

SUBJECT: LAND ACQUISITION – PINE ISLAND WILDLIFE AREA – SAUK COUNTY

FOR: MAY 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 181.99 acres of land from Van's Trees, Inc. for \$713,360 for the Pine Island Wildlife Area in Sauk County. The item is being submitted because the purchase price exceeds \$150,000.

The property is located in the Town of Fairfield and is within the project boundary, abutting department ownership on all four sides. The Natural Resources Board approved Phase 1 of this acquisition in October of 2009. If the current proposal, Phase 2, is approved, the Department will have acquired a total of 280.19 acres at a total cost of \$1,076,700. The Phase 2 parcel, consisting of 181.99 acres, is within the project boundary and contains a mix of woodlands, grasslands and brush. Forty-four acres are currently enrolled in the Managed Forest Law program and there are several wetland ponds on the parcel. Acquisition would provide for wildlife management, water quality protection, and recreational opportunities and will consolidate state ownership in the area. This parcel will provide additional public use benefits especially for hunting, trapping, and general wildlife observation.

Pine Island Wildlife Area was created in 1952 and has an acreage goal of 5,700 acres. It lies in the floodplain of the Wisconsin River and Baraboo Rivers, and includes several islands of the Wisconsin River. The area is home to many endangered species of reptile, bird and insect, as well as many more commonly seen animals, such as whitetail deer and wild turkey. It is a large wetland complex with upland grassland savannas and wooded habitat. It was recently established as an Important Bird Area because of its extensive grasslands.

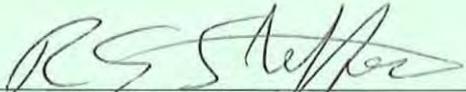
Acquisition of the 181.99-acre Van's Trees, Inc. property to provide for wildlife management, water quality protection, and recreational opportunities and to consolidate state ownership in the area. This parcel will provide additional public use benefits especially for hunting, trapping, and general wildlife observation.

RECOMMENDATION: That the Board approve the purchase of 181.99 acres of land for \$713,360 for the Pine Island Wildlife Area in Sauk County.

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 |

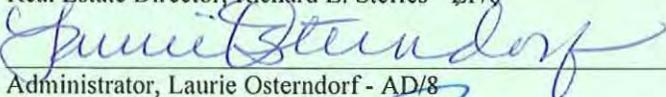
APPROVED:



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

4-2-10

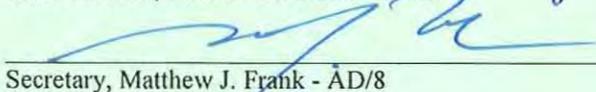
Date



Administrator, Laurie Osterndorf - AD/8

4/5/10

Date



Secretary, Matthew J. Frank - AD/8

5-5-10

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- T. Hauge - WM/6
- L. Eagan – SCR/Fitchburg

CORRESPONDENCE/MEMORANDUM

DATE: March 31, 2010 FILE REF: WM 60064
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Van's Trees, Inc., Tract, File # WM 60064,
 Option Expires September 1, 2010

I. PARCEL DESCRIPTION:

Pine Island Wildlife Area
 Sauk County

Grantor:

Van's Trees, Inc.
 c/o Gary VanWormer
 E14496 Levee Road
 Portage, WI 53901

Acres: 181.99Price: \$713,360Appraised Value: \$618,766* to \$727,960*Interest: Fee title purchaseImprovements: Metal storage shed

*Comments: Two appraisals were completed for the larger property and the sale price was the best negotiated per-acre purchase price between the two appraisal values. The values indicated above are Phase II acreage of 181.99 acres times \$3,400 and \$4,000 per-acre, respectively.

Location: The property is located in Sauk County about seven miles northeast of the City of Portage.

Land Description: The subject land is fairly level to gently rolling

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Grassland	10.00
	Building Site	1.00
	Cropland	20.00
	Lowland Woodland	54.00
	Wetland	91.99
	Water	5.00
	TOTAL:	181.99

Zoning: Agriculture/ConservancyPresent Use: Residential and RecreationProposed Use: Wildlife management and public outdoor recreationTenure: 21 yearsProperty Taxes: \$2,211Option Date: September 10, 2009

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 Department has obtained an option to purchase 131.99 acres of land from Van's Trees, Inc. in Sauk County in the Town of Fairfield, Sauk County for the Pine Island Wildlife Area. The property is located in the Town of Fairfield and is within the project boundary, abutting department ownership on all four sides. The Natural Resources Board approved Phase 1 of this acquisition in October of 2009. If Phase 2 is approved, the Department will have acquired a total of 280.19 acres at a total cost of \$1,076,700. The Phase 2 parcel consisting of 181.99 acres is within the project boundary and contains a mix of woodlands, grasslands and brush. Forty-four acres are currently enrolled in the Managed Forest Law program and there are several wetland ponds on the parcel. Acquisition of Phase 2 lands from Van's Trees, Inc. would provide for wildlife management, water quality protection, and recreational opportunities and will consolidate state ownership in the area. This parcel will provide additional public use benefits especially for hunting, trapping, and general wildlife observation. There is a substantial metal storage building that will be retained and used by the Department for wildlife management equipment.

Pine Island Wildlife Area was created in 1952 and has an acreage goal of 5,700 acres. It lies in the floodplain of the Wisconsin River and Baraboo River, and includes several islands of the Wisconsin River. The area is home to many endangered species of reptile, bird and insect, as well as many more commonly seen animals, such as whitetail deer and wild turkey. It is a large wetland complex with upland grassland savannas and wooded habitat. It was recently established as an Important Bird Area because of its extensive grasslands.

The Department recommends acquisition of the 181.99-acre Van's Trees, Inc. property to provide for wildlife management, water quality protection, and recreational opportunities and to consolidate state ownership in the area. This parcel will provide additional public use benefits especially for hunting, trapping, and general wildlife observation.

3. FINANCING:

State Stewardship (FY11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$26,845,046

4. ACQUISITION STATUS OF THE PINE ISLAND WILDLIFE AREA:

Established: 1952
Acres Purchased to Date: 5,168.26
Acquisition Goal: 5,698.84 Acres
Percent Complete: 90.69%
Cost to Date: \$652,967.79

5a. APPRAISALS:

Appraiser: Michael Stone
Valuation Date: December 4, 2008
Appraised Value: \$986,000*
Highest and Best Use: Rural Residential/Recreation

Allocation of Values:

- a. land: 290 acres @ \$3,400 per acre: \$986,000
- b. improvements: \$25,000
- c. market data approach used, five comparable sales cited
- d. adjusted value range: \$3,007.00 to \$3,476.00 per acre

Appraisal Review: Paul Scott – March 6, 2009

5b. APPRAISAL:

Appraiser: Michael Augustyn
Valuation Date: September 9, 2008
Appraised Value: \$1,200,000*
Highest and Best Use: Rural Residential/Recreation

Allocation of Values:

- a. land: 300 acres @ \$4,000 per acre: \$1,200,000
- b. improvements (shed): \$30,000
- c. market data approach used, four comparable sales cited
- d. adjusted value range: \$3,782.00 to \$4,831.00 per acre

Appraisal Review: Paul Scott – March 6, 2009

*Comments: Two appraisals were completed for the property and the sale price was the best negotiated purchase price between the two appraised values. Augustyn assumed 300 acres for his appraisal and estimated value at \$4,000 per acre. Stone was asked to appraise 290 acres a few months later as the landowner wanted to retain the additional 10 acres with his homesite. The partition of the parcel into two phases is reasonable in terms of fair access and equity to both parties in the transaction.

RECOMMENDED:



 Richard E. Steffes

4-2-10

 Date



 Bureau of Legal Services

4/5/10

 Date



 Laurie Osterndorf

4/5/10

 Date

RES:dv

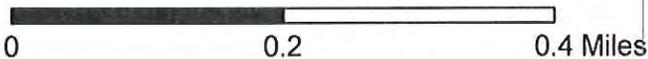
Van's Trees, Inc. Parcel (Phase II)

T12N R7E Sections 1 & 12, Town of Fairfield, Sauk County, WI (181.99 Acres)



Legend

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



Subject Property

WM 60064

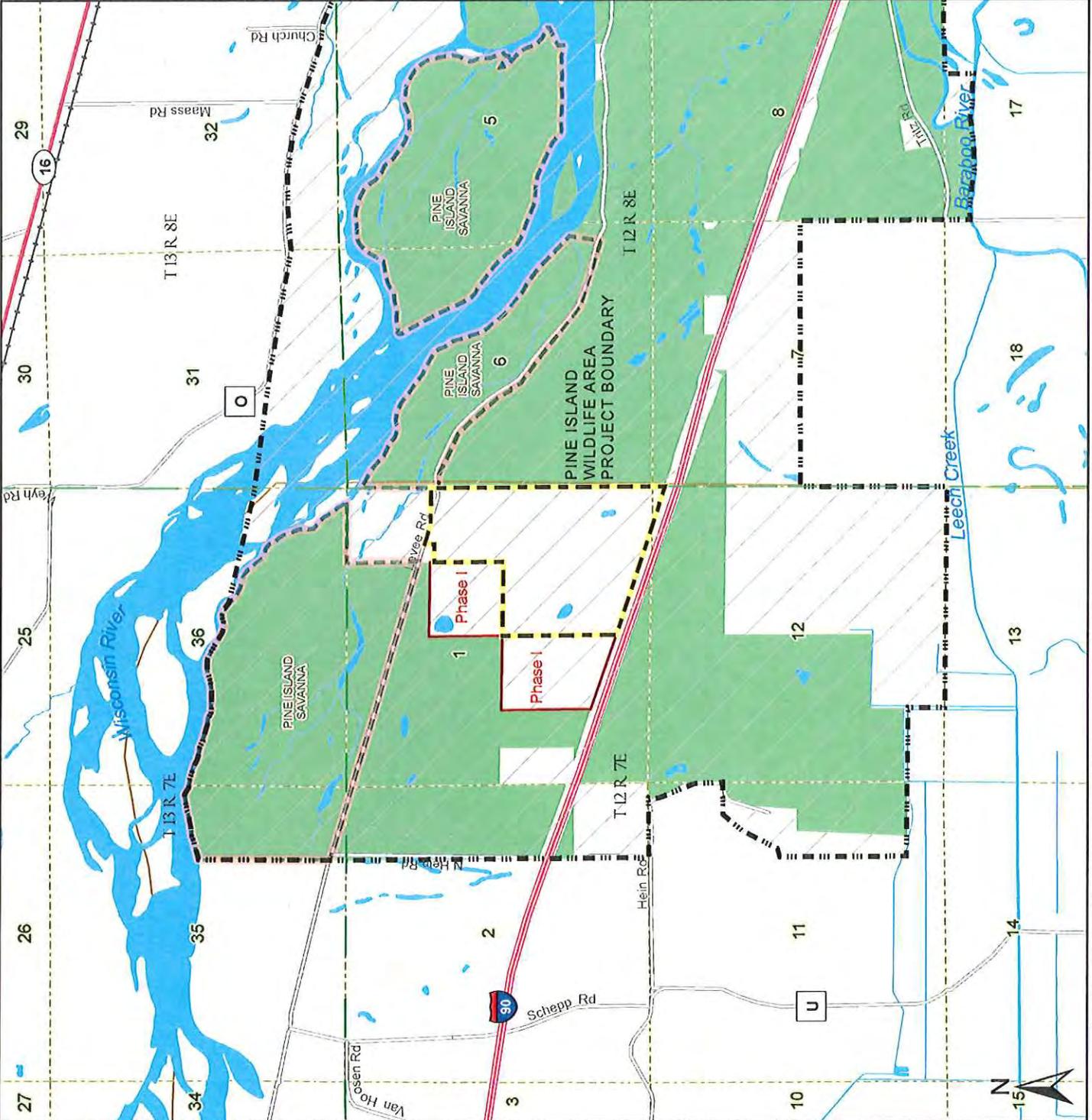
Pine Island Wildlife Area

- ▨ Fee Simple
- ▨ Easement
- ▨ Ingress/Egress

State of Wisconsin

March 26, 2010
Real Estate Section
Bureau of Facilities and Lands

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**Van's Trees, Inc
Parcel (Phase II)**
WM 60064
Pine Island
Wildlife Area

T12N R7E Sections 1 & 12
Town of Fairfield
Sauk County, WI
(181.99 Acres)

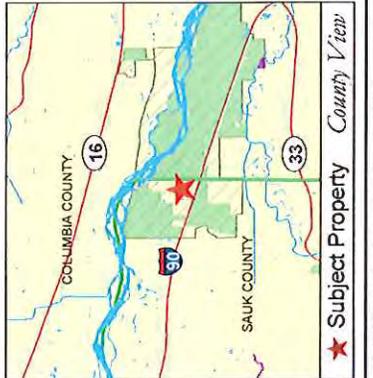
Subject Property

- Fee Simple
- Easement
- Ingress/Egress

Legend

- DNR Project Boundary
- State Natural Area
- PLSS Section Line
- County Boundary
- DNR Owned
- DNR Easement
- Phase I

0 0.3 0.6 Miles



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