

SUBJECT: LAND DONATION - STATEWIDE WILDLIFE HABITAT AREA – DUNN COUNTY

FOR: DECEMBER 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: Pheasants Forever, Inc. (PF) offered to donate 40.0 acres of land to the Department for the Statewide Wildlife Habitat Area. The parcel was purchased by PF using funding provided by the U.S. Fish and Wildlife Service, North American Wetlands Conservation Act Grant (NAWCA). The grant requires that this parcel be managed for ring-necked pheasant and other wildlife. Acquisition of this parcel will provide more opportunities for public recreation, including hiking and bird watching.

The Statewide Wildlife Habitat Area program was established in 1991 to acquire, protect, and develop important habitat for pheasants, waterfowl and other species. In addition, the criteria-based program provides opportunities for public recreation such as hunting, hiking, and bird watching.

The proposed donation lies in the Town of Spring Brook approximately six miles southeast of the City of Menomonie. This parcel is 40 acres in size and consists mostly of restored prairie. There is also a restored wetland on the south end of the parcel bisected by the property line. While this parcel is part of the Statewide Wildlife Habitat Area, this property also lies entirely within the Muddy Creek wild pheasant management area, an area that was stocked with wild Jilin pheasants in the early 1990's. The parcel is less than a half-mile from Muddy Creek and just a quarter-mile north of a 40-acre parcel donated to the Department by Pheasants Forever in 2002.

Since PF acquired the property, the Department and PF have worked cooperatively to restore the agricultural lands to the warm season prairie that currently exists. Future management will consist of occasional prescribed burning and mowing to maintain the prairie. The acceptance of this donation is important because management of this parcel will improve the overall pheasant habitat in the area. The parcel provides important grassland cover just outside of the roughly 4,000-acre Muddy Creek Wildlife Area, contributing to the grassland habitat matrix that is so important to grassland songbird species. Lastly, acquisition of the property will increase recreational opportunities in this area as the 40-acre subject will be open to all forms of hunting and trapping.

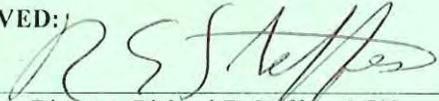
Acceptance of the donation of the PF tract will provide more opportunities for public recreation, including hunting, hiking and bird watching as well as protect and enhance wildlife habitat.

RECOMMENDATION: That the Board accept the donation of 40.0 acres of land for the Statewide Wildlife Habitat program, that a certificate of appreciation be sent to Pheasants Forever, Inc., and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

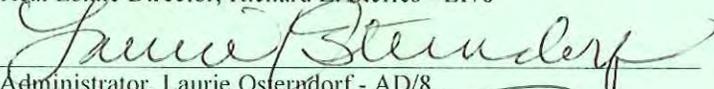
LIST OF ATTACHED MATERIALS:

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

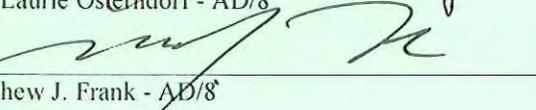
APPROVED:


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

11-5-10
Date


Administrator, Laurie Osterndorf - AD/8

11/9/10
Date


Secretary, Matthew J. Frank - AD/8

11-12-10
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: November 5, 2010
 TO: Natural Resources Board
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Donation, Pheasants Forever Inc. Tract, File # WM 60120

FILE REF: WM 60120

1. PARCEL DESCRIPTION:

Statewide Wildlife Habitat
 Dunn County

Grantor:

Pheasant Forever, Inc.
 c/o Dan Prestebak
 390 Red Cedar Street, Suite C
 Menomonie, WI 54751

Acres: 40.0Price: GiftAppraised Value: \$100,000Interest: Donation of fee title interestImprovements: NoneLocation: The tract is located in Dunn County six miles southeast of Menomonie.Land Description: The subject land is level to gently rolling

| <u>Covertypes Breakdown:</u> | Type: | Acreage: |
|------------------------------|---------|-------------|
| | Grass | 28.3 |
| | Wetland | <u>11.7</u> |
| | TOTAL: | 40.0 |

Zoning: No Comprehensive ZoningPresent Use: Wildlife HabitatProposed Use: Wildlife Habitat and Public Outdoor RecreationTenure: 3 years; purchased in 2007 for \$100,000 using a federal grant.Option Date: October 21, 2010Stewardship 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:

Pheasants Forever, Inc. (PF) offered to donate 40.0 acres of land for the Statewide Wildlife Habitat in Dunn County to the Department. The property is located in Dunn County, in the Town of Spring Brook about four miles southeast of the City of Menomonie. The parcel was purchased by PF using funding provided by the U.S. Fish and Wildlife Service, North American Wetlands Conservation Act Grant (NAWCA). The

grant requires that this parcel be managed for ring-necked pheasant and other wildlife. Acquisition of this parcel will provide more opportunities for public recreation, including hiking and bird watching.

The Statewide Wildlife Habitat Area program was established in 1991 to acquire, protect, and develop important habitat for pheasants, waterfowl and other species. In addition the criteria based program provides opportunities for public recreation such as hunting, hiking, bird watching, etc..

The proposed donation lies in the Town of Spring Brook approximately six miles southeast of the City of Menomonie. This parcel is 40 acres in size and consists mostly of restored prairie. There is also a restored wetland on the south end of the parcel bisected by the property line. While this parcel is part of the Statewide Wildlife Habitat Area, this property also lies entirely within the Muddy Creek Wild Pheasant Management Area, an area that was stocked with wild Jilin pheasants in the early 1990's. The parcel is less than a half-mile from Muddy Creek and just a quarter-mile north of a 40-acre parcel donated to the Department by Pheasants Forever in 2002.

Since PF acquired the property, the Department and PF have worked cooperatively to restore the agricultural lands to the warm season prairie that currently exists. Future management will consist of occasional prescribed burning and mowing to maintain the prairie. The acceptance of this donation is important because management of this parcel will improve the overall pheasant habitat in the area. The parcel provides important grassland cover just outside of the roughly 4000-acre Muddy Creek Wildlife Area, contributing to the grassland habitat matrix that is so important to grassland songbird species. Lastly, acquisition of the property will increase recreational opportunities in this area as the 40-acre subject will be open to all forms of hunting and trapping.

The Department recommends acceptance of the donation of the PF tract to provide more opportunities for public recreation, including hiking and bird watching as well as protect and enhance wildlife habitat.

3. FINANCING:

No funding is required for this transaction.

4. ACQUISITION STATUS OF THE STATEWIDE WILDLIFE HABITAT AREA:

Established: 1991

Acres Purchased to Date: 3,960.38

Acquisition Goal: 6,000.0 Acre

Percent Complete: 66.01%

Cost to Date: \$2,502,393.00

5. APPRAISAL:

Appraiser: Fred Radichel

Valuation Date: January 19, 2008

Appraised Value: \$100,000

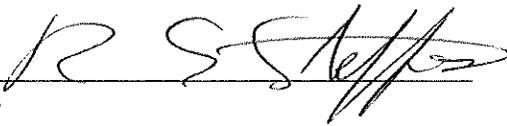
Highest and Best Use: Residential or Recreation

Allocation of Values:

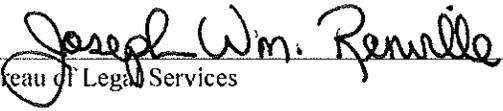
- a. land: 40 acres @ \$2,500/acre: \$100,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,500 to \$3,122 per acre

Comment: the appraisal report was prepared for Pheasants Forever for grant purposes.

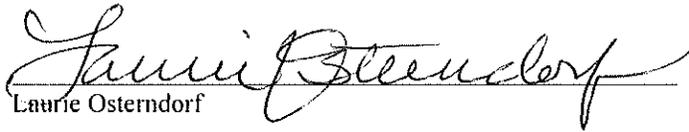
RECOMMENDED:

Richard E. Steffes 

11-5-10
Date

Bureau of Legal Services 

11-5-10
Date

Laurie Osterndorf 

11/9/10
Date

RES:ch

Acknowledgment of Gift

This is to certify that at its December 2010 meeting, the Natural Resources Board gratefully accepted a gift of 40 acres of land in Dunn County for the Statewide Wildlife Habitat Area from

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.

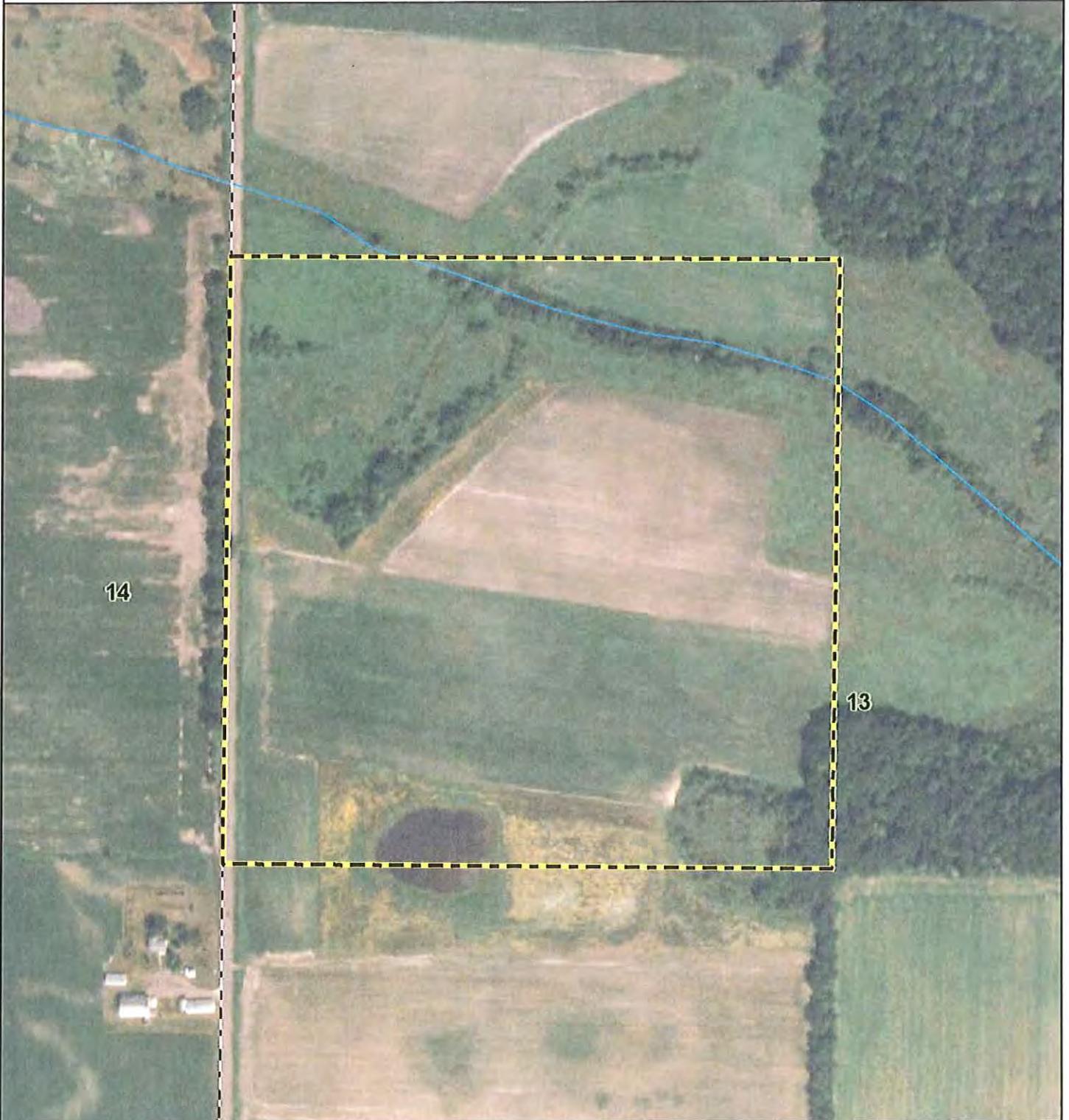
An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Jonathan P. Ela, CHAIR

Pheasants Forever Inc. Parcel

T27N R12W S13, Town of Spring Brook, Dunn County, WI (40.00 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
-  DNR Project Boundary
-  County Boundary
-  DNR Eased
-  DNR Owned

Subject Property

WM 60120

Statewide Wildlife Habitat

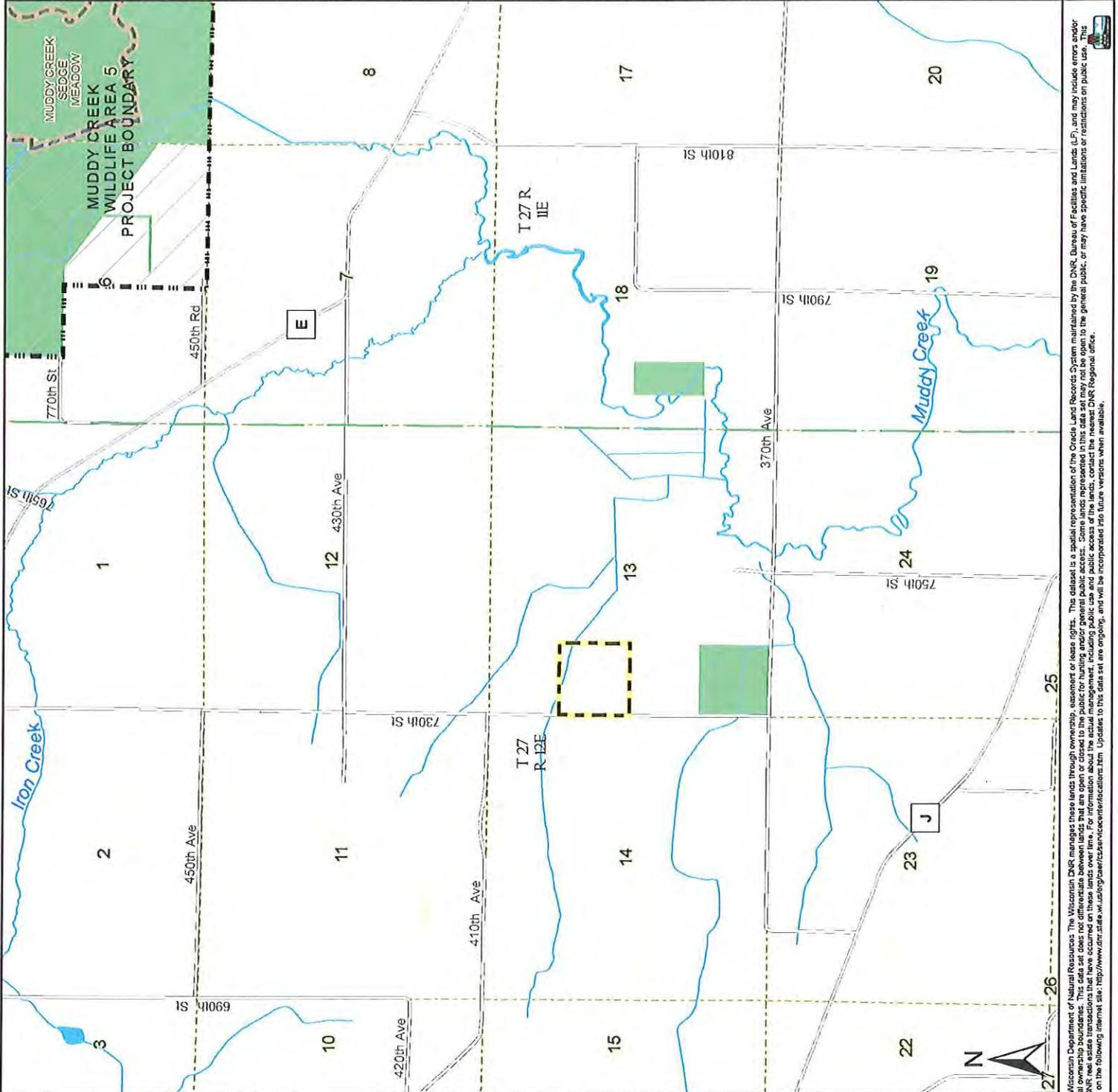
-  Fee Simple
-  Easement
-  Ingress/Egress



State of Wisconsin

Nov. 1, 2010
Real Estate Section
Bureau of Facilities and Lands

Use Advisory: Neither the Wisconsin Department of Natural Resources (DNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The DNR provides mapped information on an "as is" basis. The DNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



Pheasants Forever Inc.
Parcel
WM 60120
 Statewide Wildlife
 Habitat
 T27N R12W S13
 Town of Spring Brook
 Dunn County, WI
 (40.00 Acres)

Subject Property
 Fee Simple
 Easement
 Ingress/Egress

Legend
 DNR Project Boundary
 State Natural Area
 PLSS Section Line
 County Boundary
 DNR Owned
 DNR Easement



 Subject Property *County View*

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement, or lease rights. This dataset is a spatial representation of the Official Land Records System maintained by the DNR, Bureau of Facilities and Lands (FLB), 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 not shown in this dataset. 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/cawr/caservicecenters/offices.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.