

Wisconsin Department of Natural Resources
Natural Resources Board Agenda Item

SUBJECT: Land Acquisition and Monetary Donations – Leola Marsh Wildlife Area and Central Wisconsin Grassland Conservation Area – Adams County

FOR: JUNE 2022 BOARD MEETING

TO BE PRESENTED BY: James W. Lemke, Real Estate Section Chief

SUMMARY:

The department is requesting approval to acquire 520 acres of land located within the project boundaries of the Leola Marsh Wildlife Area (440 acres) and the Central Wisconsin Grassland Conservation Area (80 acres) from the Marie Petriken Revocable Trust dated May 11, 1998, for \$1,140,000.00, under authority provided in s. 23.09(2)(d), Wis. Stats., and ss. NR 1.40(2)(a) and 1.41(1)(a), Wis. Admin. Code. The subject property will be accessible to the public through CTH W, Apache Avenue and adjacent department-owned land to the south and north.

The acquisition will be financed with \$50,000 of donated funds from the Dane County Conservation League, \$250,000 of donated funds from The Nature Conservancy (TNC), \$240,000 from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats., and \$600,000 from the US Fish and Wildlife Service Pittman-Robertson (PR) grant funds.

The proposed acquisition connects two separate department-owned tracts of land within the Leola Marsh Wildlife Area. Leola Marsh is managed as a grassland to the benefit of many grassland dependent species including state threatened and special concern species, including a population of greater prairie chickens (GRPC), a state threatened species. The subject property has supported a GRPC lek for several years. These leks are breeding grounds for GRPC and play an important role in their life history. If this property is acquired, this lekking area would be protected from potential future land use changes that may make it unsuitable for breeding grounds for this state threatened species.

Four hundred and forty acres of the property are currently in grazed grassland. The transition to habitat suitable to grassland dependent species would be minimal and would not require extensive department involvement. A well with electricity is operational on the property; if acquired, this well would be maintained and would increase the flexibility property managers have to manage state owned adjacent grasslands, utilizing conservation grazing.

The purchase of the subject property meets the objectives and acquisition goals of the Central Sand Plains Master plan, which is currently being drafted. Additionally, the Greater Prairie Chicken Species Management Plan which is also being presented to the NRB at this June meeting, has, as a goal, to increase the amount of grassland habitat that meets the needs of GRPC. Acquiring the subject property would be an important step to meeting the goals and objectives of both plans.

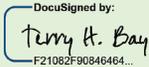
This area is very popular with the public for bird watching and other outdoor recreation including deer and turkey hunting and trapping which occur frequently on the Leola Marsh Wildlife Area. The property would be managed similarly to the Leola Marsh Wildlife Area which consists of developing, improving and maintaining a grassland habitat. If acquired, this property would add to the Leola Marsh Wildlife Area and Central Wisconsin Grassland Conservation Area, making available more land open to these and other suitable activities.

The subject will be open for all five nature-based outdoor activities, including hunting and trapping. The department recommends acquisition of this parcel to improve recreational opportunities and to help achieve wildlife management objectives for the Central Part of the State.

RECOMMENDATION: That the board approve the purchase of 520 acres of land for the Leola Marsh Wildlife Area and the Central Wisconsin Grassland Conservation Area for \$1,140,000.00. That the Board accept donations of \$50,000.00 from the Dane County Conservation League and \$250,000 from The Nature Conservancy towards the purchase. For both donations, that a certificate of appreciation be sent to the donors, and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

LIST OF ATTACHED MATERIALS (Check all that are applicable):

- Background Memo
- Maps and Documents

Approved By	Signature	Date
Terry H. Bay Bureau Director	 DocuSigned by: Terry H. Bay F21082F90846464...	5/25/2022 11:15 AM CDT
Timothy C. Cooke Internal Services Division Administrator	 DocuSigned by: Timothy C. Cooke D792C5F7A747460...	5/25/2022 11:38 AM CDT
Preston D. Cole, Secretary	 DocuSigned by: Sarah Barry A7D70DC3770642F...	6/2/2022 3:07 PM CDT

By: Sarah Barry

Form 1100-001N (Rev. 09/14)
 Natural Resources Board Agenda Item

Program and reviewer	Signature	Date	Comments
Energy, Transportation and Environmental Analysis N/A Environmental Analyst N/A Economist			
Management and Budget N/A Budget Analyst			
Legal Services Diane L. Milligan Attorney		5/25/2022 9:25 AM CDT	
Other reviewers N/A			

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CORRESPONDENCE/MEMORANDUM

DATE: May 13, 2022 FILE REF: WM 60772, WM 60775

TO: Governor Tony Evers

FROM: Secretary Preston D. Cole

SUBJECT: Proposed Land Acquisition, Marie Petriken Revocable Trust dated May 11, 1998 Tract, File #'s WM 60772, WM 60775
Option Expires October 12, 2022

1. PARCEL DESCRIPTION:

Central Wisconsin Grassland Conservation Area and
Leola Marsh Wildlife Area
Adams County

Grantor:

Marie Petriken Revocable Trust dated May 11, 1998
Attn: Bob Beighton, Trustee
4650 S Delphine Dr
New Berlin WI 53151

Acres: 520.00Price: \$1,140,000.00Appraised Value: \$1,140,000.00Interest: Fee Title PurchaseImprovements: WellLocation: The property is located eight miles west of Plainfield in Adams County.Land Description: The subject land is basically level.Covertypes Breakdown:

Type	Acreage
Upland Woodland	80.00
Grass / Pasture	440.00
Total:	520.00

Zoning: UnzonedPresent Use: Ag/recreationProposed Use: Public recreationTenure: 24 + yearsProperty Taxes: \$1,902Option Date: April 12, 2022

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

The department is requesting approval to acquire 520 acres of land located within the project boundaries of the Leola Marsh Wildlife Area (440 acres) and the Central Wisconsin Grassland Conservation Area (80 acres) from the Marie Petriken Revocable Trust dated May 11, 1998, for \$1,140,000.00, under authority provided in s. 23.09(2)(d), Wis. Stats., and ss. NR 1.40(2)(a) and 1.41(1)(a), Wis. Admin. Code. The subject property will be accessible to the public through CTH W, Apache Avenue and adjacent department-owned land to the south and north.



The acquisition will be financed with \$50,000 of donated funds from the Dane County Conservation League, \$250,000 of donated funds from The Nature Conservancy (TNC), \$240,000 from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats., and \$600,000 from the US Fish and Wildlife Service Pittman-Robertson (PR) grant funds.

The proposed acquisition connects two separate department-owned tracts of land within the Leola Marsh Wildlife Area. Leola Marsh is managed as a grassland to the benefit of many grassland-dependent species including state threatened and special concern species, including a population of greater prairie chickens (GRPC), a state threatened species. The subject property has supported a GRPC lek for several years. These leks are breeding grounds for GRPC and play an important role in their life history. If this property is acquired, this lekking area would be protected from potential future land use changes that may make it unsuitable for breeding grounds for this state threatened species.

Four hundred and forty acres of the property are currently in grazed grassland. The transition to habitat suitable to grassland dependent species would be minimal and would not require extensive department involvement. A well with electricity is operational on the property; if acquired, this well would be maintained and would increase the flexibility property managers have to manage state owned adjacent grasslands, utilizing conservation grazing.

The purchase of the subject property meets the objectives and acquisition goals of the Central Sand Plains Master plan, which is currently being drafted. Additionally, the Greater Prairie Chicken Species Management Plan which is also being presented to the NRB at this June meeting, has, as a goal, to increase the amount of grassland habitat that meets the needs of GRPC. Acquiring the subject property would be an important step to meeting the goals and objectives of both plans.

This area is very popular with the public for bird watching and other outdoor recreation including deer and turkey hunting and trapping which occur frequently on the Leola Marsh Wildlife Area. The University of Wisconsin Stevens Point (UWSP) works with the department to provide public opportunities to view the prairie chickens' mating ritual on the leks as well. The property would be managed similar to the Leola Marsh Wildlife Area which consists of developing, improving and maintaining a grassland habitat. If acquired, this property would add to the Leola Marsh Wildlife Area and Central Wisconsin Grassland Conservation Area, making available more land open to these and other suitable activities.

The subject will be open for all five nature-based outdoor activities, including hunting and trapping. The department recommends acquisition of this parcel to improve recreational opportunities and to help achieve wildlife management objectives for the Central Part of the State.

3. LAND MANAGEMENT:

The 80-acre wooded parcel will be managed as part of the surrounding Central Wisconsin Grassland Conservation Area. This parcel is separated from the 440-acre parcel by a ditch. The department will install a culvert across the ditch to provide access for recreation as well as management. These wooded acres will be managed as such utilizing forestry practices.

This 440-acre parcel will continue to be managed as grassland in conjunction with the surrounding Leola Marsh Wildlife Area. The few large trees located on this parcel will be cut down. The existing well will aid in management in keeping the parcel as grassland.

Given a majority of the parcel's history of grass-based agriculture, minimal management would be needed to maintain the entire property in the desired open landscape. Much of this management would be focused on conservation agriculture practices in cooperation with a producer. We focus on adaptive management on the property; however, the general goal would be to disturb approximately one-quarter of this larger parcel a year (~110 acres) with mowing, grazing, and/or haying. Given similar management on the adjacent Leola Wildlife Area parcel, we estimate lease payments to be \$5-\$15 per acre when conservation grazing contracts are implemented and \$5-\$10 per acre when haying contracts are implemented. Mowing operations for maintenance and spraying to remove

invasive plant species would occur as needed.

Long term grassland maintenance will include grazing, haying, and mowing which should be able to maintain the habitat at a low net cost to the department. The initial projects and ongoing management costs will be funded using sharecrop funds as well as SEG/PR dollars.

4. FINANCING:

The \$1,140,000 acquisition will be financed with \$50,000 of donated funds from the Dane County Conservation League, \$250,000 of donated funds from The Nature Conservancy (TNC), \$240,000 from the Warren Knowles-Gaylord Nelson Stewardship Program and \$600,000 from the US Fish and Wildlife Service Pittman-Robertson (PR) grant funds.

State Stewardship funding is as follows:

Funds allotted to program:	Balance before this transaction:	Balance after this transaction:
\$8,000,000.00	\$6,657,558.00	\$6,417,558.00

5. ACQUISITION STATUS OF THE CENTRAL WISCONSIN GRASSLAND CONSERVATION AREA:

Established: 2005
Acres Purchased to Date: 2,302.10
Acquisition Goal: 15,000.00
Percent Complete: 15.35 %
Cost to Date: \$5,763,315.37

ACQUISITION STATUS OF THE LEOLA MARSH WILDLIFE AREA:

Established: 1956
Acres Purchased to Date: 1,900.00
Acquisition Goal: 1,860.00
Percent Complete: 102.15 %
Cost to Date: \$1,003,778.43

6. APPRAISAL 1:

Appraiser: Steven Vitale
Valuation Date: December 15, 2021
Appraised Value: \$1,140,000.00
Highest and Best Use: recreation/agriculture

Allocation of Values:

- a. land: 520 acres @ \$2,192.31 per acre: \$1,140,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,000.00 - \$2,400.00 per acre

APPRAISAL 2:

Appraiser: Michael Stone
Valuation Date: September 29, 2021
Appraised Value: \$1,200,000.00
Highest and Best Use: recreation/agriculture

Allocation of Values:

- a. land: 520 acres @ \$2,307.69 per acre: \$1,200,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,208.00 - \$2,600.00 per acre

RECOMMENDED:

DocuSigned by:
Terry H. Bay
F21082F90846464...

5/25/2022 | 11:15 AM CDT

Terry H. Bay, Bureau Director, Bureau of Facilities and Lands

Date

DocuSigned by:
Diane L. Milligan
E031E75D4B9E436...

5/25/2022 | 9:25 AM CDT

Diane L. Milligan, Bureau of Legal Services

Date

DocuSigned by:
Timothy C. Cooke
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5/25/2022 | 11:38 AM CDT

Timothy C. Cooke, Internal Services Division Administrator

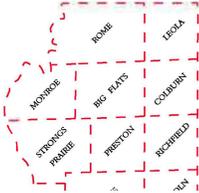
Date

LEGEND

- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park
- With Facilities
- Without Facilities
- Rest Area
- Modern Facilities
- Rustic Facilities

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

CIVIL TOWNS



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
37	32	33	34	35	36

MILES OF HIGHWAY as of Dec. 31, 2019

STATE 91
 COUNTY 227
 LOCAL ROADS 134
 OTHER ROADS 0
 TOTAL FOR COUNTY 1,452

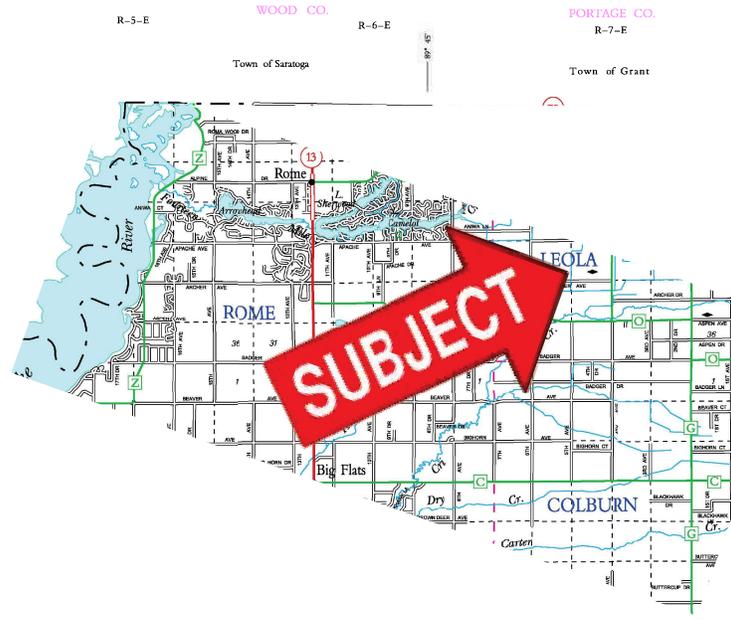
Land Area (2010 Census) 646 sq mi
 Population (2010 Census) 20875
 County Seat Friendship

ADAMS CO.

DEPARTMENT OF TRANSPORTATION
 Madison, Wisconsin

SCALE MILES
 Corrected for
 JAN. 2021

Base compiled from U.S.G.S. Quadrangles
 1:100,000 Series



R-4-E R-5-E WOOD CO. R-6-E PORTAGE CO. R-7-E

Town of Saratoga Town of Grant

JUNEAU CO. WAUSHARA CO. MARQUETTE CO.

T-20-N T-20-N

T-19-N T-19-N

T-18-N T-18-N

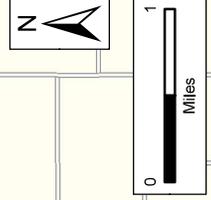
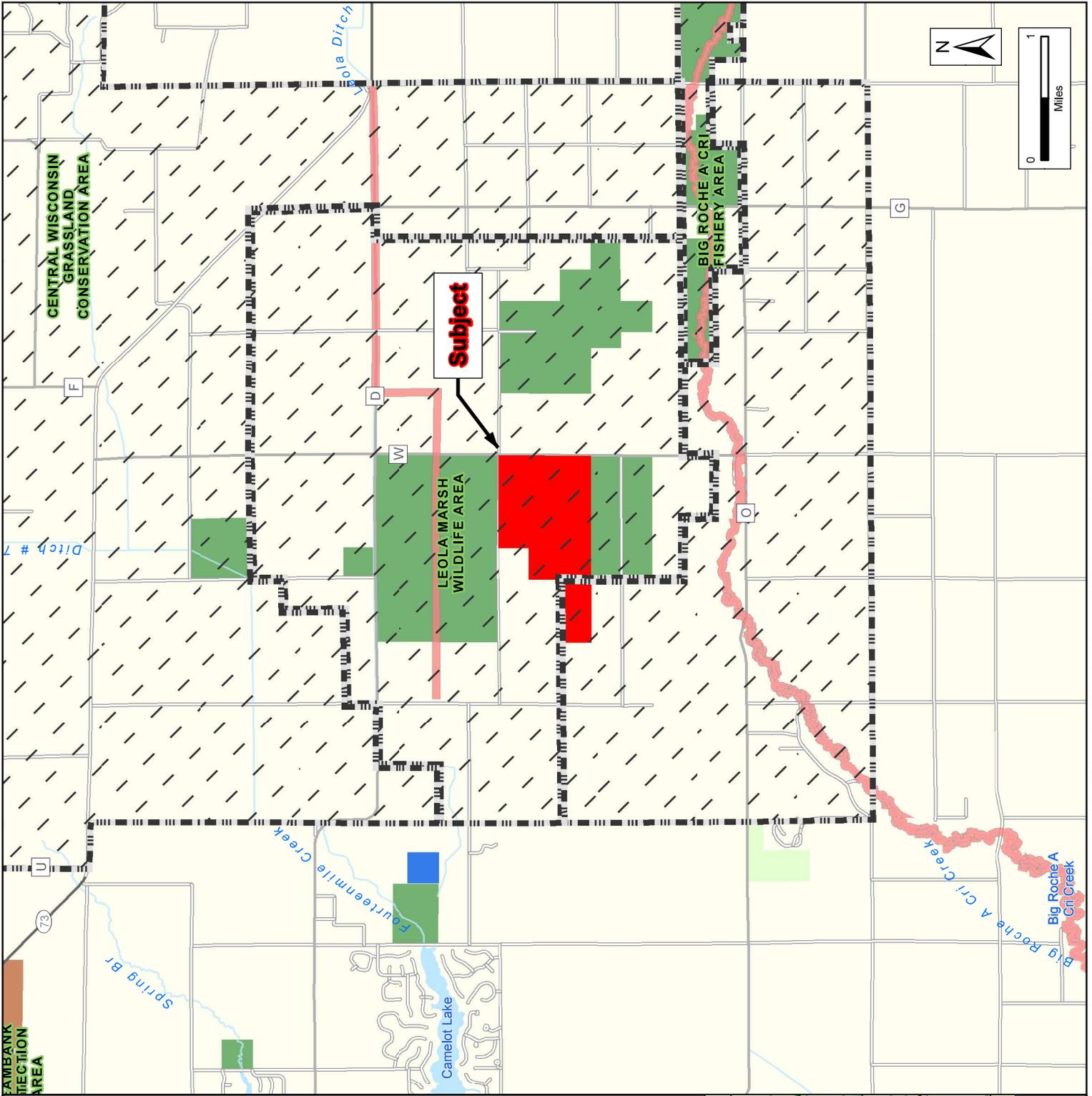
T-17-N T-17-N

T-16-N T-16-N

T-15-N T-15-N

T-14-N T-14-N

ADAMS 1-NC



NRB Item:
Marie Petriken
Revocable Trust dated
May 11, 1998 -- Fee

Leola Marsh Wildlife Area
and Central Wisconsin
Grassland Conservation Area

T20N R7E, Secs. 20 & 21
 Town of Leola
 Adams County



WM 60772 and WM 60775

- Current DNR Project Boundary
- DNR Fee Title
- Board of Commissioners of Public Lands
- Voluntary Public Access Land
- County Forest Lands
- Streambank Eligible Stream

Regional View

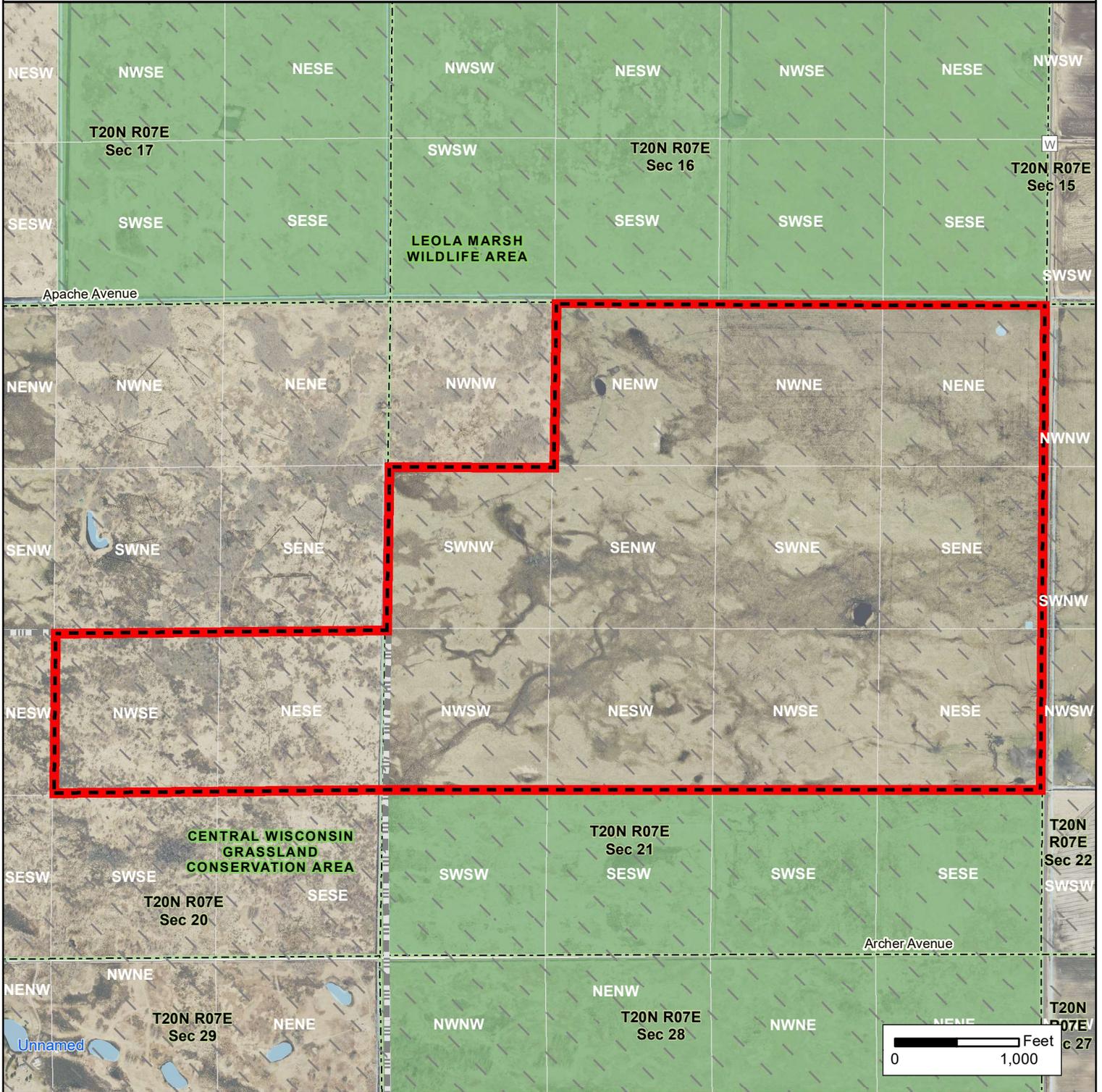
Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: May 19, 2022 cjm

The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

NRB Item: Marie Petriken Revocable Trust dated May 11, 1998 -- Fee

T20N R7E, Secs. 20 & 21, Town of Leola, Adams County



Leola Marsh Wildlife Area and Central Wisconsin Grassland Conservation Area

 **Subject**

-  Current DNR Project Boundary
-  DNR Fee Title
-  Section Boundary
-  QQ Section Boundary



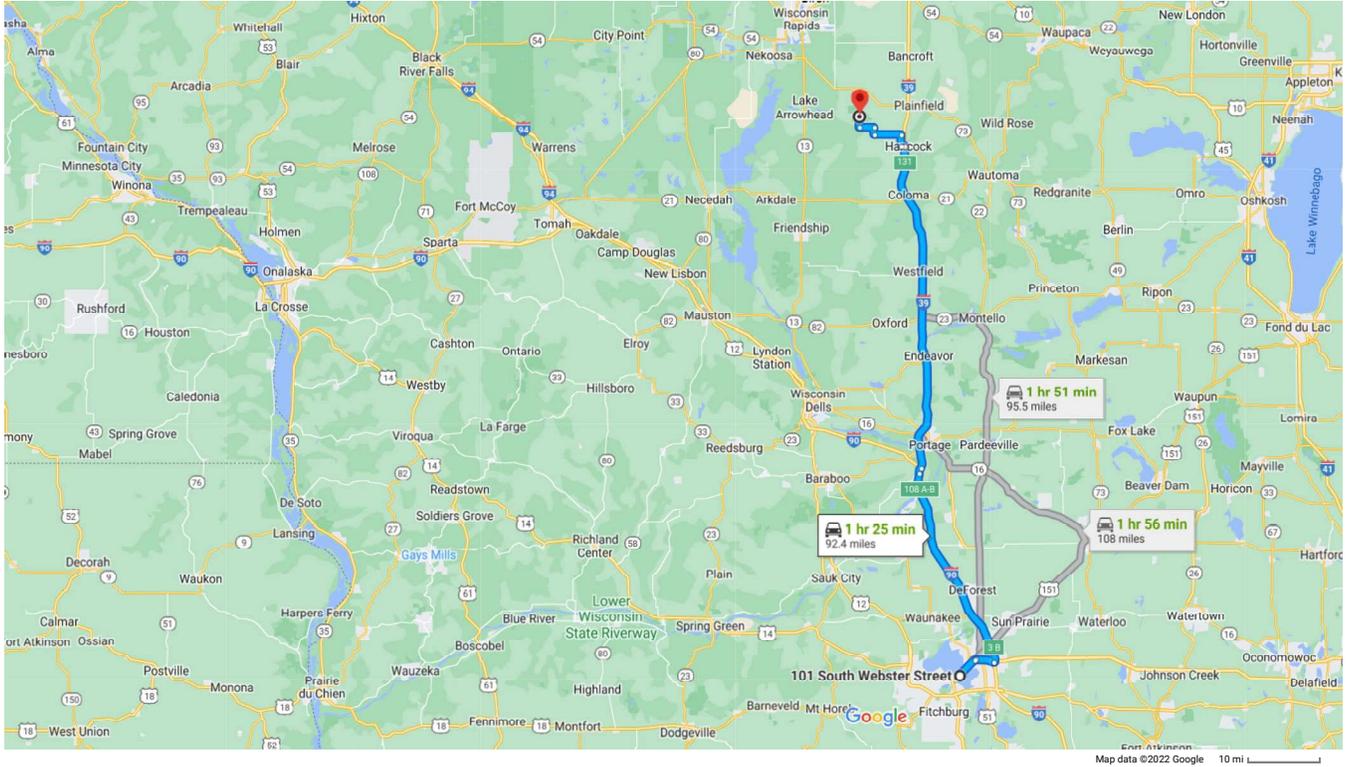
May 19, 2022 cjm

Real Estate Section
Bureau of Facilities and Lands

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Google Maps 101 South Webster Street, Madison, WI to Leola, WI 54943

Drive 92.4 miles, 1 hr 25 min



101 S Webster St
Madison, WI 53703

Get on WI-30 E

- ↑ 1. Head northwest on S Webster St toward E Main St
9 min (3.3 mi)
- ↪ 2. Turn right at the 2nd cross street onto E Washington Ave
0.1 mi
- ⬆️ 3. Use the right lane to take the WI-30 E ramp to I-90/I-94
2.9 mi

Follow I-39 N/I-90 W/I-94 W to County Hwy V/County Rd V/W North Lake St in Hancock. Take exit 131 from I-39 N

- ↑ 4. Continue onto WI-30 E
0.2 mi
- ↪ 5. Use the left lane to take exit 3 B to merge onto I-39 N/I-90 W/I-94 W toward I-94 W/Wis Dells
2.5 mi
- ↪ 6. Take exit 108 A-B for I-39 N toward US-51/Portage/Wausau
29.3 mi
- ↑ 7. Continue onto I-39 N
0.8 mi
- ↪ 8. Take exit 131 for Waushara Cnty V toward Hancock
45.9 mi

Take 4th Ave, County Rd O and Aspen Ave to County Rd W in Leola

- ↪ 9. Turn left onto County Hwy V/County Rd V/W North Lake St
13 min (10.4 mi)
- ⬆️ 10. Continue to follow County Hwy V/County Rd V
0.2 mi
- ↑ 11. Continue straight onto Beechnut Dr
0.4 mi
- ↪ 12. Turn right onto 4th Ave
1.5 mi
- ↪ 13. Turn left onto County Rd O
3.7 mi

- 13. Turn right onto County Rd O/County Hwy
G/County Rd G 1.0 mi
- 14. Turn left at the 2nd cross street onto Aspen Ave 2.0 mi
- 15. Turn right onto County Rd W 1.6 mi
i Destination will be on the right

Leola
Wisconsin 54943

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Acknowledgment of Gift

This is to certify that at its June 2022 meeting, the Wisconsin Natural Resources Board gratefully acknowledged a gift of \$250,000 cash donation from:

The Nature Conservancy

This donation will be used toward the purchase of 520 acres of land for the Leola Marsh Wildlife Area and the Central Wisconsin Grassland Conservation Area.

Our expression of appreciation on behalf of Wisconsin's citizens is hereby recorded in the official records of the Wisconsin Natural Resources Board. We acknowledge this generous contribution.

Wisconsin Natural Resources Board

Greg Kazmierski, Chair

Acknowledgment of Gift

This is to certify that at its June 2022 meeting, the Wisconsin Natural Resources Board gratefully acknowledged a gift of \$50,000 cash donation from:

Dane County Conservation Commission

This donation will be used toward the purchase of 520 acres of land for the Leola Marsh Wildlife Area and the Central Wisconsin Grassland Conservation Area.

Our expression of appreciation on behalf of Wisconsin's citizens is hereby recorded in the official records of the Wisconsin Natural Resources Board. We acknowledge this generous contribution.

Wisconsin Natural Resources Board

Greg Kazmierski, Chair