

SUBJECT: LAND ACQUISITION & PROJECT BOUNDARY MODIFICATION- LIMA MARSH WILDLIFE AREA - ROCK COUNTY

FOR: JANUARY 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 128 acres of land from Brian Thatcher for \$356,000 for the Lima Marsh Wildlife Area in Rock County. The item is being submitted because the purchase price exceeds \$150,000.

Based on a master plan approved at the October 2009 Board meeting the Lima Marsh Wildlife Area is part of the Glacial Heritage Area. The property is located in northeast Rock County about 6 miles northeast of Milton in the Town of Lima. Eight acres of the parcel fall outside of the project boundary. The parcel adjoins the Wildlife Area on two sides and consists primarily of lowland and marsh with a mix of upland cropland and woods. The Lima Bog State Natural Area is adjacent to this property. Department ownership of the property will provide opportunities for wildlife habitat management and public recreation. The Thatcher parcel will serve to link two substantial blocks of state owned wildlife area.

The Lima Marsh Wildlife Area was established in 1956 and consists of 2,048 acres of state-owned land and 466 acres leased for hunting. The wildlife area contains a mix of emergent marsh, restored prairie, and remnant tamarack swamp. The area is popular for hunting waterfowl and upland game. The wildlife area is one of 11 that falls within the Glacial Heritage Area in Jefferson and Rock Counties.

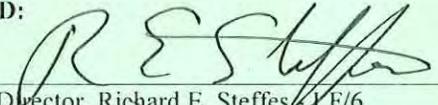
The purchase of the Thatcher property will provide increased opportunities for the management of wildlife habitat and provide for additional public recreational access in the Lima Marsh Wildlife Area.

RECOMMENDATION: That the Board approve the purchase of 128 acres of land for \$356,000 for the Lima Marsh Wildlife Area and approve modification of the project boundary to include the entire 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 |

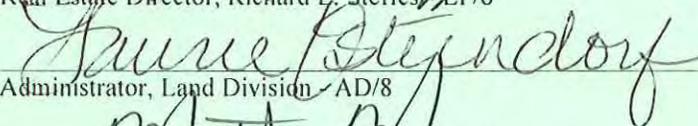
APPROVED:



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

1-5-11

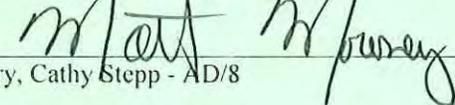
Date



Administrator, Land Division - AD/8

1/6/11

Date



Secretary, Cathy Stepp - AD/8

1/10/11

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: January 5, 2011 FILE REF: WM 60127

TO: Natural Resources Board

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Thatcher Tract, File WM 60127
Option Expires March 30, 2011

1. PARCEL DESCRIPTION:

Lima Marsh Wildlife Area
Within the Glacial Heritage Area
Rock County

Grantor:

Brian Thatcher
10010 E. County Hwy N
Whitewater, WI 53190

Acres: 128.0Price: \$356,000Appraised Value: \$320,000 (M. Augustyn); \$370,000 (L. Duesterbeck)Interest: Fee Title AcquisitionImprovements: NoneLocation: The property is located in Rock County about 5 miles northeast of Milton in the Town of Lima.Land Description: The subject land varies from level lowland to gently rolling upland.Covertypes Breakdown:

	Type	Acreage
Cropland		36.0
Upland Woodland		15.0
Wetland		77.0

Total: 128.0

Zoning: Agricultural/Floodplain/ConservancyPresent Use: AgriculturalProposed Use: Public Outdoor Recreational and Wildlife HabitatTenure: 16 yearsOption Date: November 30, 2010Stewardship 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 recommends purchase of the 128 acre Brian Thatcher property for the Lima Marsh Wildlife Area which is part of the Glacial Heritage Area. The property is located in northeast Rock County about 6 miles northeast of Milton in the Town of Lima. Eight acres of the parcel fall outside of the project boundary. It adjoins the Lima Marsh Wildlife Area on two sides and consists primarily



of lowland and marsh with a mix of upland cropland and woods. The Lima Bog State Natural Area is adjacent to this property. Department ownership of the property will provide opportunities for wildlife habitat management and public recreation.

The Lima Marsh Wildlife Area was established in 1956 and consists of 2,048 acres of state-owned land and 466 acres leased for hunting. It is located northeast of Milton in the Town of Lima, Rock County. The Wildlife area contains a mix of emergent marsh, restored prairie, and remnant tamarack swamp. The area is popular for hunting waterfowl and upland game. The Wildlife Area is one of 11 that falls within the Glacial Heritage Area in western Jefferson County. The master plan for this network of lands was approved by the Natural Resources Board at the October 2009 meeting. This parcel will provide a connection between two substantial blocks of state owned lands, providing better utility for hunters.

The Department recommends the purchase of the Thatcher property to provide increased opportunities for the management of wildlife habitat and to provide for additional public recreational access in the Lima Marsh Wildlife Area. If approved by the Natural Resources Board the Department will expand the project boundary to include the 8 acres that currently fall outside the project boundary. The 8 acres improve road access to the rest of the parcel.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$7,780,000	\$788,086

4. ACQUISITION STATUS OF THE LIMA MARSH WILDLIFE AREA:

Established: 1956
Acres Purchased to Date: 2,048.26
Acquisition Goal: 4,642.0 Acres
Percent Complete: 44.12%
Cost to Date: \$574,800.33

5. APPRAISAL:

Appraiser: Michael Augustyn
Valuation Date: March 11, 2010
Appraised Value: \$320,000
Highest and Best Use: Recreational-Agricultural
Allocation of Values:
a. land: 128 acres @ \$2,500 per acre: \$320,000
b. market data approach used, 3 comparable sales cited
c. adjusted value range: \$2,444 - \$2,538 per acre
Appraisal Review: Paul Scott - May 25, 2010
Comments: Paul Scott felt the appraisals could be fine tuned by recognizing the property's mixed use. He assigned a value of \$3,500/acre for cropland and \$2,500/acre for recreational land with a total value of \$356,000.

APPRAISAL 2:

Appraiser: Linn Duesterbeck
Valuation Date: April 20, 2010
Appraised Value: \$370,000
Highest and Best Use: Agricultural -Recreational

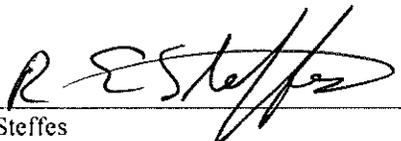
Allocation of Values:

- a. land: 128 @ \$2,890.63 per acre: \$370,000
- b. market data approach used, 6 comparable sales cited
- c. adjusted value range: \$2,648 - \$3,150 per acre

Appraisal Review: Paul Scott - May 24, 2010

Comments: Paul Scott felt the appraisals could be improved by recognizing the property's mixed use. He assigned a value of \$3,500/acre for cropland and \$2,500/acre for recreational land with a total value of \$356,000. That is the value the Department used for negotiation purposes.

RECOMMENDED:


Richard E. Steffes

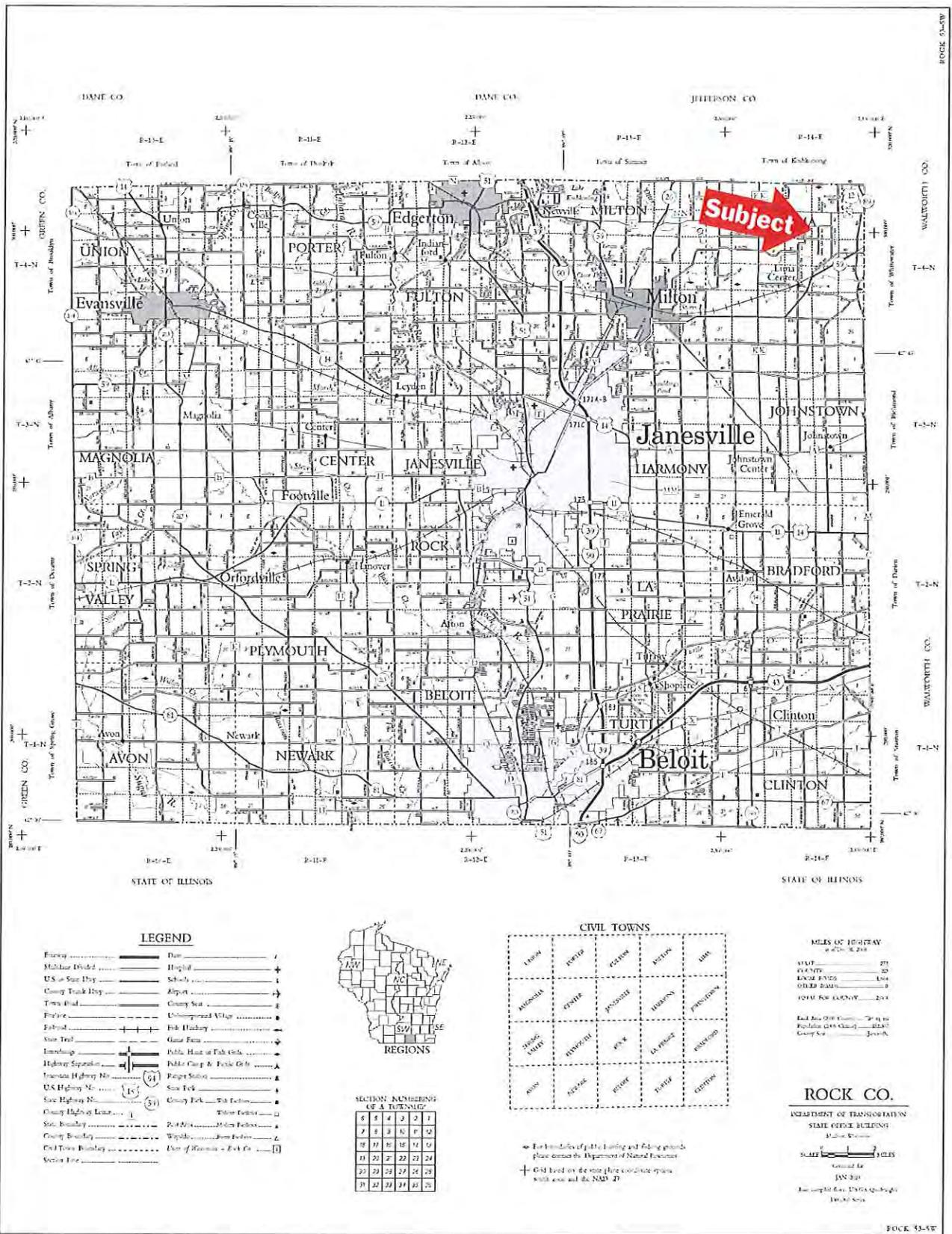
1-5-11
Date


Bureau of Legal Services

1-6-11
Date


Administrator, Division of Land

1/6/11
Date



ROCK 53-5W

WALWORTH CO.

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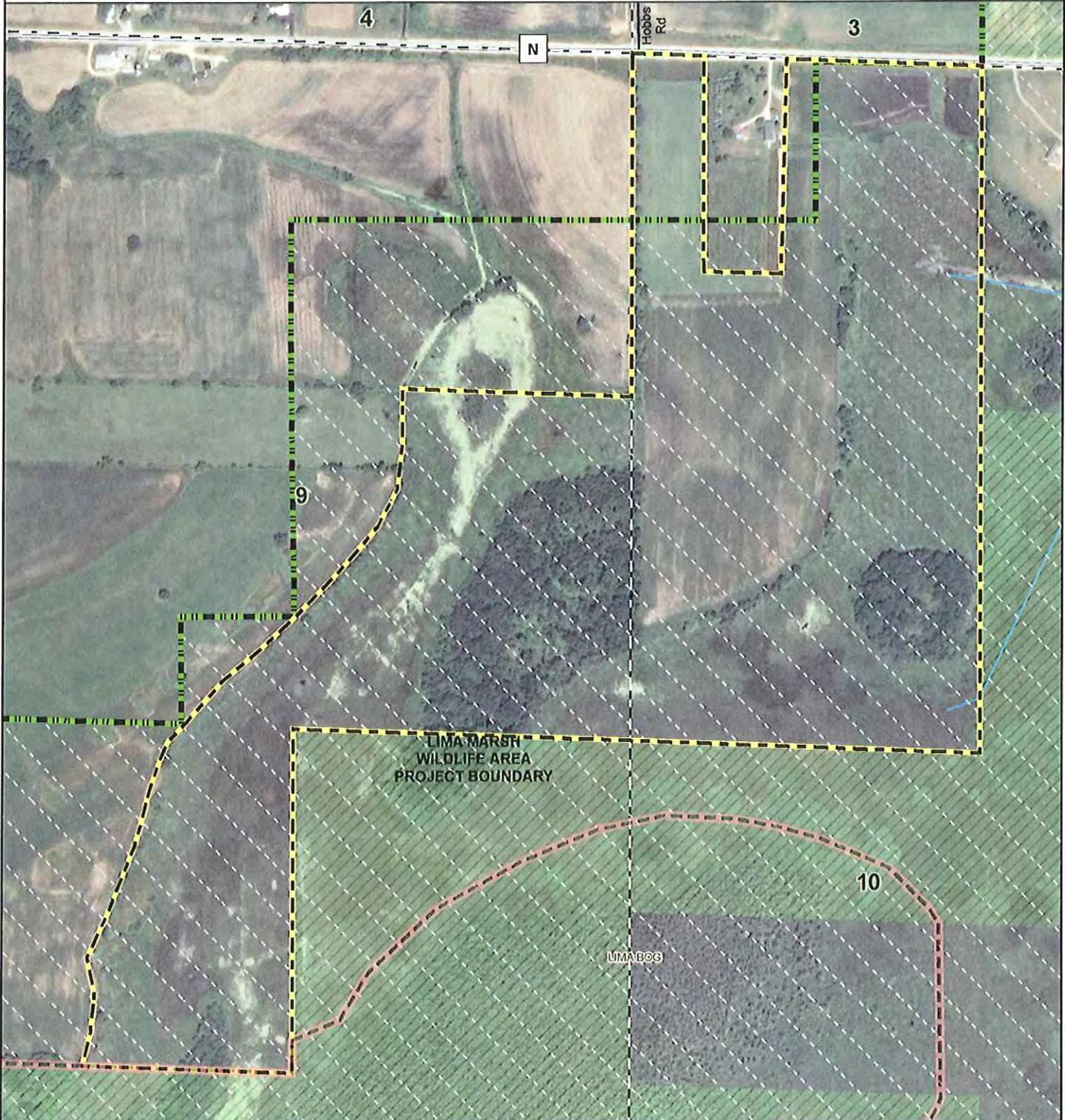
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ROCK 53-5W

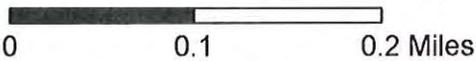
Brian Thatcher Parcel

T4N R14E Sections 9 & 10, Town of Lima, Rock County, WI (128.00 Acres)



Legend

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



Subject Property

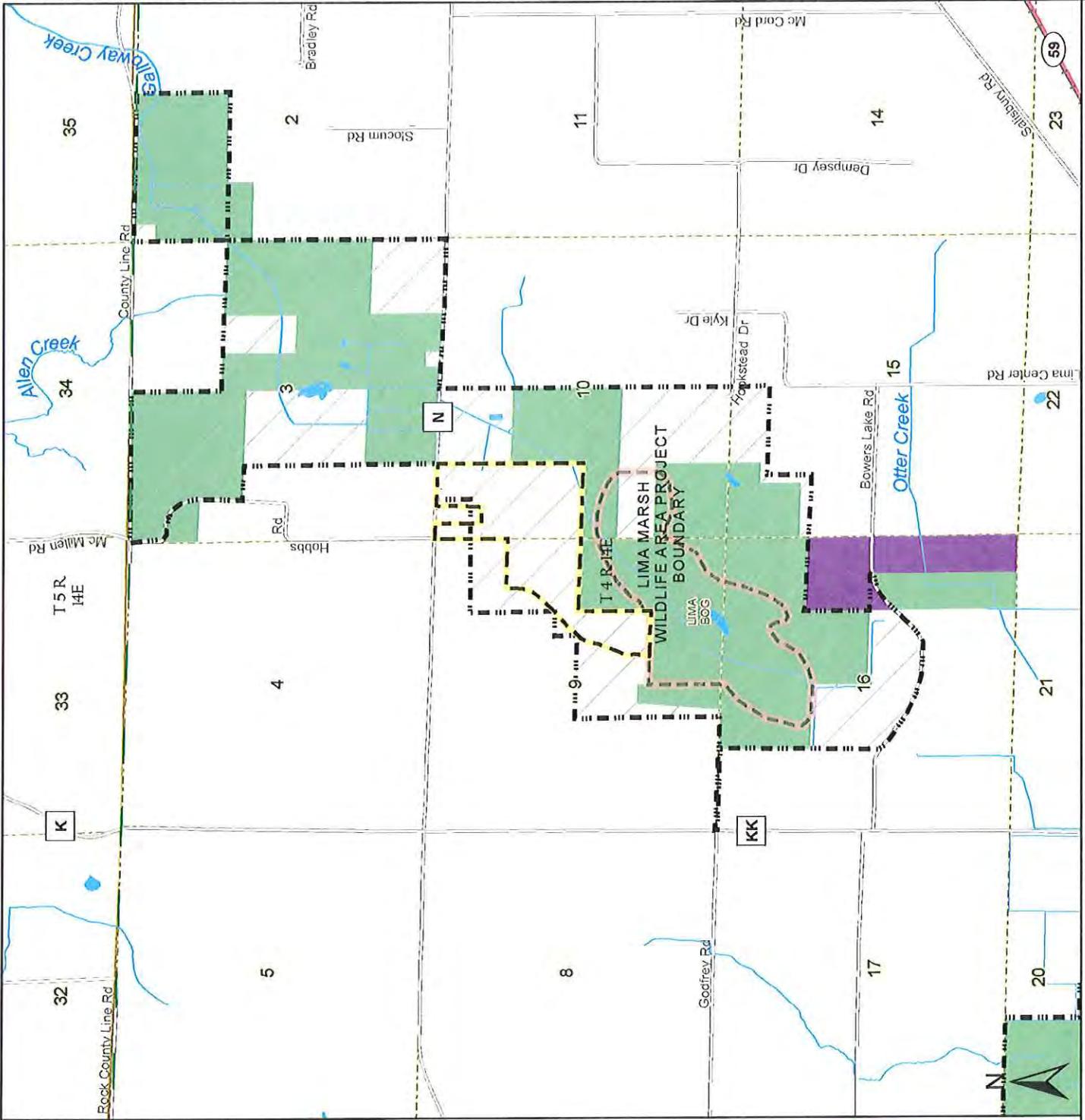
WM 60127

Lima Marsh Wildlife Area

- ▬ Fee Simple
- ▬ Easement
- ▬ Ingress/Egress

State of Wisconsin
 Dec. 10, 2010
 Real Estate Section
 Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or associated benefits and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



**Brian Thatcher
Parcel
WM 60127**

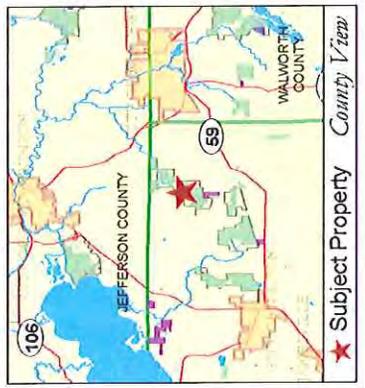
Lima Marsh
Wildlife Area

T4N R14E Sections 9 & 10
Town of Lima
Rock County, WI
(128.00 Acres)

- Subject Property**
- Fee Simple
 - Easement
 - Ingress/Egress

Legend

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



Subject Property *County View*

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 dataset is a spatial representation of the Capita Land Records System maintained by the DNR, Bureau of Facilities and Lands (BFL), and may include errors, 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 dataset 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/casr/service/center/locations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.