

SUBJECT: Land Acquisition and Project Boundary Modification – Paradise Valley Wildlife Area – Jefferson and Waukesha Counties

FOR: MAY 2013 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 1,343.79 acres of land from Dean Kincaid, Inc. for \$1,233,000 for the Paradise Valley Wildlife Area in Jefferson and Waukesha Counties. The item is being submitted because the purchase price is more than \$150,000 and more than 40 acres are outside an established project boundary.

The property is located ½-mile from the Paradise Valley Wildlife Area project boundary and is bordered on the north and west by 3.3 miles of frontage along the Bark River. The state-owned Glacial Drumlin Trail runs along the entire north boundary. The land is a mix of wetlands and farmlands that have been extensively drained through a series of ditches, pumps, and tile lines. In 2011, the landowner entered the parcel into a perpetual Wetland Reserve Program easement (WRP) with the USDA. The WRP program is in the process of restoring the previously farmed wetlands on the property with a goal to “achieve the greatest wetland functions and values, along with optimum wildlife habitat.” Restoration will consist of disabling the wetland drainage, allowing the Bark River to flow into the property along its former course, and planting native wet meadow and prairie. Once restoration is complete, the property will be a mix of approximately 500 acres of shallow marsh, 300 acres of shrubland, and 550 acres of grassland. This parcel is one of the largest remaining properties under single ownership in Waukesha County.

When acquired by the Department, the entire property will be open to the public for fishing, hunting, trapping, hiking, canoeing, cross country skiing/ snowshoeing, and other nature based recreational activities. The internal dike system will allow the public to move through the mosaic of restored wetlands and grasslands, offering exceptional hunting, trapping and wildlife viewing opportunities. During multiple staff site visits to the property, a host of wildlife was observed including tundra swans, eagles, osprey, deer, turkey, hawks, herons, coots, and several species of diving and puddle ducks.

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.

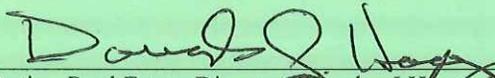
The entire parcel is outside of the project boundary. Upon approval of this acquisition, the Paradise Valley Wildlife Area boundary will be expanded to include this parcel.

RECOMMENDATION: That the Board approves the purchase of 1,343.79 acres of land for \$1,233,000 for the Paradise Valley Wildlife Area in Waukesha and Jefferson Counties and approve expansion of the project boundary to include this parcel.

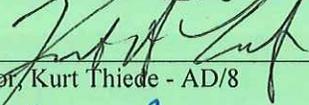
LIST OF ATTACHED MATERIALS:

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

4-26-13
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 26, 2013 FILE REF: WM 60219

TO: Scott Walker

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition and Project Boundary Modification, Dean Kincaid, Inc. Tract, File # WM 60219, Option Expires July 15, 2013

1. PARCEL DESCRIPTION:

Paradise Valley Wildlife Area
Waukesha and Jefferson Counties

Grantor:

Gary Kincaid, Inc.
N2028 State Hwy 106
Palmyra, WI 53156

Acres: 1,343.79Price: \$1,233,000Appraised Value: \$1,265,000 and \$1,255,000Interest: Fee Title PurchaseImprovements: Lean-to, Well, and Concrete workshopLocation: The property is located in Waukesha and Jefferson Counties; 3 miles west of the Village of DousmanLand Description: The subject land is level and low-lying.Covertypes Breakdown:

Type	Acreage
Lowland Woodland	120
Wetland	1,166.29
Building Site	1.5
Upland Woodland	1
Water	15
Grass / Pasture	30
Total:	1,343.79

Zoning: Agriculture, Conservancy, and Environmental CorridorPresent Use: Agriculture, conservation and recreationProposed Use: Public recreation and conservationTenure: 40 yearsProperty Taxes: \$13,840Option Date: April 16, 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:

The Department has obtained an option to purchase 1,343.79 acres of land from Dean Kincaid, Inc. for \$1,233,000 for the Paradise Valley Wildlife Area in Jefferson and Waukesha Counties. The item is being



submitted because the purchase price is more than \$150,000 and more than 40 acres are outside an established project boundary.

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3. LAND MANAGEMENT:

This property lies within the Department’s Southern Fox Wildlife Administrative Area, and will be managed by the Waukesha/Walworth Wildlife Management work unit. This work unit consists of two permanent Wildlife Technicians and one permanent Wildlife Biologist, along with several LTEs. Future management of the site will include prescribed burning to promote native plant species, installation of a 20 car parking lot, and posting of the boundaries. The Department’s management costs on the property will be minimal because of the USDA’s management of the wetlands under the WRP easement, and likely partnerships with local and statewide conservation organizations.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$6,715,450	\$61,980

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

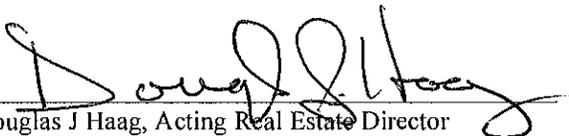
6. APPRAISAL #1:

Appraiser: Steven Vitale
Valuation Date: March 18, 2013
Appraised Value: \$1,265,000
Highest and Best Use: Conservancy/Recreation
Allocation of Values:
a. land: 1,404.9 acres @ \$900 per acre: \$1,265,000
b. market data approach used, 9 comparable sales cited
c. adjusted value range: \$840 - \$1,395 per acre
Appraisal Review: Gregory Markus - 4/4/2013

APPRAISAL #2:

Appraiser: Linn Duesterbeck
Valuation Date: March 18, 2013
Appraised Value: \$1,255,000
Highest and Best Use: Recreation
Allocation of Values:
d. land: 1,394.47 acres with improvements @ \$900 per acre: \$1,230,000
e. improvements: \$25,000
f. total: \$1,255,000
b. market data approach used, 4 comparable sales cited
c. adjusted value range: \$900 - \$1,533
Appraisal Review: Gregory Markus - 4/4/2013

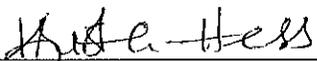
RECOMMENDED:



Douglas J Haag, Acting Real Estate Director

4-26-13

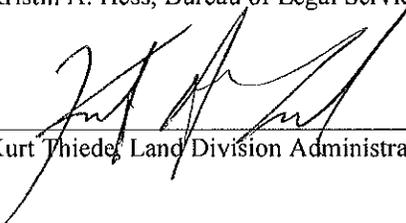
Date



Kristin A. Hess, Bureau of Legal Services

4/29/13

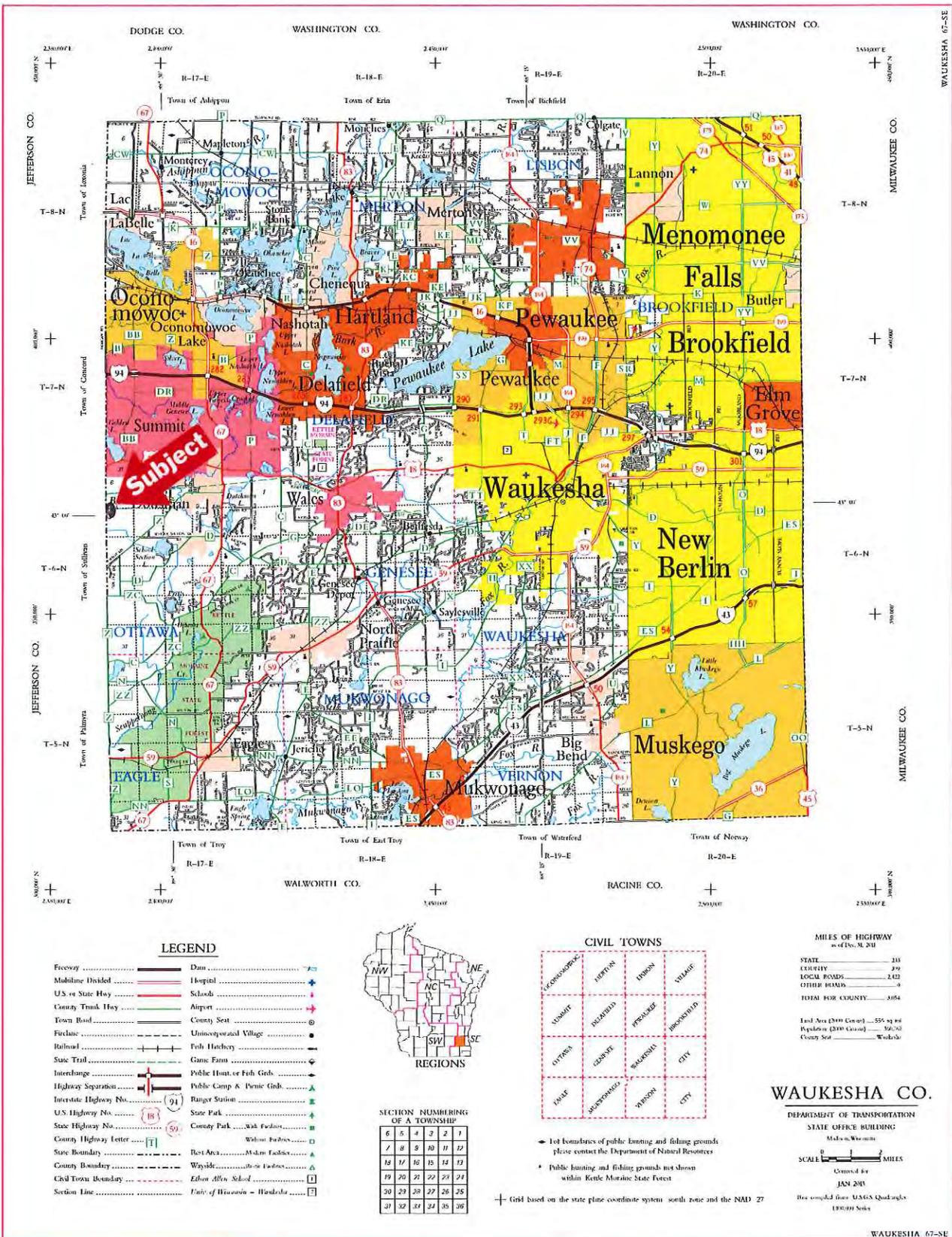
Date



Kurt Thiede, Land Division Administrator

5/3/13

Date

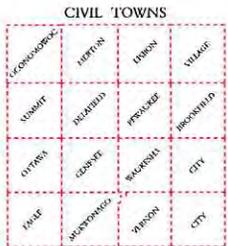


- LEGEND**
- Freeway
 - Multi-lane Divided
 - U.S. or State Hwy
 - County Trunk Hwy
 - Town Road
 - Firelane
 - Railroad
 - State Trail
 - Highway Separation
 - Interchange
 - U.S. Highway No.
 - State Highway No.
 - County Highway Letter
 - State Boundary
 - County Boundary
 - Civil Town Boundary
 - Section Line
 - Dam
 - Hospital
 - Schools
 - Airport
 - County Seat
 - Unincorporated Village
 - Fish Hatchery
 - Golf Course
 - Public Hunt or Fish Gnd.
 - Public Camp & Picnic Gnd.
 - Ranger Station
 - State Park
 - County Park
 - Without Fences
 - With Fences
 - Best Arch.
 - Wayside
 - Edwin Allen School
 - Dates of Wisconsin - Handicraft



SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



→ 1st boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
 * Public hunting and fishing grounds not shown within Kettle Moraine State Forest
 + Grid based on the state plane coordinate system - south zone and the NAD 27

MILES OF HIGHWAY
as of Dec. 31, 2011

STATE	233
COUNTY	349
LOCAL ROADS	2,422
OTHER ROADS	4
TOTAL FOR COUNTY	3,008

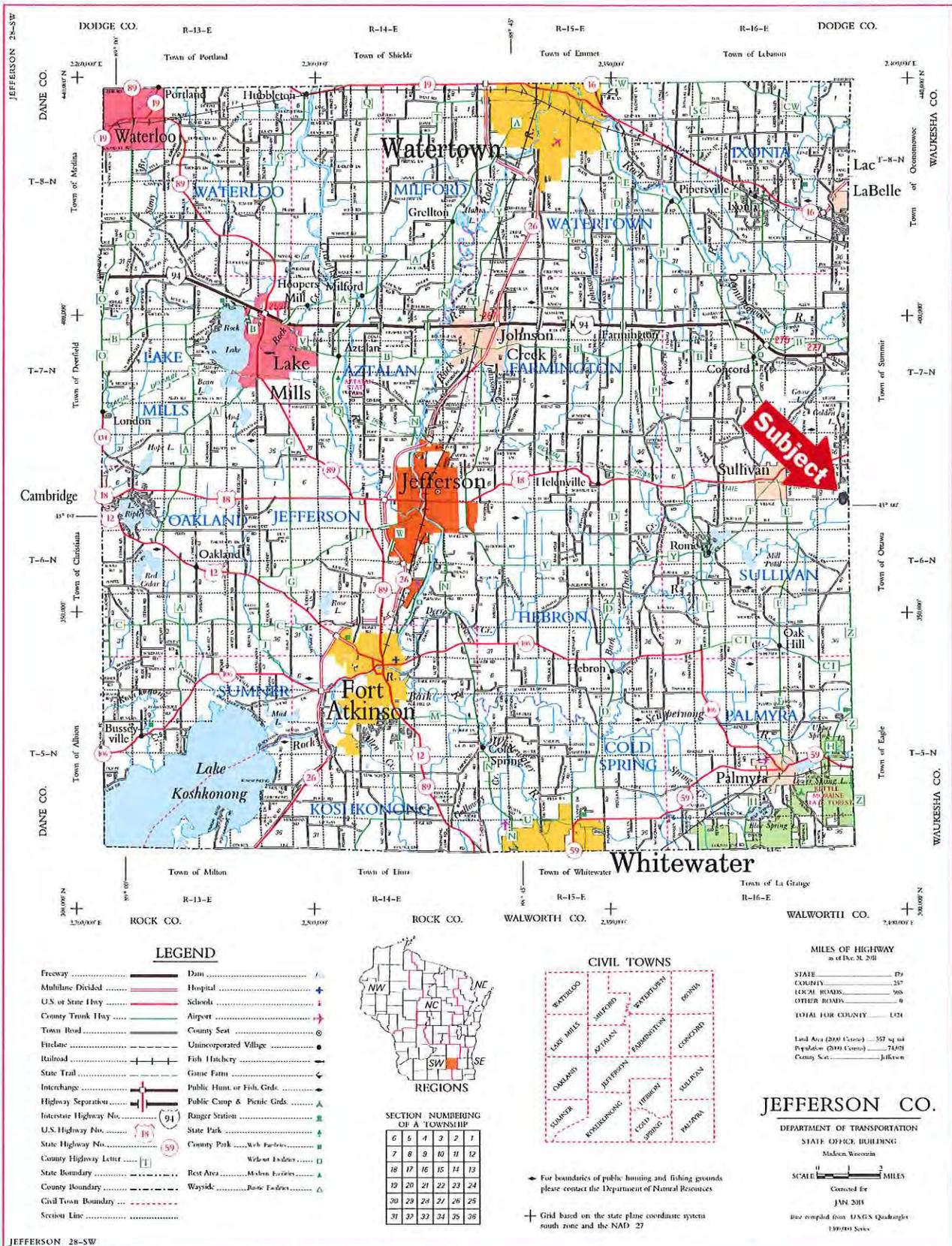
Total Area (2011 Census) - 555 sq mi
 Population (2010 Census) - 142,502
 County Seat - Waukesha

WAUKESHA CO.

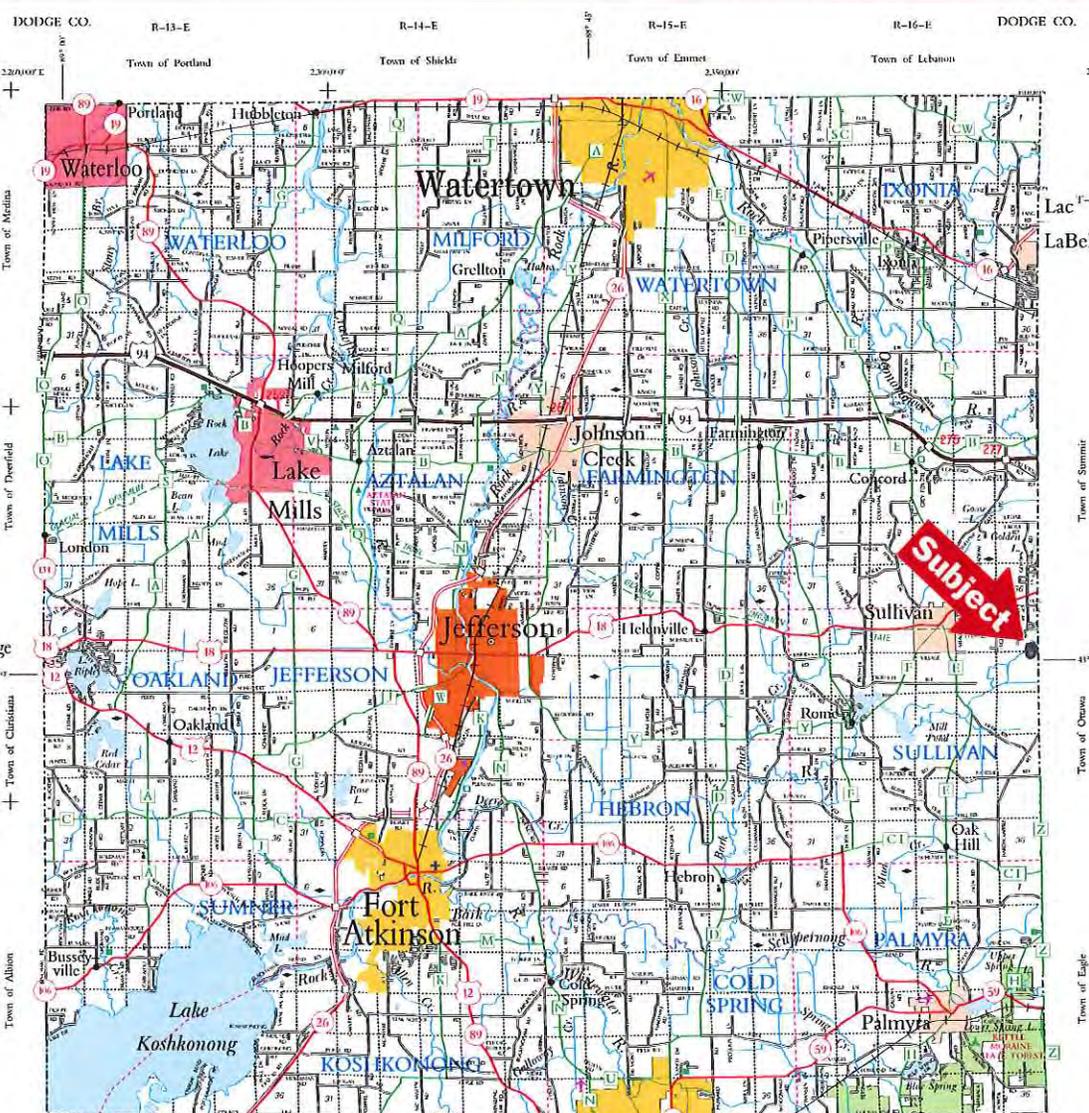
DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin



JAN 2013
 Data compiled from USGS Quadangles
 1:50,000 Series



JEFFERSON 28-SW
DANE CO.
T-8-N
T-7-N
T-6-N
T-5-N
DANE CO.



DODGE CO.
TOWN OF PORTLAND
TOWN OF SHIELDS
TOWN OF ENNETS
TOWN OF LEBANON
DODGE CO.
TOWN OF MEDINA
TOWN OF DEERFIELD
TOWN OF CHRISTIANA
TOWN OF ALBION
TOWN OF SUMMIT
TOWN OF OTAWA
TOWN OF EAGLE
WAUKESHA CO.

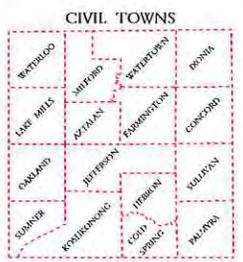
ROCK CO. WALWORTH CO. WAUKESHA CO.
TOWN OF ALBION TOWN OF LINN TOWN OF WHITEWATER TOWN OF LA GRANGE
R-13-E R-14-E R-15-E R-16-E

- LEGEND**
- Freeway
 - Multilane Divided
 - U.S. or State Hwy
 - County Trunk Hwy
 - Town Road
 - Fineline
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 - Fish Hatchery
 - Game Farm
 - Public Hunt or Fish Gde.
 - Public Camp & Picnic Grds.
 - Ranger Station
 - State Park
 - County Park
 - Wild or Exposed
 - Rest Area
 - Wayside



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30	29	28	27	26	25
31	32	33	34	35	36



MILES OF HIGHWAY as of Dec. 31, 2011

STATE 779
 COUNTY 237
 LOCAL ROADS 308
 OTHER ROADS 0
 TOTAL FOUR COUNTY 1324

Land Area (2010 Census) 352 sq mi
 Population (2010 Census) 74,901
 County Seat Jefferson

JEFFERSON CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected For
 JAN 2011

File compiled from USGS Quadrangles
 1:50,000 Scale

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

Grid based on the state plane coordinate system south zone and the NAD 27

**Dean Kincaid,
Inc - Fee
Paradise Valley
Wildlife Area**

WM 60219

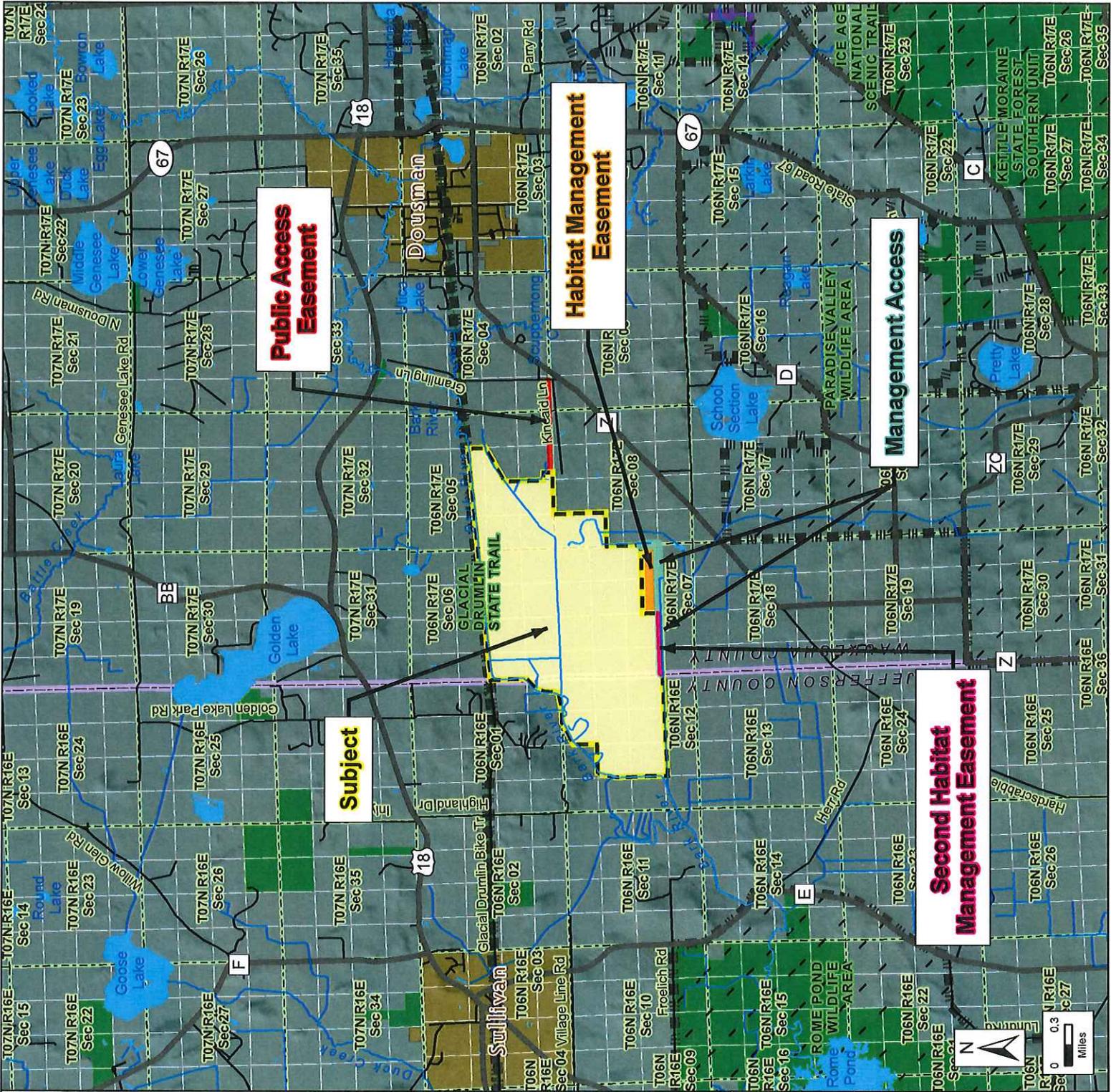
T6N R16E Sec 1 & 12
Town of Sullivan
Jefferson County
T6N R17E Sec 4-8
Town of Ottawa
Waukesha County

-  Subject
-  Public Access Easement
-  Habitat Management Easement
-  Second Habitat Management Easement
-  Management Access
-  WDNR Fee Tide
-  WDNR Easement
-  DNR Project Boundary
-  PLSS Section Line
-  QQ Section Boundary



Location of Property

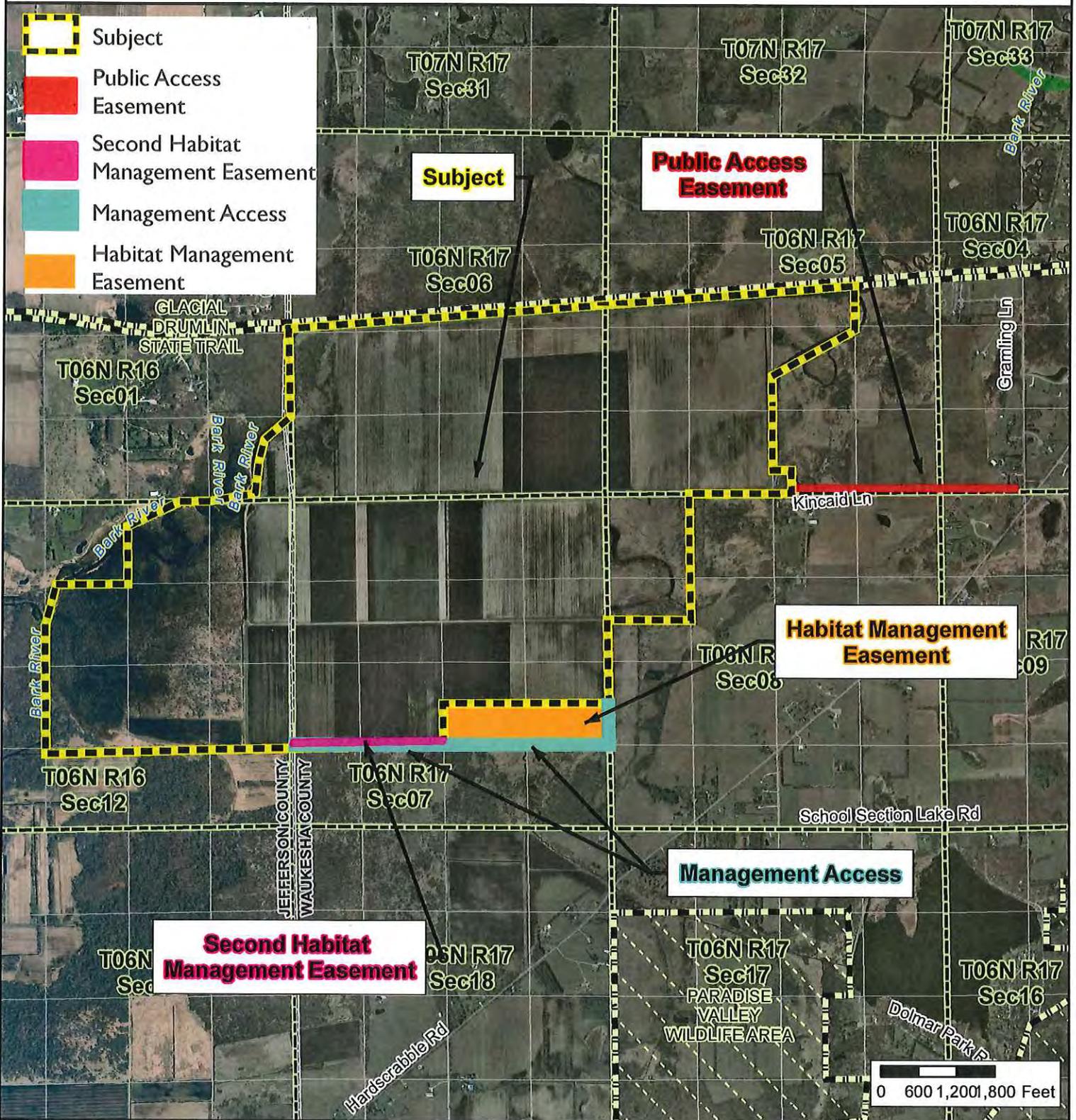
WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 24, 2013 .kmh



Dean Kincaid, Inc. - Fee

T6N R16E Sec 1 & 12, City of Sullivan, Jefferson County &
T6N R17E Sec 4-8, Town of Ottawa, Waukesha County

-  Subject
-  Public Access Easement
-  Second Habitat Management Easement
-  Management Access
-  Habitat Management Easement



**Paradise Valley
Wildlife Area**

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



 Apr 24, 2013 kmh
 Real Estate Section
 Bureau of Facilities and Lands



T-6-N ♦ R-17-E

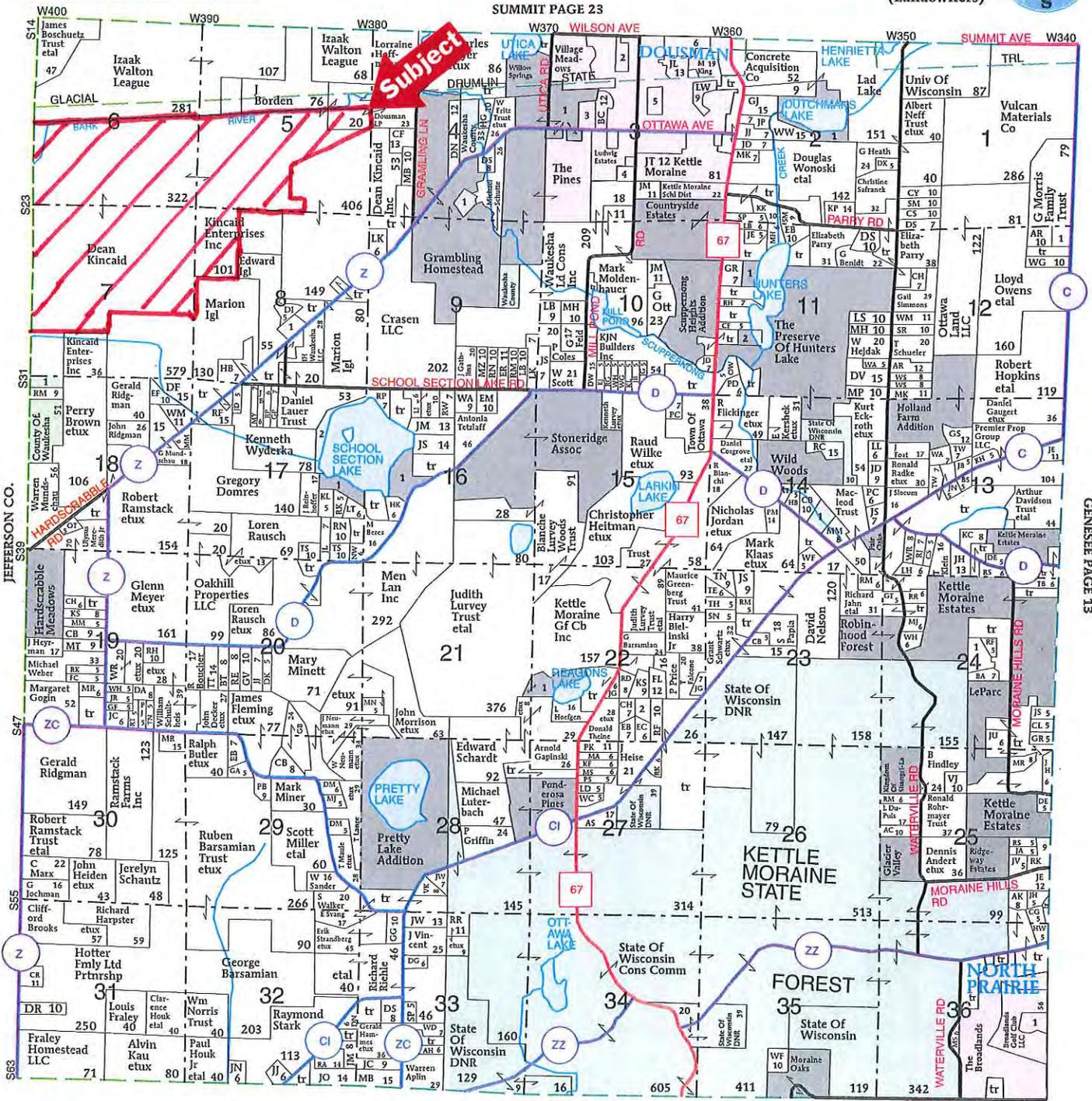
OTTAWA



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See Pages 44-47 For Additional Names.

Waukesha County, Wisconsin
(Landowners)

SUMMIT PAGE 23



EAGLE PAGE 12

PIPER RD

GENESEE PAGE 13

