

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – PETER HELLAND WILDLIFE AREA – COLUMBIA COUNTY

FOR: OCTOBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 51 acres of land from the Estate of Marie Osterhoff for \$192,500 for the Peter Helland Wildlife Area in Columbia County. The item is being submitted because the acquisition is over \$150,000 and the parcel is located outside of the project boundary.

The wildlife area is 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 area is managed as a wetland restoration project to maintain habitat for waterfowl and other birds and mammals.

The property is located in east-central Columbia County and is about six miles east of Pardeeville. This property joins state-owned lands to the east and south. The property includes 16 acres of cropland and 35 acres of wetland. The property also includes an old barn, sheds and a well, which will be razed and the area converted to much needed parking on the north end of the project area.

Earlier this year, the Department designated the 271 acres of state-owned land just east of this parcel as the Springvale Wet Prairie. The natural area is wet prairie on its west edge, and grades into sedge meadow and calcareous fen. Part of the Osterhoff parcel also consists of wet prairie, a rare land type with only about 400 acres left in the state.

Addition of the 51 acres currently out of the project boundary will allow for a better buffer for the natural area, provide a parking area for the north end of the project area, prevent incompatible development and protect water quality. The 51 acres will also provide additional land for wildlife habitat management and public recreation.

RECOMMENDATION: That the Board approve the purchase of 51 acres of land for \$192,500 for the Peter Helland Wildlife Area and that the Board approve the expansion of the project boundary to include the entire parcel in the project.

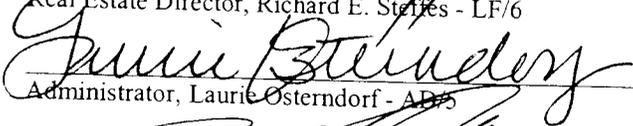
LIST OF ATTACHED MATERIALS:

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

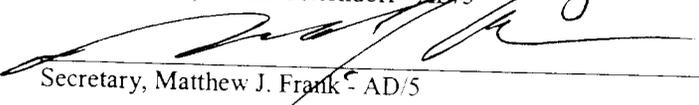
APPROVED:



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



Administrator, Laurie Osterndorf - AD/5



Secretary, Matthew J. Frank - AD/5

9-19-07
Date

9/23/07
Date

10/3/07
Date

- cc:
- S. Miller – LF/6
 - R. Steffes – LF/6
 - L. Ross – AD/5
 - T. Hauge – WM/6
 - L. Eagan – SCR/Fitchburg

DATE: September 20, 2007 FILE REF: W-1724
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Estate of Marie Osterhoff Tract, File # W-1724,
 Option Expires January 11, 2008

1. PARCEL DESCRIPTION:

Peter Helland Wildlife Area
 Columbia County

Grantor:

Estate of Marie Osterhoff
 c/o Edward Osterhoff
 W1854 CTH P
 Cambria, WI 53923

Acres: 51

Price: \$192,500

Appraised Value: \$192,500

Interest: Purchase in fee.

Improvements: Barn, silo, sheds and a well that will be razed.

Location: The property is located in the northeast corner of the Town of Springvale in east-central Columbia County and is about six miles east of Pardeeville.

Land Description: The subject area is mostly level.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Cropland	16
	Wetland	<u>35</u>
	TOTAL	51

Zoning: Agriculture

Present Use: Agriculture

Proposed Use: Resource Protection and Public Recreation

Tenure: In the family since 1977

Property Taxes: \$558.07

Option Date: September 3, 2007

2. JUSTIFICATION:

The Department proposes to purchase 51 acres from the Estate of Marie Osterhoff for the Peter Helland Wildlife Area. The property, which falls outside of the project boundary, is located in the northeast corner of the Town of Springvale in the east-central Columbia County and is about six miles east of Pardeeville and three miles southwest of Cambria. This property joins state-owned lands to the east and south. The property includes 16 acres of cropland and 35 acres of wetland. The property also includes an old barn, sheds and a well, which will be razed and the area converted to much needed parkinglot on the north end of the project area.

Earlier this year, the Department designated the 271 acres of state-owned land just east of this parcel as the Springvale Wet Prairie. The natural area is wet prairie on its west edge, and grades into sedge meadow and calcareous fen. Part of the Osterhoff parcel also consists of wet prairie, a rare land type with only about 400 acres left in the state. Purchase of the Osterhoff land will allow for a better buffer for the natural area that is adjacent to it on east end, prevent incompatible development and protect water quality. The 51 acres will also provide provide additional land for wildlife habitat management and public recreation.

The wildlife area is 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 area is managed as a wetland restoration project to maintain habitat for waterfowl and other birds and mammals.

The Peter Helland Wildlife Area lies in a basin formed by the meltwaters from the last glacial period. 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 the property for the project in 1972 to serve as a goose management area, a satellite unit for the Horicon Marsh.

The wildlife area consists of the wetlands, in the basin, the surrounding uplands, and the North Branch of Duck Creek, which meanders through the length of the property. The wetlands range from wet prairie and sedge meadow to cattail marsh and disturbed areas dominated by reed canary grass. Shrub carrs 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.

The Department recommends the acquisition of this parcel to help meet wildlife management and public recreational needs in south central Wisconsin and to consolidate ownership in the Peter Helland Wildlife Area. The Department will modify the project boundary to include the 51 acres that fall outside of the boundary if so approved by the Natural Resources Board at its October 2007 meeting.

3. FINANCING:

State Stewardship funds are anticipated:

Stewardship Funds allotted to program:	Balance after proposed transaction:
\$6,524,000	\$1,050,059

4. ACQUISITION STATUS OF THE PETER HELLAND WILDLIFE AREA:

Established: 1971
Acres Purchased to Date: 3,078 acres
Acquisition Goal: 4,140 Acres
Percent Complete: 74%
Cost to Date: \$1,103,634.61

5. APPRAISALS:

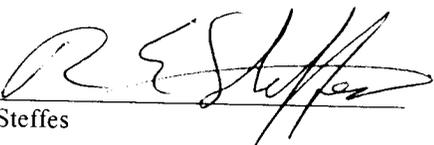
Appraiser: Michael P. Augustyn (Private Appraiser)
Valuation Date: June 23, 2007
Appraised Value: \$192,500
Highest and Best Use: Rural residential and recreational

Allocation of Values:

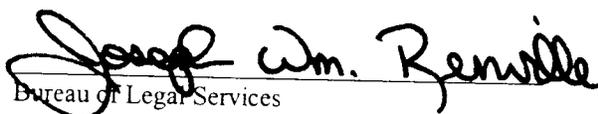
- a. land: 51 acres @ \$3,775 per acre: \$192,500 (Rounded)
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3,715 to \$3,830 per acre

Appraisal Review: Paul Scott – August 28, 2007

RECOMMENDED:


Richard E. Steffes

9-19-07
Date


Bureau of Legal Services

9/20/07
Date


Laurie Osterndorf

10/3/07
Date

RES:dv

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