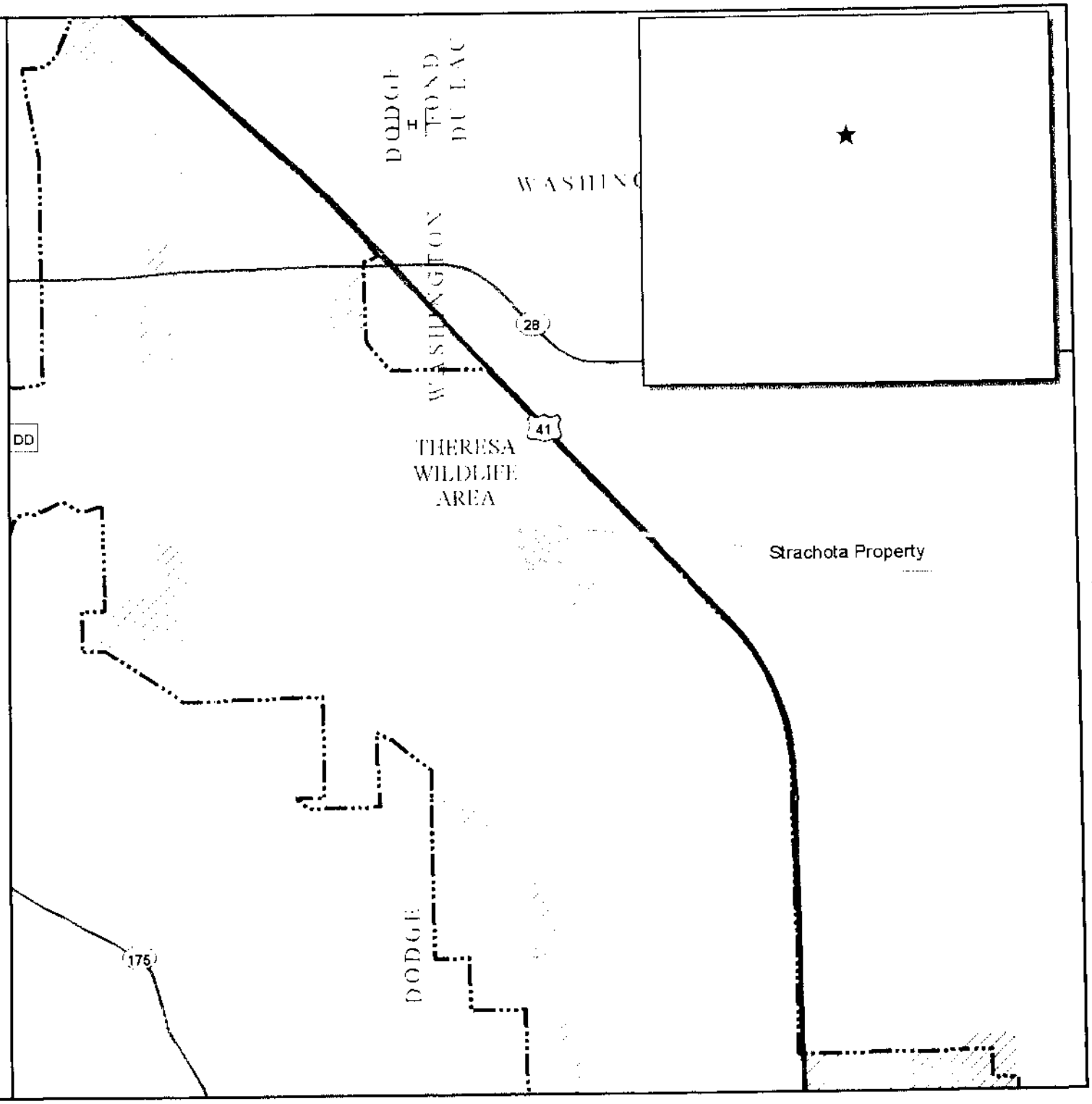
Ice Age Trail

Project Boundary

0 0.35 1.7

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands



Acknowledgment Of Gift

This is to certify that at its October 2008 meeting, the Natural Resources Board gratefully accepted gift of 40 acres of land in Washington County for the Theresa Wildlife Area

ORVILLE AND MARIE STRACHOTA

It is significant that individuals such as you 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, CHAIR