

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – NEW MUNSTER WILDLIFE AREA – KENOSHA COUNTY

FOR: MARCH 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 56.9 acres of land from Fox River Road, LLC for \$127,000 for the New Munster Wildlife Area in Kenosha County. The item is being submitted because more than 40 acres are outside the project boundary.

The property is located in northwest Kenosha County in the Town of Wheatland about three miles northeast of the Village of Twin Lakes. The parcel is just southeast of a wetland mitigation site that was approved for transfer from the WI Department of Transportation (DOT) to the Department at the January 2008 NRB meeting. The entire Fox River Road, LLC parcel falls outside the boundary of the wildlife area. The property will provide opportunities for public recreation, allow wildlife management, and protect the over 1.5 miles (8,000 feet) of frontage along the west side of the Fox River.

In 1947, the Wisconsin Conservation Commission created the New Munster Wildlife Area. This wildlife area was established to provide important pheasant and upland game habitat in a more rapidly developing area of Wisconsin. In addition, the project protects water quality, improves fish habitat, and provides public access for fishing and hunting the ownership along Palmer Creek. The New Munster Wildlife Area also encompasses one of the first natural areas, New Munster Bog Island, designated in 1967.

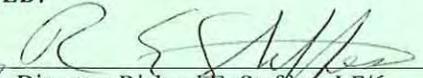
Approval of this acquisition will provide land for wildlife management, help protect water quality, provide opportunities for public recreation in a heavily populated and rapidly urbanizing area of the state as well as protect the natural values of the property.

RECOMMENDATION: That the Board approve the purchase of 56.9 acres of land for the New Munster Wildlife Area. In addition, that the New Munster Wildlife Area project boundary be expanded to include this 56.9-acre parcel.

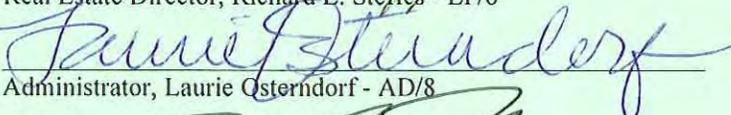
LIST OF ATTACHED MATERIALS:

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

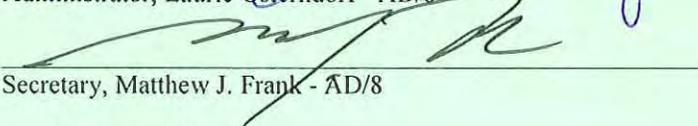
APPROVED:


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

2-22-10
Date


Administrator, Laurie Osterndorf - AD/8

3/1/10
Date


Secretary, Matthew J. Frank - AD/8

3-4-10
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: February 22, 2010
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Fox River Road, LLC Tract, File # WM 60081,
 Option Expires April 14, 2010

FILE REF: WM 60081

1. PARCEL DESCRIPTION:

New Munster Wildlife Area
 Kenosha County

Grantor:

Fox River Road, LLC
 c/o Joseph Greenspan
 2426 North Grandview Boulevard, Suite A
 Waukesha, WI 53188

Acres: 56.9Price: \$127,000Appraised Value: \$127,000Interest: Fee Title PurchaseImprovements: None

Location: The property is located in northwest Kenosha County in the Town of Wheatland about three miles northeast of the Village of Twin Lakes.

Land Description: The subject land is floodplain.

Water Resources: The parcel includes more than 8,000 feet of frontage on the east bank of the Fox River.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Wetland	31.0
	Cropland	10.0
	Lowland Woodland	15.9
	TOTAL:	56.9

Zoning: Lowland Resource ConservancyPresent Use: VacantProposed Use: Resource Protection and Public Outdoor RecreationTenure: 5 yearsProperty Taxes: \$39,500Option Date: February 13, 2010

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:

Fox River Road, LLC has agreed to sell a 56.9-acre parcel that is located in northwest Kenosha County in the Town of Wheatland. The parcel is about three miles northeast of the Village of Twin Lakes, just

southeast of a wetland mitigation site that was approved for transfer from the WI Department of Transportation (DOT) to the Department at the January 2008 NRB meeting. The entire parcel falls outside the boundary of the wildlife area. The property will provide opportunities for public outdoor recreation, allow wildlife management, and protect the over 1.5 miles (8,000 feet) of frontage along the west side of the Fox River.

In 1947, the Wisconsin Conservation Commission created the New Munster Wildlife Area. This wildlife area was established to provide important pheasant and upland game habitat in a more rapidly developing area of Wisconsin. In addition, the project protects water quality, improves fish habitat, and provides public access for fishing and hunting the ownership along Palmer Creek. The New Munster Wildlife Area also encompasses one of the first natural areas, New Munster Bog Island, designated in 1967.

The Department recommends the acquisition of this parcel to provide wildlife management, protect water quality, provide opportunities for public outdoor recreation in a heavily populated and rapidly urbanizing area of the state as well as protect the natural values of the property from the impacts of development incompatible with the goals of the project. Additionally, the Department recommends that with the approval of this parcel that the project boundary be modified to include this parcel.

3. FINANCING:

State Stewardship Wildlife (FY10) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$5,600,000	\$7,987

4. ACQUISITION STATUS OF THE NEW MUNSTER WILDLIFE AREA:

Established: 1947
Acres Purchased to Date: 1,225.98
Acquisition Goal: 1,386.68 acres
Percent Complete: 88.41%
Cost to Date: \$164,375.00

5. APPRAISAL:

Appraiser: Philip Vander Male
Valuation Date: September 17, 2009
Appraised Value: \$135,000
Highest and Best Use: Outdoor recreation

Allocation of Values:

- a. land: 60.6 acres @ \$2,227.36 per acre: \$135,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,000 to \$2,750 per acre

Appraisal Review: Paul Scott - December 17, 2009

Comments: Legal description depends on the final plat approval. Since final size was determine to be 56.9 acres, final value is \$127,000.

RECOMMENDED:

Richard E. Steffes 

2-23-10
Date

Bureau of Legal Services 

2/25/10
Date

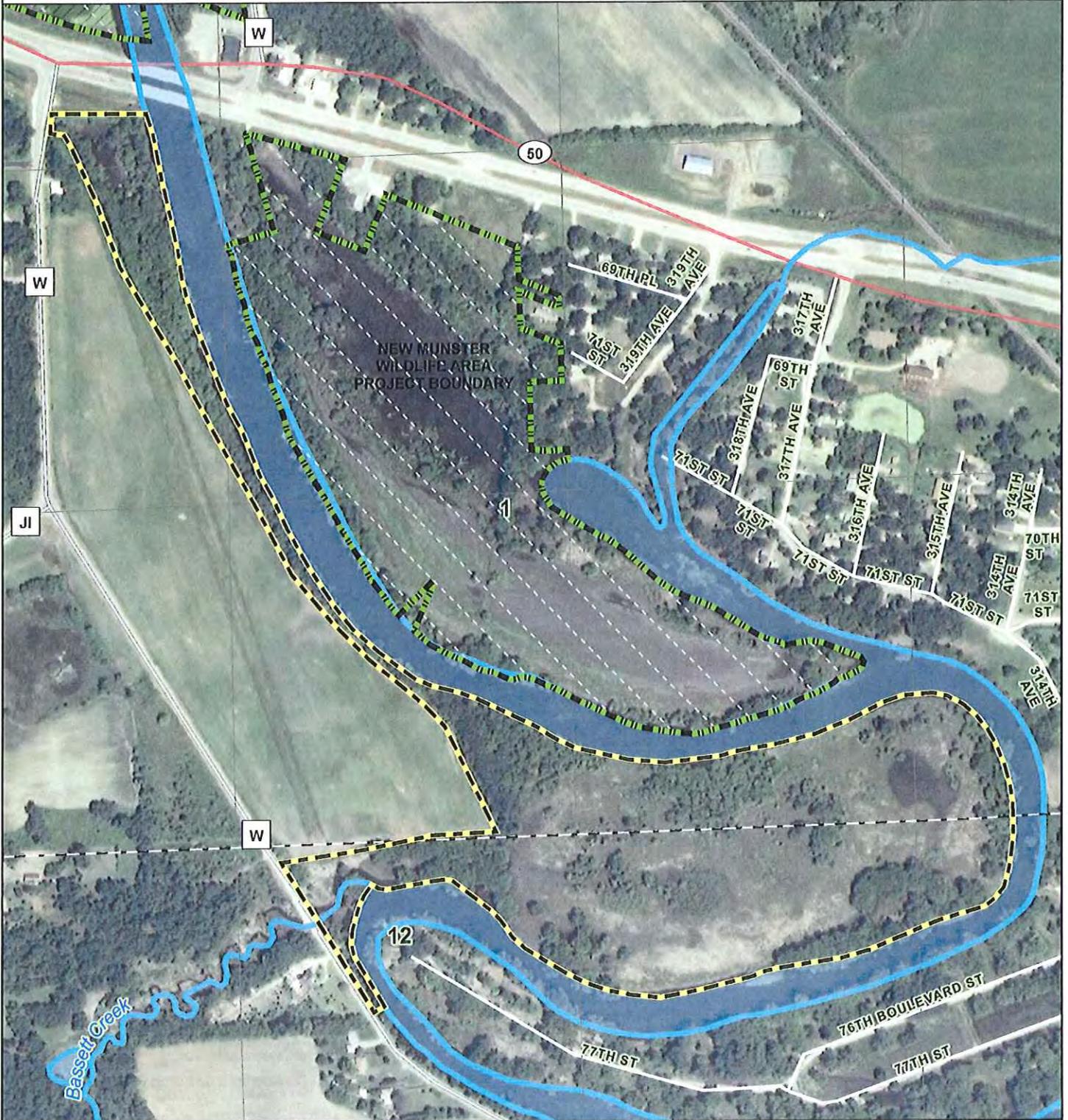
Laurie Osterndorf 

3/1/10
Date

RES:dv

Fox River Road, LLC Parcel

T1N R19E Sections 1 & 12, Town of Wheatland, Kenosha County, WI (56.90 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- ▨ DNR Project Boundary
- ▨ County Boundary
- DNR Eased
- DNR Owned

Subject Property

WM 60081

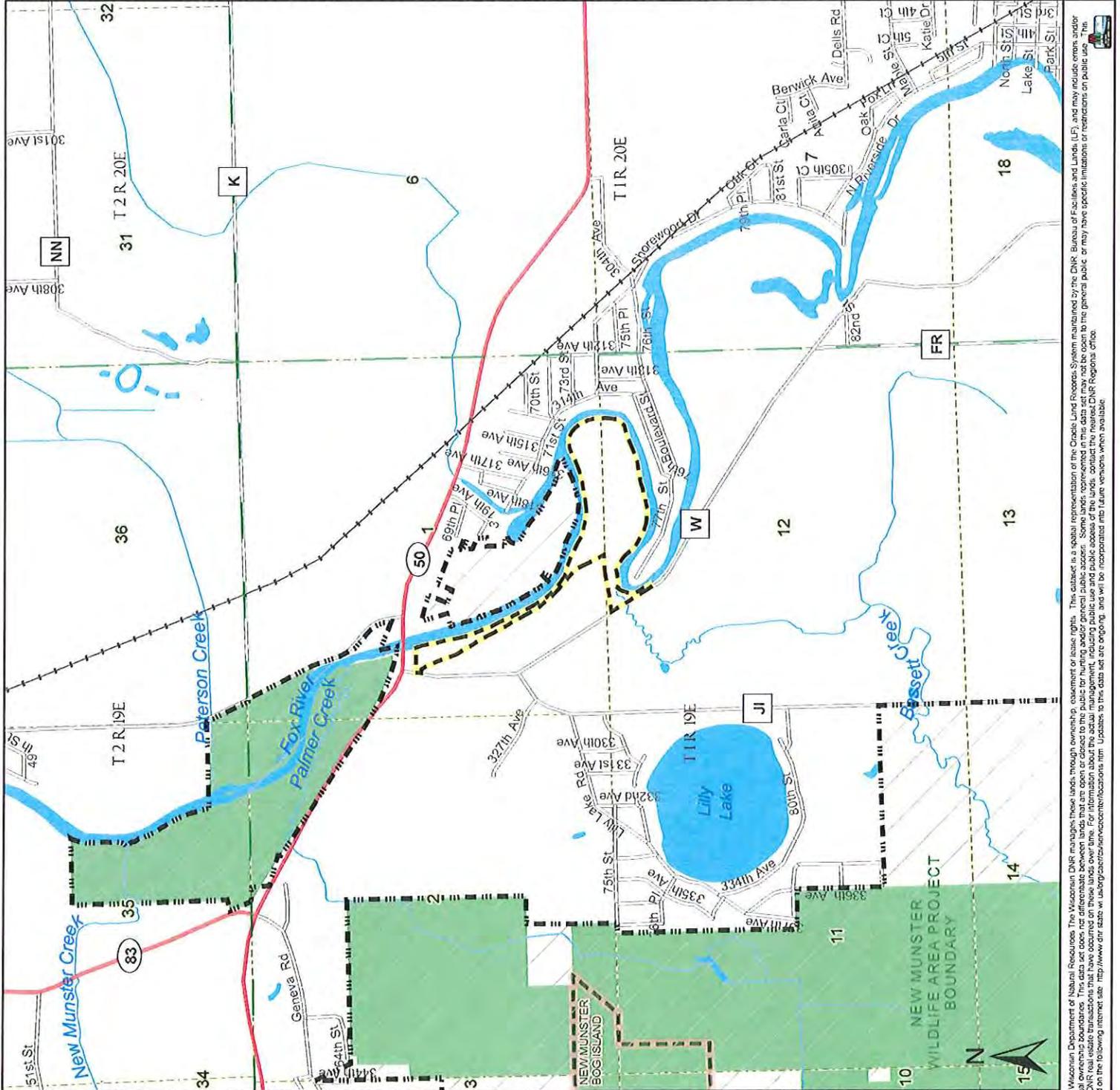
New Munster Wildlife Area

- ▨ Fee Simple
- ▨ Easement
- Ingress/Egress

State of Wisconsin

February 18, 2010
Real Estate Section
Bureau of Facilities and Lands

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Fox River Road, LLC Parcel

WM 60081
 New Munster Wildlife Area
 T11N R19E Sections 1 & 12
 Town of Wheatland
 Kenosha County, WI
 (56.90 Acres)

Subject Property
 Fee Simple
 Easement
 Ingress/Egress

Legend
 PLSS Section Line
 DNR Project Boundary
 DNR Owned
 DNR Easement
 County Boundary



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