

SUBJECT: Land Acquisition – Buena Vista Wildlife Area – Portage County

FOR: SEPTEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 81 acres of land from Raymond and Donna Pichelmann for \$182,250 for the Buena Vista Wildlife Area in Portage County. The item is being submitted because the purchase price exceeds \$150,000.

The approximately 81-acre parcel is located entirely within the Buena Vista Wildlife Area project boundary and also lies within the Central Wisconsin Grassland Conservation Area (CWGCA), a land protection project approved by the Wisconsin Natural Resources Board in 2005. The primary goal of the CWGCA is to increase the amount of protected grassland habitat for grassland-dependent species, such as the state threatened Greater Prairie-chicken and other grassland dependent species.

The land is a grassland covertype that is beneficial to the grassland wildlife species that this project has targeted to protect. This 81 acres is bordered to the east and north by DNR ownership, creating a block of over 480 acres managed for grassland habitat. The southern edge of the parcel includes ½-mile of frontage on Ten-mile Creek – a Class I trout stream. About 10% of this project area is either grazed or share-cropped each year to help enhance wildlife habitat in partnership with the farm community.

The Buena Vista Wildlife Area is a 7,900 acre property located in southwestern Portage County about 10 miles south of Plover. The area is predominately grassland with some woodland. In 2006 it was designated as an Important Bird Area, a designation with state and national significance. Several state natural areas are found within the borders of the property including the Buena Vista Quarry Prairie and the Buena Vista Prairie Chicken Meadow. The Buena Vista area was formerly a marsh dominated by tamarack, black spruce and cattails. In the early 1900s it was drained for agricultural purposes. In the mid-1950s a successful partnership between the Department, Dane County Conservation League and Society of Tympanuchus Cupido Pinnatus was created to purchase land specifically for management of grassland habitat for the Greater Prairie- chicken (a state threatened species in Wisconsin) and other grassland dependent species. It is home to the largest concentration of Greater Prairie-chickens in Wisconsin and represents one of the most extensive grasslands east of the Mississippi River. The property harbors a healthy population of other important grassland bird species that include: Henslow sparrows (state threatened species), short-eared owls, upland sandpipers, northern harriers, bobolinks and eastern and western meadowlarks to name a few. Prescribed burning, managed grazing, small scale sharecrop farming, mowing of woody vegetation, herbicide spraying of woody vegetation and invasive plant control are all management activities used to keep the site in an open condition for use by grassland-dependent species.

With grassland species in precipitous decline, this acquisition is an excellent expansion of the quality grassland habitat at Buena Vista. State stewardship funds are anticipated to be matched 25% by a USFWS Neotropical Migratory Bird Conservation Act Grant in partnership with Golden Sands RC&D Council.

RECOMMENDATION: Board approval of the purchase of 81 acres of land for \$182,250 for the Buena Vista Wildlife Area in Portage 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:

R E Steffes

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

8-10-12

Date

Kurt Thiede

Administrator, Kurt Thiede - AD/8

8-21-12

Date

Cathy Stepp

Secretary, Cathy Stepp - AD/8

8/23/12

Date

- cc: S. Miller - LF/6
- R. Steffes - LF/6
- L. Ross - AD/8
- T. Hauge - WM/6
- D. Baumann - LA CROSSE

CORRESPONDENCE/MEMORANDUM

DATE: August 21, 2012
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Raymond Pichelmann Tract, File # WM 60186,
 Option Expires November 26, 2012

FILE REF: WM 60186

1. PARCEL DESCRIPTION:

Buena Vista Wildlife Area
 Portage County

Grantor:

Raymond and Donna Pichelmann
 9285 Elm Road
 Bancroft, WI 54921

Acres: 81
Price: \$182,250 (81 acres)
Appraised Value: \$315,000 (140 acres), \$182,250 allocated to 81 acres
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Portage County 15 miles south of Stevens Point

Land Description: The subject land is level.

Covertypes Breakdown:

Type	Acreage
Grassland and hay	81

Zoning: No town or county zoning
Present Use: Rural residence with beef cattle grassland, recreation, trout stream to south
Proposed Use: Conservation and public recreation
Tenure: 69 years
Property Taxes: \$415.00
Option Date: July 30, 2012

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 81 acres of land from Raymond and Donna Pichelmann for \$182,250 for the Buena Vista Wildlife Area in Portage County.



The approximately 81-acre parcel is located entirely within the Buena Vista Wildlife Area project boundary and also lies within the Central Wisconsin Grassland Conservation Area (CWGCA), a land protection project approved by the Wisconsin Natural Resources Board in 2005. The primary goal of the CWGCA is to increase the amount of protected grassland habitat for grassland-dependent species, such as the state threatened Greater Prairie-chicken and other grassland WL species.

The land has a grassland covertype that is beneficial to the grassland wildlife species that this project has targeted to protect. This acquisition includes 80 acres with a 1-acre fee title access that is bordered to the east and north by DNR ownership, creating a block of over 480 acres managed for grassland habitat. The southern edge of the parcel includes approximately 1/2-mile of frontage on Ten-mile Creek – a Class I trout stream.

The Buena Vista Wildlife Area is a 7,900 acre property located in southwestern Portage County, about 10 miles south of Plover. The area is predominately grassland with some woodland. In 2006 it was designated as an Important Bird Area, a designation with state and national significance. Several state natural areas are found within the borders of the property including the Buena Vista Quarry Prairie and the Buena Vista Prairie Chicken Meadow. The Buena Vista WLA was formerly a marsh dominated by tamarack, black spruce and cattails. In the early 1900s it was drained for agricultural purposes. In the mid-1950s a successful partnership between the Department, Dane County Conservation League and Society of Tympanuchus Cupido Pinnatus was created to purchase land specifically for management of grassland habitat for the Greater Prairie- chicken (a state threatened species in Wisconsin) and other grassland dependent species. It is home to the largest concentration of Greater Prairie-chickens in Wisconsin and represents one of the most extensive grasslands east of the Mississippi River. The property harbors a healthy population of other important grassland bird species that include: Henslow sparrows (state threatened species), short-eared owls, upland sandpipers, northern harriers, bobolinks and eastern and western meadowlarks to name a few.

With grassland species in precipitous decline, this acquisition is an excellent expansion of the quality grassland habitat at Buena Vista. State stewardship funds are anticipated to be matched 25% by a USFWS Neotropical Migratory Bird Conservation Act Grant in partnership with Golden Sands RC&D Council.

3. LAND MANAGEMENT:

The property will be managed for native grassland habitat by the WM staff out of Wisconsin Rapids under current funding resources. Prescribed burning, managed grazing, small scale sharecrop farming, mowing of woody vegetation, herbicide spraying of woody vegetation and invasive plant control are all management activities that are used to keep nearby state land in an open condition for use by grassland-dependent species. WM will also move or install a new fence to accommodate the 1-acre access from Elm Road. This parcel will be leased periodically for grazing for the foreseeable future, with rest periods to enhance nesting cover. If woody vegetation invades that is not controlled by grazing, then the Department will lease or sharecrop the land for row crops. These are valuable tools to suppress brush and tree growth, benefiting grassland birds.

4. FINANCING:

\$45,563 USFWS-NMBCA grant funds from Golden Sands RC&D anticipated.
\$136,688 State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,787,263	\$2,148,648

5. ACQUISITION STATUS OF THE BUENA VISTA WILDLIFE AREA:

Established: 1988
Acres Purchased to Date: 7,885.83
Acquisition Goal: 14,000
Percent Complete: 56.33 %
Cost to Date: \$1,625,972.49

6. APPRAISAL:

Appraiser: Phil Lepinski

Valuation Date: April 11, 2012

Appraised Value: \$182,250*

Highest and Best Use: Agriculture as either dry or irrigated cropland dependent upon outcome of groundwater study

Allocation of Values:

- a. land: 81 acres @ \$2,250 per acre: \$182,250
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,993.00 - \$2,402.00 per acre

Appraisal Review: Peter Wolter - 6/1/2012

Comments: *The appraiser estimated value at \$315,000 for 140 acres. He set a per acre value at \$2,250 as the owners were undecided as to the amount of their 160 acre ownership they would sell. After agreeing on 81 acres, final value of \$182,250 was assigned by the Department based on the appraisal.

RECOMMENDED:



Richard E. Steffes, Real Estate Director

8-10-12

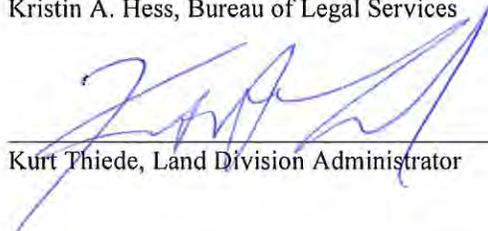
Date



Kristin A. Hess, Bureau of Legal Services

8/14/12

Date

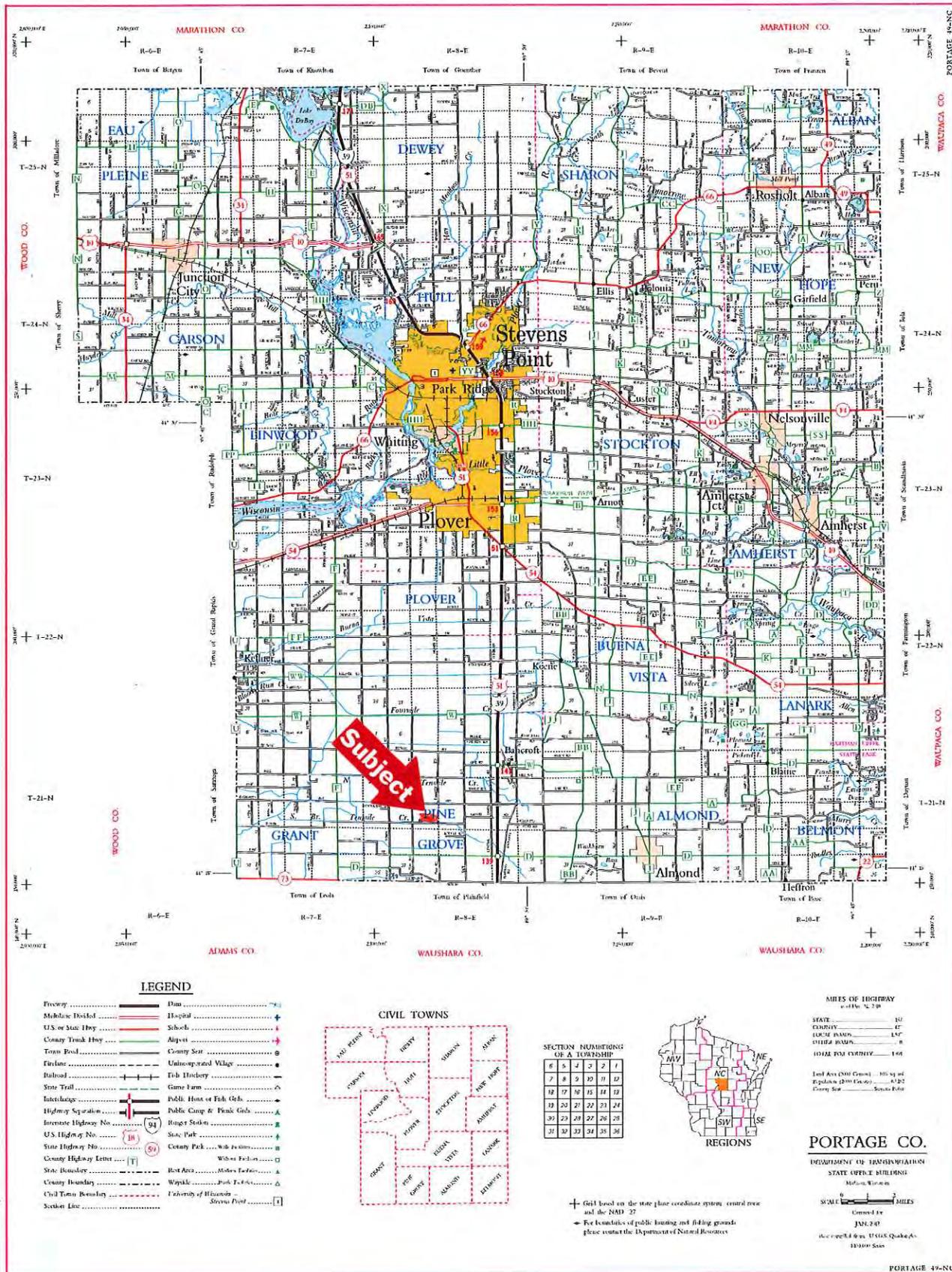


Kurt Thiede, Land Division Administrator

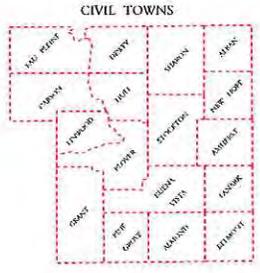
8/21/12

Date

RES:



- LEGEND**
- Property [Symbol]
 - Multiline Deeded [Symbol]
 - U.S. or State Hwy [Symbol]
 - County Trunk Hwy [Symbol]
 - Town Road [Symbol]
 - Firelane [Symbol]
 - Railroad [Symbol]
 - State Trail [Symbol]
 - Interchange [Symbol]
 - Highway Separation [Symbol]
 - Interstate Highway No. [Symbol]
 - U.S. Highway No. [Symbol]
 - State Highway No. [Symbol]
 - County Highway Letter [Symbol]
 - State Boundary [Symbol]
 - County Boundary [Symbol]
 - Civil Town Boundary [Symbol]
 - Section Line [Symbol]
 - Dike [Symbol]
 - Hospital [Symbol]
 - School [Symbol]
 - Alpsack [Symbol]
 - Game Farm [Symbol]
 - Public Hunt or Fish Club [Symbol]
 - Public Camp or Park Club [Symbol]
 - Range Station [Symbol]
 - State Park [Symbol]
 - County Park [Symbol]
 - Wildlife Refuge [Symbol]
 - Rest Area [Symbol]
 - Wapack [Symbol]
 - University of Wisconsin - Stevens Point [Symbol]



SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
27	28	29	30	31	32
36	37	38	39	40	35



MILES OF HIGHWAY
as of Dec. 31, 1999

STATE 161
 COUNTY 47
 COUNTY TRUNK 157
 OTHER HIGHWAYS 8
TOTAL ROAD MILEAGE 468

Land Area (2000 Census) - 185 sq. mi.
 Population (2000 Census) - 41,272
 County Seat - Stevens Point

PORTAGE CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

Scale: 0 to 2 Miles

Created by: JUN 2007
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 12/2006 Issue

Raymond Pichelmann - Fee

T21N R8E Sec 20 Town of Pine Grove, Portage County



Buena Vista Wildlife Area

 Subject

-  DNR Owned
 -  DNR Eased
 -  DNR Project Boundary
 -  Section Line
 -  QQ Section Lines
- 0 300 600 900 Feet



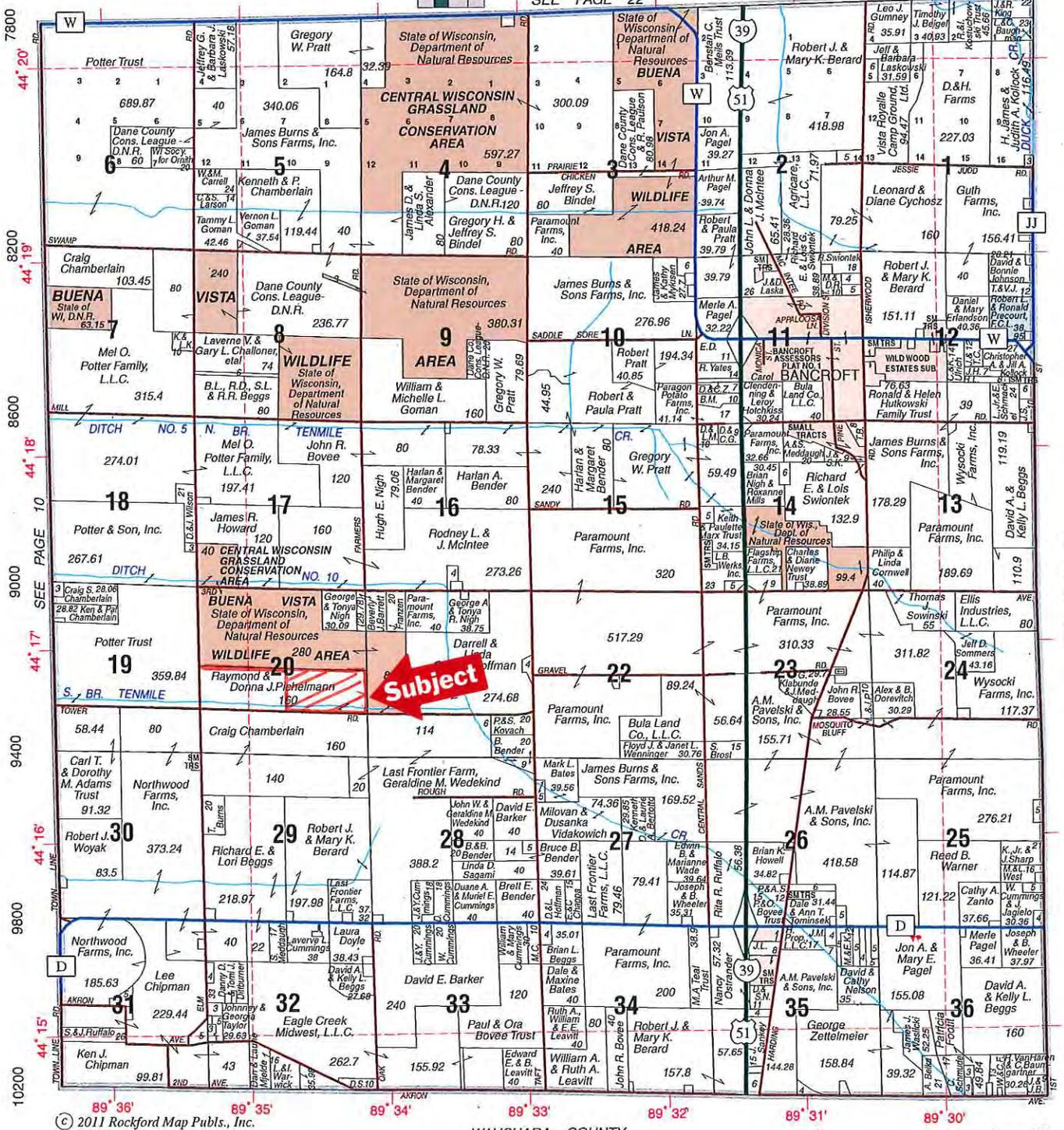
Aug 07, 2012 kmb
Real Estate Section
Bureau of Facilities and Lands

PINE GROVE

T.21N.-R.8E.

SEE PAGE 22

FOURMILE CR.



SEE PAGE 16

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WAUSHARA COUNTY

Portage County, WI

500 0 2000 3600 5200 5600 6000

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