

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

FOR: MAY 2013 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 300.24 acres of land from MENLAN, Inc for \$990,000 for the Paradise Valley Wildlife Area in Waukesha County. The item is being submitted because the purchase price is more than \$150,000.

This property lies along County Highway D just south of the Town of Dousman. It consists of several small farm fields scattered among 260 mixed acres of non-tillable wooded wetlands, shrubland, and marsh. The Southeast Regional Planning Commission (SEWRPC) designated the property as a primary environmental corridor for its wetland values. A historical attempt to drain the marsh failed but left a series of ditches throughout the wetland area. Department staff will utilize waterfowl stamp funds to plug the ditches and create a series of shallow ponds on the property, restoring the wetlands and improving habitat for wildlife. Over time, through a partnership with a local farmer, the small farm fields will be seeded to native prairie, and food plots for wildlife.

The property contains an ideal mix of wetlands surrounded by an upland buffer which will serve as nesting cover, a filter for the wetlands, and habitat available for hunting. Primary wildlife using the property includes pheasants, turkeys, deer, waterfowl, doves, cranes, frogs, turtles, and songbirds. The property will offer excellent opportunities for hunting pheasants, waterfowl, deer, and turkeys and also provide nesting habitat for all three major Wisconsin breeding waterfowl: mallards, blue-winged teal, and wood ducks. When acquired by the Department, the entire property will be open to the public for hunting, fishing, trapping, hiking, cross country skiing/ snowshoeing, and other nature based recreational activities.

In 2009, the NRB approved expansion of the KMSF-SU to include the Paradise Valley Habitat Unit and in 2012 the property was redesignated as the Paradise Valley Wildlife Area. The goals of the project are to increase priority wildlife habitats, increase public access to natural resources, and provide more public outdoor recreation opportunities in the most heavily populated area of the state. Paradise Valley Wildlife Area is recognized in the Department’s Wildlife Action Plan (2005) and Land Legacy Report (2006) for its conservation significance and recreation potential. Additionally, the property’s purpose is consistent with plans written by the Southeastern Wisconsin Regional Planning Commission, Waukesha County, and the Town of Ottawa. Each plan values the importance of preserving this area for 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.

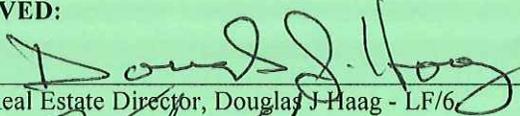
Acquisition of this property will satisfy the Department’s commitment to a North American Wetland Conservation Act (NAWCA) grant and also may be used as match for a future phase, bringing additional wetland conservation funding to SE Wisconsin. Long term management of the property will consist of periodic prescribed burning and boundary posting maintenance. A parking lot and kiosk will be developed along the County Highway for access.

RECOMMENDATION: That the Board approves the purchase of 300.24 acres of land for \$990,000 for the Paradise Valley Wildlife Area in Waukesha County.

LIST OF ATTACHED MATERIALS:

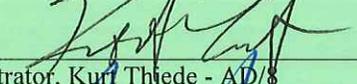
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



Acting Real Estate Director, Douglas J. Haag - LF/6

4-30-13
Date



Administrator, Kurt Thiede - AD/8

5-3-13
Date



Secretary, Cathy Stepp - AD/8

5/7/13
Date

- cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
T. Hauge - WM/6
J. Morrissey - SER - MILWAUKEE

CORRESPONDENCE/MEMORANDUM

DATE: April 30, 2013
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, MENLAN, Inc Tract, File # WM 60221,
 Option Expires July 21, 2013

FILE REF: WM 60221

1. PARCEL DESCRIPTION:

Paradise Valley Wildlife Area
 Waukesha County

Grantor:

MENLAN, Inc.
 Robert Sobczak
 5243 S. Lakeshore Dr.
 Racine, WI 53403

Acres: 300.24Price: \$990,000Appraised Value: \$990,000 and \$1,150,000Interest: Fee Title PurchaseImprovements: Two vacant single family residences -- will be razed and sold for salvage.Location: The property is located in Waukesha County; 3 miles southwest of the Village of Dousman.Land Description: The subject land is gently sloping from the road.Covertime Breakdown:

Type	Acreage
Wetland	221.00
Cropland	50.00
Lowland Woodland	25.00
Urban / Developed	4.24
Total:	300.24

Zoning: Agriculture, Mini-farm, Env. Corridor, ConservancyPresent Use: Agriculture and Recreation - two vacant residencesProposed Use: Conservation and Public RecreationTenure: Several decadesProperty Taxes: \$8,696Option Date: April 22, 2013Stewardship 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:

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This property lies along County Highway D just south of the Town of Dousman. It consists of several small farm fields scattered among 260 mixed acres of non-tillable wooded wetlands, shrubland, and marsh. The Southeast Regional Planning Commission (SEWRPC) designated the property as a primary environmental corridor for its wetland values. A historical attempt to drain the marsh failed but left a series of ditches throughout the wetland area. Department staff will utilize waterfowl stamp funds to plug the ditches and create a series of shallow ponds on the property, restoring the wetlands and improving habitat for wildlife. Over time, through a partnership with a local farmer, the small farm fields will be seeded to native prairie, and food plots for wildlife.

The property contains an ideal mix of wetlands surrounded by an upland buffer which will serve as nesting cover, a filter for the wetlands, and habitat available for hunting. Primary wildlife using the property includes pheasants, turkeys, deer, waterfowl, doves, cranes, frogs, turtles, and songbirds. The property will offer excellent opportunities for hunting pheasants, waterfowl, deer, and turkeys and also provide nesting habitat for all three major Wisconsin breeding waterfowl: mallards, blue-winged teal, and wood ducks. When acquired by the Department, the entire property will be open to the public for hunting, fishing, trapping, hiking, cross country skiing/ snowshoeing, and other nature based recreational activities.

In 2009, the NRB approved expansion of the KMSF-SU to include the Paradise Valley Habitat Unit and in 2012 the property was redesignated as the Paradise Valley Wildlife Area. The goals of the project are to increase priority wildlife habitats, increase public access to natural resources, and provide more public outdoor recreation opportunities in the most heavily populated area of the state. Paradise Valley Wildlife Area is recognized in the Department's Wildlife Action Plan (2005) and Land Legacy Report (2006) for its conservation significance and recreation potential. Additionally, the property's purpose is consistent with plans written by the Southeastern Wisconsin Regional Planning Commission, Waukesha County, and the Town of Ottawa. Each plan values the importance of preserving this area for 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.

Acquisition of this property will satisfy the Department's commitment to a North American Wetland Conservation Act (NAWCA) grant and also may be used as match for a future phase, bringing additional wetland conservation funding to SE Wisconsin. Long term management of the property will consist of periodic prescribed burning and boundary posting maintenance. A parking lot and kiosk will be developed along the County Highway for access.

3. LAND MANAGEMENT:

Paradise Valley lies within the Department's Southern Fox Wildlife Administrative Area, and will be managed by the Waukesha/Walworth Wildlife Management work unit. Department staff has written a waterfowl stamp proposal to plug the ditches and create a series of shallow ponds on the property, restoring the wetland and improving habitat for wildlife. Over time, pheasant stamp funds will be used to convert the small farm fields to native prairie, food plots, and dove fields. Long term management of the property will consist of periodic prescribed burning and boundary posting maintenance. A parking lot and kiosk will be developed along the County Highway for access.

The two vacant farm houses and associated outbuildings will be razed and sold for salvage. The 50 acres of agricultural land will be eligible for sharecropping until long term management goals are implemented.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$7,468,176	\$0

5. ACQUISITION STATUS OF THE PARADISE VALLEY WILDLIFE AREA:

Established: 2009
Acres Purchased to Date: 164
Acquisition Goal: 4,000
Percent Complete: 4.10 %
Cost to Date: \$1,099,755

6. APPRAISAL #1:

Appraiser: Linn Dueterbeck

Valuation Date: March 18, 2013

Appraised Value: \$990,000

Highest and Best Use: Agricultural and recreational with at least one home site

Allocation of Values:

- a. land: 300.24 acres @ \$3,300 per acre: \$950,000
- b. improvements: \$40,000
- c. market data approach used; 5 comparable sales cited
- d. adjusted value range: \$3,310 - \$3,555

Appraisal Review: Gregory Markus - 4/23/2013

APPRAISAL #2:

Appraiser: Philip Vander Male

Valuation Date: March 04, 2013

Appraised Value: \$1,150,000

Highest and Best Use: Residential Development

Allocation of Values:

- a. land: 293.32 @ \$3,546 per acre: \$1,040,000
- b. improvements: \$110,000
- c. market data approach used, 5 comparable sales cited
- d. adjusted value range: \$3,171 - \$3,898

Appraisal Review: Gregory Markus - 4/23/2013

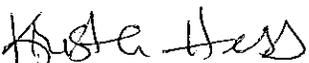
RECOMMENDED:



 Douglas J Haag, Acting Real Estate Director

4-30-13

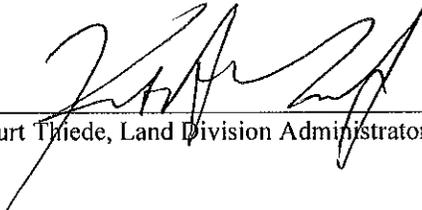
 Date



 Kristin A. Hess, Bureau of Legal Services

4/30/13

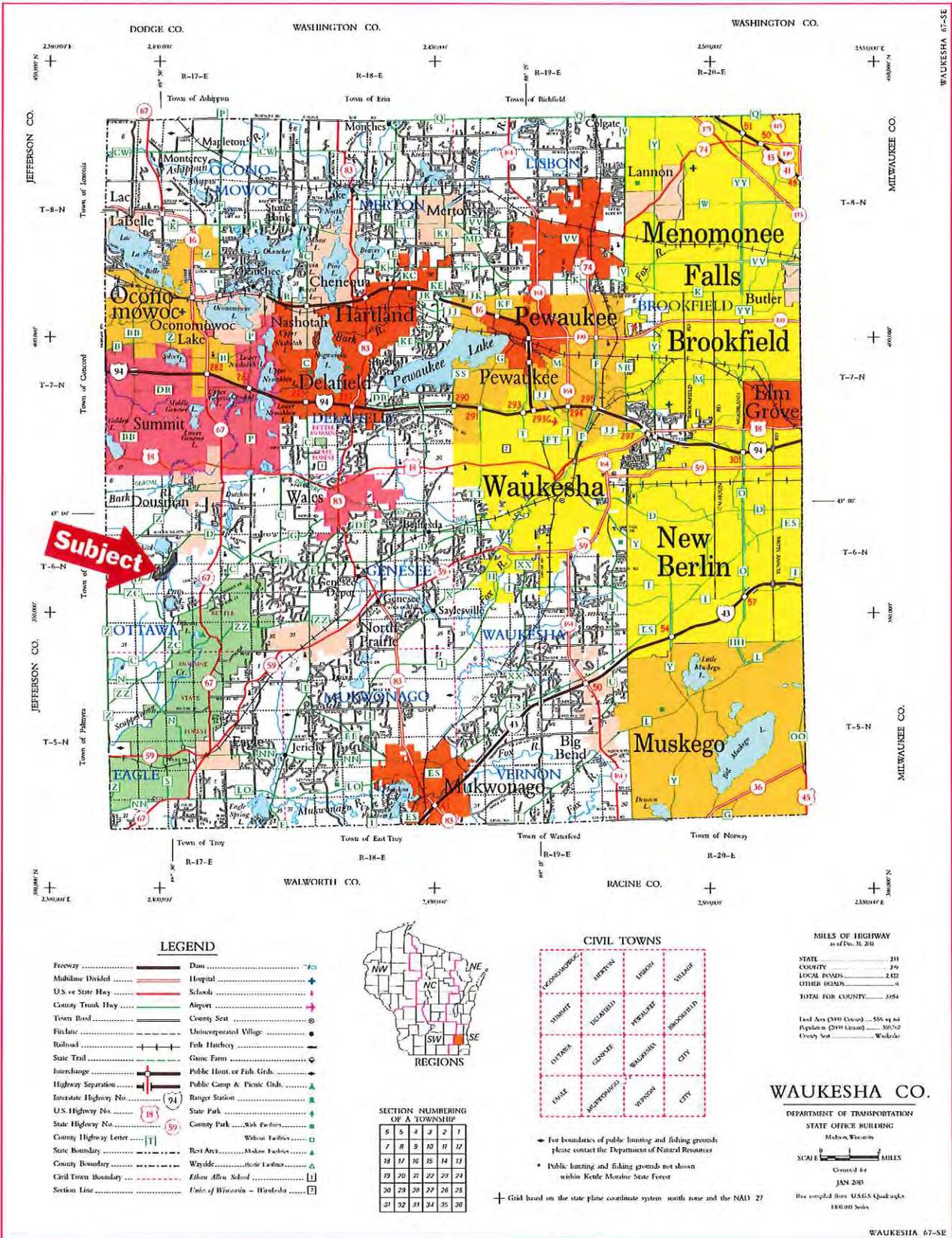
 Date



 Kurt Thiede, Land Division Administrator

5/13/13

 Date



MenLan Inc. - Fee
Paradise Valley Wildlife Area

T6N R17E Sec 16, 17, 20 & 21
 Town of Ottawa
 Waukesha County
WM 60221



- Ice Age Trail
- WDNR Fee Title
- WDNR Easement
- DNR Project Boundary
- State Natural Area
- PLSS Section Line

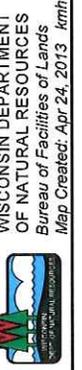
Stewardship Grant Public Lands

- Stew - Fee Title

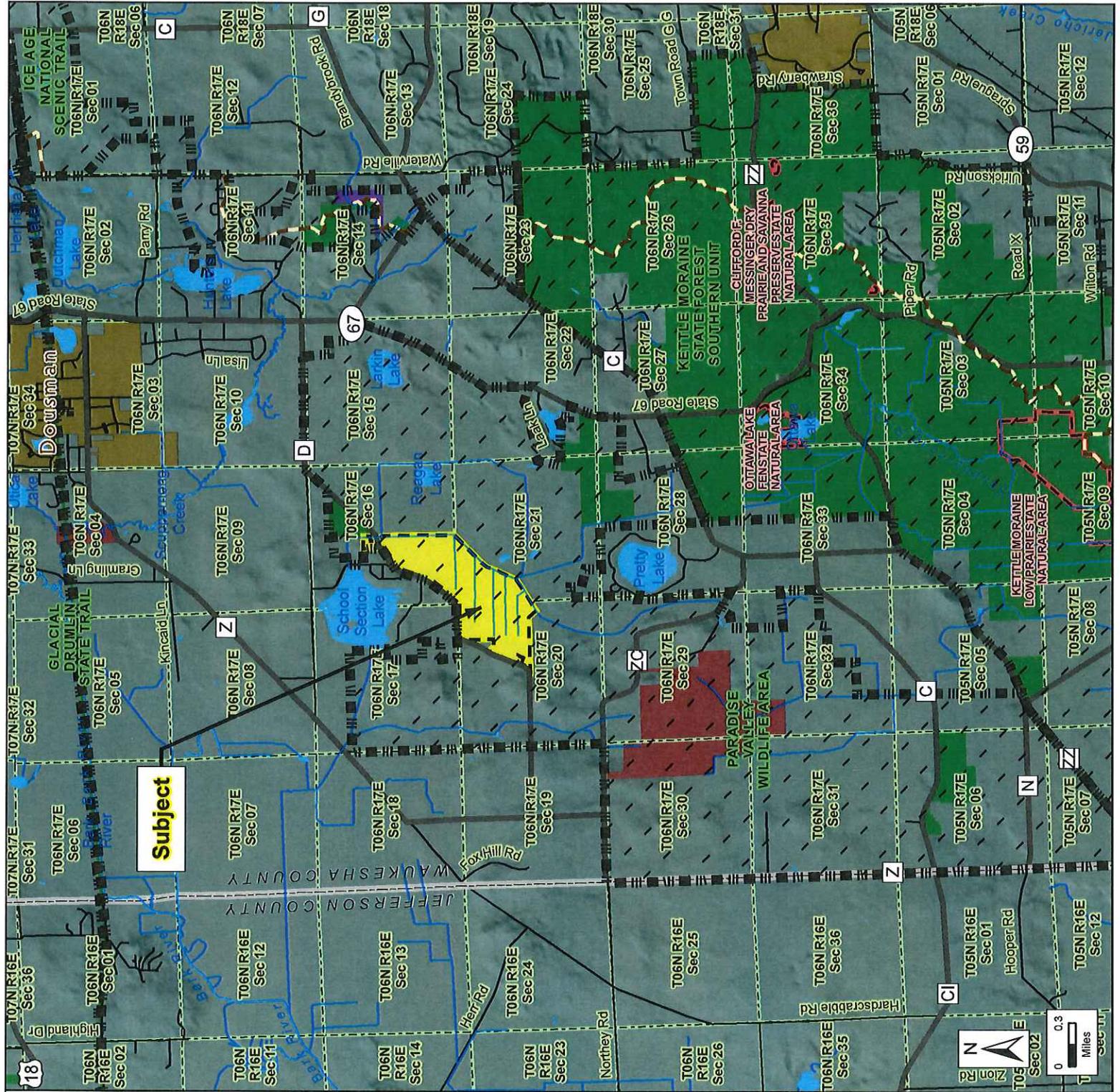
County View



Location of Property

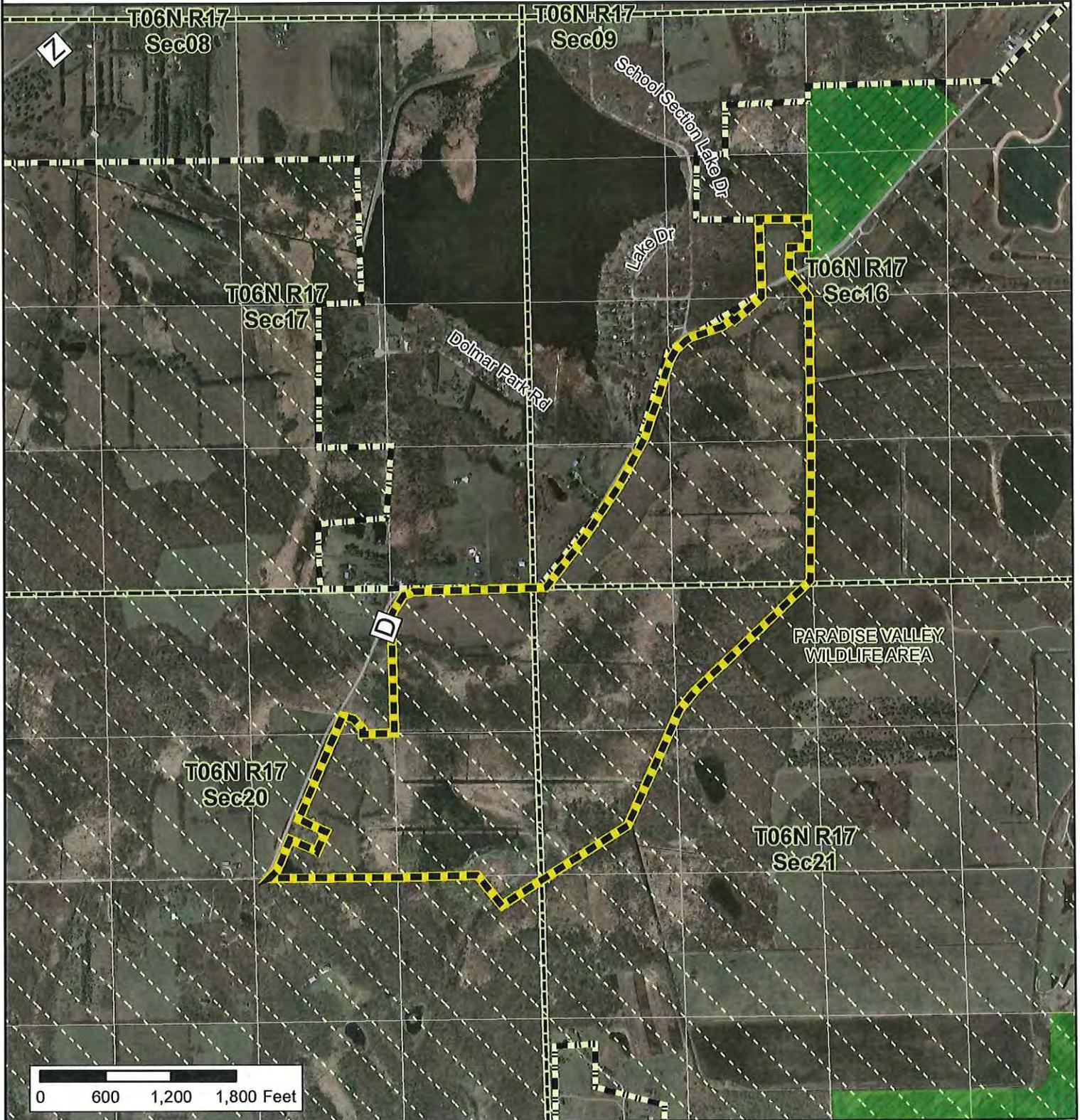


Subject



MenLan Inc. - Fee

T6N R17E Sec 16, 17, 20 & 21



Paradise Valley Wildlife Area

 Subject

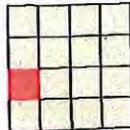
-  DNR Fee Title
-  DNR Eased
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines



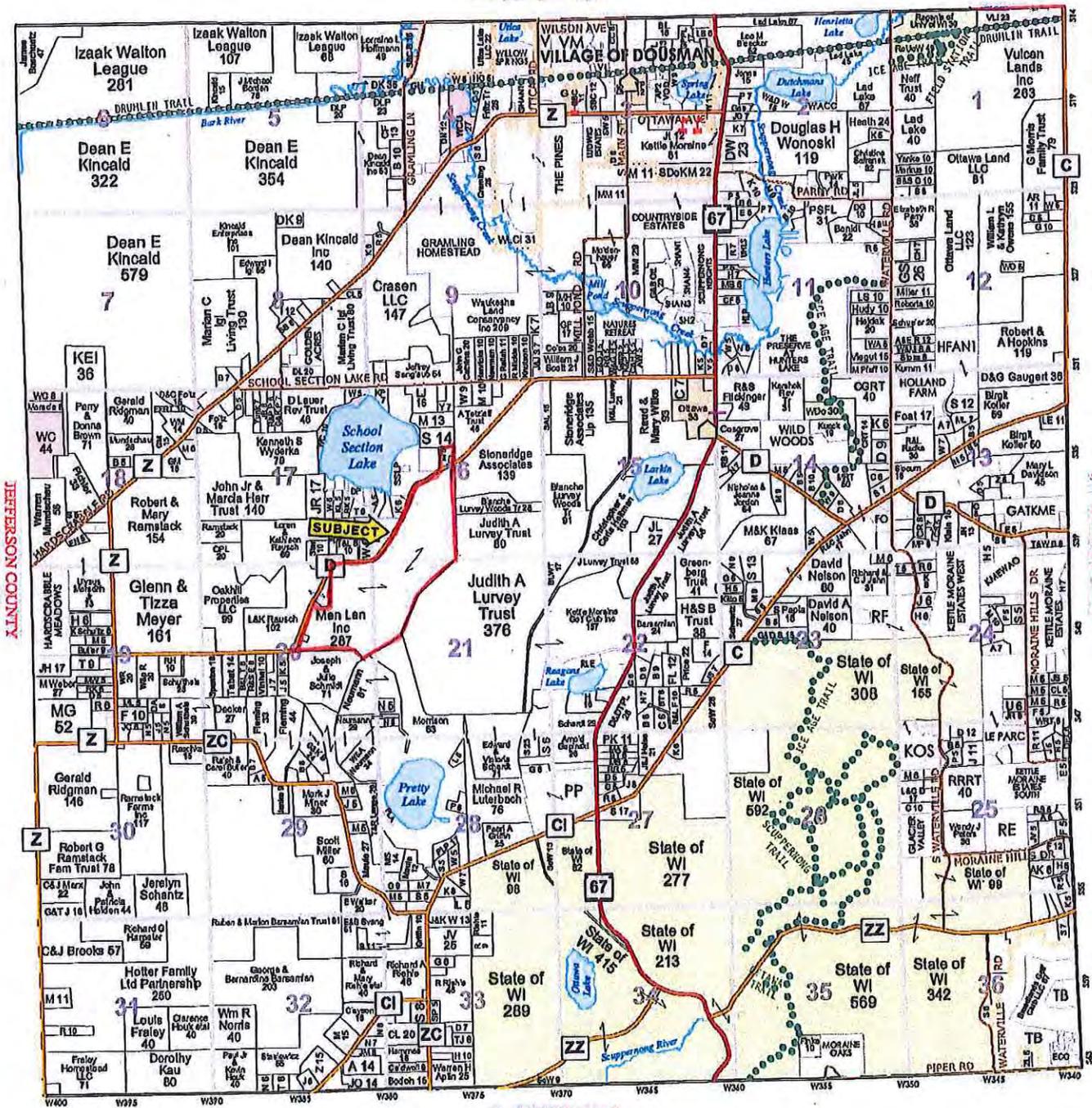

Apr 30, 2013 kmh
 Real Estate Section
 Bureau of Facilities and Lands

OTTAWA

T.06N. - R.17E.



See SUMMIT Page 19



See GENEESEE Page 9

See T.14 N. R. 17 E. Page 9