

SUBJECT: Land Exchange and Sale – Killsnake Wildlife Area, Brillion Wildlife Area– Calumet County

FOR: DECEMBER 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an agreement to acquire 56.15 acres from Craig and Amy Hedrich, Trustees of the Craig S. Hedrich and Amy R. Hedrich Revocable Living Trust within the project boundary of Brillion Wildlife Area in exchange for 80 acres of agricultural land outside the Killsnake Wildlife Area project boundary plus the difference in appraised value of \$299,500.00 in cash to the Department. The item is being submitted because State land for exchange is larger than 40 acres and the value exceeds \$50,000 and because the Hedrich Revocable Living Trust has owned the land for less than 3 years.

The Hedrich's are in need of additional land for their crop and beef operations and have land within the Brillion Wildlife Area project boundary that has high recreational and resource value. The 56.15 acre parcel to be acquired from the Hedrich's is located in the Town of Brillion, in northeast Calumet County, about 2 miles south of State Highway 10 and 1 mile west of County Highway PP. The parcel is comprised mainly of forested land with about 1.3 miles of wooded trails that are heavily utilized by the public and the adjoining Brillion Nature Center. The addition of the 56.15 acres for the Brillion Wildlife Area will allow for permanent public use and management by the Department. This parcel was previously leased by the Department for public hunting but that lease expired in 2010 and could not be renewed. Since then the parcel has continued to be used for outdoor educational programs by the Brillion Nature Center and their associated Friends group with the permission of the previous landowner. However that landowner elected to sell the property to Craig and Amy Hedrich and they are now proposing a land trade. Members of the community utilize the Brillion Wildlife Area parcel being proposed for acquisition for cross-country skiing, bird watching, hiking, and accessing a marsh overlook platform. The opportunity for public hunting at the Brillion Wildlife Area will also be greatly improved with state ownership of this parcel. The hunting pressure is high near the city of Brillion with few forested areas publicly available for deer and turkey season. The eastern portion of Brillion Wildlife Area is an important and rare ecosystem. The forested habitat is located on the Niagara escarpment. This is a unique natural feature in Northeast Wisconsin and has been identified in state statute as one of seven land acquisition priorities of the Knowles Nelson Stewardship Fund. The forest composition of the parcel proposed for purchase is a diverse mix of bottomland hardwoods, including oak, beech, maple, cedar, ash, and aspen. Historically, the forest has been managed well and sustained limited harvest through cooperation with DNR Foresters. The potential for regeneration and habitat improvements on this parcel are high.

The 80 acre parcel that the Department is proposing to exchange/sell is located in the Town of Charlestown, in eastern Calumet County, about 1 mile north of State Highway 151 and 2 miles east of the City of Chilton adjacent to the Killsnake Wildlife Area. The parcel was acquired in 2001 as part of a 555 acre land purchase. Approximately 182 acres of that purchase were located outside of the project boundary and much of that land was productive agricultural land. The parcel being proposed for trade has been continually leased out to sharecroppers on 3 year contracts. The Department made a commitment at the time of purchase to keep a significant portion of the ag land in farm production. Over the years the annual leasing has provided some revenue back to the state but the land provides little wildlife cover or recreational opportunities for the community and Department staff are recommending that the land be exchanged/sold. Because the land values are not equal, a portion of the Department property will be sold under the authority of s. 23.145, Wis. Stats. This statute directed the Natural Resource Board to offer 10,000 acres of land located outside of established project boundaries for sale by June 30, 2017. The sale portion of this transaction will be carried out under this statute. For the purposes of tracking the sale acres and proceeds, 33.75 acres and \$224,500 in land value will comprise the exchange portion of the transaction and 46.25 acres and \$299,500.00 in cash to the Department will comprise the sale portion of the transaction. The sale proceeds will be used to pay down Stewardship program debt per the provisions of s. 23.145(2), Wis. Stats.

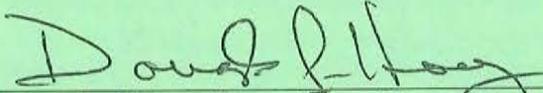
RECOMMENDATION: That the Board approve the exchange of 33.75 acres of land under the authority of s. 23.09(2)(e), Wis. Stats., and the sale of 46.25 acres of land at the price of \$299,500 under the authority of s. 23.145, Wis. Stats., and approve the acquisition of 56.15 acres of land within the Brillion Wildlife Area project boundary as part of the land exchange.

LIST OF ATTACHED MATERIALS:

No Fiscal Estimate Required
No Environmental Assessment of Impact Statement Required
No Background Memo

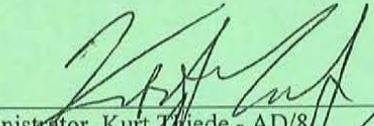
Yes Attached
Yes Attached
Yes Attached

APPROVED:



Deputy Facilities and Lands Bureau Director, Douglas J Haag - LF/6

11-12-14
Date



Administrator, Kurt Tiede - AD/8

11-17-14
Date



Secretary, Cathy Stepp - AD/8

11/17/14
Date

cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
T. Hauge - WM/6
A. Buchholz

CORRESPONDENCE/MEMORANDUM

DATE: November 12, 2014 FILE REF: WM 60265
 TO: Governor Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Exchange, Craig S. Hedrich and Amy R. Hedrich Revocable Trust,
 File # WM 60265;
 Option Expires February 4, 2015

1. PARCEL DESCRIPTION:

BRILLION WILDLIFE AREA Calumet County	KILLSNAKE WILDLIFE AREA Calumet County
--	---

Grantors:

Craig S. Hedrich and Amy R. Hedrich Revocable Living Trust W878 E. River Road Brillion, WI 54110	State Department of Natural Resources 101 S. Webster Street Madison, WI 53707
--	---

<u>Acres:</u>	56.15	80.00
<u>Price:</u>	\$0	\$299,500 (difference in appraised value)
<u>Appraised Value:</u>	\$224,500.00	\$524,000.00
<u>Improvements:</u>	Trails	None
<u>Interest:</u>	Fee Title	Fee Title

Location: The Hedrich Trust parcel is located 1 mile south of the City of Brillion and 25 miles south of Green Bay in Calumet County. The Department parcel is located 2 miles east of the City of Chilton in Calumet County.

Land Description: The Hedrich Trust parcel is wooded and basically level, sloping on the east side of the property. The Department parcel for exchange is level, open agricultural land.

Covertypes Breakdown:

Type	Acreage	Acreage
Upland Woodland	46.00	
Lowland Woodland	10.15	
Cropland		80.00
Total:	56.15	80.00

<u>Zoning:</u>	Exclusive Agricultural and Exclusive	Natural Area
----------------	--------------------------------------	--------------



	Agricultural Wetland	
<u>Present Use:</u>	Recreational Land	Sharecropped
<u>Proposed Use:</u>	Public Recreation	Farming operations
<u>Tenure:</u>	7 months (land contract)	12 years
<u>Property Taxes:</u>	\$2,440.94	Tax-Exempt

Agreement Date: July 29, 2014

2. JUSTIFICATION:

The Department has a land exchange agreement with Craig and Amy Hedrich, Trustees of the Craig S.Hedrich and Amy R. Hedrich Revocable Living Trust for the Brillion Wildlife Area. The Department proposes to acquire 56.15 acres within the project boundary of Brillion Wildlife Area in exchange for 80 acres of agricultural land just outside of the Killsnake Wildlife Area project boundary plus the difference in appraised value of \$299,500.00. The Hedrich Revocable Trust parcel is located in the Town of Brillion, in northeast Calumet County, about 2 miles south of State Highway 10 and 1 mile west of County Highway PP. It is comprised of forested habitat with 9.4 acres of wetland indicator soils (Poygan and Manawa) on the east portion of the property. There are 1.3 miles of wooded trails that are heavily utilized by the public and the adjoining Brillion Nature Center.

The addition of 56.15 acres of forested trails would significantly improve recreational opportunities on Brillion Wildlife Area. This parcel was previously leased by the Department for public hunting until 2010 and it has continued to be used for outdoor educational programs by the Brillion Nature Center and their associated Friends group. The Nature Center has a fulltime Naturalist on staff and reaches hundreds of grade school and junior high children through year-round science education programs. They also engage the community in public events such as their fall pumpkin walk, which takes place on the wooded trails the Department would like to acquire. Members of the community utilize this land for cross-country skiing, bird watching, hiking, and accessing a marsh overlook platform.

The opportunity for public hunting on this property would be greatly improved with state ownership. The hunting pressure is high near the city of Brillion with few forested areas publicly available for deer and turkey season. There has been continued pressure from a local hunting group to purchase this property for the purposing of having a private hunting preserve abutting state land with the potential for development.

Ecologically the eastern portion of Brillion Wildlife Area is an important and rare ecosystem. The forested habitat is located on the Niagara escarpment. The forest composition is a diverse mix of bottomland hardwoods, including oak, beech, maple, cedar, ash, and aspen. Historically, the forest has been managed well and sustained limited harvest through cooperation with DNR Foresters. The potential for regeneration and habitat improvements on this parcel are high.

The Department's 80 acre parcel on Killsnake Wildlife Area for trade is exclusively in agriculture and has been continually leased out to sharecroppers on 3 year contracts. Although leasing the land annually provides some revenue back to the state it has provided little wildlife cover or recreational opportunities for the general public.

This land trade presents a unique opportunity to provide a connection between hunting user groups, wildlife habitat management, and compatible recreational activities, such as hiking, birding, cross-country skiing and educational interpretive programs.

3. LAND MANAGEMENT:

Property management goals would be focused on restoration of native plant communities and control of invasive vegetation species. Historically, the forest has been managed well and sustained limited harvest through cooperation with DNR Foresters. The potential for regeneration and habitat improvements on this parcel are high. Additionally, eliminating the risk of development ensures crucial habitat for game species such as turkeys and

Whitetail deer, as well as birds listed as Threatened in Wisconsin like the Red-shouldered Hawk and Acadian Flycatcher.

Selective timber thinning and active forest management would be accomplished through partnering with the local forester. Ash and aspen trees will be thinned to reduce spread of the Emerald Ash Borer and also to reduce competition with longer-lived species such as oak and maple. Hiking trails are already maintained through the Brillion Nature Center Friends Group and they have offered to continue assisting the Department with clearing trees and branches to maintain safe walking paths for school groups and members of the public. This partnership will help to reduce DNR staff time.

No additional funds will be needed to manage this parcel and turkey stamp grant funding can be requested to assist with future land management activities. Many local groups have provided volunteer time, financial support, and community involvement on Brillion Wildlife Area and through their continued efforts this additional acreage will be utilized widely by the general public. Oxbow Sportsmen's Club, Ducks Unlimited, Pheasants Forever, Brillion Nature Center, R D & Linda Peters Foundation Inc. are just a few organizations that have been involved in the area and support on going activities at the Brillion Wildlife Area.

Exchange of the 80 acre Killsnake Wildlife Area parcel will make management more efficient as this land is outside the project boundary and the sharecropping contracts will no longer need to be renewed every 3 years.

4. FINANCING:

No State Stewardship bonds are needed for this transaction.

5. ACQUISITION STATUS OF THE BRILLION WILDLIFE AREA:

Established: 1962
Acres Purchased to Date: 4,824.16
Acquisition Goal: 5,306.00
Percent Complete: 90.92 %
Cost to Date: \$852,069.99

6. APPRAISALS:

6a. APPRAISAL HEDRICH TRACT:

Appraiser: David Steiro
Valuation Date: February 4, 2014
Appraised Value: \$224,500.00
Highest and Best Use: Rural Residential, Recreational Use

Allocation of Values:

- a. land: 56.15 acres @ \$4,000 per acre: \$224,500 (rounded)
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$3,949 - \$4,247 per acre

Appraisal Review:

Jolene Brod

Date: 2/13/2014

6b. APPRAISAL DNR TRACT:

Appraiser: David Steiro
Valuation Date: February 4, 2014
Appraised Value: \$536,000

Highest and Best Use: Agricultural

Allocation of Values:

- a. land: 80.00 acres @ \$6,700 per acre: \$536,000
- b. market data approach used, 6 comparable sales cited
- c. adjusted value range: \$6,126 - \$7,643 per acre

Appraisal Review:

Jolene Brod

Date: 2/13/2014

6c. APPRAISAL REVIEWER'S OPINION OF VALUE DNR TRACT:

Appraiser: Jolene Brod

Valuation Date: February 18, 2014

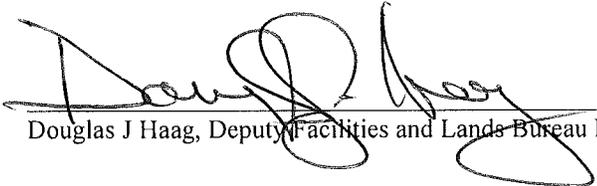
Appraised Value: \$524,000

Highest and Best Use: Agricultural

Allocation of Values:

- a. land: 80.00 acres @ \$6,550 per acre: \$524,000
- b. market data approach used, 5 comparable sales cited (from Steiro Appraisal)
- c. adjusted value range: \$6,474 - \$7,646 per acre

RECOMMENDED:



Douglas J Haag, Deputy Facilities and Lands Bureau Director

11-12-14

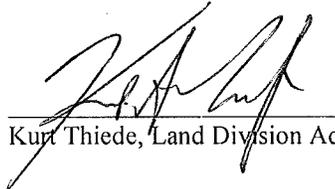
Date



Kristin A. Hess, Bureau of Legal Services

11/13/14

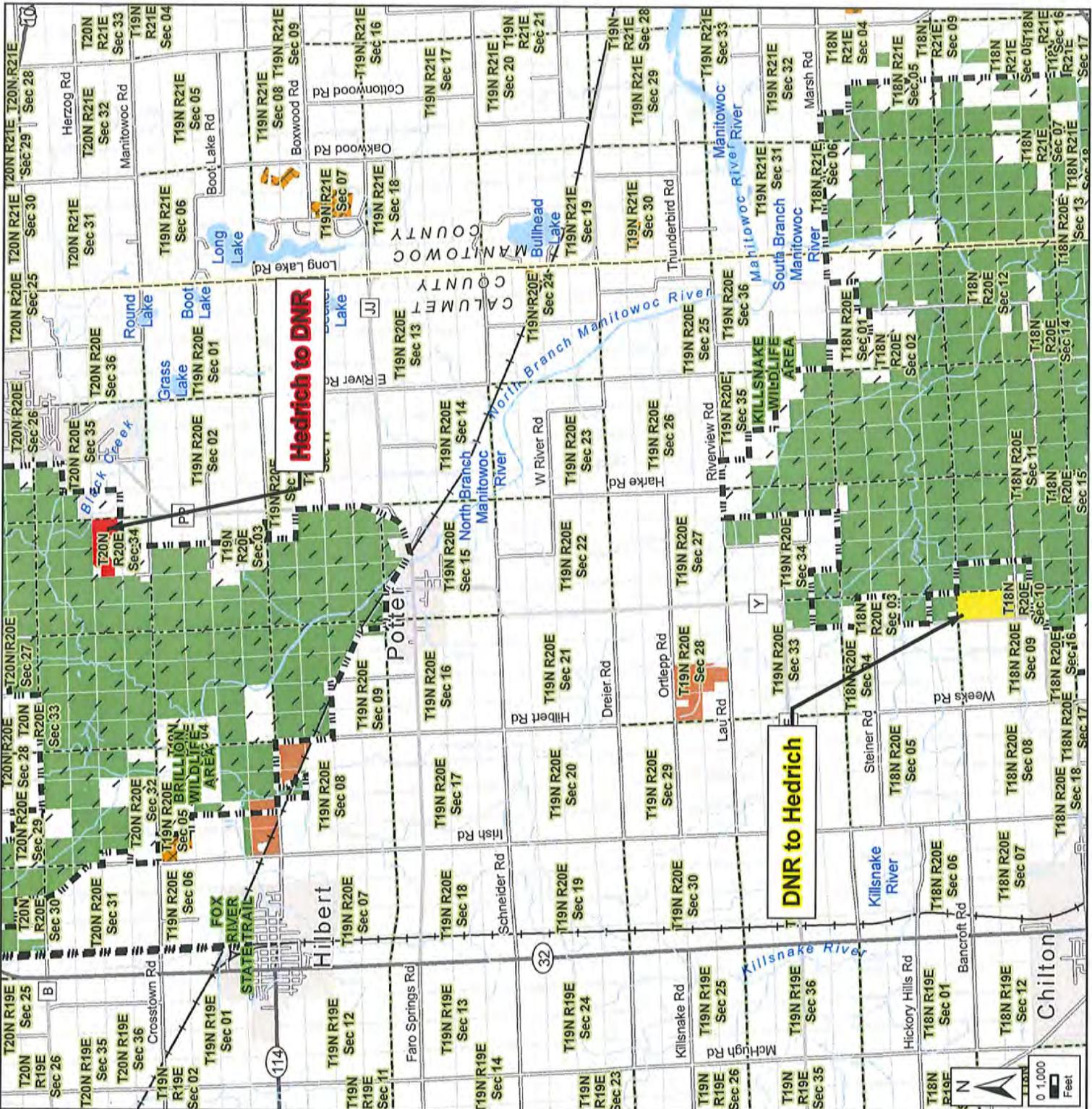
Date



Kurt Thiede, Land Division Administrator

11/17/14

Date



Craig Hedrich - Exchange
 Brillion and Killisnake Wildlife Area
 WM-60265
 T20N R20E Sec 34/
 T18N R20E Sec 9
 Town of Brillion/Charlestown
 Calumet County

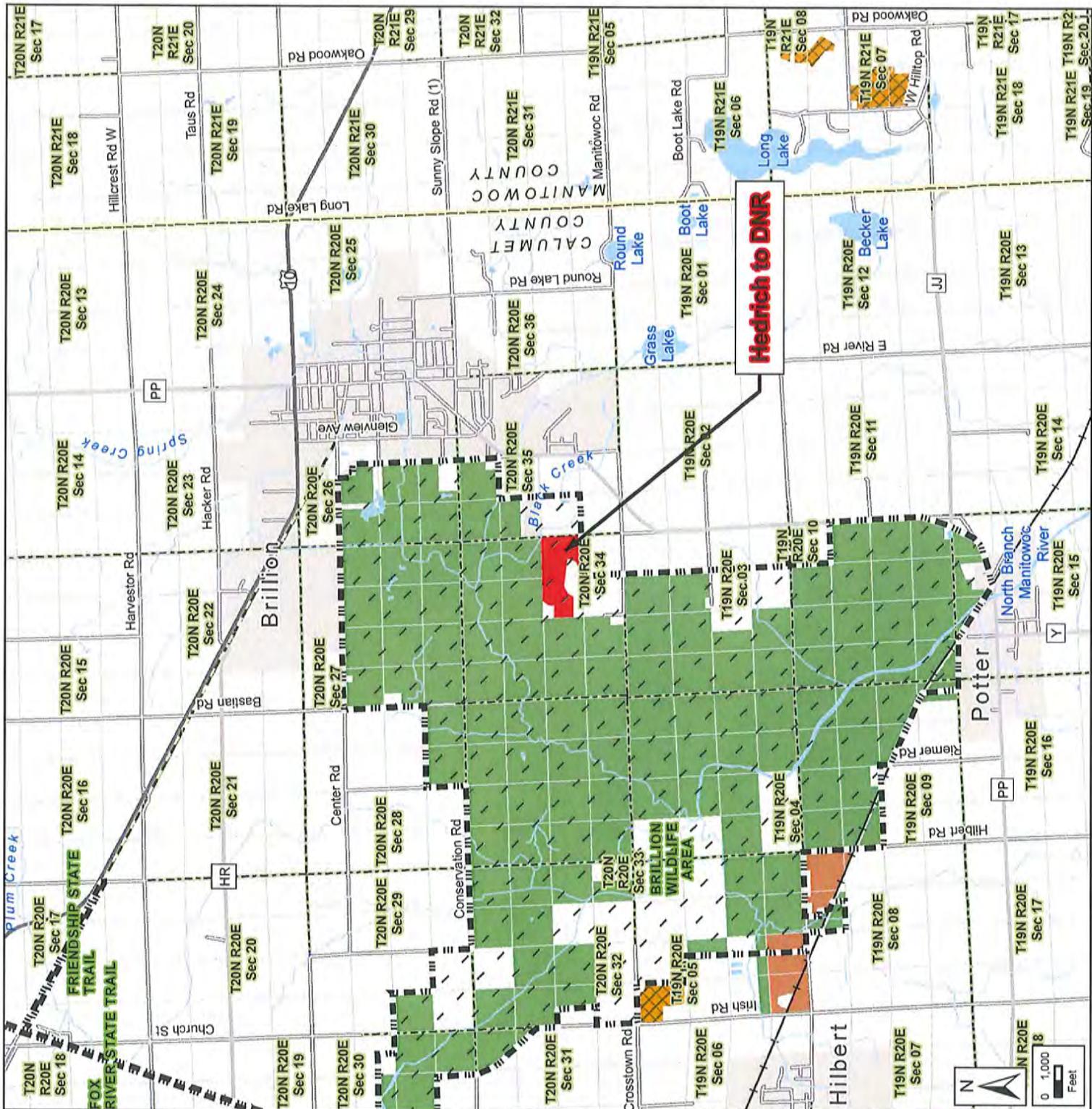
- Hedrich to DNR
- DNR to Hedrich
- DNR Fee Title
- DNR Easement
- DNR Easement (Closed to Public Access)
- DNR Project Boundary
- Public Hunting Grounds/
Voluntary Public Access
- Recreation Trail
- PLS Section Line
- QQ Section Boundary
- NRCS - WRP (Wetland Reserve Program - Closed to public access)

Regional View

Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Sep 23, 2014 ark

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.



Craig Hedrich - Exchange
 Brilliant Wildlife Area
 WM-60265
 T20N R20E Sec 34
 Town of Brilliant
 Calumet County

Subject

- DNR Fee Title
- DNR Easement
- DNR Easement (Closed to Public Access)
- DNR Project Boundary
- Public Hunting Grounds/ Voluntary Public Access
- Recreation Trail
- PLS Section Line
- QQ Section Boundary
- NRCS - WRP (Wetland Reserve Program - Closed to public access)

Regional View
 Kaukauna
 Brilliant
 Reedsville
 Hilbert
 Potter
 CALUMET

MANITOWOC
 BROWN

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Sep 23, 2014 .ark

Location of Property

Hedrich to DNR

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.

Craig Hedrich - Exchange

T20N R20E Sec 34, Town of Brillion, Calumet County



Brillion Wildlife Area



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



Sep 23, 2014 ark

Real Estate Section
Bureau of Facilities and Lands

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.

Craig Hedrich - Exchange

Killsnake Wildlife Area

WM-60265

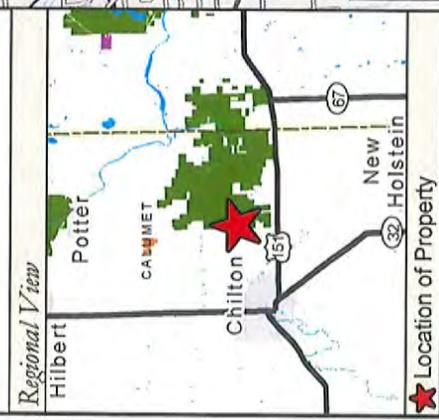
T18N R20E Sec 9
Town of Charlestown
Calumet County

Subject

-  DNR Fee Title
-  DNR Easement
-  DNR Project Boundary
-  Public Hunting Grounds/
Voluntary Public Access

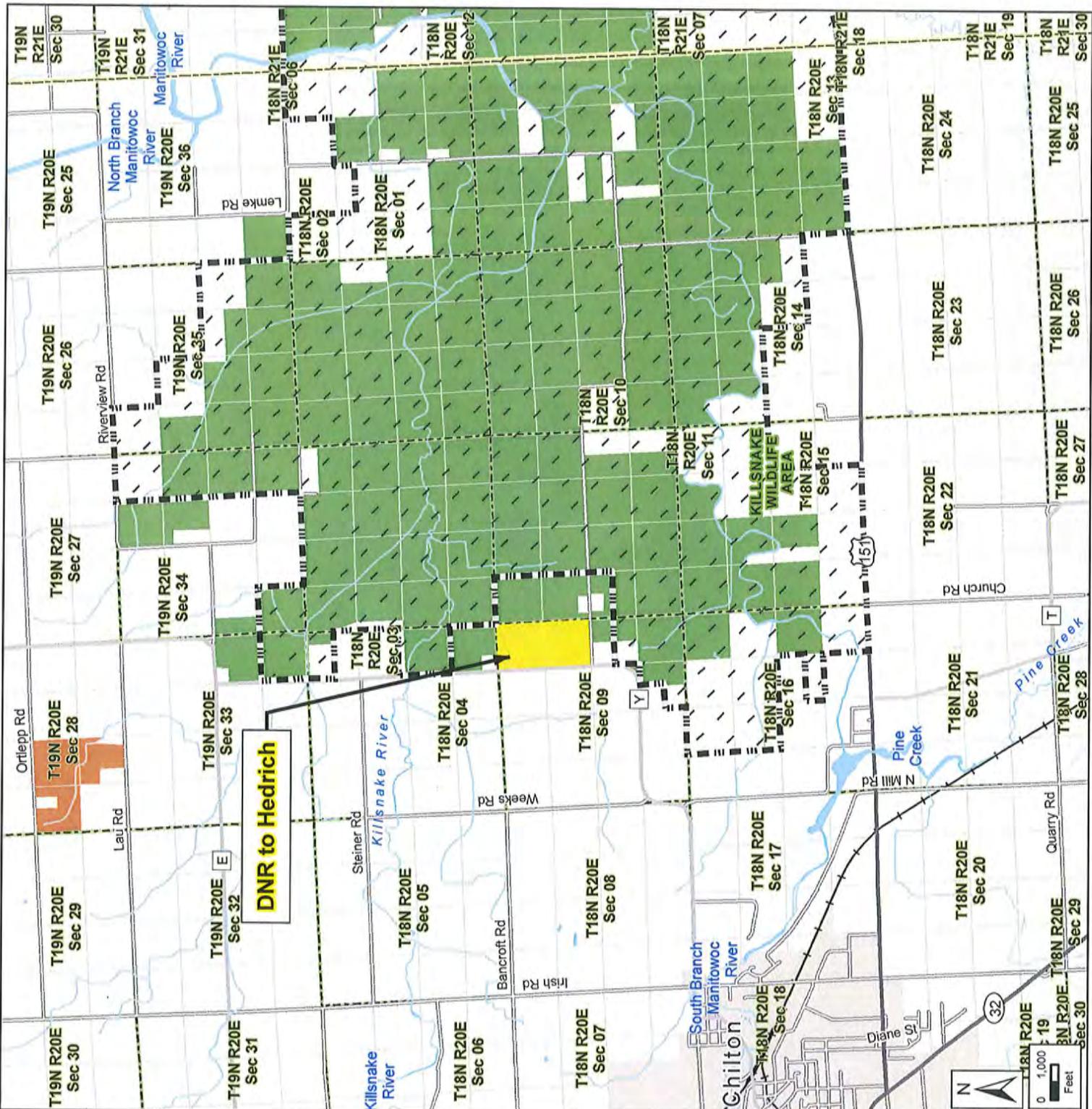
 PLSS Section Line

 QQ Section Boundary



Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Sep 23, 2014



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.

Craig Hedrich - Exchange

T18N R20E Sec 9, Town of Charlestown, Calumet County



Killsnake Wildlife Area



 DNR Fee Title Land

 QQ Section Lines

 DNR Project Boundary

 Section Line



Sep 23, 2014 ark

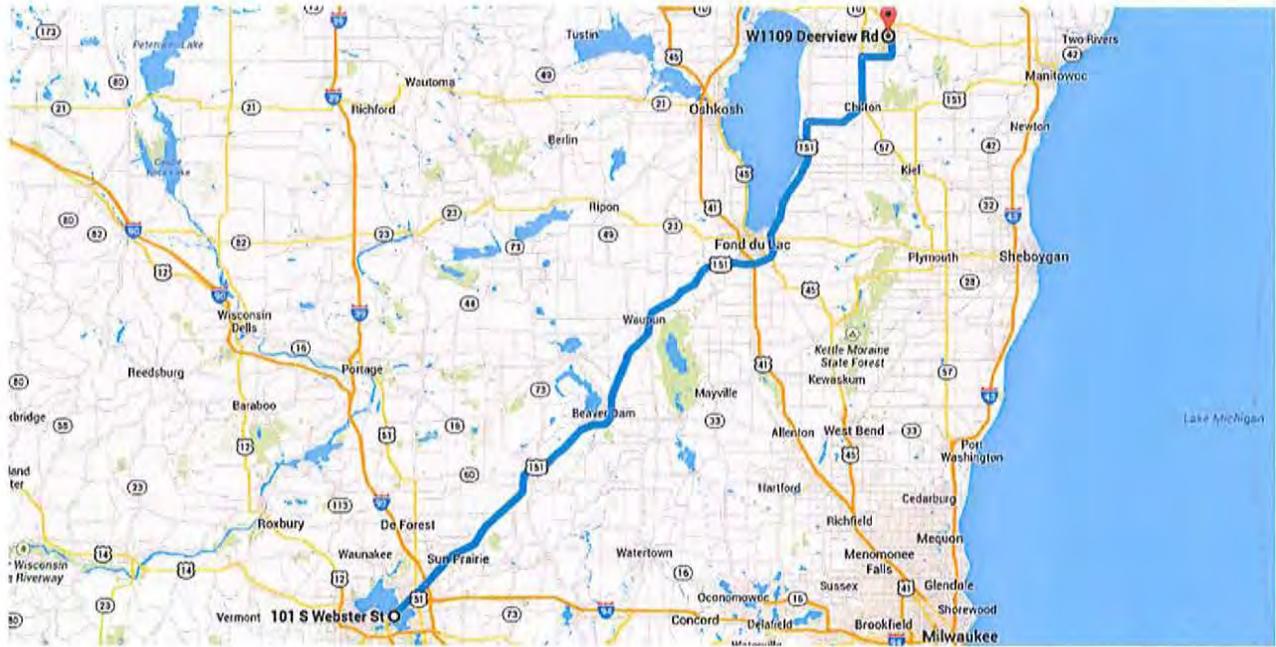
Real Estate Section
Bureau of Facilities and Lands

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 locality of the information depicted on this map.



Drive 114 miles, 2 h

Directions from 101 S Webster St to W1109 Deerview Rd

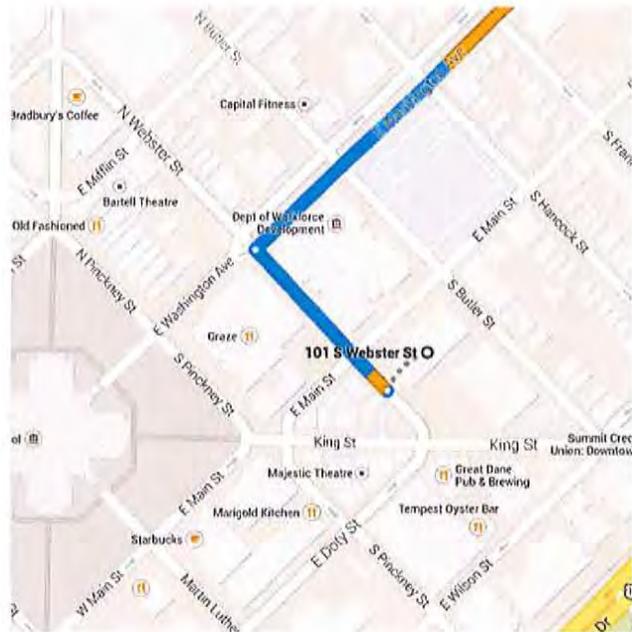


○ 101 S Webster St

Madison, WI 53703

↑ Head northwest on S Webster St toward E Main St

0.1 mi / 17 s



Take US-151 N to Co Rd PP/Main St in Calumet County

107 mi / 1 h 49 min



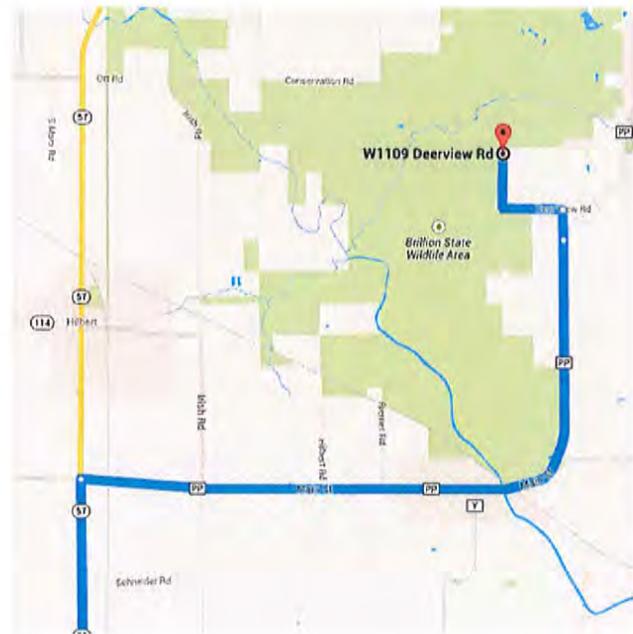
-
-
-
-
-



Continue on Co Rd PP. Drive to Deer View Rd

7.0 mi / 11 min

-
-
-
-



📍 W1109 Deerview Rd

Reedsville, WI 54110

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.

Map data ©2014 Google



Drive 104 miles, 1 h 47 min

Directions from 101 S Webster St to N4301 County Road Y



○ 101 S Webster St

Madison, WI 53703

- ↑ 1. Head northwest on S Webster St toward E Main St 0.1 mi
 - ↘ 2. Take the 2nd right onto E Washington Ave 6.0 mi
 - ↑ 3. Continue onto US-151 N 86.2 mi
 - ↘ 4. Slight right to stay on US-151 N 7.9 mi
 - ↙ 5. Turn left onto N Madison St 0.6 mi
 - ↘ 6. Turn right onto E Breed St 1.0 mi
 - ↑ 7. Continue onto Co Rd Y 2.1 mi
- i Destination will be on the right

⊙ **N4301 County Road Y**

Chilton, WI 53014

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.

Map data ©2014 Google