

SUBJECT: LAND DONATION - STATEWIDE WILDLIFE HABITAT – CHIPPEWA COUNTY

FOR: OCTOBER 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department proposes to accept a donation of 260 acres of land in two parcels from the Chippewa Valley Chapter of Pheasants Forever, Inc. for the Statewide Wildlife Habitat Program in Chippewa County.

The former Yohnk tract of 200 acres is located 12 miles north of the City of Cadott in the Town of Arthur and would provide significant year-round habitat for resident avian, terrestrial, and aquatic wildlife species as well as important nesting, brood rearing and stopover habitat for waterfowl. It is located about halfway between the Tom Lawin Wildlife Area and the Brunet Island State Park, a total distance of about 15 miles. The property has had extensive wetland restoration, resulting in several small ponds surrounded by prairie.

The former Melville Tract of 60 acres is located in the Village of Lake Hallie in Chippewa County about 1 mile southeast of the City of Chippewa Falls. The property has 42 acres of croplands and 18 acres that are low and wet. This parcel is a significant in-holding between two publicly owned wildlife habitat areas. The proposed donation will create a large block of continuous permanent protection of wetland and upland habitat that is important for many avian, aquatic, and terrestrial species in a geographical area that has high potential for urban development.

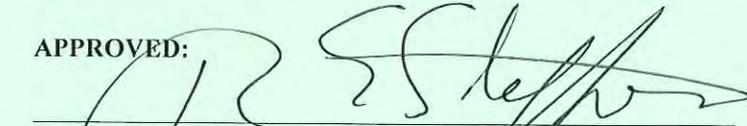
Acceptance of the former Yohnk and Melville parcels as a donation from the Chippewa Valley Chapter of Pheasants Forever will consolidate ownership, provide additional lands for public recreation and hunting, and protect wildlife habitat.

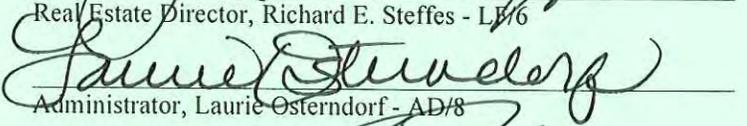
RECOMMENDATION: That the Board accept the donation of 260 acres for the Statewide Wildlife Habitat program, that a certificate of appreciation be sent to Chippewa Valley Chapter of Pheasants Forever, Inc., and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

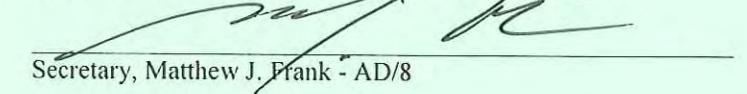
LIST OF ATTACHED MATERIALS:

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


 Administrator, Laurie Osterndorf - AD/8


 Secretary, Matthew J. Frank - AD/8

9-21-09
 Date

9/23/09
 Date

10-2-09
 Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/8
 T. Hauge - WM/6
 S. Humrickhouse – WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: September 21, 2009 FILE REF: WM 60065 & WM 60066
 TO: Natural Resources Board
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Donation, Chippewa Valley Chapter of Pheasants Forever, Inc.,
 Tract, File # WM 60065 & WM 60066

1. PARCEL DESCRIPTION:

Statewide Wildlife Habitat Program
 Chippewa County

Grantor:

Chippewa Valley Chapter of Pheasants Forever
 c/o David Carlson
 1783 Buerkle Circle
 St. Paul, MN 55110

Acres: 260.0Price: N/A - DonationAppraised Value: \$533,000Interest: Fee title purchase; GiftFormer Yohnk Parcel:Improvements: None of value.Location: The 200-acre parcel is located in Chippewa County about 12 miles north of the City of Cadott in the Town of Arthur.Land Description: The land is fairly level and mostly wetland.Zoning: AgriculturePresent Use: Vacant recreational landFormer Melville Parcel:Improvements: NoneLocation: The 60-acre parcel is located in Chippewa County in the Village of Lake Hallie about one mile southeast of the City of Chippewa Falls.Land Description: The land is gently sloping with the high point being along the west property line.Covertyp Breakdown: 42 acres of cropland and 18 acres of wetlandZoning: County shoreland and floodplainPresent Use: 42 acres used for agriculture and remainder is wet and low.Proposed Use: For both parcels resource protection and public outdoor recreation.Tenure: Pheasants Forever has owned both parcels for less than one year. Purchase price was \$125,000 for the 200-acre Yohnk parcel and \$258,000 for the 60-acre Melville parcel.

Option Date: September 16, 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 Chippewa Valley Chapter of Pheasants Forever has agreed to donate a 200-acre parcel and a 60-acre parcel to the Department for the Statewide Wildlife Habitat Program.

The 200-acre former Yohnk tract is located 12 miles north of the City of Cadott in the Town of Arthur and would provide significant year-round habitat for resident avian, terrestrial, and aquatic wildlife species as well as important nesting, brood rearing and stopover habitat for waterfowl. It is located about halfway between the Tom Lawin Wildlife Area and the Brunet Island State Park, a total distance of about 15 miles. Besides the Tom Lawin Wildlife Area, there are two other wetland complexes that compliment the Yohnk site. A USDA Wetland Reserve Program property is across the road from Yohnk's and a DOT highway mitigation wetland restoration site is less than four miles away. There would be little start-up costs if the state were to accept this donation due to the extensive habitat work previously accomplished here. The site was the subject of a prescribed burn with oversight by the USDA-NRCS in the fall of 2008 and a small parking lot was constructed and outbuildings removed by Pheasants Forever in the summer of 2009. This parcel falls within a Priority 1 Habitat Focus Area, creating potential for successful grant applications for future management/maintenance work. It has many small ponds surrounded by grassland and prairie plantings.

The 60-acre former Melville tract is located in the Village of Lake Hallie in Chippewa County about one mile southeast of the City of Chippewa Falls. The property has 42 acres of croplands and 18 acres that are low and wet. This parcel is a significant in-holding between two publicly owned wildlife habitat areas. The proposed donation will create a large block of continuous, permanent protection of wetland and upland habitat that is important for many avian, aquatic, and terrestrial species in a geographical area that has high potential for urban development. The Melville Meadow tract will provide significant year-round habitat for resident wildlife species as well as important nesting, brood rearing and stopover habitat for waterfowl. The area has a long history of bird banding that clearly demonstrates its value for a variety of priority neotropical migratory songbird species.

The Department recommends acceptance of the former Yohnk and Melville parcels from the Chippewa Valley Chapter of Pheasants Forever to consolidate state ownership, to provide additional lands for public recreation and hunting and to protect wildlife habitat.

3. FINANCING:

No funding is required for this transaction. The Chippewa Valley Chapter of Pheasants Forever is donating these parcels to the Department. Stewardship grant assistance was \$127,500 for the Yohnk parcel and \$135,000 for the Melville parcel.

4. ACQUISITION STATUS OF THE STATEWIDE WILDLIFE HABITAT:

Established: 1991

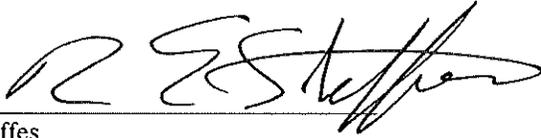
Acres Purchased to Date: 3,849.04

Acquisition Goal: 6,000.00

Percent Complete: 64.15%

Cost to Date: \$2,488,385.00

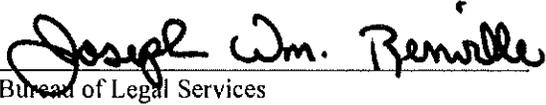
RECOMMENDED:



Richard E. Steffes

9-21-09

Date


Bureau of Legal Services

9/22/09

Date


Laurie Osterndorf

9/23/09

Date

RES:dv

Acknowledgment Of Gift

This is to certify that at its October 2009 meeting, the Natural Resources Board gratefully accepted gift of 260 acres of land in Chippewa County for the Statewide Wildlife Habitat Area from

CHIPPEWA VALLEY CHAPTER OF PHEASANTS FOREVER, INC.

It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

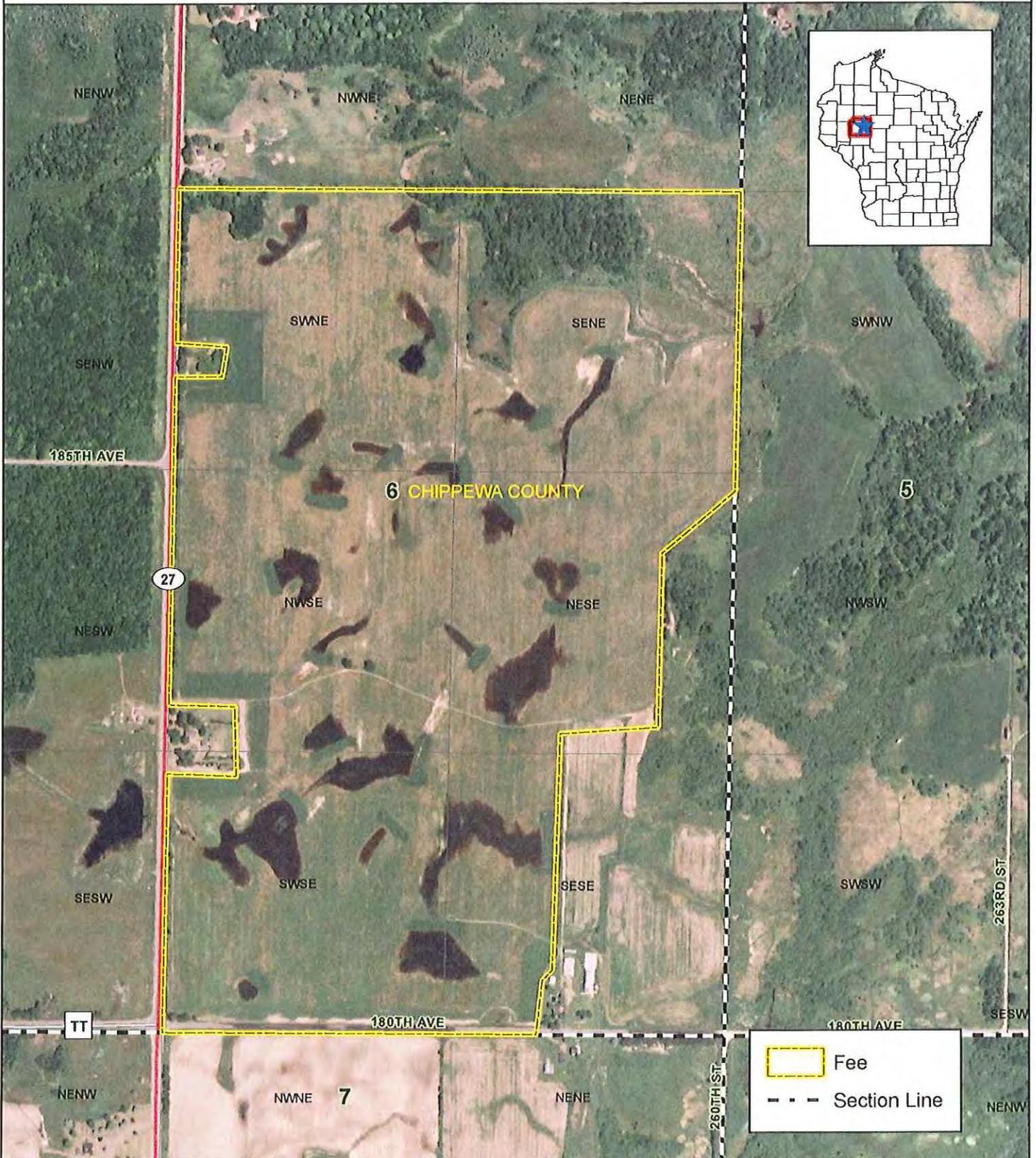
An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine Thomas, CHAIRMAN

Chippewa Valley Chapter of Pheasants Forever, Inc. Fee

T30N R6W Section 6, Town of Arthur, Chippewa County, WI (200 acres)



WM 60065
 Orthophoto
 Statewide
 Wildlife Habitat



0 0.05 0.1 0.2 Miles

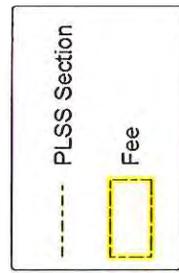
Created by Bureau of Facilities and Lands
 Real Estate Section
 September 18, 2009



Chippewa Valley Chapter of Pheasants Forever, Inc. Fee

T30N R6W, Sec. 6
Town of Arthur
Chippewa County, WI
(200 acres)

Statewide
Wildlife Area
WM 60065



The DNR Managed Lands represent the boundaries of lands managed by the DNR for public use. This data set does not differentiate between these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or 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 are open to the general public, or may be open to the general public, or may have specific limitations or restrictions which are not shown. This data set 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:

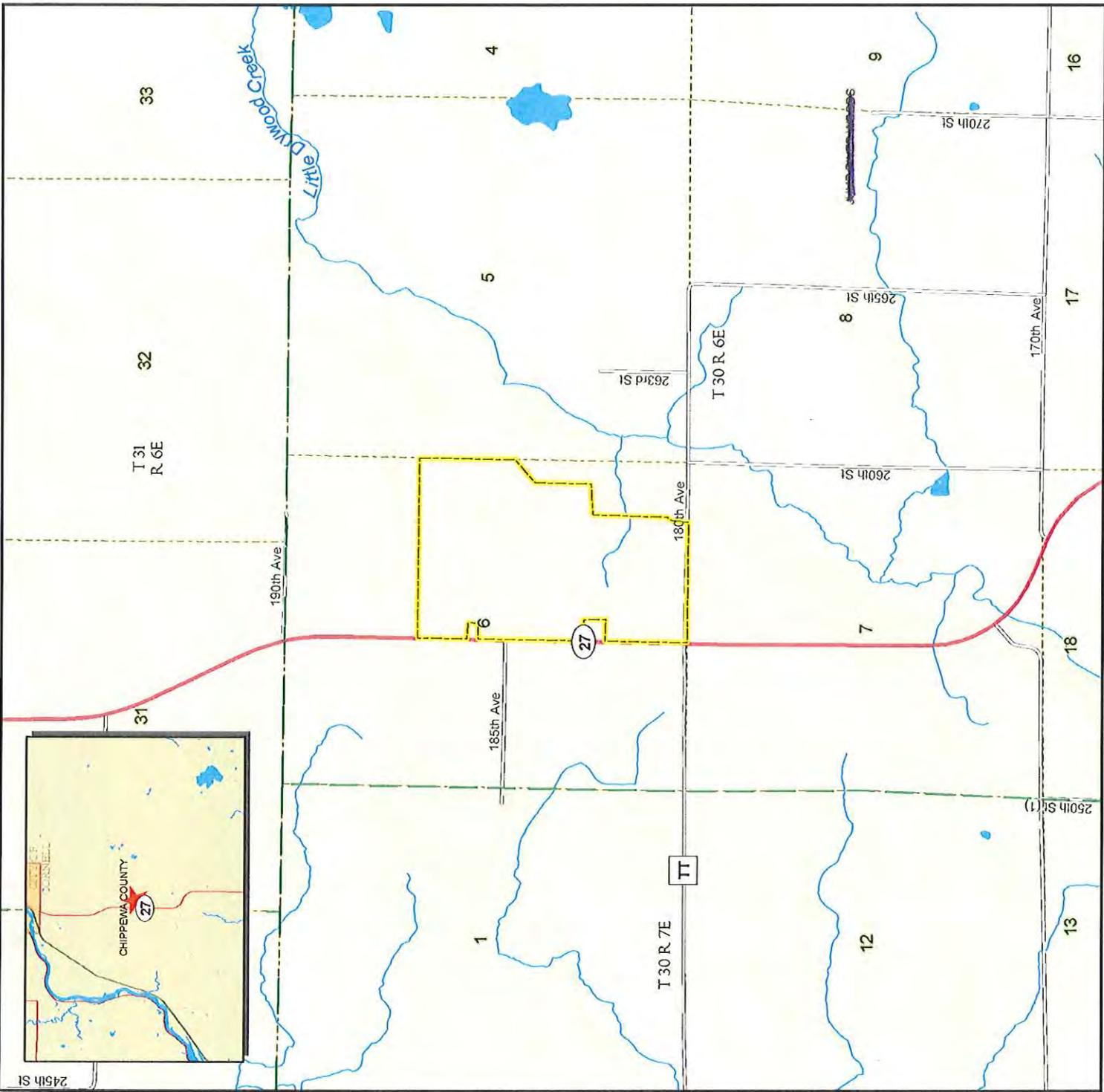
<http://www.dnr.state.wi.us/org/cercs/servicecenters.htm>

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

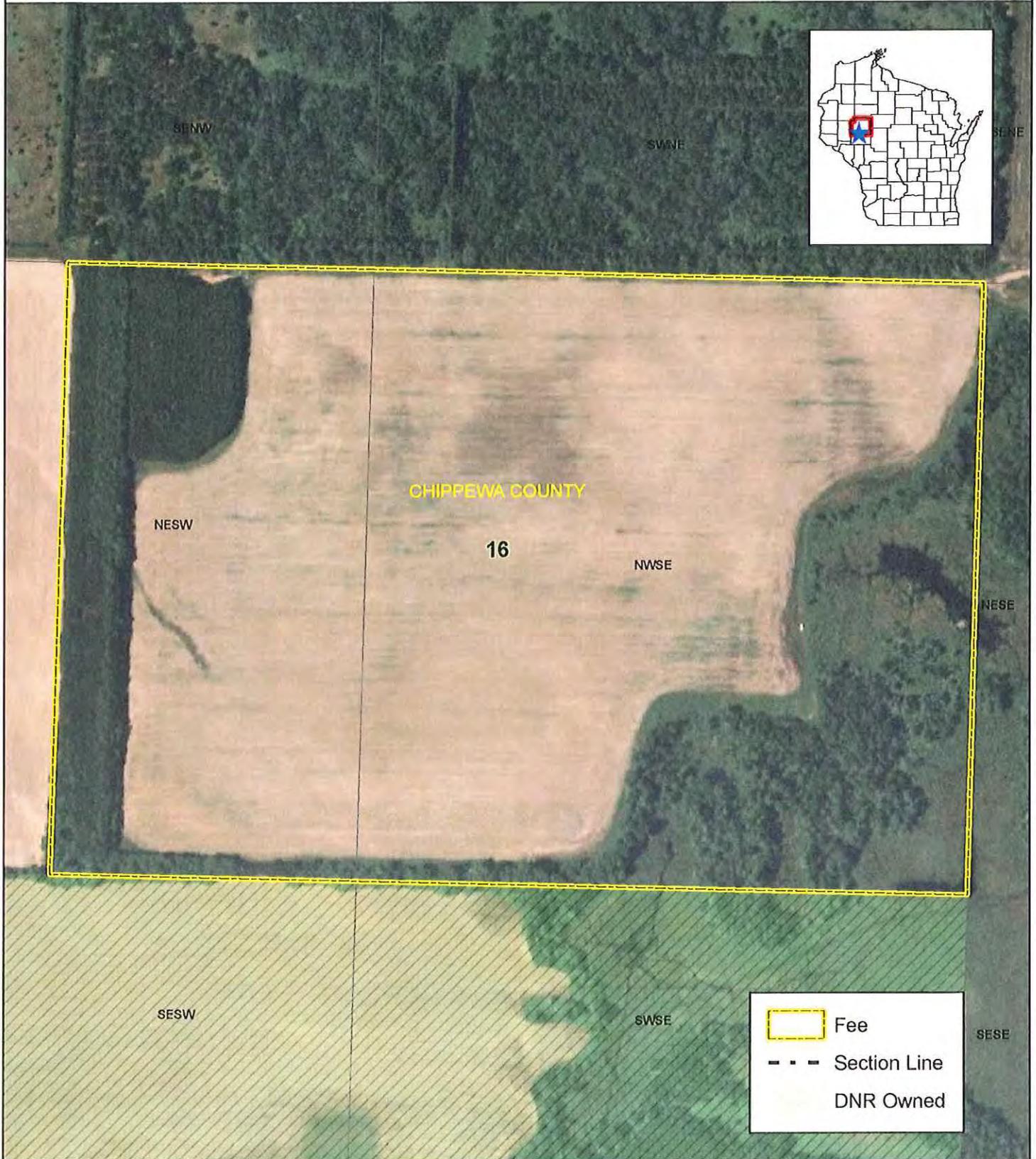


Bureau of Facilities and Lands
September 18, 2009



Pheasants Forever, Inc. Fee

T28N R8W Section 16, Village of Lake Hallie, Chippewa County, WI (60 acres)



WM 60066
Orthophoto
Statewide
Wildlife Habitat



0 0.05 0.1 Miles

Created by Bureau of Facilities and Lands
Real Estate Section
September 18, 2009



Pheasants Forever Inc., Fee

T28N R8W Section 16
Village of Lake Hallie
Chippewa County, WI
(60 acres)

Statewide
Wildlife Area

WM 60066



	PLSS Section
	Fee
	WDNR Owned



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STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands
September 18, 2009

