

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

**FOR: OCTOBER 2009 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 98.2 acres of land from Van's Trees, Inc. for \$363,340 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 the west, north and across Highway 90 to the south. The 98.2-acre Van's Trees, Inc. property is a mix of woodlands, wetlands, grasslands and brush. There are several wetland ponds on the parcel. Acquisition of the property will prevent incompatible use of the property, will consolidate state ownership and will provide habitat for numerous wildlife species.

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 the 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 property is part of a larger private ownership and is considered highly desirable as it is surrounded by department ownership in the Pine Island Wildlife Area project. The Department has also secured at this time, a long-term option that gives the Department exclusive rights to purchase 181.99 acres of the Van's Trees, Inc. ownership next fiscal year (FY11). The Phase II, portion of the Van's Trees, Inc. parcel will be presented to the Board for approval in the spring of 2010. If both phases are approved, the Department will have acquired a total of 280.19 acres at a total cost of \$1,076,700.

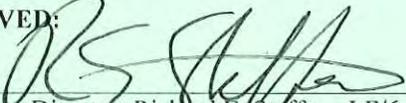
Acquisition of the 98.2-acre Van's Trees, Inc. property will provide for wildlife management, water quality protection, and recreational opportunities and will consolidate state ownership in the area. This parcel will provide additional public use benefits especially for hunting, trapping, and general wildlife observation.

**RECOMMENDATION:** That the Board approve the purchase of 98.2 acres of land for \$363,340 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 |

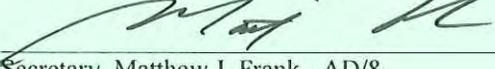
**APPROVED:**

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

9-21-09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/8

9/23/09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/8

10-1-09  
\_\_\_\_\_  
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: September 21, 2009

TO: Governor Doyle

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, Van's Trees, Inc., Tract, File # WM 60062,  
Option Expires January 7, 2010

FILE REF: WM 60062

1. PARCEL DESCRIPTION:

Pine Island Wildlife Area  
Sauk County

Grantor:

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

Acres: 98.2Price: \$363,340Appraised Value: \$333,880\* and \$392,800\*Interest: Fee title purchaseImprovements: None

\*Comments: Two appraisals were completed for the larger property and the sale price was the best negotiated per-acre purchase price (of \$3,700/acre) between the two appraisal values. The values indicated above area Phase I acreage of 98.2 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>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Water	5.0
	Lowland	76.0
	Wetland	<u>17.2</u>
	TOTAL:	98.2

Zoning: Agriculture/ConservancyPresent Use: Residential and RecreationProposed Use: Wildlife management and public outdoor recreationTenure: In family for more than 50 yearsProperty Taxes: \$1,280Option 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 98.2 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 parcel is within the project boundary and abuts department ownership on the west, north and across Highway 90 to the south. The property is a mix of woodlands, wetlands, grasslands and brush. Forty-five acres are currently enrolled in the managed forest law program and there are several wetland ponds on the parcel. Acquisition of the property will prevent incompatible use of the property, will consolidate state ownership and will provide habitat for numerous wildlife species.

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 the Baraboo River, and includes several islands of the Wisconsin River. Pine Island Wildlife 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 property is part of a larger ownership and is considered highly desirable as it is surrounded by department ownership in the Pine Island Wildlife Area project. The Department has also secured at this time, a long-term option which gives the Department exclusive rights to purchase an additional 181.99 acres of the Van’s Trees, Inc. ownership next fiscal year (FY11). The Phase II, portion of the Van’s Trees, Inc. parcel will be presented to the Board for its approval in the spring of 2010. The Department anticipates use of FY11 funding for Phase II, so it would request Governor’s approval after July 1, 2010. Total size and cost for both phases are 280.19 acres for \$1,076,000. This is all of the landowner’s ownership south of Levee Road. He will retain a home and about 20 acres north of Levee Road.

The Department recommends acquisition of the 98.2-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 bond funds are anticipated:

Funds allotted to Wildlife program (FY10):	Balance after proposed transaction:
\$5,100,000	\$20,763

4. ACQUISITION STATUS OF THE PINE ISLAND WILDLIFE AREA:

Established: 1952  
Acres Purchased to Date: 5,144.51  
Acquisition Goal: 5,698.84  
Percent Complete: 90.27%  
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

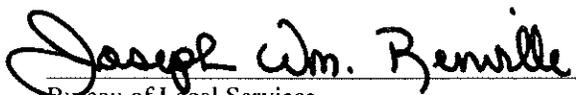
Appraisal Review: Paul Scott – March 6, 2009

\*Comments: Two appraisals were completed for the property and the sale price was the best-negotiated purchase price (of \$3,700/acre) 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:

  
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 Richard E. Steffes

9-21-09  
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 Date

  
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 Bureau of Legal Services

9/22/09  
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 Date

  
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 Laurie Osterndorf

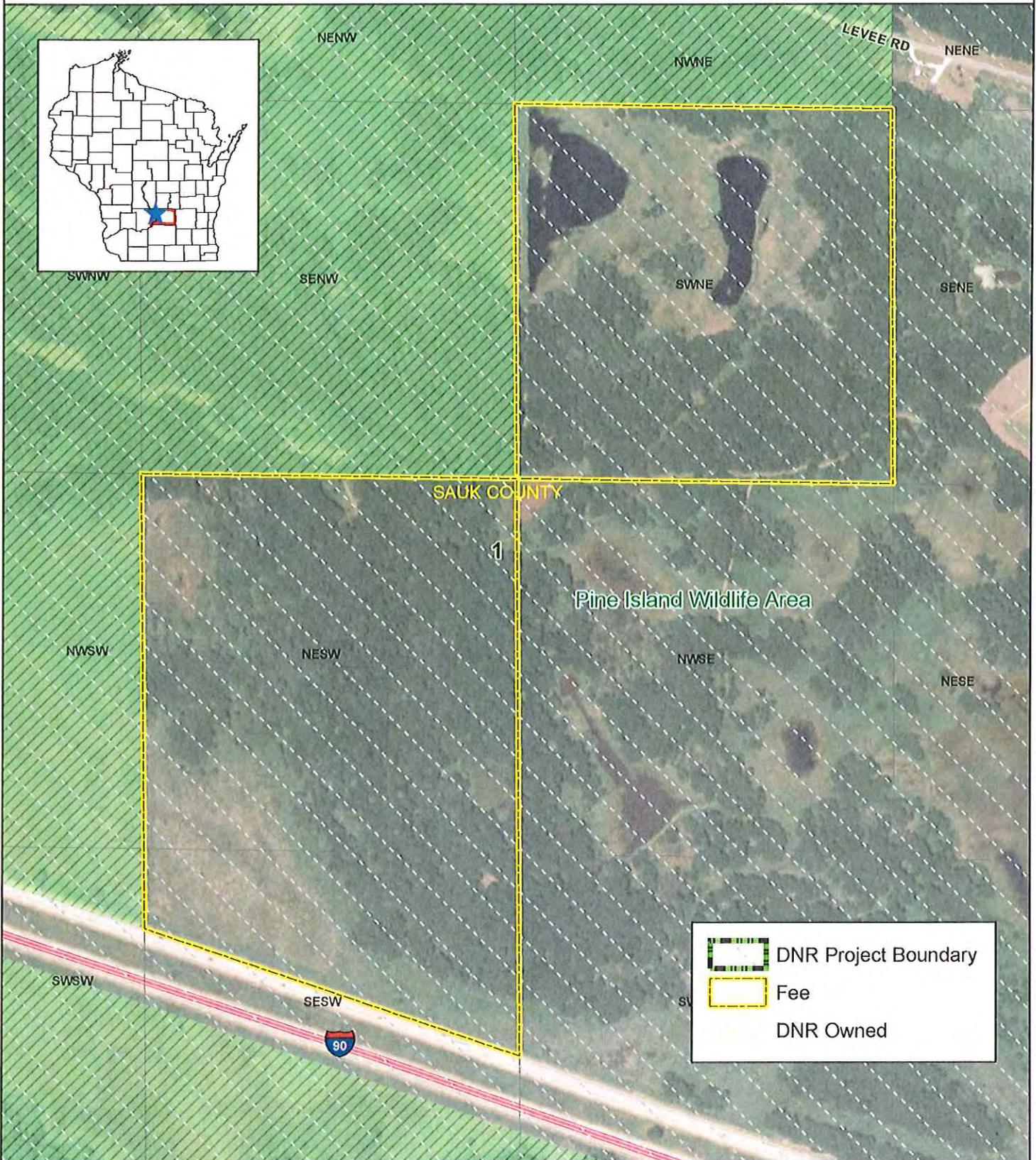
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RES:ch



# Van's Trees Inc. Fee

T12N R7E Section 1, Town of Fairfield, Sauk County, WI (98.2 acres)



WM 60062  
Orthophoto  
Pine Island  
Wildlife Area



0 0.125 0.25 Miles

Created by Bureau of Facilities and Lands  
Real Estate Section  
September 17, 2009



**Van's Trees Inc.  
Fee**

T12N R7E Section 1  
Town of Fairfield  
Sauk County, WI  
(98.20 acres)

*Pine Island  
Wildlife Area*

WM 60062



--- PLSS Section  
 [Yellow dashed box] Fee  
 [Red dashed box] State Natural Area  
 [Black dashed box] Project Boundary



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The boundaries shown on this map are based on the most current data available. The data is a spatial representation of the Oracle Land Records System maintained by the DNR Bureau of Facilities and Lands (L5), and may include errors and/or real estate transactions that have occurred on these lands over time. 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 may have specific limitations or restrictions on public use. 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/center/centers/locations.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 17, 2009

