

SUBJECT: LAND ACQUISITION AND DONATION - GLACIAL HABITAT RESTORATION AREA - WINNEBAGO COUNTY

FOR: DECEMBER 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 88.0 acres from Bohn Investments, Inc. for the Glacial Habitat Restoration Area (GHRA) in Winnebago County to the Department. The appraised value of the subject lands is \$352,000, but Bohn Investments has offered a partial donation in the amount of \$105,600, making the Department's purchase price \$246,400. The parcel will be used as non-federal match for a U.S. Fish and Wildlife Service, North American Waterfowl Conservation Act Grant for the Department's GHRA Project. Department ownership will allow for wildlife management and restoration, protection of the natural values of the property, and provide opportunities for public recreation and education.

The Glacial Habitat Restoration Area was established in 1990 to restore grasslands and 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 is using perpetual easements, fee title acquisition, other agency programs, volunteer agreements, and cost-share activities with a goal to establish 38,600 acres of grassland nest cover and restore 11,000 acres of wetland within the 24-township project area.

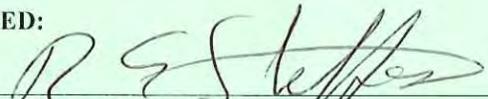
The Bohn Investment, Inc. tract is 88 acres and meets the habitat models for grassland nesting birds. The topography of the parcel is rolling with good views of Lake Poygan from the higher areas. Access to the subject is over a right-of-way off of County Highway B. Acquisition of the 88.0-acre tract will allow management of the area for wildlife, consolidate state ownership and provide additional opportunities for public recreation and education.

RECOMMENDATION: That the Board approve the purchase and the partial donation of 88.0 acres of land for the Glacial Habitat Restoration program, that a certificate of appreciation be sent to Bohn Investments, Inc. and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

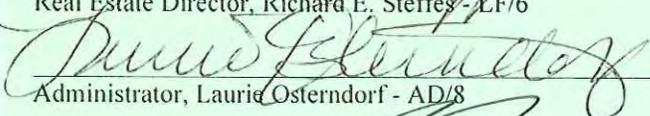
LIST OF ATTACHED MATERIALS:

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

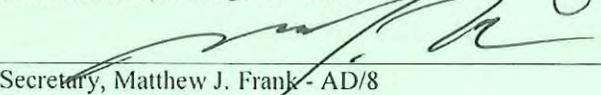
APPROVED:


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

11-3-10
Date


Administrator, Laurie Osterndorf - AD/8

11/10/10
Date


Secretary, Matthew J. Frank - AD/8

11-12-10
Date

- cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/8
T. Hauge - WM/6
R. Kazmierczak - NER/Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: November 3, 2010 FILE REF: WM 60119
 TO: Natural Resources Board
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Purchase and Partial Donation, Bohn Investments, Inc., Tract, File # WM 60119, Option Expires January 5, 2011

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration Area
 Winnebago County

Grantor:

Bohn Investments, Inc.
 c/o Douglas Bohn
 P. O. Box 136
 Waukau, WI 54980

Acres: 88.0Price: \$246,400 (\$105,600 of donated value)Appraised Value: \$352,000.00; \$374,000Interest: Fee Title PurchaseImprovements: NoneLocation: The tract is located in Winnebago County 4.5 miles northwest of the Village of Omro.Land Description: The subject land is rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Cropland	33.0
	Grass/Pasture	16.0
	Wetland	30.0
	Upland woodland	3.6
	Lowland Woodland	<u>5.4</u>
	TOTAL:	88.0

Zoning: General farming district; minimum residential lot size is five acres,Present Use: Cash grain and marsh hayProposed Use: Wildlife Habitat and Public RecreationTenure: More than 27 years (original farmstead acquired 140 years ago)Property Taxes: \$479.07Option Date: October 18, 2010Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross-country skiing.

2. JUSTIFICATION:

The Department has obtained an option to purchase 88.0 acres from Bohn Investments, Inc. for the Glacial Habitat Restoration Area in Winnebago County to the Department. The appraised value of the lands is \$352,000, but Bohn Investments has offered a partial donation in the amount of \$105,600, making the Department's purchase price \$246,400. The parcel will be used as non-federal match for a U.S. Fish and Wildlife Service, North American Waterfowl Conservation Act Grant for the Department's GHRA Project. Department ownership will allow for wildlife management and restoration, protection of the natural values of the property, and provide opportunities for public recreation and education.

The Glacial Habitat Restoration Area 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 is using perpetual easements, fee title acquisition, other agency programs, volunteer agreements, and cost-share activities with a goal to establish 38,600 acres of grassland nest cover and restore 11,000 acres of wetland 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. 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. Located in west-central Winnebago County in the Town of Poygan, the population centers of the City of Appleton and the Fox Valley lie approximately 35 miles northeast. The area is a mix of recreational lands, agriculture and rural residential building sites.

The Bohn Investment, Inc. tract is 88 acres in size and is entirely within the project boundary. The property meets the habitat models for grassland nesting birds. The topography of the parcel is rolling with good views of Lake Poygan from the higher areas. Access to the subject is over a right-of-way off of County Highway B. In addition, the grantor is providing a partial donation of the purchase price in order that the Department can fulfill its commitment to match a U.S. Fish and Wildlife Service, North American Waterfowl Conservation Act (NAWCA) Grant, specifically Glacial Habitat Restoration Area Grant, Phase V.

Bohn Investment, Inc. owns an additional 135 acres including 13 acres on Lake Poygan adjacent to this parcel. The Department and Bohn Farms have been in numerous conversations regarding the possibilities of purchasing the remainder of the property over time. Presently, this option to purchase the 88.0 acres is the best arrangement for both parties. Bohn Farms gets a lighter tax burden and the Department can spread out stewardship funds over multiple years and any partial donation, this is the second donation by Bohn Farms, can be used as match for future NAWCA grants. The Department recommends acquisition of the 88.0-acre tract to allow management of the area for wildlife, to consolidate state ownership and to provide additional opportunities for public recreation and education.

3. FINANCING:

State Stewardship (FY 11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,685,000	\$11,717,498

4. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION AREA PROGRAM:

Established: 1990

Acres Purchased to Date: 16,115.75

Acquisition Goal: 28,400.0 Acres
Percent Complete: 56.75 %
Cost to Date: \$13,305,961.46

5a. APPRAISAL:

Appraiser: Michael Augustyn
Valuation Date: July 28, 2009
Appraised Value: \$374,000*
Highest and Best Use: Rural Residential and Recreational Use.

Allocation of Values:

- a. land: 88 acres @ \$4,250 per acre: \$374,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$4,200 to \$4,306 per acre

Appraisal Review: Paul Scott – October 21, 2009

5b. APPRAISAL:

Appraiser: Paul Scott
Valuation Date: July 28, 2009
Appraised Value: \$352,000*
Highest and Best Use: Rural Residential and Recreational Use.

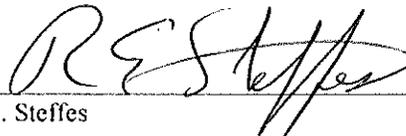
Allocation of Values:

- a. land: 88 acres @ \$4,000 per acre: \$352,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3,800.00 to \$4,081 per acre

Appraisal Review: Paul Scott – October 21, 2009

*Comment: The reviewer completed an opinion of value based on an appraisal completed by Michael Augustyn. Using comparable sales from the Augustyn appraisal, the reviewer analyzed them more closely and adjusted them downward to the comparables having better soils (suitable for building) than the subject. Thus, a value of \$4,000/acre was established making the total appraised value \$352,000.

RECOMMENDED:


Richard E. Steffes

11-3-10
Date


Bureau of Legal Services

11-4-10
Date


Laurie Osterndorf

11/10/10
Date

RES:ch

Acknowledgment of Gift

This is to certify that at its December 2010 meeting, the Natural Resources Board gratefully accepted a gift of \$105,600 in land value toward the purchase of 88.0 acres in Winnebago County for the Glacial Habitat Restoration Area from

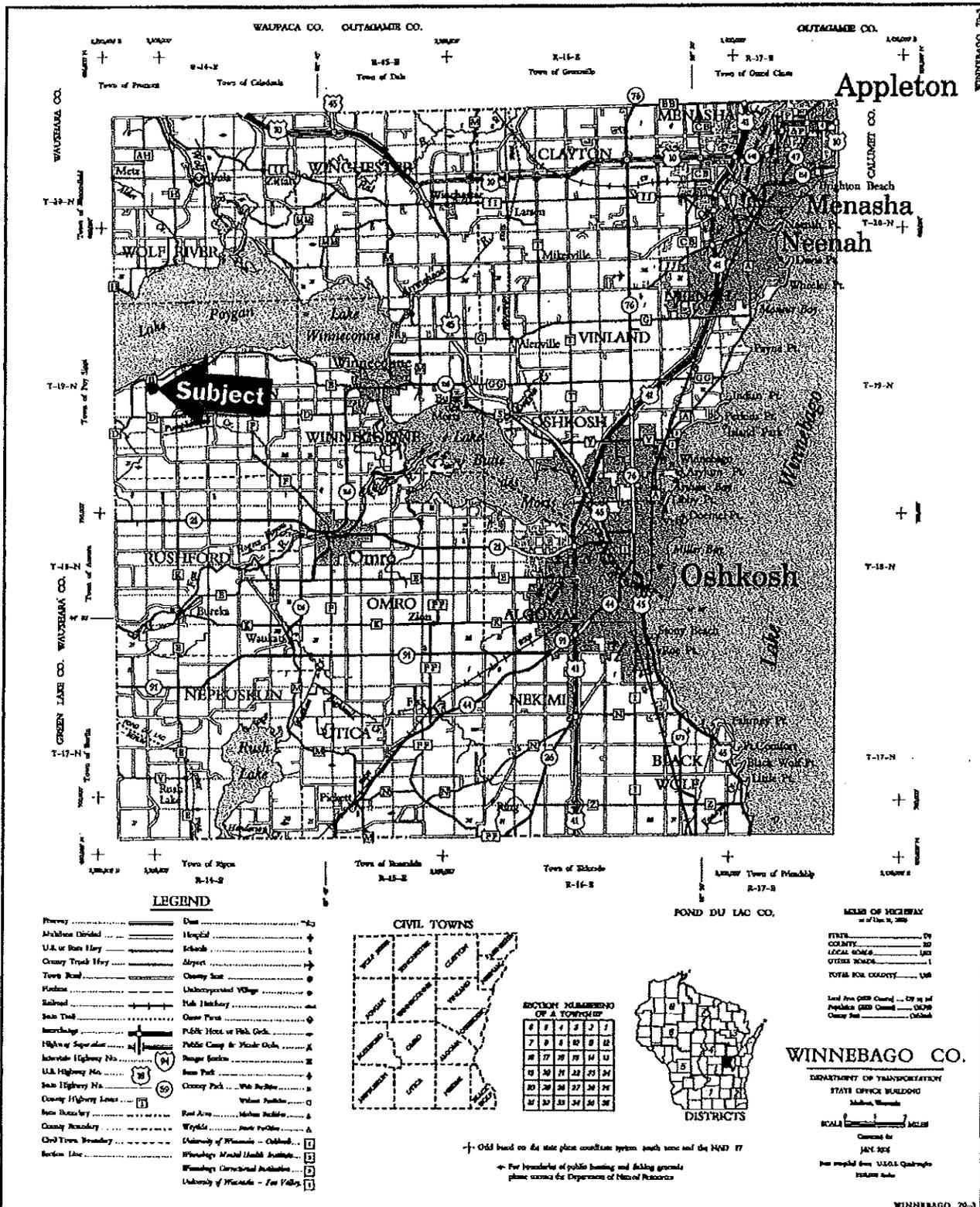
BOHN INVESTMENTS, INC.

It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Jonathan P. Ela, CHAIRMAN



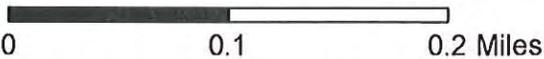
Bohn Investments, Inc Parcel

T19N R14E Sections 17 & 20, Town of Poygan, Winnebago County, WI (88.00 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned



Subject Property

WM 60119

Glacial Habitat Restoration

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin

October 29, 2010
Real Estate Section
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable care in the use of the map information.