

**SUBJECT: LAND ACQUISITION – PETER HELLAND WILDLIFE AREA – COLUMBIA COUNTY**

**FOR: JANUARY 2009 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 41.5 acres of land from the Pacholski Estate for \$195,000 for the Peter Helland Wildlife Area in Columbia County. The item is being submitted because purchase price exceeds \$150,000.

The property is about two miles southeast of Pardeeville and is bordered on three sides by state-owned lands. It consists of 25 acres pastureland, an 11.5-acre mix of woods, grass, brush, and five acres wetland. It also includes a set of dilapidated buildings that have no value and will be razed.

The Peter Helland Wildlife Area lies in a basin formed by the melt waters from the last glacial period about 10,000 years ago. Native American Indians used the marsh as a hunting ground, probably for prairie chicken, deer, waterfowl, and small mammals. Following settlement by European immigrants and the development of drainage and dredging equipment, the marsh was partially drained to allow muck farming. The Department began acquiring property for the project in 1972 to serve as a goose management area, a satellite unit for the Horicon Marsh. The property is now used extensively for hunting, especially for deer, pheasant, and waterfowl. The Canada goose population averages around 10,000 birds. Other types of recreation pursued here are trapping, wildlife watching, hiking, photography, canoeing, and cross-country skiing.


The wildlife area consists of wetlands, uplands, and the North Branch of Duck Creek. The wetlands range from wet prairie and sedge meadow to cattail marsh and disturbed areas dominated by reed canary grass. Shrub carr with dogwood and willow are interspersed within the low areas. The uplands are former agricultural areas with scattered oak woodlots. Some of the fields are planted with food crops for wildlife and with native grassland for nesting cover.

**RECOMMENDATION:** That the Board approve the purchase of 41.5 acres of land from the Pacholski Estate for \$195,000 for Peter Helland Wildlife Area in Columbia County.

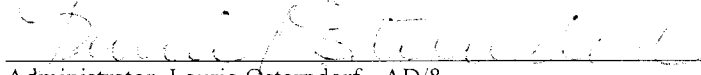
**LIST OF ATTACHED MATERIALS:**

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

1/23/09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterdorf - AD/8

12/16/08  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/8

\_\_\_\_\_  
Date

- cc: S. Miller – LF/6  
 R. Steffes – LF/6  
 L. Ross – AD/8  
 T. Hauge – WM/6  
 L. Eagan – SCR/Fitchburg

## CORRESPONDENCE/MEMORANDUM

DATE: December 22, 2008  
 TO: Governor Doyle  
 FROM: Matthew J. Frank *MJF*  
 SUBJECT: Proposed Land Acquisition, Pacholski Estate Tract, File # WM 60024  
 Option Expires March 31, 2009

FILE REF: WM 60024

1. PARCEL DESCRIPTION:

Peter Helland Wildlife Area  
 Columbia County

Grantor:

Pacholski Estate  
 c/o Kathy Manthey  
 First Weber Group, Inc.  
 333 West Wisconsin Street  
 Portage, WI 53901

Acres: 41.50Price: \$195,000Appraised Value: \$195,000Interest: Fee Title PurchaseImprovements: Parcel contains a set of dilapidated buildings, which have no value.Location: The property is located in Columbia County less than two miles southeast of Pardeeville in the Town of Wyocena.Land Description: The subject land is gently rolling to fairly level.

| <u>Covertyp</u> e Breakdown: | Type:            | Acreage: |
|------------------------------|------------------|----------|
|                              | Wetland          | 5.0      |
|                              | Lowland Woodland | 11.5     |
|                              | Grass            | 25.0     |
|                              | TOTAL:           | 41.5     |

Zoning: AgriculturePresent Use: Outdoor RecreationProposed Use: Resource Protection and Public RecreationTenure: 23 yearsProperty Taxes: \$919Option Date: December 1, 2008Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities including hunting, fishing, trapping, hiking and cross-country skiing.2. JUSTIFICATION:

The Department proposes to purchase 41.5 acres from the Pacholski Estate located in Columbia County, less than two miles southeast of Pardeeville in the Town of Wyocena for the Peter Helland Wildlife Area. The Pacholski property is within the project boundary, surrounded on three sides by state-owned lands. It consists of 25 acres pastureland, an 11.5-acre mix of woods, grass, brush, and five acres wetland. It also



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includes a house, garage and two sheds that are all considered to be at the end of their economic life and will be razed.

Peter Helland Wildlife Area lies in a basin formed by the melt waters from the last glacial period about 10,000 years ago. Native American Indians used the marsh as a hunting ground, probably for prairie chicken, deer, waterfowl, and small mammals. Following settlement by European immigrants and the development of drainage and dredging equipment, the marsh was partially drained to allow muck farming. The Department began acquiring property for the project in 1972 to serve as a goose management area, a satellite unit for the Horicon Marsh. The property is now used extensively for hunting, especially for deer, pheasant, and waterfowl. The Canada goose population averages around 10,000 birds. Other types of recreation pursued here are trapping, wildlife watching, hiking, photography, canoeing, and cross-country skiing.

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The Department recommends the acquisition of the Pacholski Estate parcel to help meet wildlife management and public recreational needs in south central Wisconsin and to consolidate ownership in the Peter Helland Wildlife Area.

3. FINANCING:

State Stewardship bond funds are anticipated:

| Funds allotted to program: | Balance after proposed transaction: |
|----------------------------|-------------------------------------|
| \$4,000,000                | \$244,880                           |

4. ACQUISITION STATUS OF THE PETER HELLAND WILDLIFE AREA:

Established: 1971  
Acres Purchased to Date: 3,559.36  
Acquisition Goal: 4,140.0  
Percent Complete: 85.97  
Cost to Date: \$2,031,084.61

5. APPRAISAL:

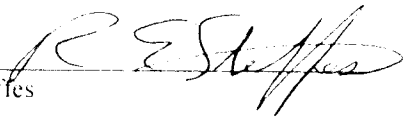
Appraiser: Michael Stone  
Valuation Date: September 15, 2008  
Appraised Value: \$195,000  
Highest and Best Use: Rural Residential

Allocation of Values:

- a. land: 41.50 acres @ \$4,698.80 per acre: \$195,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$4,286.00 to \$5,085.00

Appraisal Review: Paul Scott - November 18, 2008

RECOMMENDED:

  
Richard E. Steffes

12.23.08  
Date

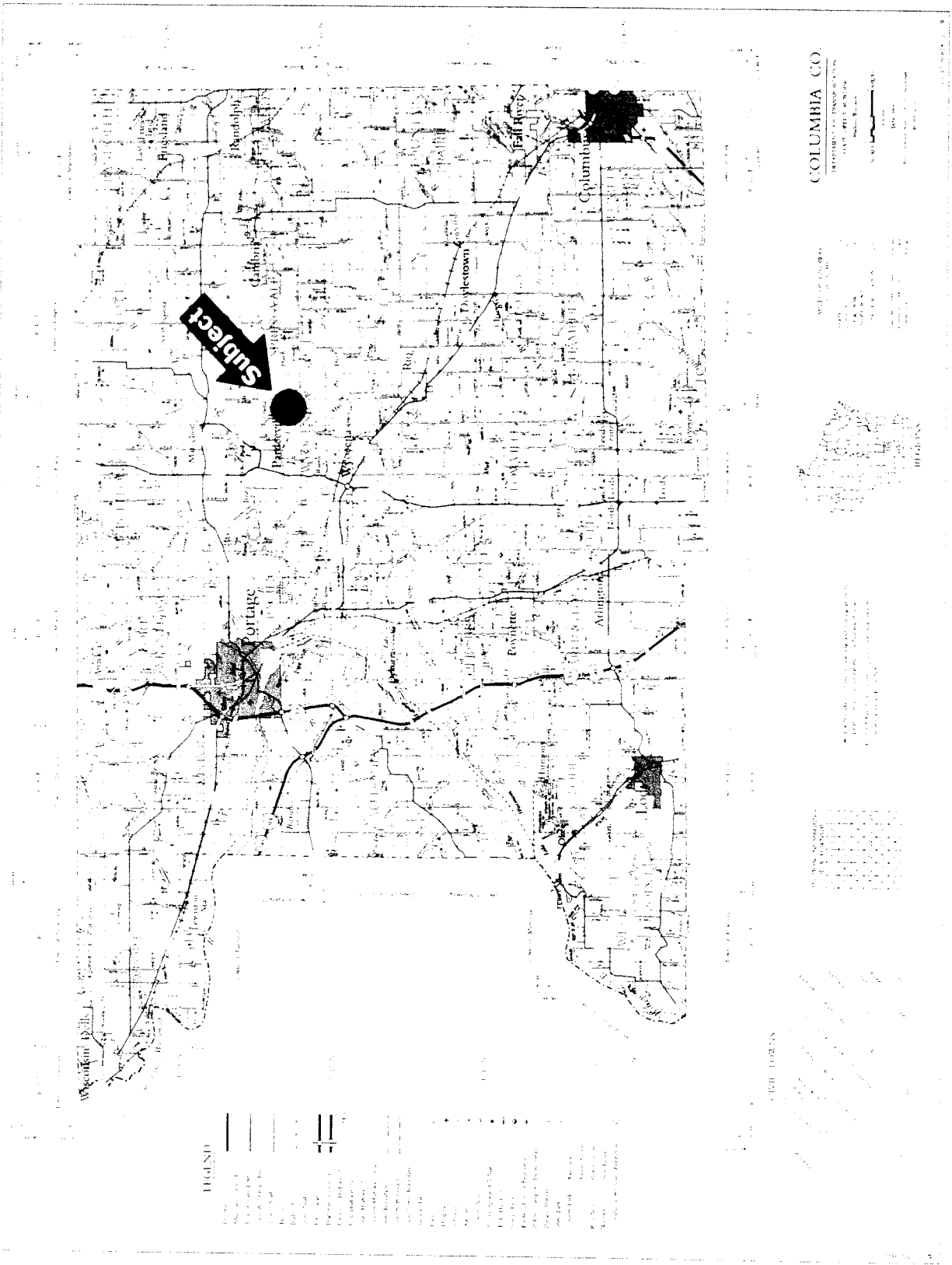
  
Bureau of Legal Services

12/23/08  
Date

  
Laurie Osterdorf

12/29/08  
Date

RES:dv



**LEGEND**

1. Major Road  
 2. U.S. Highway  
 3. State Road  
 4. County Road  
 5. Local Road  
 6. Railroad  
 7. Canal  
 8. Stream  
 9. Lake  
 10. Marsh  
 11. Swamp  
 12. Wooded Area  
 13. Open Area  
 14. Building  
 15. Cemetery  
 16. School  
 17. Church  
 18. Public Building  
 19. Industrial Building  
 20. Warehouse  
 21. Mill  
 22. Power Plant  
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