

SUBJECT: Land Acquisition – Paradise Valley Wildlife Area – Waukesha County

FOR: AUGUST 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 136.35 acres of land from the Blanche Lurvey Woods Trust for \$550,000 for the Paradise Valley Wildlife Area in Waukesha County. The item is being submitted because the purchase price exceeds \$150,000.

In early 2012, the Natural Resources Board approved the project redesignation of the Paradise Valley Wildlife Area. Previously it had been part of the Kettle-Morraine State Forest - Southern Unit. In 2009, the Natural Resources Board approved expansion of the KMSF-SU to include the Paradise Valley Habitat Area. Acquisition of land within the Paradise Valley addition would provide wildlife habitat, increase public access to natural resources, and provide more outdoor recreation opportunities in the most heavily populated area of the state. The Paradise Valley project is consistent with the department's Wildlife Action Plan (2005) and Land Legacy Report (2006) for its conservation significance and recreation potential. Additionally, the project is consistent with plans written by the Southeastern Wisconsin Regional Planning Commission, Waukesha County, and the Town of Ottawa that indicate the importance of preserving this area based on the priority natural resource base and the recreational opportunities afforded. There was broad support for land acquisition in the Paradise Valley area across a wide spectrum of people ranging from local residents and landowners, to government officials, to non-profit environmental groups. The Department's acquisition goal for the project area is 4,000 acres.

As its name implies, the property is primarily wooded and contains 85 acres of forested, emergent, and shrub wetlands along with two stands of high quality oak hardwoods. The property will provide excellent forest and wetland wildlife habitat along with public hunting, trapping, hiking, and wildlife observation. The property provides 500 feet of frontage and access to a 12.5-acre unnamed pond and contains oak openings within a globally important Conservation Opportunity Area as identified in the Wisconsin Wildlife Action Plan. The Southeast Wisconsin Regional Planning Commission has designated this entire property as Primary Environmental Corridor due to the diversity and importance of its wetland and forest plant communities. There is a well-established series of trails to access hunting sites and the pond for fishing.

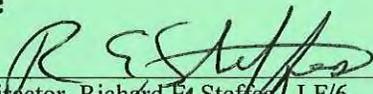
Protection of valuable upland woods and glacial features would help expand a significant sized block of woods. This covertype attracts neo-tropical birds and other species that require unbroken blocks of habitat, providing opportunities for hunters, bird watchers, and passive outdoor recreation enthusiasts.

RECOMMENDATION: That the Board approve the purchase of 136.35 acres of land for \$550,000 for the Paradise Valley Wildlife Area.

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 |

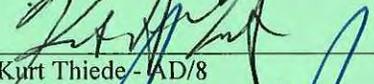
APPROVED:



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

6-28-12

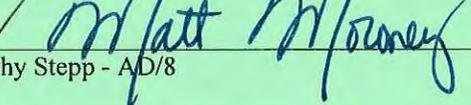
Date



Administrator, Kurt Thiede - AD/8

7-5-12

Date



Secretary, Cathy Stepp - AD/8

7/19/12

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: June 28, 2012 FILE REF: WM 60182
 TO: Governor Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Blanche Lurvey Woods Parcel, File # WM 60182,
 Option expires September 3, 2012

1. PARCEL DESCRIPTION:

Paradise Valley Wildlife Area
 Waukesha County

Grantor:

Blanche Lurvey Woods Trust
 S38W38240 County Road D
 Dousman, WI 53118

Acres: 136.35Price: \$550,000Appraised Value: \$545,000; \$575,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Waukesha County two miles south of the Village of Dousman.Land Description: The subject land is generally level with some lower lying wetland areas.Covertypes Breakdown:

	Type	Acreage
Lowland Woodland		102
Upland Woodland		34.35

Total: 136.35

Zoning: Conservancy, Environmental Corridor, Agriculture ProductionPresent Use: Vacant/RecreationalProposed Use: Resource protection and public recreationTenure: 30 yearsProperty Taxes: \$10,288Option Date: June 5, 2012Stewardship 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 136.35 acres of land from the Blanche Lurvey Woods Trust for \$550,000 for the Paradise Valley Wildlife Area in Waukesha County.

In early 2012, the Natural Resources Board approved the project redesignation of the Paradise Valley Wildlife Area. Previously it had been part of the Kettle-Morraine State Forest - Southern Unit. In 2009, the Natural Resources Board approved expansion of the KMSF-SU to include the Paradise Valley Habitat Area. Acquisition of land within the Paradise Valley addition would provide wildlife habitat, increase public access to



natural resources, and provide more outdoor recreation opportunities in the most heavily populated area of the state. The Paradise Valley project is consistent with the department's Wildlife Action Plan (2005) and Land Legacy Report (2006) for its conservation significance and recreation potential. Additionally, the project is consistent with plans written by the Southeastern Wisconsin Regional Planning Commission, Waukesha County, and the Town of Ottawa that indicate the importance of preserving this area based on the priority natural resource base and the recreational opportunities afforded. There was broad support for land acquisition in the Paradise Valley area across a wide spectrum of people ranging from local residents and landowners, to government officials, to non-profit environmental groups. The Department's acquisition goal for the project area is 4,000 acres.

As its name implies, the property is primarily wooded and contains 85 acres of forested, emergent, and shrub wetlands along with two stands of high quality oak hardwoods. The property also has several drainage ditches, which will be explored for the possibility of wetland restoration and/or enhancement. The property will provide excellent forest and wetland wildlife habitat along with public hunting, trapping, hiking, and wildlife observation. The property provides 500 feet of frontage and access to a 12.5-acre unnamed pond and contains oak openings within a globally important Conservation Opportunity Area as identified in the Wisconsin Wildlife Action Plan. The Southeast Wisconsin Regional Planning Commission has designated this entire property as Primary Environmental Corridor due to the diversity and importance of its wetland and forest plant communities. There is a well-established series of trails to access hunting sites and the pond for fishing.

Protection of valuable upland woods and glacial features would help expand a significant sized block of woods. This covertype attracts neo-tropical birds and other species that require unbroken blocks of habitat, providing opportunities for hunters, bird watchers, and passive outdoor recreation enthusiasts.

3. LAND MANAGEMENT:

The Paradise Valley Wildlife Area lies within the Department's Southern Fox Wildlife Administrative Area, and will be managed by the Waukesha/Walworth Wildlife Management work unit. This work unit consists of two permanent Wildlife Technicians and one permanent Wildlife Biologist, along with several LTEs. Future management of the site will include prescribed burning of the wetlands to promote native plant species, investigating and potentially implementing wetland restoration by filling unneeded drainage ditches, and implementation of forest management in compliance with Forest Certification to ensure ecological, social, and economic sustainability. Before any ditches are filled, the Department will research potential water levels to insure no neighboring private lands are affected. In addition, the property will be posted as open to the public for all NBOAs. Funding for property management will be through a combination of federal NAWCA funding, department seg funds, and pheasant, turkey, and waterfowl stamp revenue.

4. FINANCING:

\$75,000 in Federal NAWCA funds and \$475,000 State Stewardship bond funds (Wildlife Management) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$ 3,665,000	\$ 3,038,942

4. ACQUISITION STATUS OF THE – PARADISE VALLEY WILDLIFE AREA:

Established: 2009
Acres Purchased to Date: 157.5
Acquisition Goal: 4,000 acres
Percent Complete: 3.9%
Cost to Date: \$1,086,110

5. APPRAISALS:

APPRAISAL 1:

Appraiser: Steven Vitale
Valuation Date: March 8, 2012
Appraised Value: \$545,000

Highest and Best Use: Single-family lot – recreation land

Allocation of Values:

- a. land: 136.35 acres @ \$4,000 per acre: \$545,000 (Rounded)
- b. market data approach used, 9 comparable sales cited
- c. adjusted value range: \$2,000-\$5,500 per acre

Appraisal Review: Gregory Markus – 4/26/2012

APPRAISAL 2:

Appraiser: Philip Vander Male

Valuation Date: February 20, 2012

Appraised Value: \$635,000

Highest and Best Use: Residential building site

Allocation of Values:

- a. land: 136.35 acres @ \$4,657 per acre: \$635,000 (Rounded)
- b. market data approach used, 9 comparable sales cited
- c. adjusted value range: \$3,115-\$5,490 per acre

Appraisal Review: Gregory Markus, 4/26/12

Comments: The property was appraised in 2010. When updated to 2012, values dropped \$30,000 (Vitalie) and \$100,000 (Vander Male).

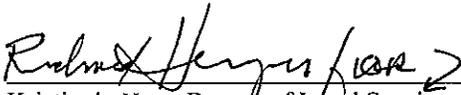
RECOMMENDED:



Richard E. Steffes, Real Estate Director

6-28-12

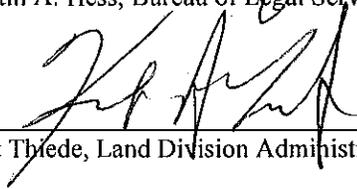
Date



Kristin A. Hess, Bureau of Legal Services

7/2/12

Date

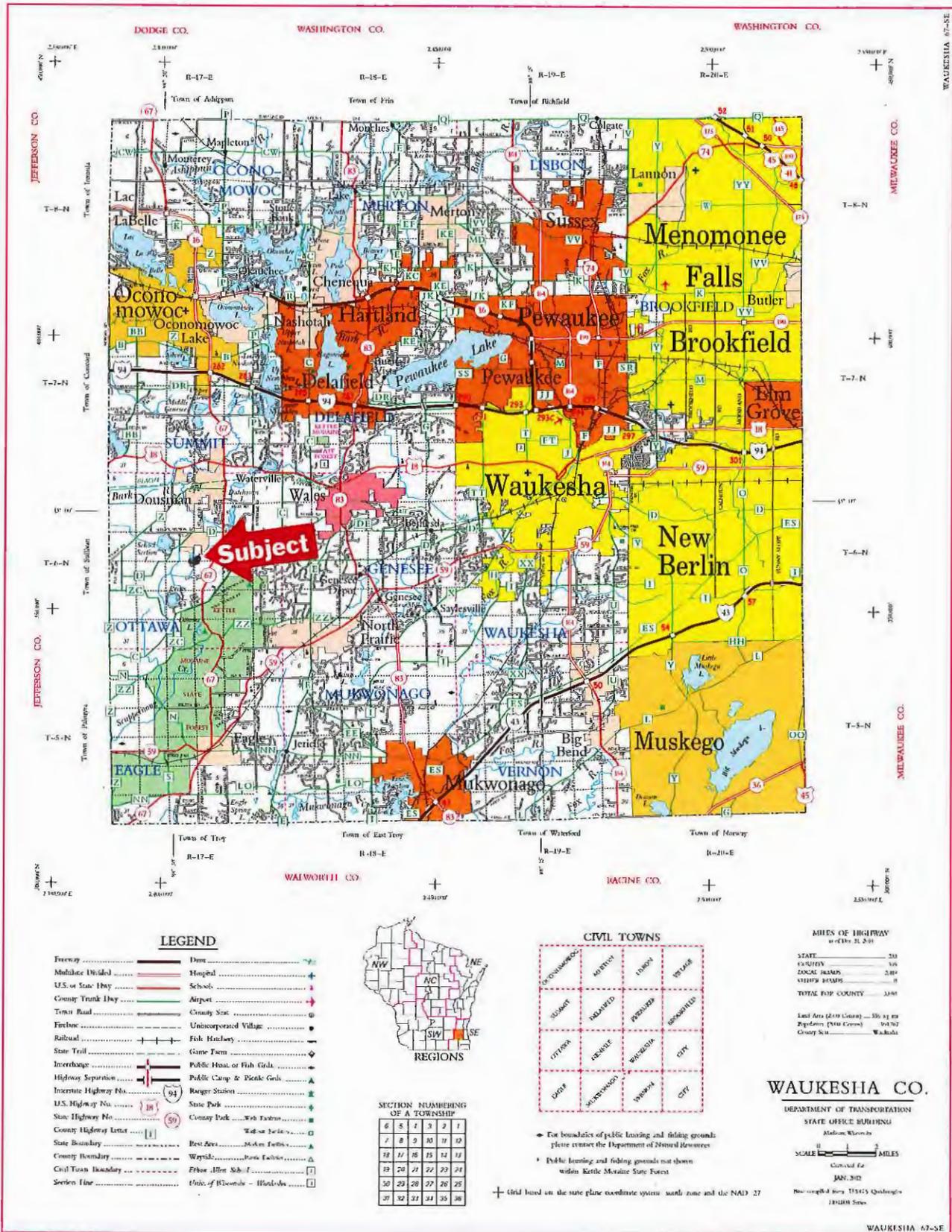


Kurt Thiede, Land Division Administrator

7/5/12

Date

RES:sjs



Subject

LEGEND

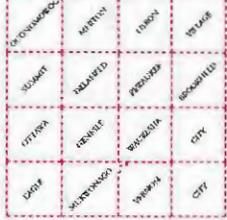
- Freeway
- Multiple Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Frontage
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway Pkwy
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dike
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Girds
- Public Camp & Picnic Girds
- Ranger Station
- State Park
- Convey Deck
- East Area
- West Area
- Wayside
- Public School
- Units of Wisconsin - Milwaukee



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

CIVIL TOWNS



MILES OF HIGHWAY

as of Dec. 31, 2011

STATE	230
COUNTY	100
LOCAL RAMP	2,891
STATE RAMP	0
TOTAL POP. COUNTY	338,000

Land Area (2010 Census) — 350 sq mi
Population (2010 Census) — 347,932
County Seat — Waukesha

WAUKESHA CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE 1" = 1 MILE
Classified as
JAN. 2012
Revised 11/12/11 by 151455 Qdmlg
10/10/11 Sps

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
Public hunting and fishing grounds not shown within Kettle Moraine State Forest
Grid based on the state plane coordinate system - south zone and the NAD 27

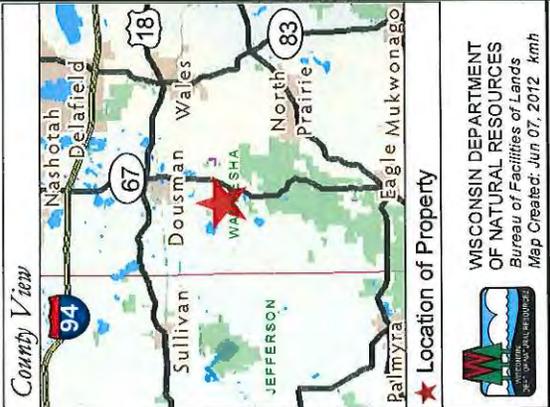
**Blanche Lurvey
Woods Trust - Fee**
Paradise Valley
Wildlife Area

T6N R17E Sec 15, 16 & 22
Town of Ottawa
Waukesha County
136.35 Acres

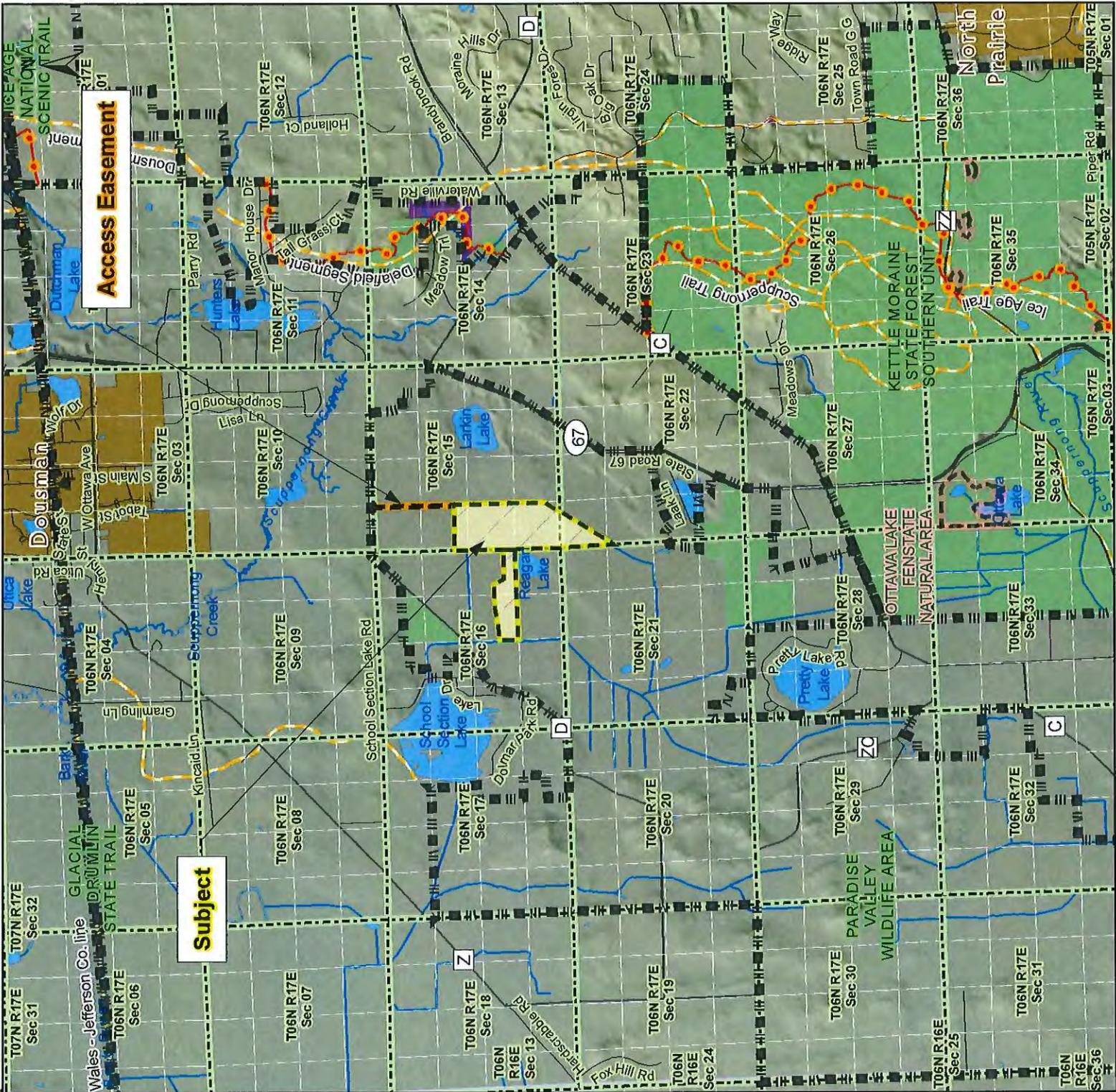


- Ice Age Trail
- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- State Natural Area
- Recreation Trail
- PLSS Section Line
- QQ Section Boundary

0 1,000
Feet



WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jun 07, 2012 kmh



Access Easement

Subject

Blanche Lurvey Woods Trust - Fee

T6N R17E Sec 15, 16 & 22 Town of Ottawa, Waukesha County



Pershing Wildlife Area

-  Subject
-  Access Easement

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines



 N

 Jun 07, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands

T-6-N ♦ R-17-E

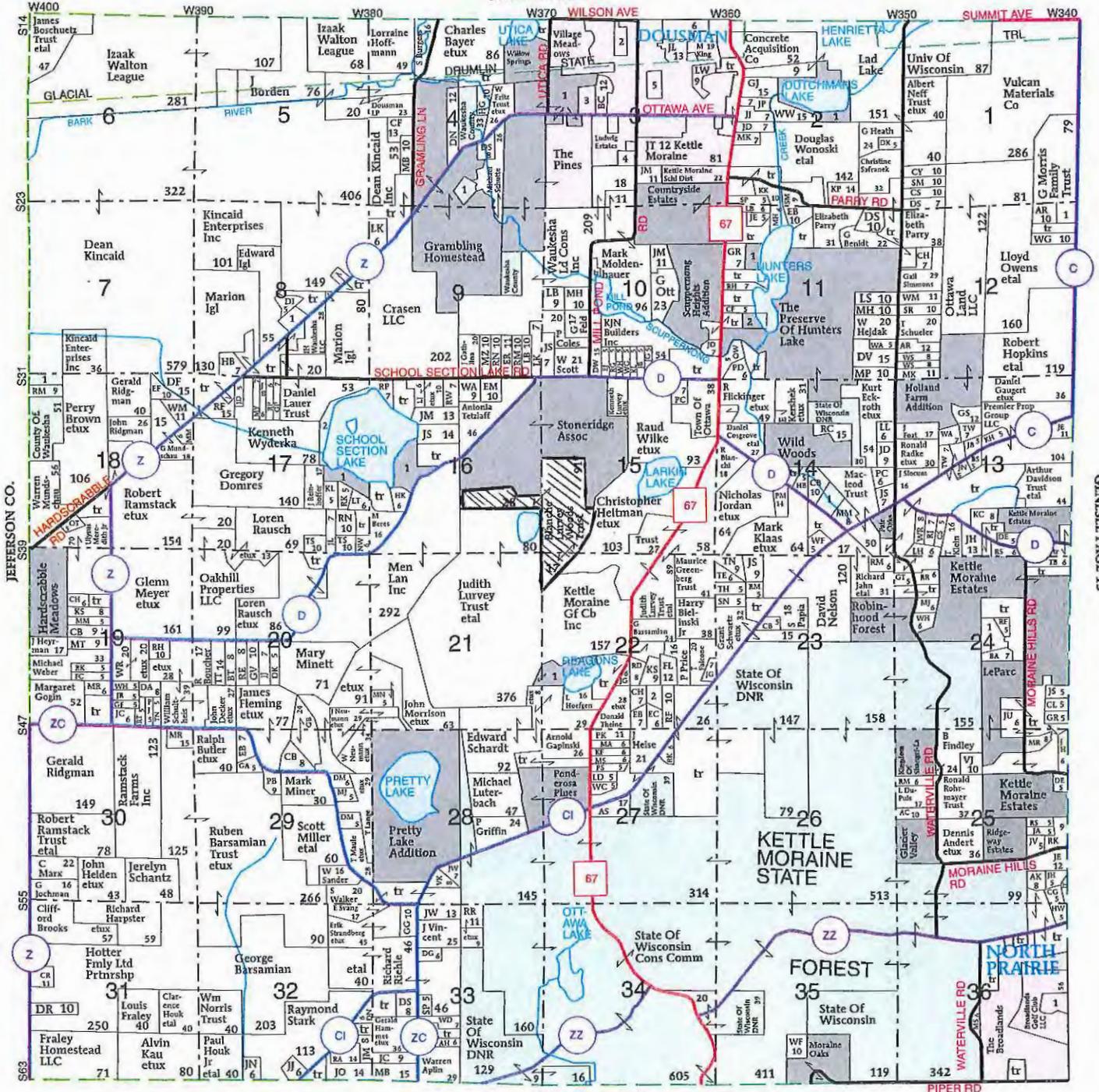
OTTAWA

WAUKESHA COUNTY, WISCONSIN
(Landowners)



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See Pages 44-47 For Additional Names.

SUMMIT PAGE 23



GENESE PAGE 13

EAGLE PAGE 12