

SUBJECT: LAND ACQUISITION - GLACIAL HABITAT RESTORATION AREA - FOND DU LAC COUNTY

FOR: AUGUST 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 68.31 acres of land from the Bank of Oakfield for \$215,000 for the Glacial Habitat Restoration Area in Fond du Lac County. The item is being submitted because the purchase price exceeds \$150,000.

The Bank of Oakfield property forms a connection between two blocks of Glacial Habitat Restoration Area land, 200 acres of DNR land to the subjects' west and 300 acres of federal lands on the east. Purchase of the Bank of Oakfield property will result in a contiguous block of conservation lands totaling over 570 acres as well as 132 feet of two-bank frontage on the Rock River. Future management plans for the property include the restoration of grasslands, which will complement the marsh habitat found on the adjacent conservation lands. In addition, a federal NAWCA grant has committed \$60,000 for this acquisition leaving \$155,000 as the state's net cost.

RECOMMENDATION: That the Board approve the purchase of 68.31 acres of land for \$215,000 for the Glacial Habitat Restoration Area.

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:

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

6-25-07
Date

Laurie Osterdorf
Administrator, Laurie Osterdorf - AD/5

6/29/07
Date

for *Mary Wilsey Schaefer*
Secretary/Scott Hassett - AD/5

7/1/07
Date

- cc:
- S. Miller - LF/6
 - R. Steffes - LF/6
 - L. Ross - AD/5
 - T. Hauge - WM/6
 - R. Kazmierczak - NER/Green Bay

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: June 25, 2007 FILE REF: W-1712
TO: Governor Doyle
FROM: Scott Hassett **PSH**
SUBJECT: Proposed Land Acquisition, Bank of Oakfield, Tract, File # W-1712,
Option Expires September 21, 2007

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration Area
Fond du Lac County

Grantor:

Bank of Oakfield
c/o Russ Kamphuis
P.O. Box 128
Oakfield, WI 53065

Acres: 68.31
Price: \$215,000
Appraised Value: \$215,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located about four miles east of the Village of Oakfield.

Land Description: The subject area is gently rolling.

<u>Covertime Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Lowland/wetland	5.93
	Cropland	<u>62.38</u>
	TOTAL	68.31

Zoning: Agriculture and Floodplain
Present Use: Agriculture
Proposed Use: Wildlife Management and Public Recreation
Tenure: Less than 1 year (foreclosure)
Property Taxes: \$270.96
Option Date: May 24, 2007

2. JUSTIFICATION:

The Department proposes to purchase the 68.31-acre Bank of Oakfield tract to allow wildlife management and restoration, to protect the natural, geologic, and cultural values of the property, and to provide opportunities for public recreation and nature education on the Glacial Habitat Restoration Area.

The Glacial Habitat Restoration Area (GHRA) was established in 1990 to restore 38,600 acres of grasslands and 11,000 acres of wetlands to increase populations of ring-necked pheasants, waterfowl, and grassland songbirds in 24 townships in Dodge, Fond du Lac, Columbia, and Winnebago Counties. The project uses a landscape scale approach to habitat management that incorporates a patchwork of wetland and grasslands with cropland to create habitat conditions more favorable for self-sustaining wildlife



populations in the glacial moraines of east-central Wisconsin. The intent is to widely scatter suitable habitat throughout the area, rather than concentrating the habitat in one area. The mix of agricultural land, grasslands, and wetlands is the key to productive wildlife populations.

The Department uses perpetual easements, fee title acquisition, other agency programs, volunteer agreements, and cost-share activities to establish 38,600 acres of grassland nest cover, (10% of the available upland area) and restore 11,000 acres of wetland, (10% of the drained wetlands) within the 24 township project area:

The need for the GHRA is based on a documented decline in grassland and wetland wildlife populations. Reductions in habitat quality and quantity because of land use changes have contributed to the decline of grassland nesting wildlife populations. Also, wetland loss or degradation has been an important factor in the decline of many wetland wildlife species. Since the 1830's, the area encompassed by the GHRA has lost 99% of its prairie and savanna and over 50% of its wetlands. Applying the habitat management practices that restore and enhance grasslands and wetlands will create more favorable conditions for self-sustaining populations of blue-winged teal, mallards, ring-necked pheasants, and non-game grassland birds.

The Bank of Oakfield property proposed for purchase consists of 68.31 acres. Most of the property, about 62 acres, was used as cropland. The remaining six acres are classified as lowland woodland or wetland located in the floodplain of the Rock River. The property forms a connection between two blocks of GHRA land, 200 acres of DNR land to the subjects' west and 300 acres of federal lands on the east. Purchase of the Bank of Oakfield property will result in a contiguous block of conservation lands totaling over 570 acres as well as 132 feet of two-bank frontage on the Rock River. Future management plans for the property include the restoration of grasslands, which will complement the federal marsh habitat found on the adjacent conservation lands.

A variety of outdoor enthusiasts will benefit from this acquisition, as the property will provide additional opportunities to view or pursue waterfowl, pheasants, turkey and deer. Many of these species already utilize this property. However, their numbers have the potential to increase with the added wetland and grassland habitat that will be developed.

The Department recommends acquisition of the Bank of Oakfield parcel to allow management of the area for wildlife, to allow restoration of wetlands and grassland, and to provide for additional public recreation and nature education.

3. FINANCING:

FY 08 State Stewardship bond and Federal North American Wetland Conservation Act funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship:	\$6,524,000	\$2,926,242
Cost Share:	\$ 198,742	\$0

4. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION AREA:

Established: 1990
Acres Purchased to Date: 15,308.5
Acquisition Goal: 28,400Acres
Percent Complete: 53.9%
Cost to Date: \$11,881,700

5. APPRAISAL:

Appraiser: Mike Augustyn (Private Appraiser)
Valuation Date: April 3, 2007
Appraised Value: \$215,000
Highest and Best Use: Rural Residential/Farmette

Allocation of Values:

- a. land: 68.31 acres @ \$3,150 per acre: \$215,000 (Rounded)
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3107 to \$3342 per acre

Appraisal Review: Paul Scott — May 16, 2007

RECOMMENDED:


Richard E. Steffes

6-25-07
Date


Bureau of Legal Services

6/27/07
Date

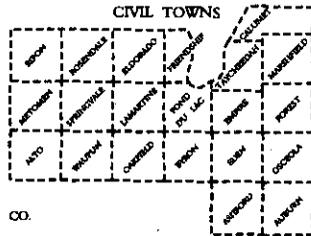

Laurie Osterndorf

6/29/07
Date

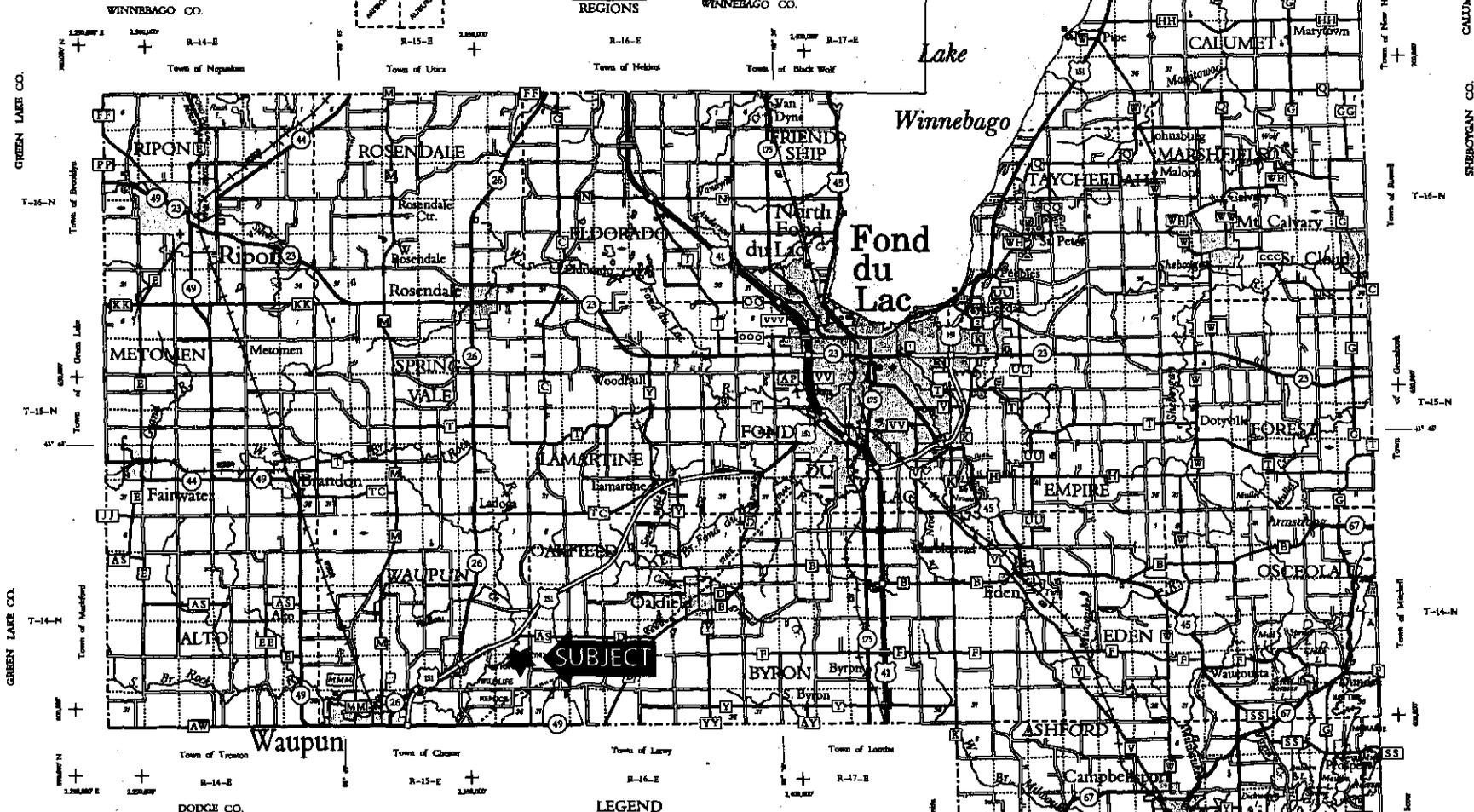
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SECTION NUMBERING OF A TOWNSHIP

1	2	3	4	5	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
36	37	38	39	40	41	42



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



LEGEND

- | | | | |
|------------------------|----------|----------------------------|----------------------------------|
| Freeway | Diagonal | Dam | State Park |
| Multilane Divided | Double | Hospital | County Park |
| U.S. or State Hwy | Single | Schools | Wild Facilities |
| County Trunk Hwy | Double | Airport | Water Facilities |
| Town Road | Single | County Seat | Best Area |
| Ferries | Dashed | Unincorporated Village | Wayside |
| Railroad | Double | Fish Hatchery | Scenic Boundary |
| State Trail | Single | Grocery Farm | County Boundary |
| Interchange | Circle | Public House or Fish Grd. | Civil Town Boundary |
| Highway Separation | Circle | Public Camp or Picnic Grd. | Section Line |
| Interstate Highway No. | Shield | Ranger Station | Units of Wisconsin - Fond du Lac |
| U.S. Highway No. | Shield | | Topographic Contour Ind. |
| State Highway No. | Shield | | |
| County Highway Letter | Letter | | |

FOND DU LAC CO.

DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 1" = 5 MILES

Corrected for
 JAN. 2006

Data compiled from U.S.G.S. Quadrangle 15640 Series

MILES OF HIGHWAY as of Dec. 31, 2004

STATE	322
COUNTY	130
LOCAL ROADS	170
OTHER ROADS	0
TOTAL FOR COUNTY	1,722

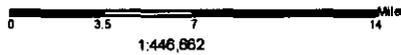
Land Area (5000 Acres)	720 sq mi
Water Area (5000 Acres)	91,200
County Seat	Fond du Lac

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GLACIAL HABITAT RESTORATION

-  Owned Land
-  Project Boundary
-  Eased Land
-  Ice Age Trail
-  Leased Land



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Official Land Records System maintained by the DNR, Bureau of Facilities and Lands and may include errors and/or omissions. This data should not be interpreted as a legal representation of legal ownership boundaries. The data set is for informational purposes only and does not constitute a warranty of any kind. The data set is not intended for use as a land management tool. It is a listing of all DNR real estate transactions that have occurred on these lands over time.

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional Office. Contact information for DNR Regional Offices and District Offices is provided in the following internet site: <http://www.dnr.state.wi.us/org/office/region/locations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.

