

SUBJECT: Land Acquisition and Project Boundary Modification – Prince’s Point Wildlife Area – Jefferson County

FOR: JUNE 2022 BOARD MEETING

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

SUMMARY:

The department is requesting approval to 1) acquire 1,830.3 acres of land and a .07-acre access easement from Dean Kincaid, Inc. (Kincaid), for \$3,677,000 under the authority of ss. 23.09(2)(d)(3) and (15), Wis. Stats., and ss. NR 1.40(1) (2)(a) and 1.41(a), Wis. Admin. Code; and 2) modify the existing project boundaries of Prince’s Point Wildlife Area and Glacial Heritage Area Rural Landscape Protection Area to include the entire parcel in Prince’s Point Wildlife Area.

The Kincaid acquisition of 1,830.3 acres abuts existing department ownership, lies entirely within the project boundaries of Prince’s Point Wildlife Area and the Glacial Heritage Area Rural Landscape Protection Area, and is a partner project with the USDA Natural Resources Conservation Service (NRCS). Consisting primarily of drained wetlands, USDA will be securing a Wetland Reserve Enhancement Partnership (WREP) easement on 1,743.9 acres of the property, with the department purchasing the underlying fee title of the property after the WREP easement is secured. Three additional parcels comprising 86.4 acres to be determined by survey will provide public access points and parking facilities. In addition, an access easement strip measuring 100’ x 33’ for management use is included. Funding for the \$3,677,000 acquisition consists of \$3,432,000 of federal Pittman-Robertson funds and \$245,000 from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats. The USDA project will also fund the wetland restoration design, construction, and planting activities on the WREP area.

Prince’s Point Wildlife Area located in Jefferson County was established in 1951 and currently comprises nearly 2,000 acres of mostly wetland habitat and consists of primarily bottomland hardwoods and open water marsh. The wildlife area is primarily riparian wetlands associated with the confluence of Spring Creek, the Scuppernong River, and the Bark River. There is a small portion of upland cover along Koch Road on the northern edge of the property. Nearly 1,000 acres are managed in four wetland impoundments, with water levels in two of the impoundments manipulated to maximize use by waterfowl and other wetland birds.

The USDA restoration plan will include five water level managed impoundments, 11 miles of mowed dike tops, four miles of graveled dike tops and a permanent duck banding site. This property will be managed for moist soil and resources will be allocated here as it is in the highest priority area for waterfowl species identified in the Wisconsin Waterfowl Habitat Conservation Strategy (2020), a 15-year plan that directs strategic waterfowl habitat conservation of the [North American Waterfowl Management Plan](#) (NAWMP) in Wisconsin.

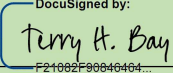
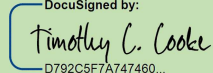
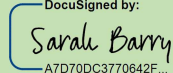
This acquisition and wetland restoration will increase relevancy for wildlife management because it is in a key part of our state within a one-hour drive from 4,000,000 residents and will be a premiere destination for waterfowl hunters as well as recreational users, with waterfowl and wetland associated birds being one of the most popular wildlife viewing activities. The long-term management goal is to restore and maintain a highly functional hemi-marsh wetland complex for waterfowl to be utilized by hunters and recreational users. The subject property will be open to all five nature based outdoor activities.

The department recommends acquisition of this property in cooperation with the USDA WREP to enhance Prince’s Point Wildlife Area by blocking habitat and completing the boundary out to roads which provides improved habitat and recreational objectives near one of the most populated areas of the State. The department also recommends modifying the project boundaries of Prince’s Point Wildlife Area and Glacial Heritage Area Rural Landscape Protection Area to include the entire parcel in Prince’s Point Wildlife Area.

RECOMMENDATION: That the Board 1.) approve the purchase of 1,830.30 acres of land and a .07-acre access easement from Dean Kincaid, Inc., for \$3,677,000.00 for Prince’s Point Wildlife Area in Jefferson County and 2.) approve the modification of the existing project boundaries of Prince’s Point Wildlife Area and Glacial Heritage Area Rural Landscape Protection Area to include the entire parcel in Prince’s Point Wildlife Area.

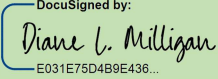
LIST OF ATTACHED MATERIALS (Check all that are applicable):

- Background Memo**
- Maps and Documents**

Approved By	Signature	Date	
Terry H. Bay Bureau Director		5/18/2022 8:06 AM	CDT
Timothy C. Cooke Internal Services Division Administrator		5/24/2022 9:59 AM	CDT
Preston D. Cole, Secretary		6/2/2022 3:06 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	 DocuSigned by: <i>Diane L. Milligan</i> E031E75D4B9E436...	5/17/2022 9:37 AM CDT	
Other reviewers N/A			

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CORRESPONDENCE/MEMORANDUM

DATE: May 13, 2022 FILE REF: WM 60774

TO: Governor Tony Evers

FROM: Secretary Preston D. Cole

SUBJECT: Proposed Land Acquisition, Dean Kincaid, Inc. Tract, File # WM 60774,
Option Expires September 6, 2022

1. PARCEL DESCRIPTION:

Prince's Point Wildlife Area
Jefferson County

Grantor:

Dean Kincaid, Inc.
Attn: Corey Kincaid
N2028 State Highway 106
Palmyra WI 53156

Acres: 1,830.30Price: \$3,677,000.00Appraised Value: \$3,677,000.00Interest: Fee Title PurchaseImprovements: A high capacity well, earthen berms and a couple of gravel farm lanes.Location: The property is located three miles north of the Village of Palmyra in Jefferson County.Land Description: The subject land is generally level with some areas of upland.Covertypes Breakdown:

Type	Acreage
Water	10.00
Wetland	1.00
Wetland	1,800.00
Lowland Woodland	1.00
Total:	1,830.30

Zoning: Ag-1Present Use: Agricultural/recreationProposed Use: Public recreationTenure: 26 + yearsProperty Taxes: \$18,850.33 est.Option Date: March 10, 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 1) acquire 1,830.3 acres of land and a .07-acre access easement from Dean Kincaid, Inc. (Kincaid), for \$3,677,000 under the authority of ss. 23.09(2)(d)(3) and (15), Wis. Stats., and ss. NR 1.40(1) (2)(a) and 1.41(a), Wis. Admin. Code; and 2) modify the existing project boundaries of Prince's Point Wildlife Area and Glacial Heritage Area Rural Landscape Protection Area to include the entire parcel in Prince's Point Wildlife Area.



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The USDA restoration plan will include five water level managed impoundments, 11 miles of mowed dike tops, four miles of graveled dike tops and a permanent duck banding site. This property will be managed for moist soil and resources will be allocated here as it is in the highest priority area for waterfowl species identified in the Wisconsin Waterfowl Habitat Conservation Strategy (2020), a 15-year plan that directs strategic waterfowl habitat conservation of the North American Waterfowl Management Plan (NAWMP) in Wisconsin.

This acquisition and wetland restoration will increase relevancy for wildlife management because it is in a key part of our state within a one-hour drive from 4,000,000 residents and will be a premiere destination for waterfowl hunters as well as recreational users, with waterfowl and wetland associated birds being one of the most popular wildlife viewing activities. The long-term management goal is to restore and maintain a highly functional hemi-marsh wetland complex for waterfowl to be utilized by hunters and recreational users. The subject property will be open to all five nature based outdoor activities.

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3. LAND MANAGEMENT:

The USDA restoration plan will include five water level managed impoundments, 11 miles of mowed dike tops, four miles of graveled dike tops and a permanent duck banding site. This property will be managed for moist soil and resources will be allocated here as it is in the highest priority area for waterfowl species identified in the Wisconsin Waterfowl Habitat Conservation Strategy (2020), a 15-year plan that directs strategic waterfowl habitat conservation of the [North American Waterfowl Management Plan](#) (NAWMP) in Wisconsin.

After USDA restoration, the Wildlife Management Program stationed in Lake Mills will coordinate and manage the property as part of Prince’s Point Wildlife Area, in partnership and cooperation with USDA-NRCS, who will own a Wetland Reserve Easement on the subject parcel. The NRCS will pay for and coordinate the wetland restoration activities and own the water and habitat management rights in perpetuity.

4. FINANCING:

Funding consists of \$3,432,000 of federal Pittman-Robertson funds and \$245,000 of State Stewardship bonds:

Funds allotted to program:	Balance before this transaction:	Balance after this transaction:
\$8,000,000.00	\$6,902,558.00	\$6,657,558.00

5. ACQUISITION STATUS OF THE PRINCE'S POINT WILDLIFE AREA:

Established: 1950
Acres Purchased to Date: 1,904.88
Acquisition Goal: 4,099.00
Percent Complete: 46.47 %
Cost to Date: \$174,970.80

6. APPRAISAL:

Appraiser: Michael Stone
Valuation Date: December 3, 2021
Appraised Value: \$3,677,000.00
Highest and Best Use: Recreation

Allocation of Values:

Parcel A:

- a. land: 1,830.30 acres @ \$1,978.70 per acre: \$3,675,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,349.00 - \$2,470.00 per acre

Parcel B:

Before Encumbrance: \$668,500
After Encumbrance \$666,500
Difference \$ 2,000

\$3,675,000 + \$2,000 = \$3,677,000.00

RECOMMENDED:

DocuSigned by:
Terry H. Bay
F21082F90846464...

5/18/2022 | 8:06 AM CDT

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

Date

DocuSigned by:
Diane L. Milligan
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5/17/2022 | 9:37 AM CDT

Diane L. Milligan, Bureau of Legal Services

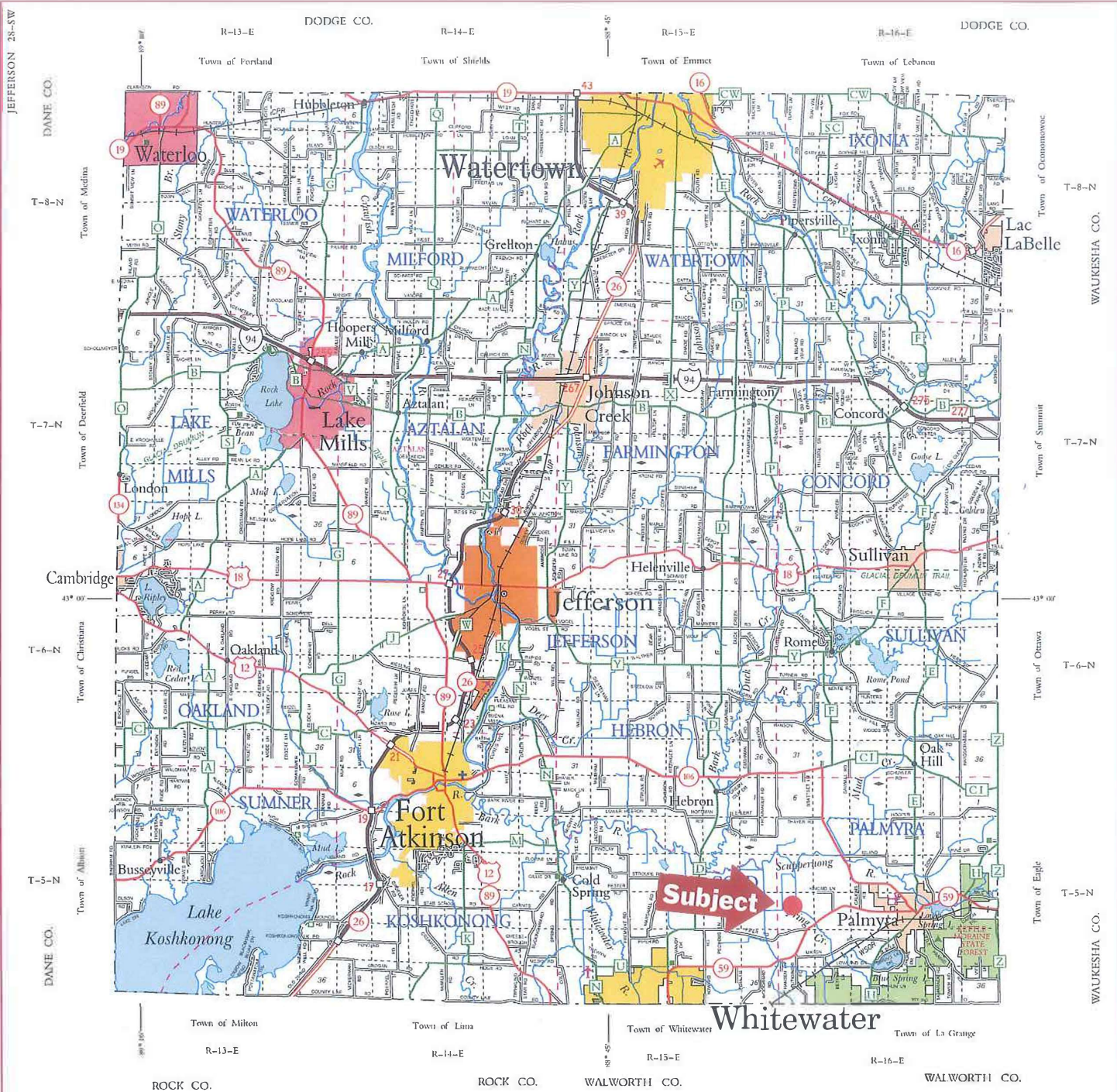
Date

DocuSigned by:
Timothy C. Cooke
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5/24/2022 | 9:59 AM CDT

Timothy C. Cooke, Internal Services Division Administrator

Date



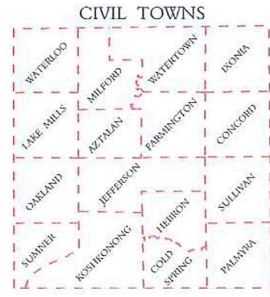
LEGEND

- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fireline
- 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
- Rest Area
- Wayside
- Modern Facilities
- None Facilities



SECTION NUMBERING OF A TOWNSHIP

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



MILES OF HIGHWAY
as of Dec. 31, 2019

STATE	180
COUNTY	256
LOCAL ROADS	1047
OTHER ROADS	11
TOTAL FOR COUNTY	443

Land Area (2010 Census) — 554 sq mi
Population (2010 Census) — 83,626
County Seat — Jefferson

JEFFERSON CO.

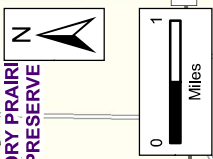
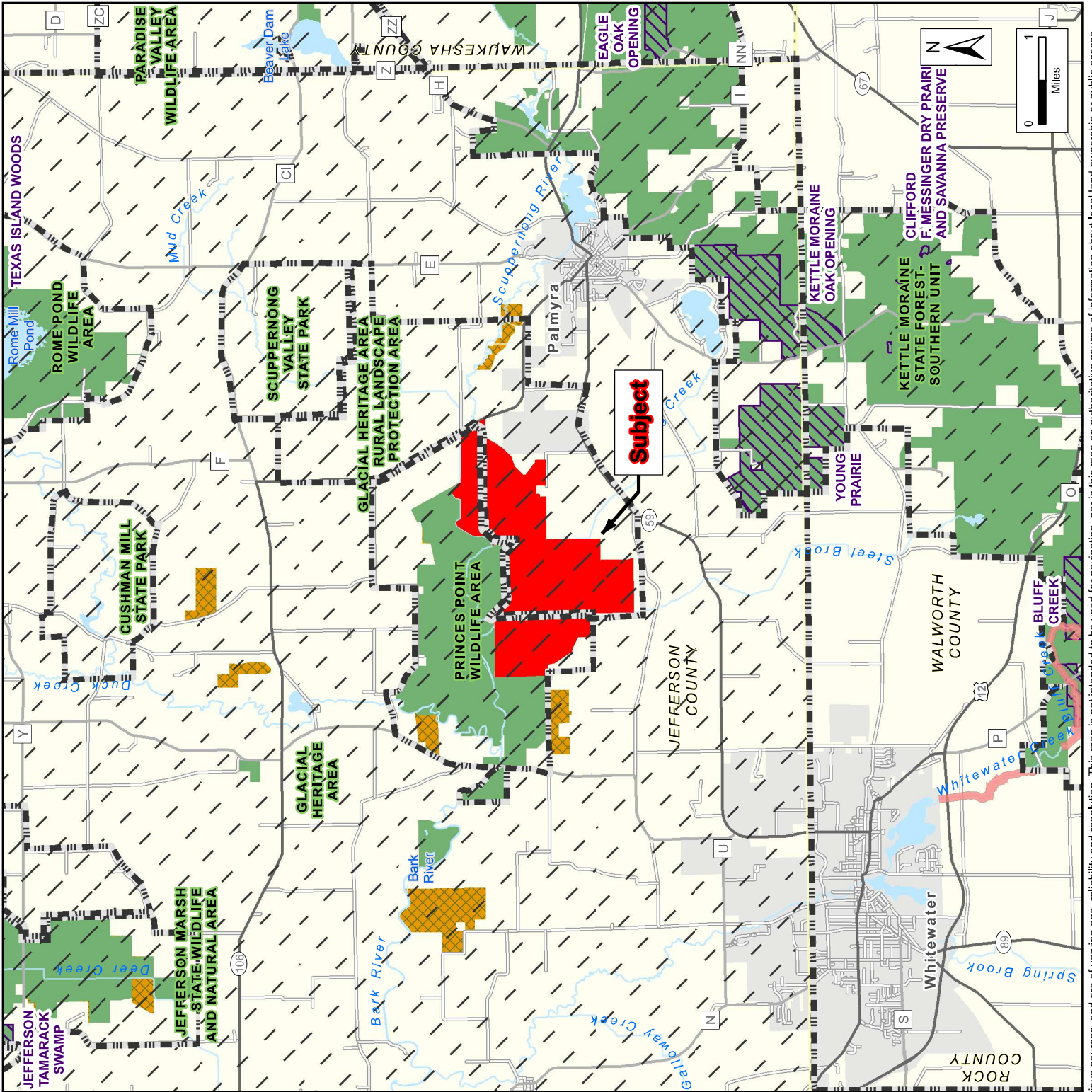
DEPARTMENT OF TRANSPORTATION

Madison, Wisconsin
SCALE: MILES

Corrected for
JAN. 2021

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







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

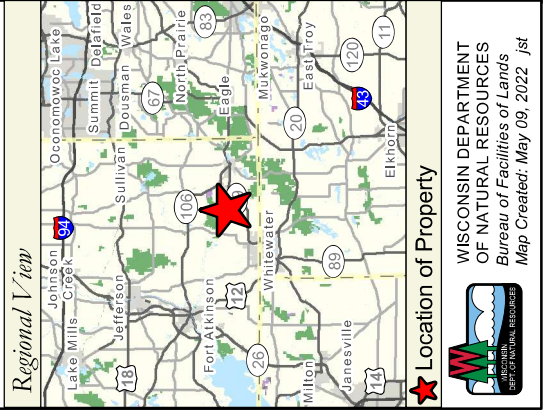


NRB Item: Dean Kincaid, Inc. -- Fee
Princes Point Wildlife Area

T5N R15E and T5N R16E
 Towns of Cold Spring and Palmyra, Jefferson County

 **Subject**
 WM 60774

-  Current DNR Project Boundary
-  State Natural Area
-  County Boundary
-  DNR Fee Title
-  NRCS - WRP (Wetland Reserve Program - Closed to public access)
-  Streambank Eligible Stream

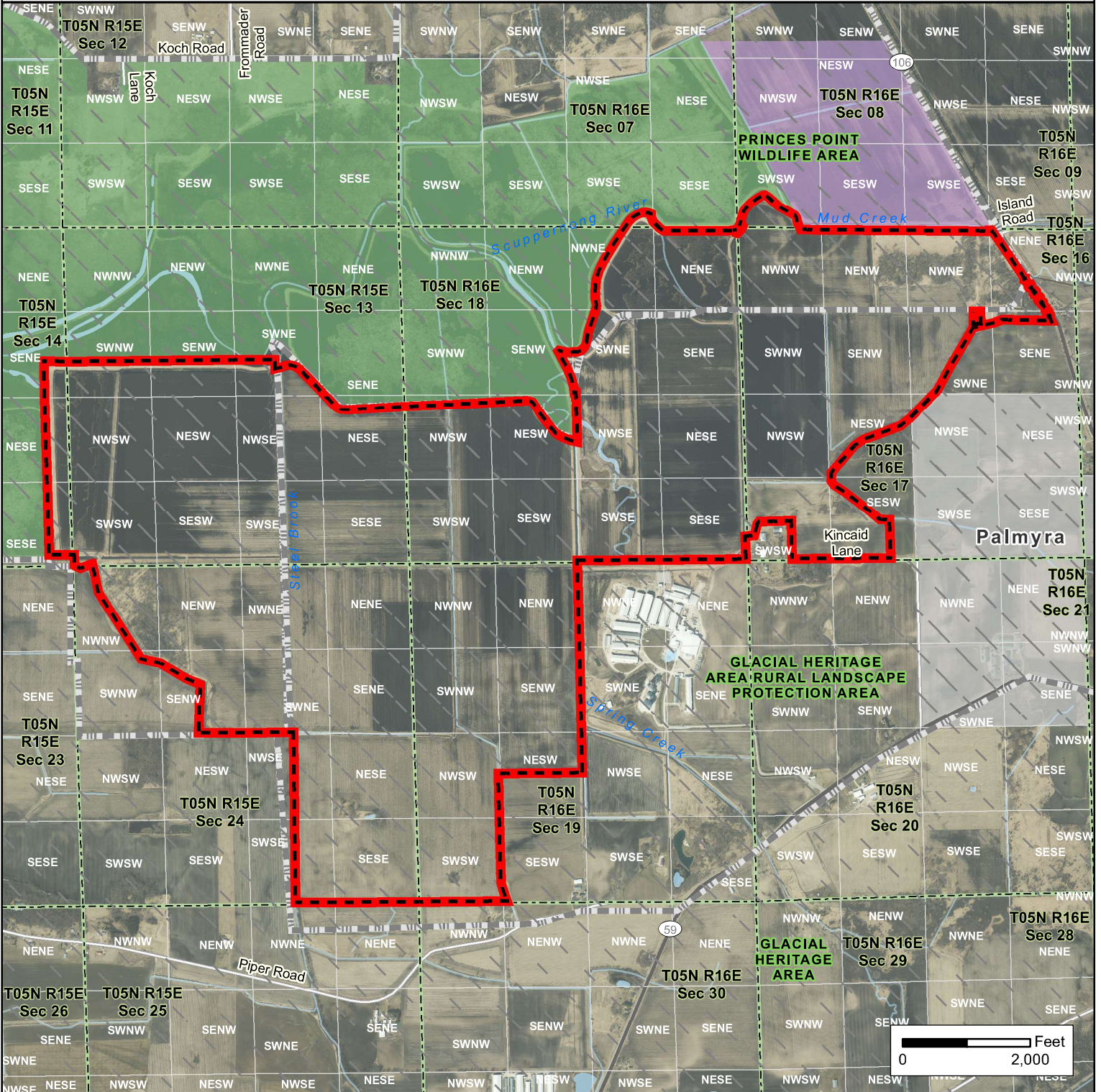


Location of Property
 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: May 09, 2022 .jst

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: Dean Kincaid, Inc. -- Fee

T5N R15E and T5N R16E, Towns of Cold Spring and Palmyra, Jefferson County



Princes Point Wildlife Area

Subject



Original Pre-2013 Project Boundary - Not Subject to JFC Review



DNR Fee Title



DNR Easement



DNR Easement Closed to Public Access



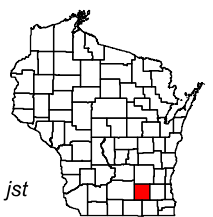
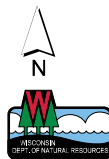
Section Boundary



QQ Section Boundary



City or Village



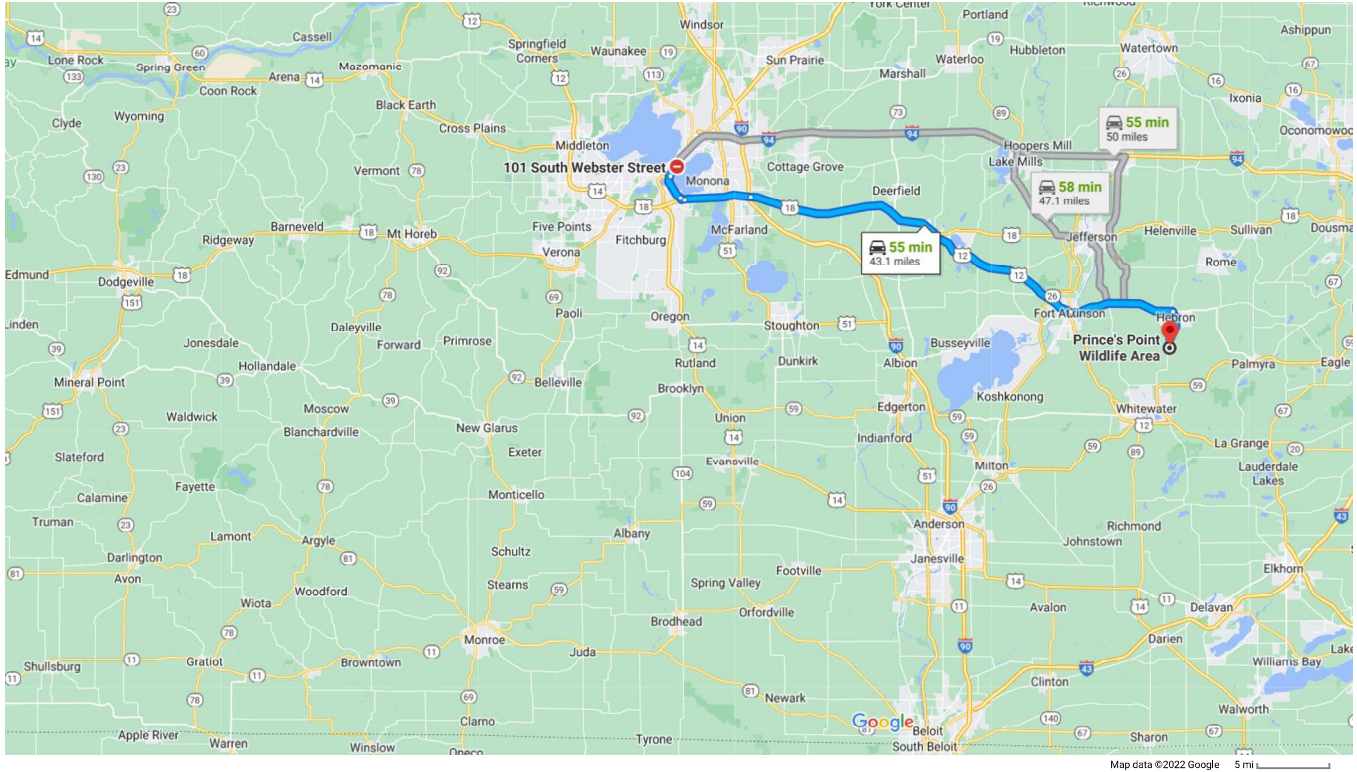
May 09, 2022 jst

Real Estate Section
Bureau of Facilities and Lands

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Google Maps 101 South Webster Street, Madison, WI to Prince's Point Wildlife Area

Drive 43.1 miles, 55 min



101 S Webster St
Madison, WI 53703

Take S Butler St and E Wilson St to John Nolen Dr

- ↑ 1. Head northwest on S Webster St toward E Main St
2 min (0.3 mi)
- ↪ 2. Turn right at the 1st cross street onto E Main St
112 ft
- ↪ 3. Turn right at the 1st cross street onto S Butler St
335 ft
- ↶ 4. Turn left onto E Wilson St
0.1 mi
- ↷ 5. Sharp right onto John Nolen Dr
0.1 mi

Get on US-12 E/US-18 E

- ↑ 6. Continue straight to stay on John Nolen Dr
2 min (0.8 mi)
- ↷ 7. Keep left at the fork, follow signs for US-12 E/US-18 E/I-90 and merge onto US-12 E/US-18 E
1.8 mi
- 0.4 mi

Follow US-12 E to WI-106 E/Sherman Ave E in Fort Atkinson

- ↗ 8. Merge onto US-12 E/US-18 E
36 min (29.7 mi)
- ↪ 9. Keep right to stay on US-12 E/US-18 E
4.6 mi
- ↗ 10. Slight right onto US-12 E/W Main St
13.7 mi
- 1. Continue to follow US-12 E
11.4 mi
- ↪ 11. Turn right onto N Main St
446 ft

Continue on WI-106 E. Drive to Co Rd D

- ↶ 12. Turn left onto WI-106 E/Sherman Ave E
12 min (10.0 mi)
- 1. Continue to follow WI-106 E
7.3 mi
- ↪ 13. Turn right onto Co Rd D
7.3 mi
- 1. Destination will be on the left
2.7 mi

Prince's Point Wildlife Area

N1098 Co Rd D, Whitewater, WI 53190

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.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



IN REPLY REFER TO: WM 60774
Sender's Direct Line: 608-266-2136

Dean Kincaid, Inc.
Attn: Corey Kincaid
N2028 State Highway 106
Palmyra WI 53156

SUBJECT: Notice regarding the purchase of land for the Prince's Point Wildlife Area

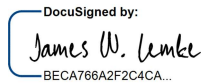
Dear Corey Kincaid:

This letter is to inform you that the Governor has officially approved the purchase of your organization's property in Jefferson County, Wisconsin. Upon review and acceptance of title, the department will begin formalizing a closing packet for your review, including a title commitment, closing statement and deed.

Aubrey Johnson, our closing officer, will be formalizing this packet for your review. If you have questions about the closing process or the paperwork she will enclose to you, feel free to contact Aubrey Johnson at 608-267-0570.

Thank you for working with the State of Wisconsin on this transaction.

Sincerely,

DocuSigned by:

BECA766A2F2C4CA...

James W. Lemke
Real Estate Section Chief, Bureau of Facilities and Lands

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



IN REPLY REFER TO: WM 60774
Sender's Direct Line: 608-266-2136

Laura Lowrey
Town Clerk
PO BOX 519
PALMYRA WI 53156

SUBJECT: Appraisal Transmittal for Dean Kincaid, Inc. Property for the Prince's Point Wildlife Area

Dear Laura Lowrey:

In compliance with 2001 Wisconsin Act 16, Section 1035m you will find a summary below of the appraisal obtained by the department in association with the department's purchase of the parcel owned by Dean Kincaid, Inc. This information is to be made available to the local assessor of your taxing district to be used in accordance with s. 23.0917(7)(f) 2, Wis. Stats. Please forward this information to the Assessor when you are finished reviewing it.

TAX PARCEL ID:

024-0516-1842-000, 004 0515 1313 001, 004-0515-1323-002, 024-0516-1722-000, 024-0516-1732-000, 004-0515-1332-000, 004-0515-1342-000, 024-0516-1831-000, 024-0516-1731-000, 024-0516-0823-000, 004-0515-1342-001, 004-0515-1334-000, 024-0516-1924-000, 024-0516-1844-000, 004-0515-2441-000, 004-0515-2443-001, 024-0516-1931-000, 004-0515-1341-000, 024-0516-1923-000, 024-0516-1731-001, 024-0516-1812-000, 024-0516-1843-000, 004-0515-2411-000, 024-0516-0821-003, 024-0516-1921-000, 004-0515-1344-000, 024-0516-1813-000, 004-0515-1313-003, 004-0515-1441-003, 004-0515-1343-001, 004-0515-1333-000, 024-0516-1724-000, 024-0516-1712-000, 024-0516-1711-001, 024-0516-1723-000, 004-0515-1343-000, 024-0516-1922-000, 024-0516-0833-001, 004-0515-1331-000, 004-0515-1444-000, 024-0516-1811-000, 024-0516-1814-000, 004-0515-2412-000, 004-0515-2413-000, 004-0515-2414-000, 004-0515-2442-000, 004-0515-2444-000, 024-0516-1923-001, 024-0516-1932-000, 024-0516-1933-000, 024-0516-1832-000, 024-0516-1833-000, 024-0516-0743-001, 024-0516-1714-000, 024-0516-1733-000, 024-0516-1734-000, 024-0516-1742-001, 024-0516-0741-001, 024-0516-0831-000, 024-0516-0833-000, 024-0516-0834-000, 024-0516-0842-001, 024-0516-1841-000, 024-0516-1721-000, 004-0515-1324-002, 004-0515-1441-000, 024-0516-1713-000, 024-0516-0824-000, 024-0516-0843-000, 004-0515-2421-000, 024-0516-1733-001, 024-0516-1834-000, 024-0516-934-001

APPRAISAL:

Appraiser: Michael Stone
Valuation Date: December 03, 2021
Appraised Value: \$3,677,000.00
Highest and Best Use: Outdoor Recreation

Allocation of Values:

Parcel A:

- a. land: 1,830.30 acres @ \$1,978.70 per acre: \$3,675,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,349.00 - \$2,470.00 per acre

Parcel B:

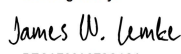
Before Encumbrance: \$668,500
After Encumbrance \$666,500
Difference \$ 2,000

$\$3,675,000 + \$2,000 = \$3,677,000.00$

If you have any questions about the information provided or would like to request the actual appraisal, please call James W. Lemke at 608-266-2136.

Thank you very much for your attention to this matter.

Sincerely,

DocuSigned by:

BECA766A2E2C4CA

James W. Lemke
Real Estate Section Chief, Bureau of Facilities and Lands

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

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IN REPLY REFER TO: WM 60774
Sender's Direct Line: 608-266-2136

Honorable Tony Evers
Governor of Wisconsin
C A P I T O L

Re: Land Purchase in the Prince's Point Wildlife Area Project Boundary

Dear Governor Evers:

The department requests your approval for a 1,830.30-acre land purchase from Dean Kincaid, Inc. pursuant to s. 20.914(1), Wis. Stats. The department has the authority to acquire the land pursuant to s. 23.09(2)(d), Wis. Stats. The land is required for natural resource management and public outdoor recreation and is located within both the Prince's Point Wildlife Area and the Glacial Heritage Rural Protection Area. Funding for \$3,677,000 acquisition consists of \$3,432,000 of federal Pittman-Robertson funds and \$245,000 of funds from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats. The USDA project will also fund the wetland restoration design, construction, and planting activities on the WREP area.

The file number is WM 60774 and the land is located in Jefferson County. Attached please find a memo and maps describing this transaction.

The department has notified local elected officials and state representatives regarding this transaction and no comments were received. The Natural Resources Board approved the transaction at the June 2022 meeting.

I certify that this request for Governor's approval meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

If you concur with the proposed land transaction, please indicate your approval by signing this letter and returning it to us. If additional information is needed, your office can contact James W. Lemke, Real Estate Section Chief at 608-266-2136.

Thank you for this consideration.

Sincerely,

for 
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Preston D. Cole
Secretary

Tony Evers

DATE

Bcc: Andrew Potts – DOA; Maggie Hamer – DOA; J. Lemke - LF/6

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