

SUBJECT: LAND ACQUISITION AND PROHIBITION OF NATURE – BASED OUTDOOR ACTIVITIES - STATEWIDE WILDLIFE HABITAT PROGRAM – PORTAGE COUNTY

FOR: MARCH 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 80 acres of land from Patricia Casey for \$465,000 for the Statewide Wildlife Habitat program, in Portage County. The item is being submitted because the price exceeds the appraised value of \$371,000 and because the Department will prohibit Nature-Based Outdoor Activities on the land.

The property is located in south central Portage County about 12 miles southeast of Plover in the Town of Almond. The property, which includes a single family residence, a metal building, and a storage shed, was operated as a deer farm until 2006 at which time it was closed down because of an outbreak of chronic wasting disease (CWD). All the deer in the operation were destroyed and the operation has stood vacant for the last 5 years per U.S. Department of Agriculture requirements. During this time and until May 24, 2011, the fences around this facility must be maintained and the premise cannot be used as a deer farm, though other animals such as cattle or horses would be permitted. After May 24, all such restrictions will expire. This site, known as the Hall Farm, had the highest prevalence of CWD positive deer recorded at any deer farm in North America.

Based on available science, the Department believes that there is an unacceptable potential risk of exposure to CWD causing prions to wild cervids in this area should the premise fencing be removed. To minimize this risk, the Department believes that the fences should remain intact and in place until science can demonstrate that there is no longer any potential risk. After extensive consideration of several options, the Department maintains that the purchase and subsequent management of the property and fences is the only realistic option.

The Department proposes to prohibit all public use of the property in order to ensure confinement and control of contaminated soils and limit any potential spread of Chronic Wasting Disease from the property to surrounding lands and wild deer populations and to allow for research of prions and prion related diseases such as Chronic Wasting Disease. The property is currently surrounded by a deer fence and removal of that fence to allow public use, or public use of any form inside the fenced area would be incompatible with the primary purpose for acquiring the property. The Department has determined that it is necessary to prohibit all public access on the site to accommodate the Department’s primary purpose for the acquisition and its intended use of the property for research and wildlife management.

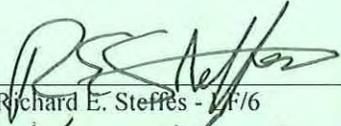
Acquisition of this property will minimize any potential risk to local cervids from the CWD causing prions that may exist within the fenced area. The Department will consider sale of the house at a later date if local zoning can be modified for a lot size that would not contain contaminated soil. State ownership will allow the Department to maintain the deer proof fence, thereby protecting wild deer from CWD infection from the contaminated soil on this former deer farm.

RECOMMENDATION: That the Board approve the purchase of 80 acres of land for \$465,000 for the Statewide Wildlife Habitat Program in Portage County and approve the restrictions on public use of the site.

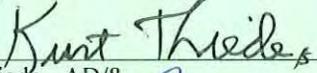
LIST OF ATTACHED MATERIALS:

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

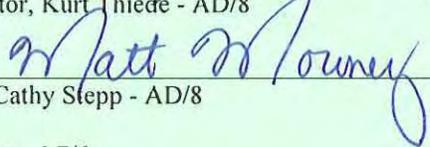
APPROVED:


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

3-8-11
Date


Administrator, Kurt Thiede - AD/8

3-9-11
Date


Secretary, Cathy Stepp - AD/8

3-9-11
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: March 9, 2011

TO: Natural Resources Board

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Patricia Casey Tract, File WM 60133,
Agreement Expires April 15, 2011

FILE REF: WM 60133

I. PARCEL DESCRIPTION:

Statewide Wildlife Habitat Program
Portage County

Grantor:

Patricia Casey
c/o Todd Reilly, Coldwell Banker
5725 Windy Dr, Suite E
Stevens Point, WI 54482

Acres: 80Price: \$465,000*Appraised Value: \$371,000

* The seller's list price was \$524,900. The best price that could be negotiated was \$465,000.

Interest: Fee Title AcquisitionImprovements: Single family residence, a metal building and a storage shedLocation: The property is located in Portage County about 12 miles southeast of Plover in the Town of Almond.Land Description: The subject land is flat to gently rolling.Covertypes Breakdown:

	Type	Acreage
Cropland		25.0
Woodland		55.0
Total:		80.0

Zoning: Agriculture - TransitionalPresent Use: Residence and idle landProposed Use: Resource protectionTenure: 19 yearsProperty Taxes: \$6,176Option Date: March 4, 2011

Stewardship Land Access: This property will be closed to the public for all nature based outdoor recreational activities. The Department proposes to prohibit all public use of the property in order to ensure confinement and control of contaminated soils and limit any potential spread of Chronic Wasting Disease from the subject property to surrounding lands and wild deer populations and to allow for research of prions and prion related diseases such as Chronic Wasting Disease.

The Department's authority to prohibit public use is found in NR 52.05 (1) (c) "To Accommodate Usership Patterns". The term "Accommodate Usership Patterns" is defined in NR 52.02 (1) and means "to consider the



factors found in s. NR 52.05 (1) (c) when making a determination to prohibit and NBOA". One of the factors to consider is the primary purpose for which the property is being acquired, see NR 52.05 (1) (c) (1).

The primary purpose for this acquisition is to create a permanent enclosure so that no wild deer may enter the property by means and no soil or sediments may be removed from the property and transported to other locations unless authorized by the Department. Additionally the property will be used for conducting research and will be managed to limit risk to surrounding wild animal populations. The property is currently surrounded by a deer fence and removal of that fence to allow public use, or public use of any form inside the fenced area would be incompatible with the primary purpose for acquiring the property.

The Department has determined that it is necessary to prohibit all public access on the site to accommodate the Department's primary purpose for the acquisition and its intended use of the property for research and wildlife management. The authority to use this property as a place to conduct research and wildlife management is granted to the Department generally is s. 23.09 (2) Stats., and more specifically in s.23.09 (2) (d) (15) and s. 23.09 (2) (k) Stats.

2. JUSTIFICATION:

The Department proposes to purchase a 80-acre property from Patricia Casey for the Statewide Wildlife Habitat Program. The property is located in south central Portage County about 12 miles southeast of Plover in the Town of Almond. The property, which includes a single family residence, a metal building, and a storage shed, was operated as a deer farm until 2006 at which time it was closed down because of an outbreak of chronic wasting disease (CWD). All the deer in the operation were destroyed and the operation has stood vacant for the last 5 years as per U.S. Department of Agriculture requirements. During this time and until May 24, 2011, should the farm stay under the same ownership, the fences around this facility must be maintained and the premise cannot be used as a deer farm, though other animals such as cattle or horses would be permitted. After May 24, all such restrictions will expire. This site, know as the Hall Farm, had the highest prevalence of CWD positive deer recorded at any deer farm in North America

Based on available science, the Department believes that there is an unacceptable potential risk of exposure to CWD causing prions to wild cervids in this area should the premise fencing be removed. To minimize this risk, the Department believes that the fences should remain intact and in place until science can demonstrate that there is no longer any potential risk. After extensive consideration of several options, the Department maintains that the purchase and subsequent management of the property and fences is the only realistic option.

The Department recommends the acquisition of this property to minimize any potential risk to local cervids from the CWD causing prions that may exist within the fenced area. The Department will consider sale of the house at a later date if local zoning can be modified for a lot size that would not contain contaminated soil.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$7,780,000	\$179,893

4. ACQUISITION STATUS OF THE STATEWIDE WILDLIFE HABITAT:

Established: 1991
Acres Purchased to Date: 3,960.38
Acquisition Goal: 6,000.00
Percent Complete: 66.01 %
Cost to Date: \$2,502,393.00

5. APPRAISAL:

Appraiser: Michael Augustyn

Valuation Date: January 11, 2011

Appraised Value: \$371,000.00

Highest and Best Use: rural residential

Allocation of Values:

- a. land: 80 acres @ \$2,750 per acre: \$220,000
- b. improvements: \$170,000
- c. total: \$390,000
- d. discounted to 95% : \$371,000 (Rounded)
- e. market data approach used, 6 comparable sales cited
- f. adjusted value range: \$2,688 - \$3,000 per acre for land value

Comments: The appraiser did not place a value on the existing deer proof fence nor did he discount value for stigma. He did a 5% discount for assemblage of 20 and 60 acre parcels.

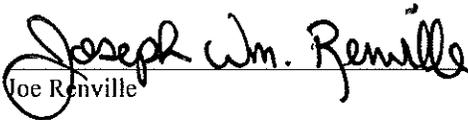
RECOMMENDED:



 Richard E. Steffes

3-8-11

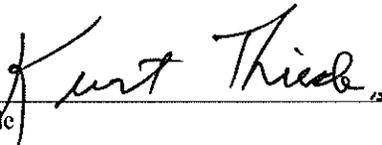
 Date



 Joe Renville

3-9-11

 Date



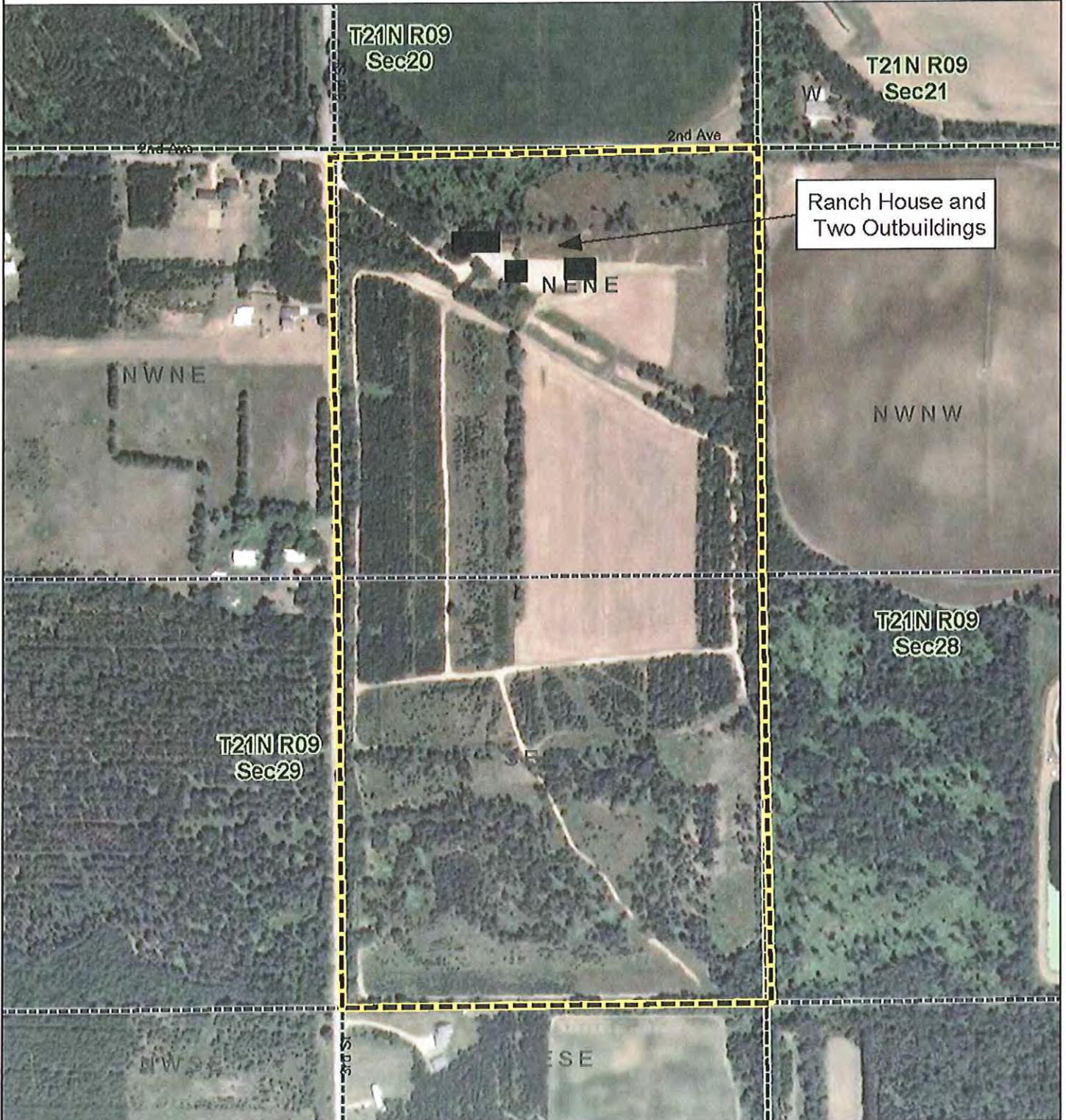
 Kurt Thiede

3-9-11

 Date

Patrica Casey Parcel

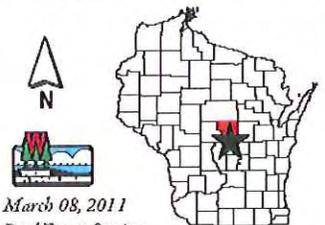
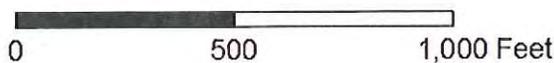
T21N R09E Section 29, Town of Almond, Portage County



Statewide Wildlife Habitat
WM 60133

 Subject Parcel

----- Section Line - - - - - 1/4-1/4 Section Line



March 08, 2011
Real Estate Section
Bureau of Facilities and Lands

Patricia Casey Parcel

Statewide Wildlife Habitat

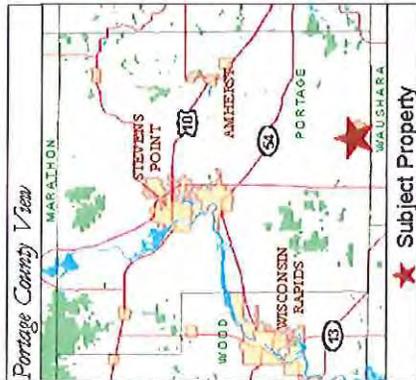
WM 60133

T21N R09E Section 29
Town of Almond
Portage County
(40 acres--deed)

 Subject Parcel

--- QQ Section Boundary

--- PLSS Section Line



 Subject Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Map Created: March 08, 2011 .scr

