

**SUBJECT: LAND ACQUISITION – STATEWIDE NATURAL AREA – OUTAGAMIE COUNTY**

**FOR: SEPTEMBER BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 82 acres of land from Kenneth and Cheryl Krause for \$336,000 for the Statewide Natural Area program in Outagamie County. The item is being submitted because the purchase price exceeds \$150,000.

The 82-acre Krause property is proposed for purchase for the Statewide Natural Area program specifically for the Hortonville Bog State Natural Area. It includes approximately 65 acres within the project boundary and 17 acres outside the boundary. The addition is valuable to the project since it would provide much-needed public access to the Hortonville Bog Natural Area from Allcan Road and a feasible spot for a sign and parking area for the project. There is currently 640 acres of state-owned land in the west part of the project and 520 acres of conservation easement to the east part of the project. The Krause parcel will remedy the public access issue and would provide department staff with an easier access that can accommodate equipment.

The Statewide Natural Area program was established in 1952 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural areas are used for study by elementary to college age school groups and researchers as well as the general public.

The Hortonville Bog is one of the highest quality bogs in southern Wisconsin and contains an open ericaceous bog with a very deep sphagnum layer. Dominants are leather-leaf and Labrador-tea. Although there is no open water, the bog is very spongy. Surrounding the bog is an advancing ring of tamarack and black spruce in all age and size classes. In the south part of the project, there is a wet-mesic forest dominated by tamarack and white cedar. The bog contains several species of birds indicative of northern bog communities, which includes winter wren, Canada warbler, Nashville warbler, white-throated sparrow, sharp-shinned hawk, northern water thrush, and Lincoln's sparrow.

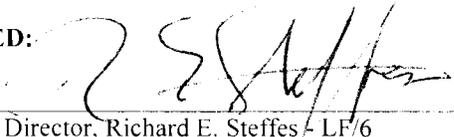
This area has experienced considerable agricultural damage by whitetail deer. The damage has been so extensive that the department has paid for deer proof fences for some of the local farmers. The 640 acres of state-owned land at Hortonville Bog appears to serve as a deer refuge, since it currently has no public road access, making the land inaccessible to the hunting public. Purchase of the Krause property will provide public road access to the adjoining state land, which will improve both public hunting and natural areas management.

**RECOMMENDATION:** That the Board approve the purchase of the 82 acres of land for \$336,000 for the Statewide Natural Area program in Outagamie County and that the Board modify the project boundary to include the entire parcel in the project.

**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 |

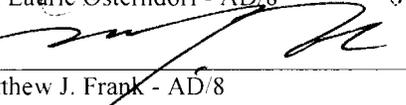
**APPROVED:**

  
Real Estate Director, Richard E. Steffes - LF/6

8/12/08  
Date

  
Administrator, Laurie Osterdorf - AD/8

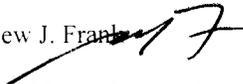
8/15/08  
Date

  
Secretary, Matthew J. Frank - AD/8

9/4/08  
Date

- cc: S. Miller – LF/6                      S. Holtz - ER/6  
R. Steffes – LF/6                      J. Romback-Bartels – NER/Green Bay  
L. Ross – AD/8

## CORRESPONDENCE/MEMORANDUM

DATE: August 12, 2008 FILE REF: NA 20006  
 TO: Governor Doyle  
 FROM: Matthew J. Frank   
 SUBJECT: Proposed Land Acquisition, Krause Tract, File # NA 20006,  
 Option Expires November 25, 2008

1. PARCEL DESCRIPTION:

Statewide Natural Area  
 Outagamie County

Grantor:

Kenneth and Cheryl Krause  
 W9750 County Road "S"  
 New London, WI 54961

Acres: 82Price: \$336,000Appraised Value: \$336,000Interest: FeeImprovements: None

Location: The property is located in Outagamie County 1.5 miles east of New London in the  
 Town of Liberty.

Land Description: The subject land is level in areas and gently rolling.

Covertyp Breakdown:

Type:	Acreage:
Lowland/Woodland	72
Cropland	<u>10</u>
TOTAL	82

Zoning: General/AgriculturePresent Use: Recreation and AgricultureProposed Use: Resource Protection and RecreationTenure: 30 yearsOption Date: July 29, 2008

Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, trapping and cross-country skiing.

2. JUSTIFICATION:

The 82-acre Krause property is proposed for purchase for the Statewide Natural Area program for the Hortonville Bog State Natural Area. It features approximately 65 acres within the identified project boundary and 17 acres outside the boundary that are valuable to the project area since they would provide the much-needed public access to the Hortonville Bog Natural Area from Allcan Road and an excellent place for a sign or parking area for the project. There is currently 640 acres of state-owned land in the western part of the project and 520 acres of conservation easement to the eastern part of the project. The Krause parcel will remedy the public access issue and would also provide department staff with an easier access that can accommodate equipment.

The Statewide Natural Area program was established in 1952 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural areas are used for study by elementary to college age school groups and researchers as well as the general public.

The Hortonville Bog is one of the highest quality bogs in southern Wisconsin and contains an open ericaceous bog with a very deep sphagnum layer. Dominants are leather-leaf and Labrador-tea. Although there is no open water, the bog is very spongy. Surrounding the bog is an advancing ring of tamarack and black spruce in all age and size classes. In the south part of the project there is a wet-mesic forest dominated by tamarack and white cedar. This site is part of a Natural Heritage Inventory peatlands study, which is a long-term (intensive) ecological study to assess the possible impacts of climate change on the landscape. Many times university students doing research at the site have had to obtain access permission from the neighbors to gather information for the wildlife, bird and vegetation surveys. The bog contains several species of birds indicative of northern bog communities, which includes winter wren, Canada warbler, Nashville warbler, white-throated sparrow, sharp-shinned hawk, northern water thrush, and Lincoln's sparrow. The project lacks legal access.

This area has experienced considerable agricultural damage by whitetail deer. The damage has been so extensive that the department has paid for deer proof fences for some of the local farmers. The 640 acres of state-owned land at Hortonville Bog appears to serve as a deer refuge, since it currently has no public road access, making the land inaccessible to the hunting public. Purchase of the Krause property will provide public road access to the adjoining state land, which will improve both public hunting and natural areas management.

The Department recommends purchase of this property to protect the natural values of the site, to protect the water quality of the watershed, to allow for natural area management, to improve access for the public and for management and to protect the site from development incompatible with the goals of the Natural Area program. The Department will modify the project boundary to include the 17 acres that fall outside of the boundary if so approved by the Natural Resources Board at its September 2008 meeting.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,000,000	\$944,098

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972  
Acres Purchased to Date: \$12,631.45  
Acquisition Goal: 10,500  
Percent Complete: 120.3  
Cost to Date: \$8,387,385.38

5. APPRAISAL:

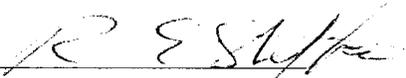
Appraiser: Lynne Tomlinson – (Staff Appraiser)  
Valuation Date: February 5, 2008  
Appraised Value: \$336,000.00  
Highest and Best Use: Recreational land with potential for homesite on the upland

Allocation of Values:

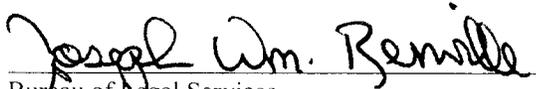
- a. land: 82 acres @ \$4,097.56 per acre: \$336,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3,906-\$4,174

Appraisal Review: Paul Scott - July 26, 2008

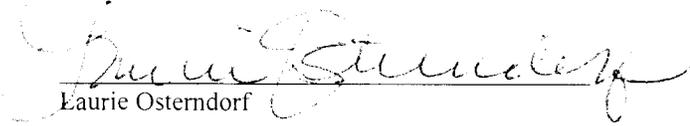
RECOMMENDED:

Richard E. Steffes   
Richard E. Steffes

8-12-08  
Date

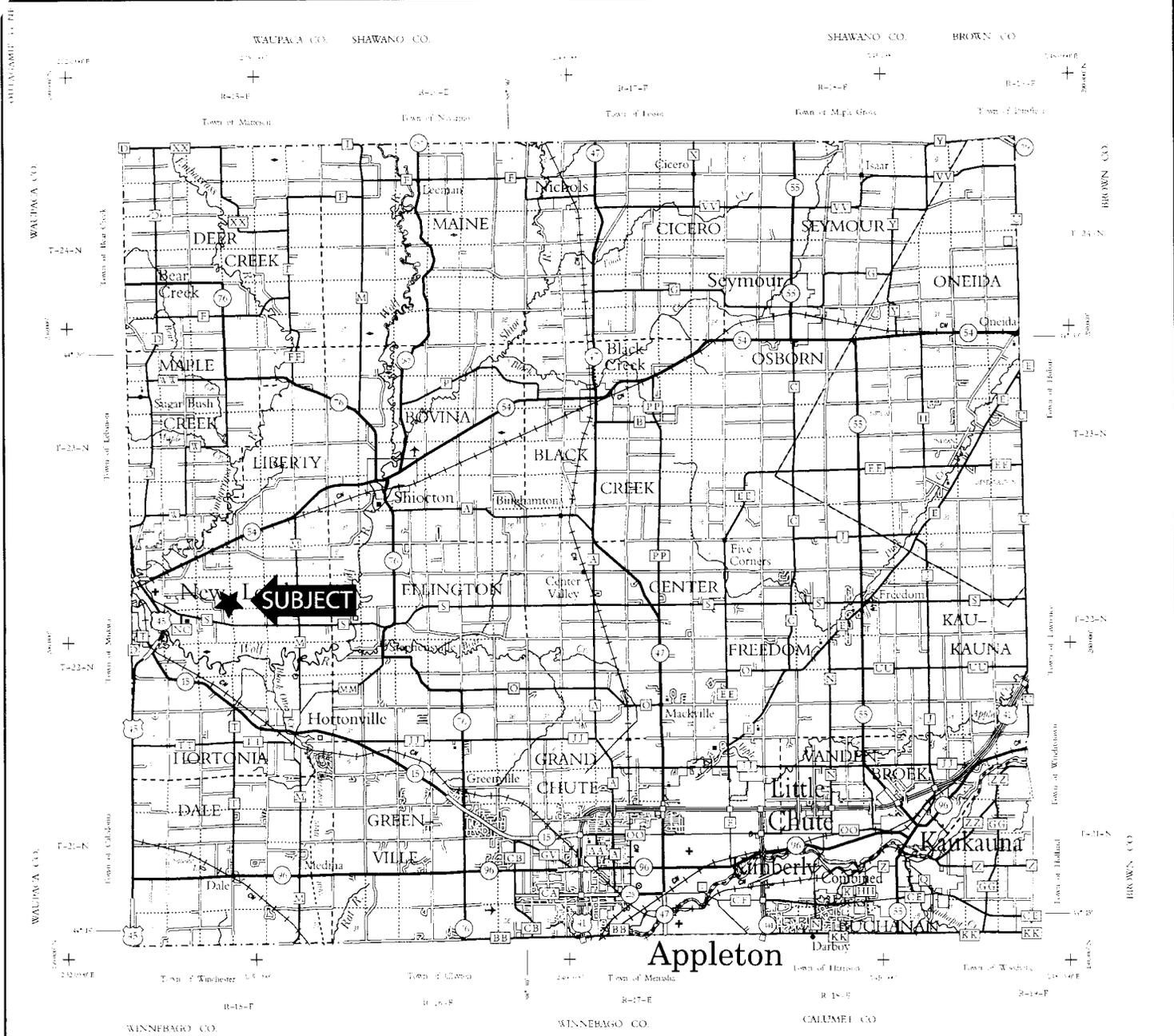
Joseph Wm. Remille   
Bureau of Legal Services

8/13/08  
Date

Laurie Osterndorf   
Laurie Osterndorf

8/15/08  
Date

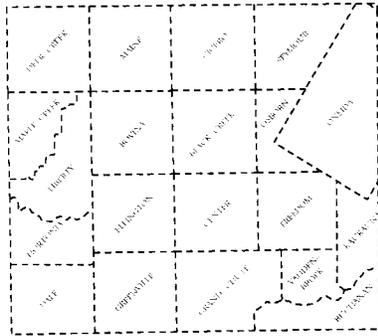
RES:dv



**LEGEND**

- Freeway .....
- Interstate District .....
- U.S. or State Hwy .....
- County Trunk Hwy .....
- Local Road .....
- Firehose .....
- Railroad .....
- State Trail .....
- Interchange .....
- Highway Signpost .....
- Interstate Highway No.
- 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 .....
- Unimproved Road .....
- Fish Hatchery .....
- Game Farm .....
- Public Beach or Fish Geds .....
- Public Camp or Public Geds .....
- Ranger Station .....
- State Park .....
- County Park .....
- Electric Facility .....
- Rest Area .....
- Wayside .....
- LaSalle University .....
- Green Bay Rock Bridge Center .....

**CIVIL TOWNS**



**SECTION NUMBERING OF A TOWNSHIP**

6	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

**STATES OF HIGHWAY**  
Copyright 1974

STATE ..... 25  
 FEDERAL ..... 19  
 COUNTY SEATS ..... 100  
 COUNTY SEATS ..... 100  
 LOCAL ..... 100

Dist. & Loc. ..... 100  
 Highway No. ..... 100  
 County No. ..... 100

**OUTAGAMIE CO.**

DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 2000 Wisconsin Ave.

SCALE: MILES

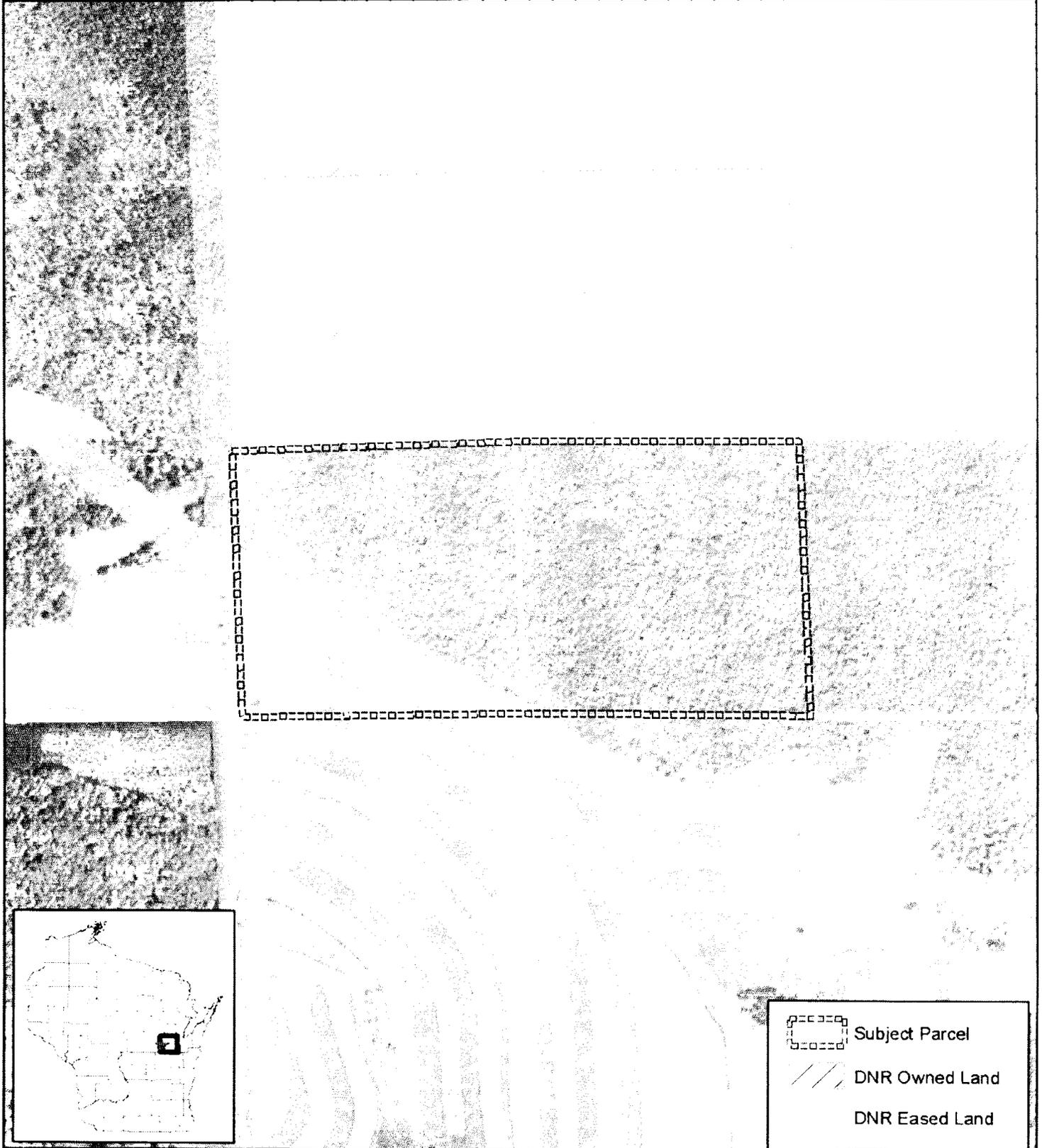
• For boundaries of public buildings and fishing grounds please contact the Department of Natural Resources  
 + Grid based on the state plane coordinate system central zone and the NAD

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for a hard copy of this document.**

# Krause Property

T 22N, R 15E, Sections 9 & 10, Town of Liberty, Outagamie County



Created by Bureau of Facilities and Lands  
Real Estate Section  
August 5, 2008



# Krause Property

Hortonville Bog SNA

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased
-  Project Boundary



The U.S. Geological Survey compiled the boundary of the Hortonville Bog SNA. The location of the Krause Property is shown in the map. The map is based on the Wisconsin Statewide Geographic Information System (GIS) data. The GIS data is based on the Wisconsin Statewide Geographic Information System (GIS) data. The GIS data is based on the Wisconsin Statewide Geographic Information System (GIS) data.

The data used in this map were obtained from the Wisconsin Statewide Geographic Information System (GIS) data. The GIS data is based on the Wisconsin Statewide Geographic Information System (GIS) data. The GIS data is based on the Wisconsin Statewide Geographic Information System (GIS) data.

For information about the actual management plan for the Hortonville Bog SNA, please contact the Wisconsin Department of Natural Resources. The Wisconsin Department of Natural Resources is located at 480 Lincoln Drive, Madison, WI 53706. The Wisconsin Department of Natural Resources is located at 480 Lincoln Drive, Madison, WI 53706.

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STATE OF WISCONSIN  
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

April 15, 2004

