

SUBJECT: LAND ACQUISITION – SWAN LAKE WILDLIFE AREA – COLUMBIA COUNTY

FOR: OCTOBER 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 83.37 acres of land from Saddle Ridge Corporation for \$273,000 for the Swan Lake Wildlife Area in Columbia County. The item is being submitted because the purchase price exceeds \$150,000.

The property is located two miles east of the City of Portage and is adjacent to existing state-owned lands on the south and northwest sides. The property is composed of marsh floodplain with low marsh plants and some scattered trees. There is quality sedge meadow habitat on the property. It includes 6,200 feet of frontage on the north bank of the Fox River and 1,000 feet frontage on the west end of Swan Lake. The state endangered Eastern Massasauga rattlesnake and Blanding's turtles are also found on the property. The property, if acquired, will consolidate a large block of department land and provide good wildlife habitat and additional lands for public recreation.

Swan Lake Wildlife Area was created in 1966 with an acreage goal of 3,850 acres. It is a large wetland complex of the Fox River system and the natural lake known as Swan Lake. This community includes a mixture of tussock sedge hummocks, cattails, bulrush, red-osier dogwood, willow, and aspen. The Swan Lake wetland complex also boasts two bald eagle nests.

Acquisition of the Saddle Ridge Corporation property will provide for wildlife management, water quality protection, recreational opportunities and consolidate state ownership in the area.

RECOMMENDATION: That the Board approve the purchase of 83.37 acres of land for \$273,000 for the Swan Lake Wildlife Area.

LIST OF ATTACHED MATERIALS:

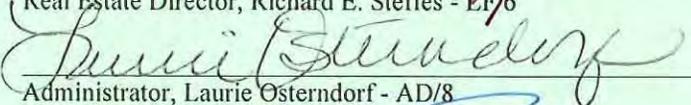
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input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

APPROVED:


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

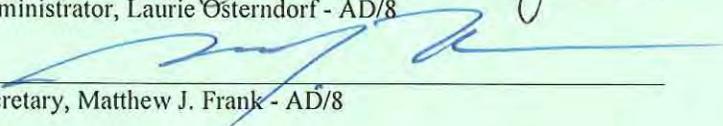
Date

9-20-10


Administrator, Laurie Osterndorf - AD/8

Date

9/24/10


Secretary, Matthew J. Frank - AD/8

Date

10-13-10

- 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 20, 2010 FILE REF: WM 60113
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, Saddle Ridge Corporation Tract, File WM 60113,
 Option Expires January 6, 2011

1. PARCEL DESCRIPTION:

Swan Lake Wildlife Area
 Columbia County

Grantor:

Saddle Ridge Corporation
 c/o Mahlon Kirk
 100 Saddle Ridge
 Portage, WI 53901

Acres: 83.37 (subject to survey)
Price: \$273,000.00
Appraised Value: \$273,000.00
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Columbia County about two miles east of the City of Portage in the Town of Pacific.

Land Description: The subject land is low, level ground on the north side of the Fox River.

| <u>Covertime Breakdown:</u> | Type: | Acreage: |
|-----------------------------|---------|----------|
| | Wetland | 83.37 |

Zoning: Floodplain
Present Use: Vacant
Proposed Use: Wildlife Management and Public Outdoor Recreation
Tenure: 12 Years
Property Taxes: \$900.30
Option Date: September 9, 2010

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 is proposing to acquire 83.37 acres from the Saddle Ridge Corporation, located in Columbia County, two miles east of the City of Portage in the Town of Pacific. The property is within the Swan Lake Wildlife Area project boundary and is adjacent to existing state-owned lands on the south and northwest sides. The property is composed of marsh floodplain with low marsh plants and some scattered trees. There is quality sedge meadow habitat on the property. It includes 6,200 feet of frontage on the north bank of the Fox River and 1,000 feet frontage on the west end of Swan Lake. The state endangered Eastern Massasauga rattlesnake and Blanding's turtles are also found on the property. The property, if acquired, will consolidate a large block of department land and provide good wildlife and additional opportunities for recreation.

Swan Lake Wildlife Area was created in 1966 with an acreage goal of 3,850 acres. It is a large wetland complex of the Fox River system and the natural lake known as Swan Lake. This community includes a mixture of tussock sedge hummocks, cattails, bulrush, red-osier dogwood, willow, and aspen. The Swan Lake wetland complex also boasts two bald eagle nests.

The Department recommends acquisition of the Saddle Ridge Corporation property to provide for wildlife management, water quality protection, recreational opportunities and to consolidate state ownership in the area.

3. FINANCING:

State Stewardship bond funds are anticipated:

| Funds allotted to program: | Balance after proposed transaction: |
|----------------------------|-------------------------------------|
| \$50,702,000 | \$13,147,831 |

4. ACQUISITION STATUS OF THE SWAN LAKE WILDLIFE AREA:

Established: 1966
Acres Purchased to Date: 2,332.91
Acquisition Goal: 3,850.03 Acres
Percent Complete: 60.59%
Cost to Date: \$1,067,916.00

5. APPRAISAL:

Appraiser: Michael Augustyn
Valuation Date: March 30, 2010
Appraised Value: \$273,000.00
Highest and Best Use: Outdoor recreation

Allocation of Values:

- a. land: 83.37 acres @ \$3,274.56 per acre: \$273,000.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3,250.00 to \$3,341.00 per acre

Appraisal Review: Paul Scott - April 26, 2010

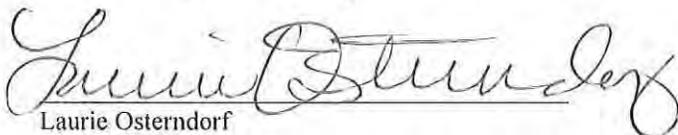
RECOMMENDED:


Richard E. Steffes

9-20-10
Date


Bureau of Legal Services

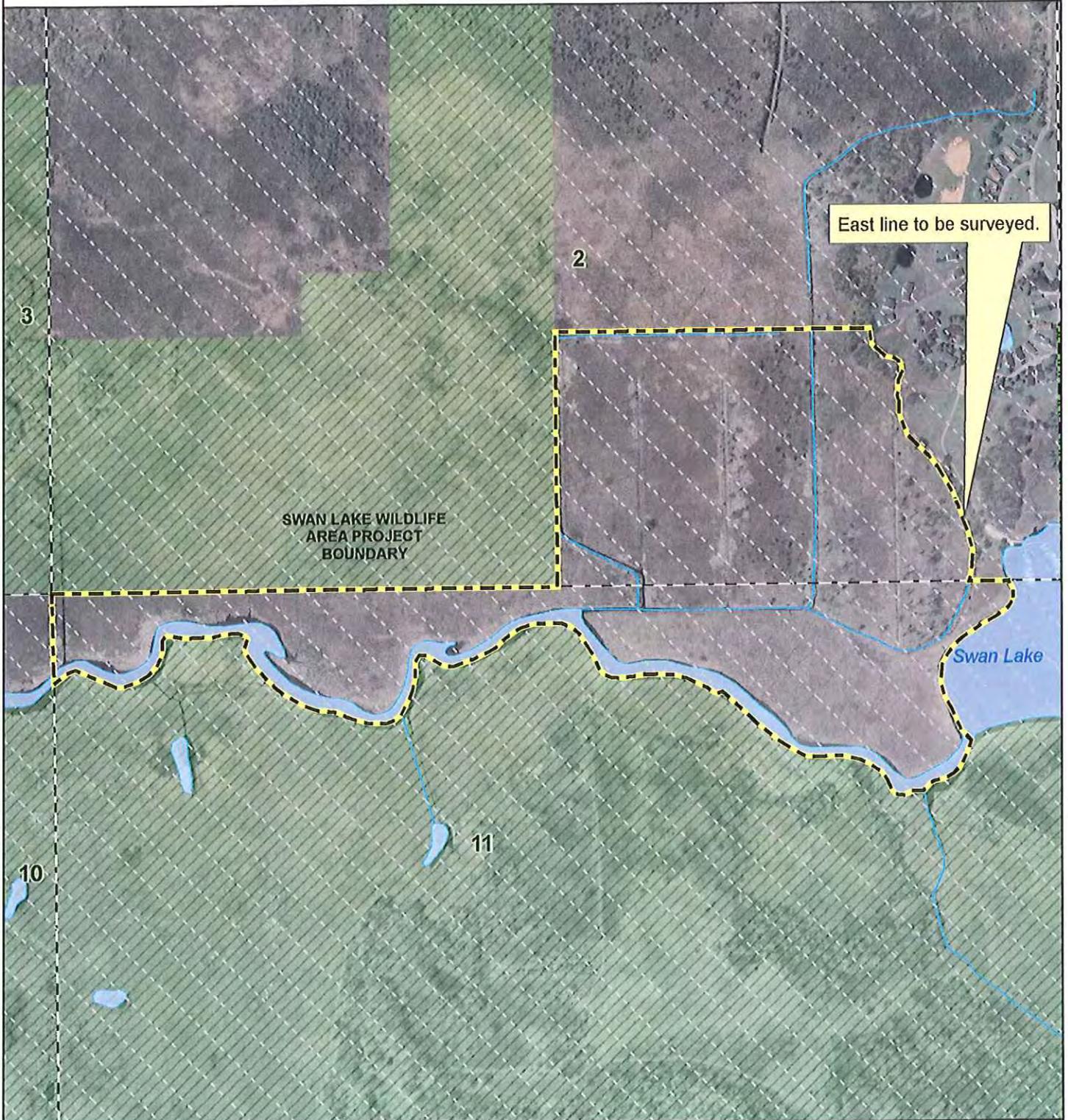
9-21-10
Date


Laurie Osterndorf

9/23/10
Date

Saddle Ridge Corporation Parcel

T12N R9E Sections 2 & 11, Town of Pacific, Columbia County, WI (83.37 Acres)



Legend

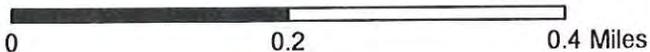
- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned

Subject Property

WM 60113

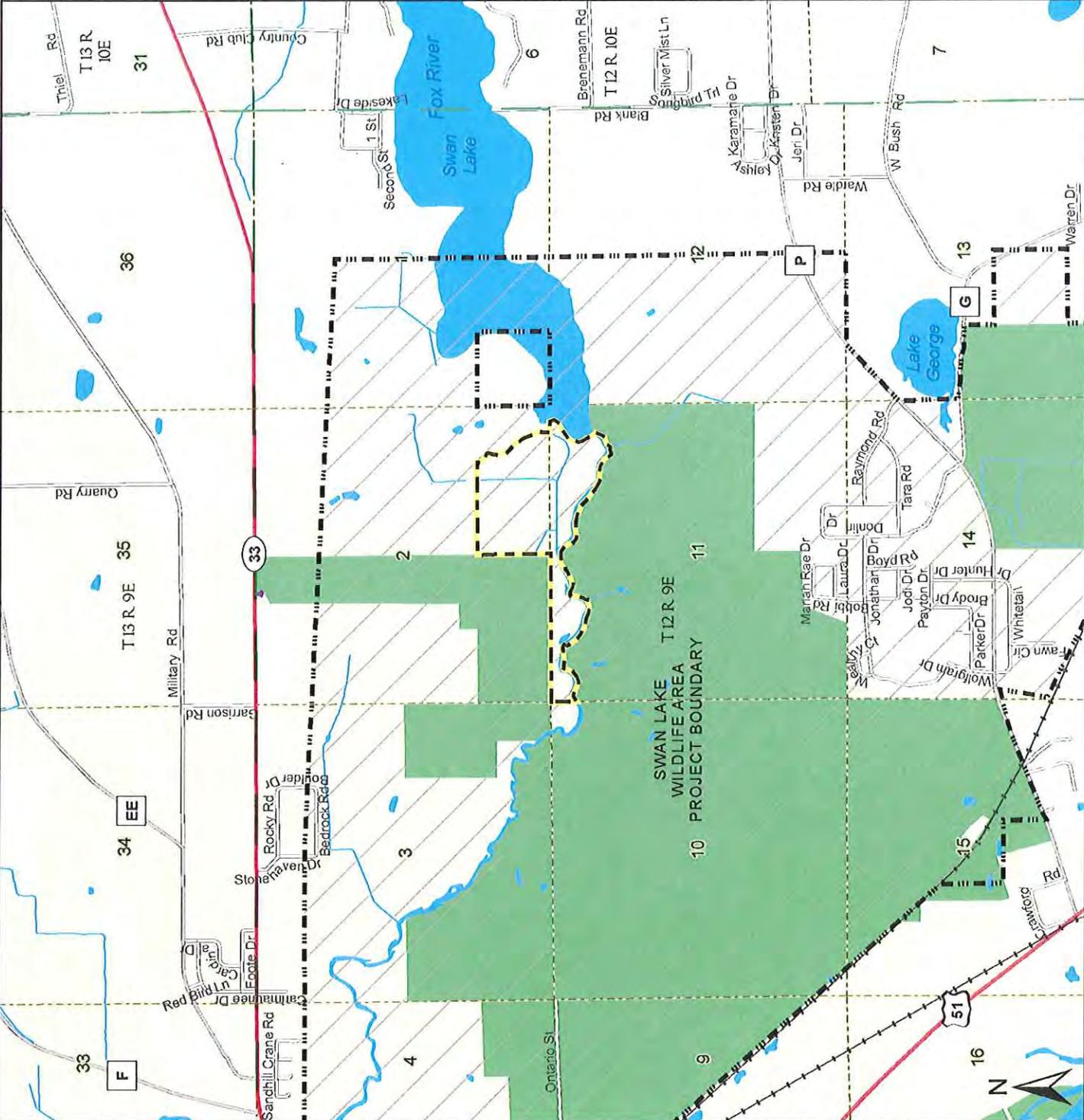
Swan Lake Wildlife Area

- Fee Simple
- Easement
- Ingress/Egress



State of Wisconsin
 September 20, 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 combined hereto 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 WDNR provides mapped information on an "as is" basis. The WDNR 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.



Saddle Ridge Corporation Parcel
WM 60113

Swan Lake Wildlife Area

T12N R9E S2 & 11
Town of Pacific
Columbia County, WI
(83.37 Acres)

Subject Property

- Fee Simple
- Easement
- Ingress/Egress

Legend

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

0 0.25 0.5 Miles

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 Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The DNR does not warrant the accuracy, completeness, or timeliness of the data. The data is provided as a land management tool. It is a listing of all DNR real estate transactions that have occurred at the county level. For more information, please contact the 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/caservice/officeinformation.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.