Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.8

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

FOR: SEPTEMBER 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.

This item was scheduled for the August meeting of the Natural Resources Board. In order for the Department to provide additional background about the bank's cost basis, the Board deferred action at that meeting. The Department has since interviewed the bank president who clarified that the cost basis exceeds $215,000, thus, there is no short tenure/substantial increase in value situation.

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.

In addition to connecting two blocks of public land, the Bank of Oakfield parcel will serve to enhance equipment access to state land lying to the west. That land is currently separated from the public roads by the Rock River. After purchase of the bank land, both aspen and oak management can be done on the adjacent state land. The bank parcel will be rented for farming use for three years, then connected to nesting habitat.

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	Yes ☐ Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐ Attached
No ☐	Background Memo	Yes ☒ Attached

APPROVED:

Real Estate Director, Richard E. Steffes - LF/6 — Date 9-18-07

Administrator, Laurie Osterndorf - AD/5 — Date 9/18/07

Secretary, Matthew J. Frank - AD/5 — Date 9/18/07

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: September 18, 2007

FILE REF: W-1712

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Bank of Oakfield, Tract, File # W-1712, Approval Requested By October 17, 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.

Covertype Breakdown:

Type	Acreage
Wooded Lowland/wetland	5.93
Cropland	62.38
TOTAL	68.31

Zoning: Agriculture and Floodplain
Present Use: Agriculture
Proposed Use: Wildlife Management and Public Recreation
Tenure: Less than 1 year (foreclosure). The bank's cost basis is $251,400.
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

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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. This parcel also greatly enhances access to the abutting state-owned land on its west side. A portion of that parcel lies south of the Rock River and is currently not accessible for equipment. Both oak and aspen management can now be done on the adjoining state-owned parcel.

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

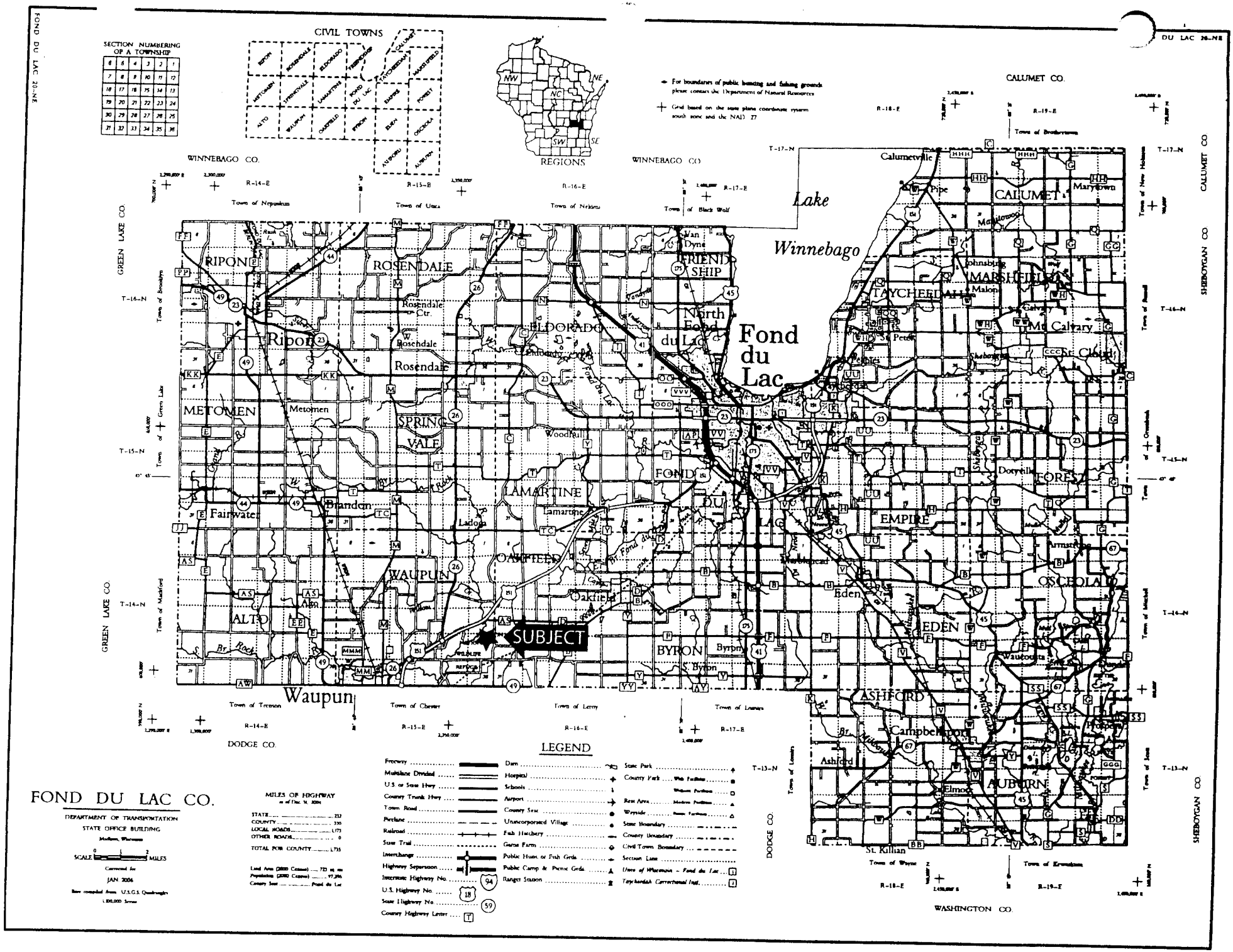
RECOMMENDED:

Richard E. Steffes — Date: 9-18-07

Bureau of Legal Services — Date: 9/18/07

Laurie Osterndorf (SEAL) — Date: 9/18/07

RES:ch


FOND DU LAC CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE 0 1 2 MILES
Corrected for
JAN 2006
Base compiled from U.S.G.S. Quadrangles
1:100,000 Series
MILES OF HIGHWAY
as of Dec. 31, 2004
STATE 232
COUNTY 350
LOCAL ROADS 1,173
OTHER ROADS 0
TOTAL FOR COUNTY 1,755
Land Area (2000 Census) ..... 720 sq. mi.
Population (2000 Census) 97,296
County Seat ..... Fond du Lac
LEGEND
Freeway
Multilane Divided
U.S. or State Hwy
County Trunk Hwy
Town Road
Pipeline
Railroad
State Trail
Interchange
Highway Separation
Interstate Highway No. 94
U.S. Highway No. 18
State Highway No. 59
County Highway Letter T
Dam
Hospital
Schools
Airport
County Seat
Unincorporated Village
Fish Hatchery
Game Farm
Public Hunt. or Fish Grds.
Public Camp & Picnic Grds.
Ranger Station
State Park
County Park
Rest Area
Wayside
State Boundary
County Boundary
Civil Town Boundary
Section Line
Univ. of Wisconsin - Fond du Lac
Taycheedah Correctional Inst.
For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
Grid based on the state plane coordinate system south zone and the NAD 27
SECTION NUMBERING OF A TOWNSHIP
CIVIL TOWNS
REGIONS
NW
NE
NC
SW
SE
WINNEBAGO CO.
CALUMET CO.
GREEN LAKE CO.
SHEBOYGAN CO.
DODGE CO.
WASHINGTON CO.
Lake Winnebago
Fond du Lac
SUBJECT
RIPON
ROSENDALE
FRIENDSHIP
ELDORADO
METOMEN
SPRING VALE
LAMARTINE
FOND DU LAC
TAYCHEEDAH
MARSHFIELD
CALUMET
FOREST
EMPIRE
OSCEOLA
EDEN
ASHFORD
AUBURN
BYRON
OAKFIELD
WAUPUN
ALTO
Waupun
Fairwater
Brandon
Ripon
Rosendale
Calumetville
Pipe
Marytown
Johnsburg
Malone
Mt. Calvary
St. Cloud
Dotyville
Armstrong
Eden
Campbellsport
Ashford
Elmore
St. Killian
Oakfield
Ladoga
Lamartine
Metomen
Woodhull
Byron
S. Byron
Van Dyne
North Fond du Lac
Town of Nepeuskun
Town of Utica
Town of Nekimi
Town of Black Wolf
Town of Brookfield
Town of Green Lake
Town of Mackford
Town of Tremont
Town of Chester
Town of Lomira
Town of Lamartine
Town of Wayne
Town of Eden
Town of New Holstein
Town of Osceola
Town of Mitchell
Town of Auburn
Town of Ashford
Town of Calumet
R-14-E
R-15-E
R-16-E
R-17-E
R-18-E
R-19-E
T-17-N
T-16-N
T-15-N
T-14-N
T-13-N
DU LAC 20-NE
FOND DU LAC 20-NE

Bank of Oakfield Property

Glacial Habitat Restoration Area

- Subject Property
- WDNR Owned
- WNDR Eased
- WDNR Leased
- UFWS
- Ice Age Trail
- Project Boundary
- Open Water

N W E S

0 0.4 0.8 Miles

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 Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not 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 for hunting and/or general public access. Some lands represented in 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 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 Service Centers is provided on the following internet site:

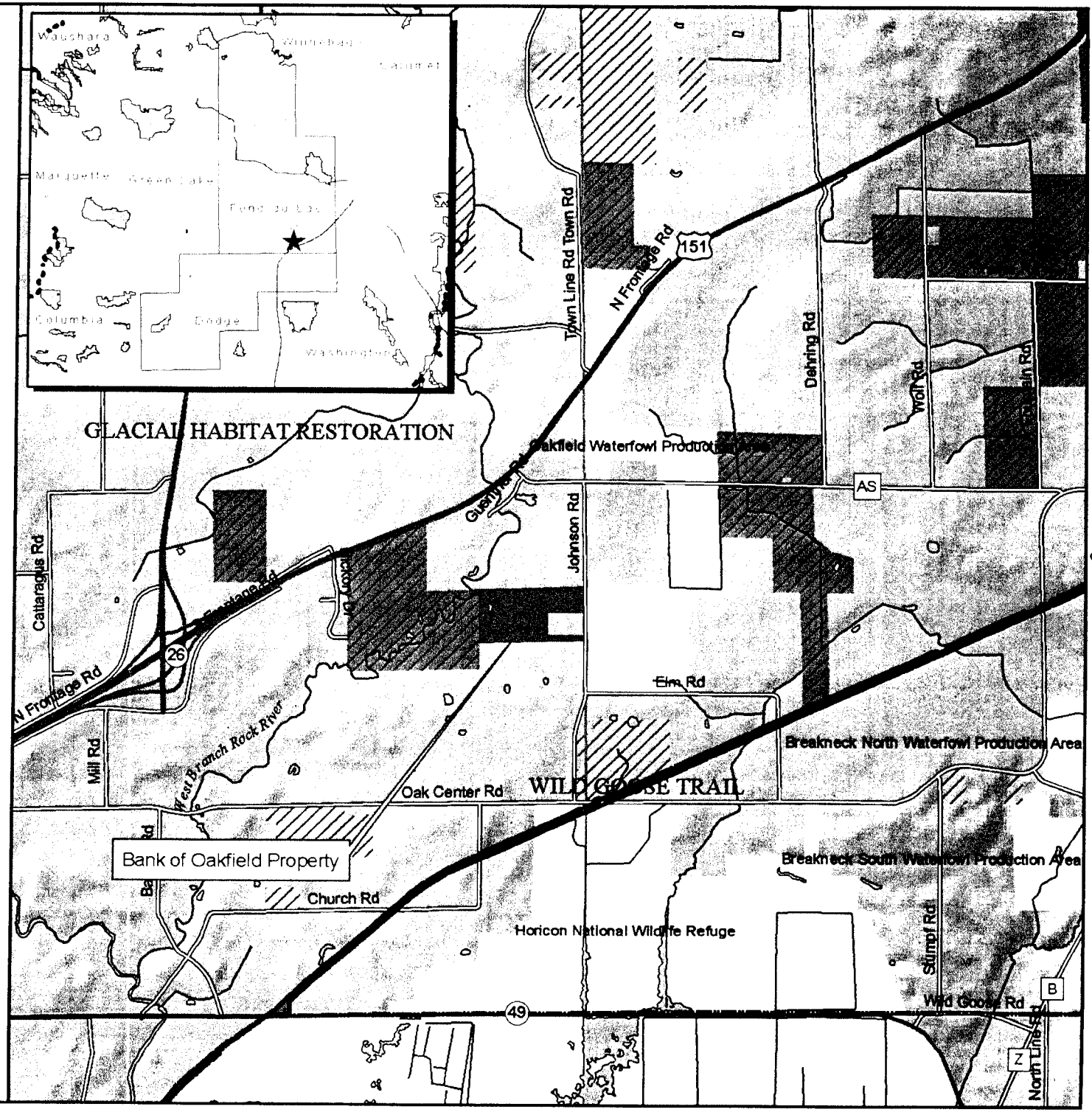
http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm

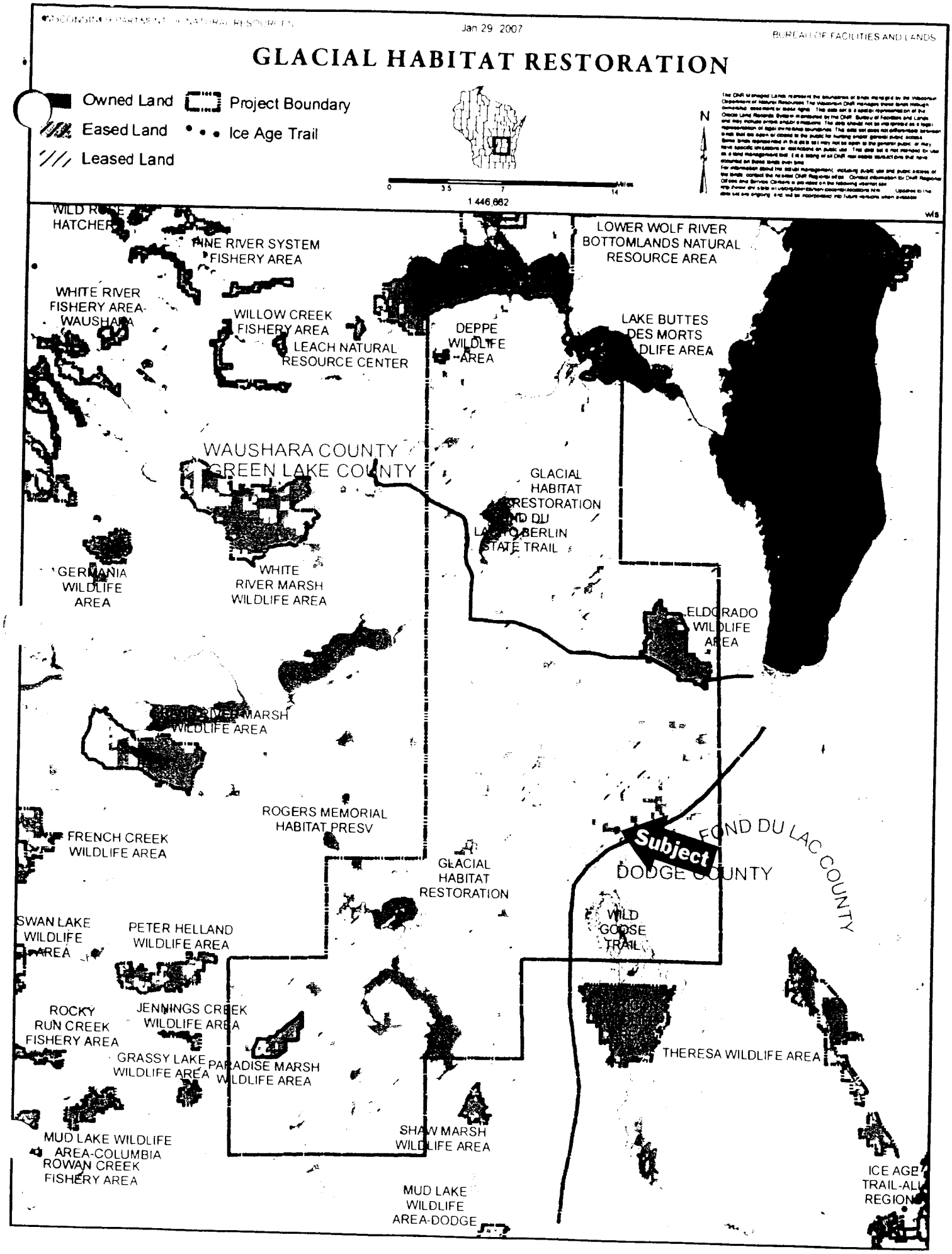
Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

June 14, 2007




WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Jan 29 2007
BUREAU OF FACILITIES AND LANDS
GLACIAL HABITAT RESTORATION
Owned Land
Project Boundary
Eased Land
Ice Age Trail
Leased Land
N
0
3.5
7
14
Miles
1 446,662
WILD ROSE HATCHERY
PINE RIVER SYSTEM FISHERY AREA
LOWER WOLF RIVER BOTTOMLANDS NATURAL RESOURCE AREA
WHITE RIVER FISHERY AREA-WAUSHARA
WILLOW CREEK FISHERY AREA
LEACH NATURAL RESOURCE CENTER
DEPPE WILDLIFE AREA
LAKE BUTTES DES MORTS WILDLIFE AREA
WAUSHARA COUNTY
GREEN LAKE COUNTY
GLACIAL HABITAT RESTORATION
FOND DU LAC TO BERLIN STATE TRAIL
GERMANIA WILDLIFE AREA
WHITE RIVER MARSH WILDLIFE AREA
ELDORADO WILDLIFE AREA
GRAND RIVER MARSH WILDLIFE AREA
ROGERS MEMORIAL HABITAT PRESV
FRENCH CREEK WILDLIFE AREA
Subject
FOND DU LAC COUNTY
DODGE COUNTY
GLACIAL HABITAT RESTORATION
WILD GOOSE TRAIL
SWAN LAKE WILDLIFE AREA
PETER HELLAND WILDLIFE AREA
ROCKY RUN CREEK FISHERY AREA
JENNINGS CREEK WILDLIFE AREA
GRASSY LAKE WILDLIFE AREA
PARADISE MARSH WILDLIFE AREA
THERESA WILDLIFE AREA
MUD LAKE WILDLIFE AREA-COLUMBIA
ROWAN CREEK FISHERY AREA
SHAW MARSH WILDLIFE AREA
MUD LAKE WILDLIFE AREA-DODGE
ICE AGE TRAIL-ALL REGIONS