

**SUBJECT: LAND ACQUISITION – WATERLOO WILDLIFE AREA AND GLACIAL HERITAGE AREA – JEFFERSON COUNTY**

**FOR: OCTOBER 2009 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 173.45 acres of land from Dalhart and Judith Holzhueter for \$650,000 for the Waterloo Wildlife Area and Glacial Heritage Area in Jefferson County. The item is being submitted because the purchase price exceeds \$150,000. At the October Board meeting, the Department has requested Board approval for establishment of the Glacial Heritage Area. The south 108 acres of this parcel would be acquired under that new project authority.

The Department proposes to purchase the north 65.48 acres of the 173.45-acre Holzhueter property in Jefferson County for the Waterloo Wildlife Area and the south 108 acres as a conservation park as part of the new Glacial Heritage Area project. Department ownership of the property will provide more opportunities for recreation in an area that is becoming increasingly developed and less accessible for public outdoor recreation. Cover on this property is wetland, woodland and cropland. There are plans for local non-profit organizations and Jefferson County to continue development and maintenance of the southern portion of the property as a conservation park. Currently, there is an existing trail system on this property that is used by local youth groups. Department ownership will provide opportunities for public recreation, allow wildlife management, and consolidate state ownership in this area.

The Waterloo Wildlife Area is located in south-central Wisconsin and encompasses over 4,000 acres. The wildlife area is included in the Glacial Heritage Area study area. It is within a reasonably short driving distance of both Madison and Milwaukee, and is heavily used for recreational pursuits. Waterloo Wildlife Area has been renowned by generations of bird hunters as a favorite spot to hunt pheasants, and over the last decade, the wildlife area has become increasingly popular for deer, turkey and waterfowl hunters as well. Other activities that are popular in the wildlife area include cross-country skiing, hiking and nature study. Geology, wetland management, prairie restoration and the identification, protection and management of rare species are some of the topics that are studied here.

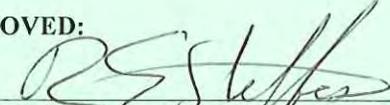
Acquisition of the Holzhueter property will allow management of the area for wildlife, protect and enhance wildlife habitat, consolidate state ownership, and provide opportunities for public outdoor recreation.

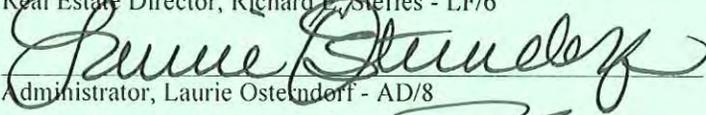
**RECOMMENDATION:** That the Board approve the purchase of 173.45 acres of land for \$650,000 for the Waterloo Wildlife Area and for the Glacial Heritage Area in Jefferson County.

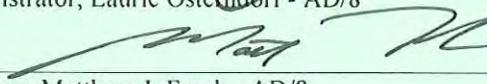
**LIST OF ATTACHED MATERIALS:**

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

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

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

9-4-09  
Date

9/10/09  
Date

10-1-09  
Date

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

## CORRESPONDENCE/MEMORANDUM

DATE: September 14, 2009 FILE REF: WM 60034  
 TO: Governor Doyle  
 FROM: Matthew J. Frank   
 SUBJECT: Proposed Land Acquisition, Holzhueter Tract, File # WM 60034,  
 Option Extension Expires December 30, 2009 - Closing Requested Before the End of 2009

1. PARCEL DESCRIPTION:

Waterloo Wildlife Area  
 Glacial Heritage Area  
 Jefferson County

Grantor:

Dalhart T. and Judith K. Holzhueter  
 N9332 County Highway G  
 Watertown, WI 53094

Acres: 173.45Price: \$650,000Appraised Values: \$570,000; \$781,000Interest: Fee title purchaseImprovements: NoneLocation: The property is located in Jefferson County about three miles east of Waterloo.Land Description: The subject land is gently rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Cropland	137.45
	Upland Woodland	28.00
	Wetland	8.00
	TOTAL:	173.45

Zoning: AgriculturePresent Use: RecreationProposed Use: Resource protection and outdoor recreationTenure: 12 yearsProperty Taxes: \$761.30 (use-assessment)Option Date: January 20, 2009Comment: Closing requested before the end of 2009.

Stewardship Land Access: The north part of the property will be open to the public for all nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross-country skiing. The south part will be designated as state park and closed to hunting and trapping. The regular gun/deer season, the muzzleloader gun/deer season, archery hunting beginning on November 1 and continuing to the end of the season in January and the first three periods of spring turkey hunting will be proposed at the Spring Hearings in 2010 with a goal of these hunting opportunities being in place in 2010 and 2011 respectively for the south part of the property.

2. JUSTIFICATION:

The Department has obtained an option to purchase the 173.45-acre Holzhueter property in Jefferson County for the Waterloo Wildlife Area and as a conservation park as part of the Glacial Heritage Area project. About 108 acres falls outside of the wildlife area. That portion would be acquired as part of a park



area within the Glacial Heritage Area. Department ownership of the property will provide more opportunities for recreation in an area that is becoming increasingly developed and less accessible for public recreation. Cover on this property is wetland, woodland and cropland. There are plans for local non-profit organizations and Jefferson County to continue development and maintenance of the south 108 acres of the property as a conservation park. Currently, there is an existing trail system on this property that is used by local youth groups. Department ownership will provide opportunities for public recreation, allow wildlife management, and consolidate state ownership in this area.

The Waterloo Wildlife Area is located in south-central Wisconsin and encompasses over 4,000 acres. The wildlife area is included in the Glacial Heritage Area study area. It is within a reasonably short driving distance of both Madison and Milwaukee, and is heavily used for recreational pursuits. Waterloo Wildlife Area has been renowned by generations of bird hunters as a favorite spot to hunt pheasants, and over the last decade, the wildlife area has become increasingly popular for deer, turkey and waterfowl hunters as well. Other activities that are popular in the wildlife area include cross-country skiing, hiking and nature study. Geology, wetland management, prairie restoration and the identification, protection and management of rare species are some of the topics that are studied here.

The Department recommends acquisition of the Holzhueter property to allow management of the area for wildlife, to protect and enhance wildlife habitat, to consolidate state ownership, and to provide opportunities for public recreation.

3. FINANCING:

FY10 State Stewardship bond funds are anticipated:

Funds allotted to the wildlife program:	Balance after proposed transaction:
\$5,100,000	\$20,763

4. ACQUISITION STATUS OF THE WATERLOO WILDLIFE AREA:

Established: 1947  
Acres Purchased to Date: 5,564.12  
Acquisition Goal: 6,000.00  
Percent Complete: 92.74%  
Cost to Date: \$1,397,374.62

5. APPRAISALS:

Appraiser: Robert Bredemus  
Valuation Date: November 30, 2007  
Appraised Value: \$781,000.00  
Highest and Best Use: agriculture & outdoor recreation

Allocation of Values:  
a. land: 173.45 acres @ \$4,502.74 per acre: \$781,000.00  
b. market data approach used, four comparable sales cited  
c. adjusted value range: \$3,964 to \$4,943 per acre

Appraisal Review: Paul Scott - March 14, 2008

Appraiser: Linn Duesterbeck and Troy Kruser  
Valuation Date: December 14, 2007  
Appraised Value: \$570,000  
Highest and Best Use: Agriculture and outdoor recreation

Allocation of Values:

- a. land: 173.45 acres @ \$3,300 per acre: \$570,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$3,017 to \$3,418 per acre

Appraisal Review: Paul Scott - March 6, 2008

Comment: The final purchase price was negotiated between the valuations established by the above appraisals.

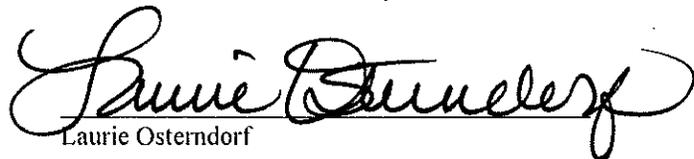
RECOMMENDED:

  
Richard E. Steffes

9-4-09  
Date

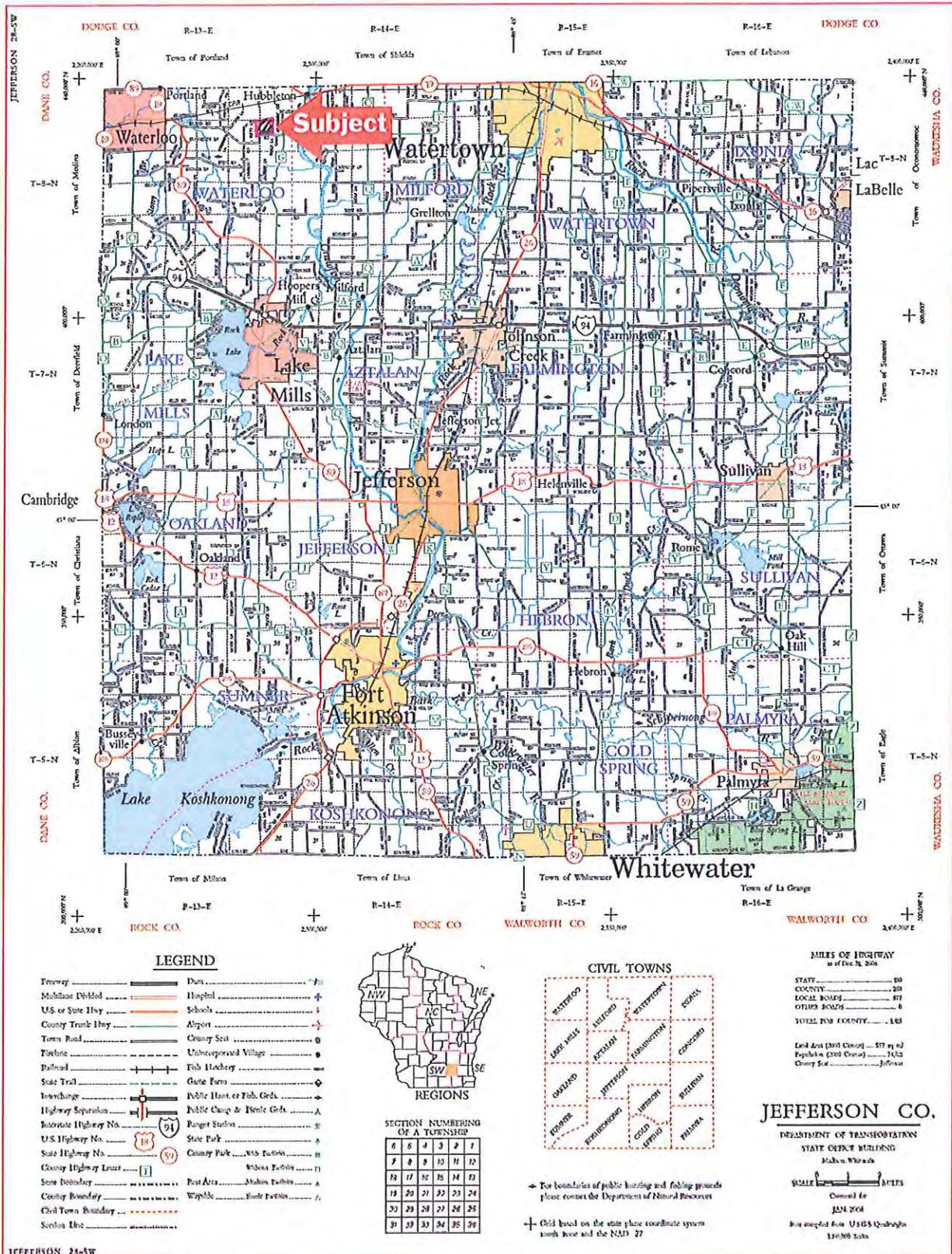
  
Bureau of Legal Services

9/8/09  
Date

  
Laurie Osterndorf

9/10/09  
Date

RES:dv



**JEFFERSON 24-SW** (left margin)  
**JEFFERSON 24-SW** (bottom left corner)  
**JEFFERSON 24-SW** (bottom right corner)

**DODGE CO.** (top left)  
**DANE CO.** (top left)  
**JEFFERSON CO.** (center)  
**ROCK CO.** (bottom left)  
**WALWORTH CO.** (bottom right)  
**WAUSHARA CO.** (right margin)

**Town of Fordland** (top left)  
**Town of Shullsburg** (top center)  
**Town of Erank** (top right)  
**Town of Lebanon** (top right)

**Town of Watertown** (center)  
**Town of Watertown** (center)

**Town of Madison** (left margin)  
**Town of Develand** (left margin)  
**Town of Cambridge** (left margin)  
**Town of Madison** (left margin)

**Town of Watertown** (right margin)  
**Town of Sunland** (right margin)  
**Town of Orleans** (right margin)  
**Town of Eagle** (right margin)

**24-5000 E** (top left)  
**23000 E** (top center)  
**24000 E** (top right)  
**25000 E** (top right)

**30000 N** (left margin)  
**29000 N** (left margin)  
**28000 N** (left margin)  
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**23000 W** (bottom left)  
**24000 W** (bottom center)  
**25000 W** (bottom center)  
**26000 W** (bottom right)

**24-5000 E** (bottom left)  
**25000 E** (bottom center)  
**26000 E** (bottom center)  
**27000 E** (bottom right)

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**LEGEND**

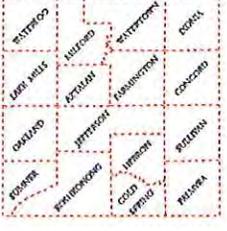
- Freeway
- Multiple Divided
- US or State Hwy
- County Trunk Hwy
- Town Road
- Fireline
- Railroad
- State Trail
- Interchange
- Highway Separation
- Route Highway No.
- US Highway No.
- State Highway No.
- County Highway Local
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Gate Farm
- Public Hunt or Fish Gnd.
- Public Camp & Picnic Gnd.
- Ranger Station
- State Park
- County Park
- Wildlife Refuge
- Post Area
- Mobile Facility
- Waples
- Waste Facility



**SECTION NUMBERING OF A TOWNSHIP**

6	8	9	10	11	12
7	8	9	10	11	12
18	17	16	15	14	13
18	17	16	15	14	13
24	23	22	21	20	19
24	23	22	21	20	19
30	29	28	27	26	25
30	29	28	27	26	25

**CIVIL TOWNS**



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

Grid based on the state plane coordinate system north zone and the NAD 27

**MILES OF HIGHWAY as of Dec. 31, 2004**

STATE	100
COUNTY	50
LOCAL ROADS	417
OTHER ROADS	8
TOTAL FOR COUNTY	163

Land Area (200 Census) ... 57 sq mi  
 Population (2000 Census) ... 14,122  
 County Seat ... Jefferson

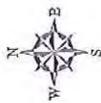
**JEFFERSON CO.**  
 DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 Madison, Wisconsin

SCALE 1" = 1 MILE  
 Current to  
 JAN 2004

Map compiled from USGS Quadrangle 15050 5105

# Dalhart T. & Judith K. Holzhueter Property

Waterloo Wildlife Area



-  Subject Property
-  WDNR Owned
-  Project Boundary



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. This data set is a spatial representation of the DNR Land Records System maintained by the DNR, Bureau of Facilities and Lands (FLS), and may include errors and/or omissions. This data set is not intended to be interpreted as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to the public. This data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended to be used as a land management tool; it is a listing of all DNR managed lands that have occurred on their land ownership.

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional Office. Contact information for Regional Offices and Service Centers is provided on the following internet site:

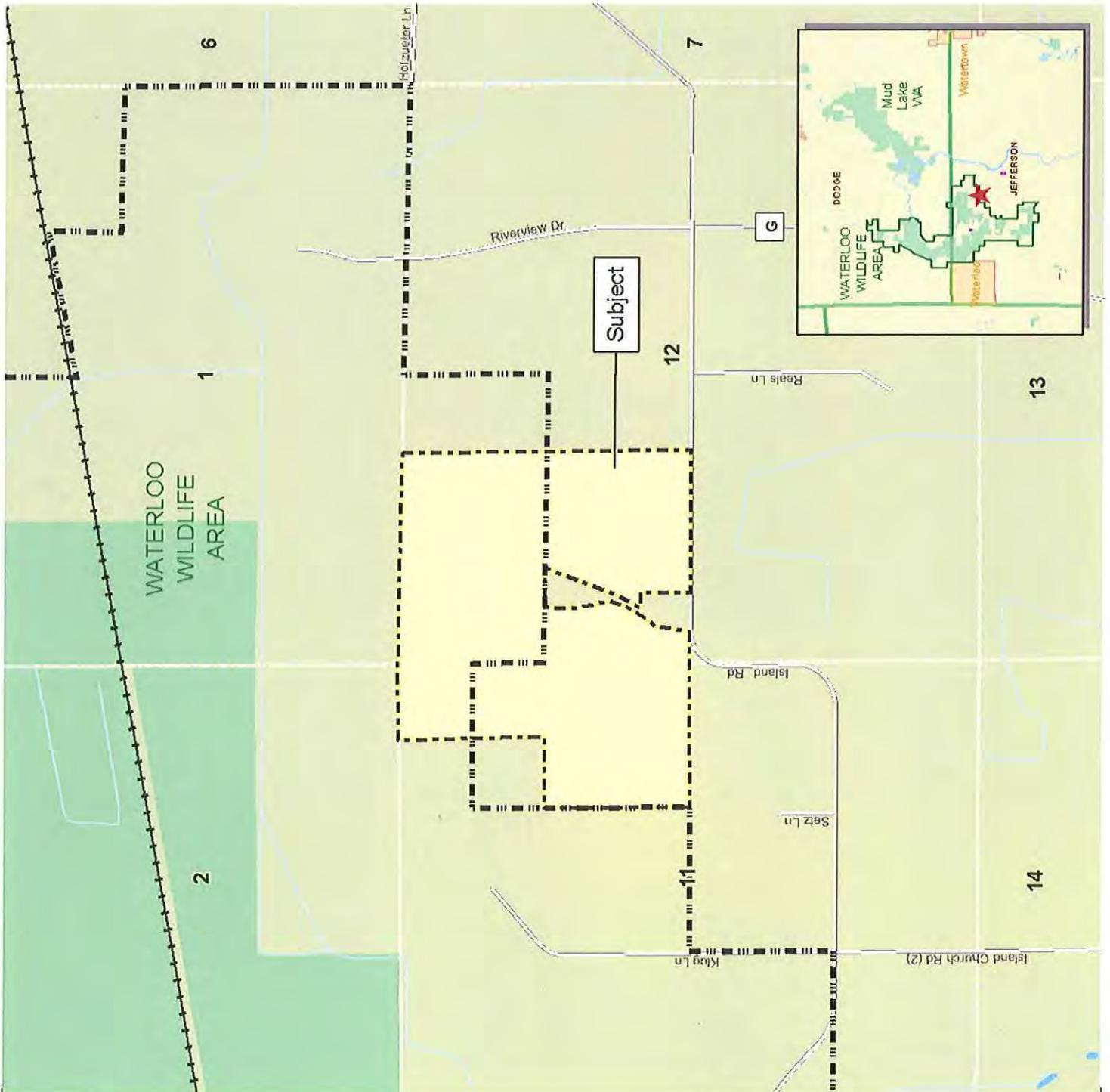
<http://www.dnr.state.wi.us/org/land/landservice/locations.htm>

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN  
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands  
February 12, 2009

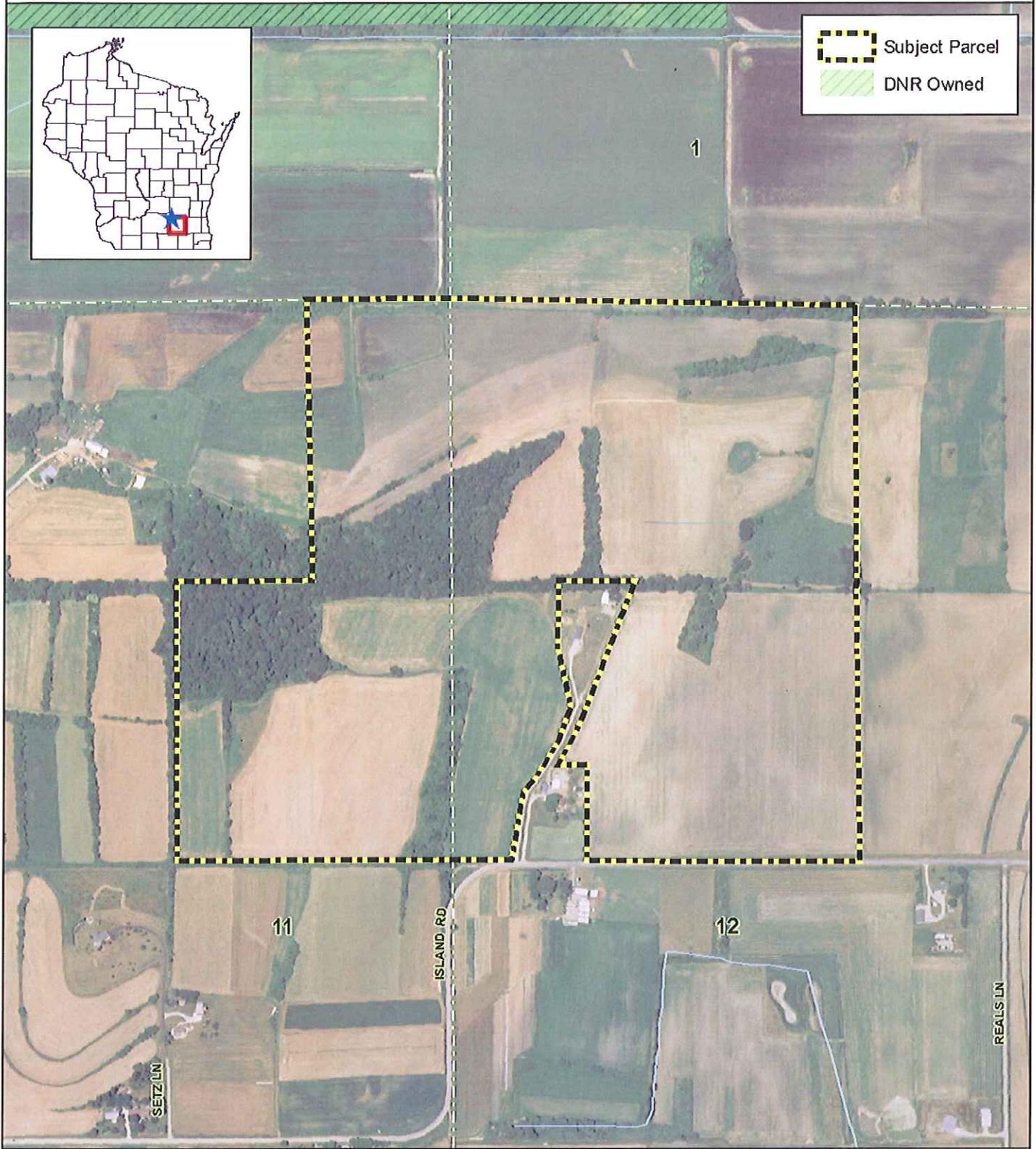


# Dalhart T. & Judith K. Holzhueter Property

T8N R13W Secs 11 & 12, Town of Waterloo, Jefferson County



 Subject Parcel  
 DNR Owned



Created by Bureau of Facilities and Lands  
Real Estate Section  
February 12, 2009

