

SUBJECT: LAND ACQUISITION – WOLF RIVER WILDLIFE AREA – WINNEBAGO COUNTY

FOR: DECEMBER 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 148.17 acres of land from Phyllis Hinz for \$274,115.00 for the Wolf River Wildlife Area in Winnebago County. The item is being submitted because the purchase price exceeds \$150,000.

The property consists of 148.17 acres of unimproved land lying south of County Road II and consists of three noncontiguous parcels containing lowland brush and marsh grass. The parcels block very well with state owned wildlife land. Topography is level and drains to the south-southeast. The department will gain 653.78 feet of county road frontage for additional access. This will improve public access to a large block of state land.

The Wolf River Wildlife Area was established in 1963 and is located in northwest Winnebago County. The Wildlife area is a wetland area where the Wolf and Rat Rivers meet and is broken into two segments. The Deltox Marsh segment is north of County Road II and once consisted of wire grass which was important to the local rug industry. It has been converted to a canary grass marsh scattered with stands of willow. The Metzsig Marsh segment consists of a lowland brush and grass complex with cattail in wetter sites. There are stands of soft maple and brush along the river channel and oxbows. Primary habitat management is to restore the extensive sedge meadow through canary grass control while also maintaining bottomland hardwoods, open water and emergent marsh habitats where feasible.

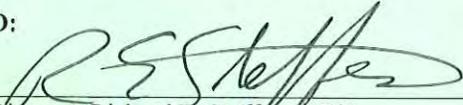
Purchasing this property will reduce the amount of privately owned acres surrounded by department owned and will resolve trespass issues along property lines. It will also provide additional opportunities to the public for hunting, fishing, trapping, bird watching and other outdoor recreation.

RECOMMENDATION: That the Board approve the purchase of 148.17 acres of land for \$274,115 for the Wolf River Wildlife Area in Winnebago 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 |

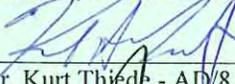
APPROVED:



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

11-10-11

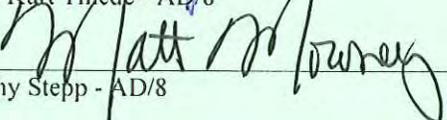
Date



Administrator, Kurt Thiede - AD/8

11-15-11

Date



Secretary, Cathy Stepp - AD/8

11/16/11

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: November 10, 2011
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Phyllis Hinz Tract, File # WM 60155,
 Approved Requested by December 22, 2011

FILE REF: WM 60155

1. PARCEL DESCRIPTION:

Wolf River Wildlife Area
 Winnebago County

Grantor:

Phyllis Hinz
 7886 County Road II
 Fremont, WI 54940

Acres: 148.17
Price: \$274,115
Appraised Value: \$274,115
Interest: Fee Title
Improvements: None

Location: The property is located in Winnebago County 16 miles northwest of Oshkosh.

Land Description: The subject land is level and drains to the south-southeast.

Covertypes Breakdown:

	Type	Acreage
	Wetland	148.17

Total: 148.17

Zoning: General Farming
Present Use: Investment
Proposed Use: Public recreation
Tenure: Long term family ownership
Property Taxes: \$1450.42
Option Date: October 13, 2011
Comments: Seller desires a 2011 closing.

Stewardship 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 148.17 acres of land from Phyllis Hinz for \$274,115.00 for the Wolf River Wildlife Area in Winnebago County. The property contains several parcels, all of which are located within the project boundary. These block very well with current state ownership.

The property consists of 148.17 acres of unimproved land lying south of County Road II and consists of three noncontiguous parcels containing lowland brush and marsh grass. The department will gain 653.78 feet of county road frontage for additional access. A drainage ditch, 50+ feet wide, bisects the western part of the triangular parcel in Section 10 which flows into the Wolf River serves as the eastern boundary. The road frontage on the Hinz parcel will improve public access to a large block of state land.



The Wolf River Wildlife Area was established in 1963 and is located in northwest Winnebago County. The Wildlife area is a wetland area where the Wolf and Rat Rivers meet and is broken into two segments. The Deltox Marsh segment is north of County Road II and once consisted of wire grass which was important to the local rug industry. It has been converted to a canary grass marsh scattered with stands of willow. The Metzsig Marsh segment consists of a lowland brush and grass complex with cattail in wetter sites. There are stands of soft maple and brush along the river channel and oxbows. Primary habitat management is to restore the extensive sedge meadow through canary grass control while also maintaining bottomland hardwoods, open water and emergent marsh habitats where feasible.

Purchase of this property will reduce the amount of privately owned acres surrounded by department owned and will resolve trespass issues along property lines. It will also provide additional opportunities to the public for hunting, fishing, trapping, bird watching and other outdoor recreation.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,110,200	\$2,485,413

COMMENTS: The Department is seeking Natural Resource Damage assessment funds, which, if approved, will replace Stewardship funds in this transaction

4. ACQUISITION STATUS OF THE WOLF RIVER WILDLIFE AREA:

Established: 1963
Acres Purchased to Date: 1,812.08
Acquisition Goal: 2,209.18
Percent Complete: 82.03 %
Cost to Date: \$369,110.00

5. APPRAISAL:

Appraiser: Rodney Bush
Valuation Date: August 23, 2011
Appraised Value: \$274,115
Highest and Best Use: Recreational

Allocation of Values:

- a. land: 148.17 acres @ \$1,850 per acre: \$274,115
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,520 - \$2,338 per acre

Appraisal Review: Gregory Markus, September 5, 2011

RECOMMENDED:



Richard E. Steffes, Real Estate Director

11-10-11

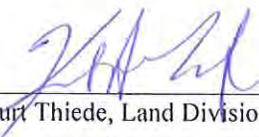
Date



Kristin Hess, Bureau of Legal Services

11/10/11

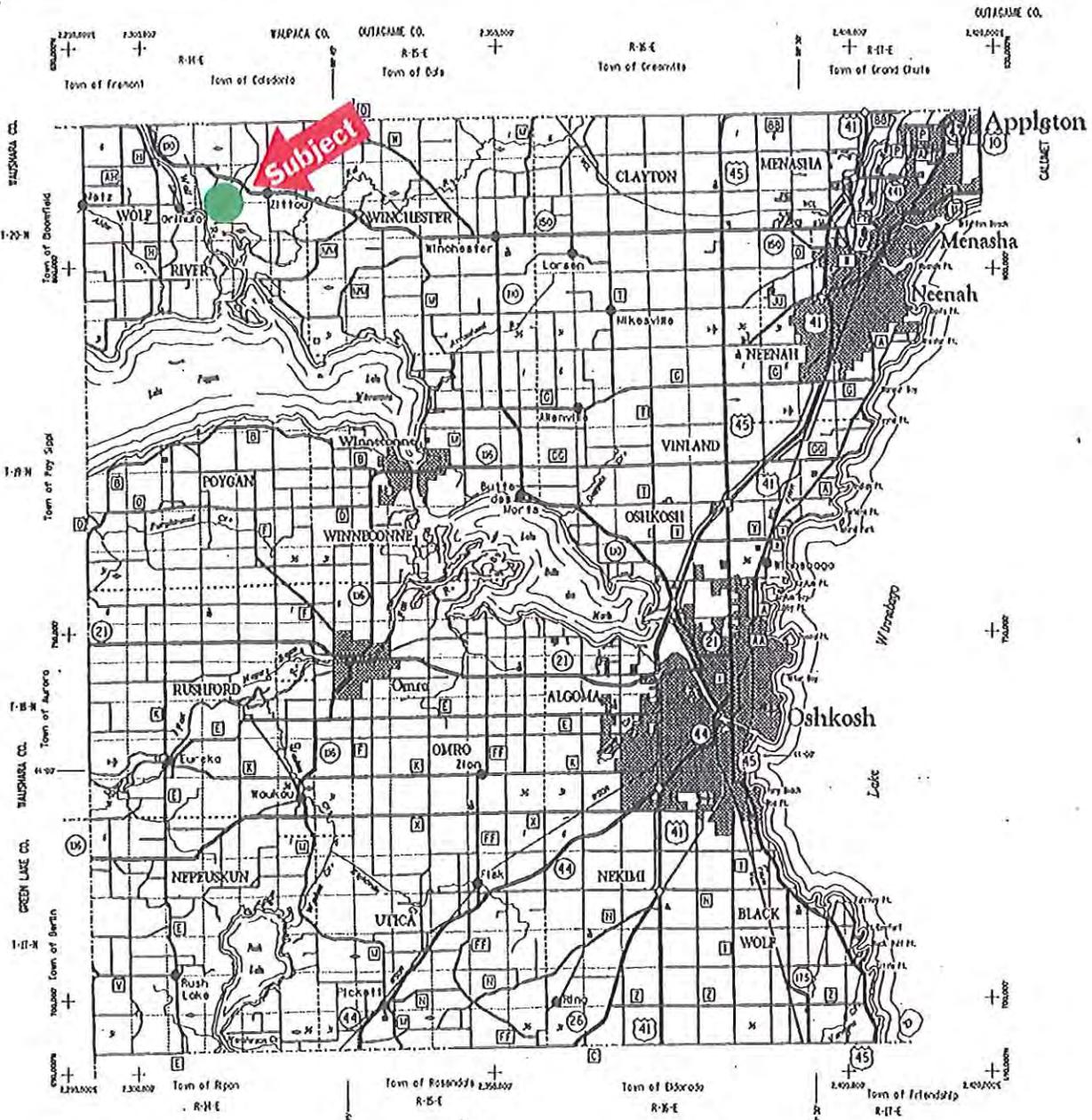
Date



Kurt Thiede, Land Division Administrator

11/15/11

Date



LEGEND

- Freeway
- U.S. or State Hwy.
- County Trunk Hwy.
- Town Road
- Railroad
- Waterline Divided
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- Paved
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Corporate Limits
- High & State Forest Boundary
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Cane Farm
- Public Hunt or Fish Creek
- Public Cane & Flote Creek
- Panor. Station
- State Park - Am. condition
- State Park - Poor condition
- County Park - Am. condition
- County Park - Poor condition
- Wapida - Am. condition
- Wapida - Poor condition
- University of Wisconsin - Oshkosh
- Winnebago Mental Health Institute
- Winnebago Cane Correctional Institution

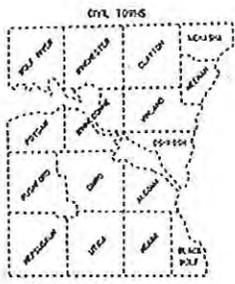


TOWNSHIP MAJORITY

6	5	4	3	2	1
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

SIZES OF HIGHWAY
as of July 1, 1977

- STATE HIGHWAYS 47
- COUNTY HIGHWAYS 228
- LOCAL ROADS 100
- OTHER ROADS 3
- TOTAL FOR COUNTY 477



WINNEBAGO CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
MADISON, WISCONSIN
SCALE 1:50,000
CORRECTED FOR
JULY 1970
Data compiled from B.L.A.L. 1968 and 1970
1970-1971

Phyllis Hinz - Fee

Wolf River
Wildlife Area

WM 60155

T20N R14E Sec 10,
11, 14 & 15

Town of Wolf River
Winnebago County
148.17 acres



Subject Parcel

WDNR Owned



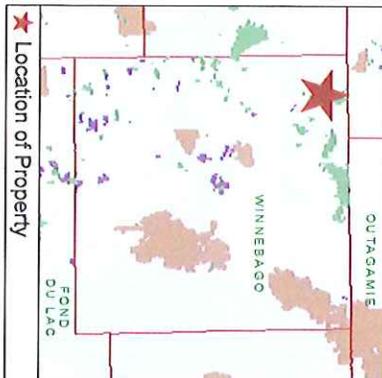
DNR Project Boundary

PLSS Section Line

QQ Section Boundary

0 600
Feet

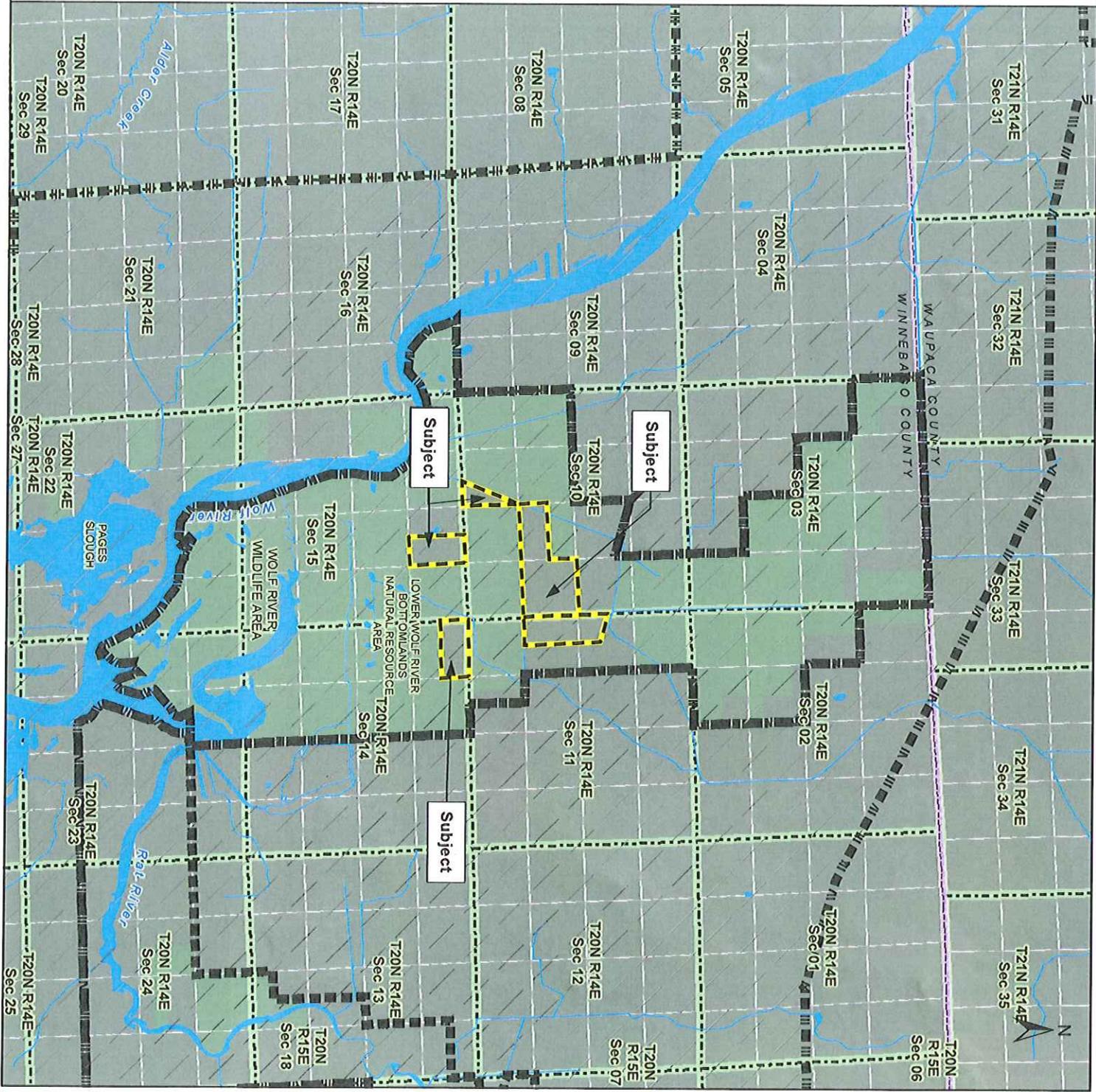
Winnebago County View



★ Location of Property

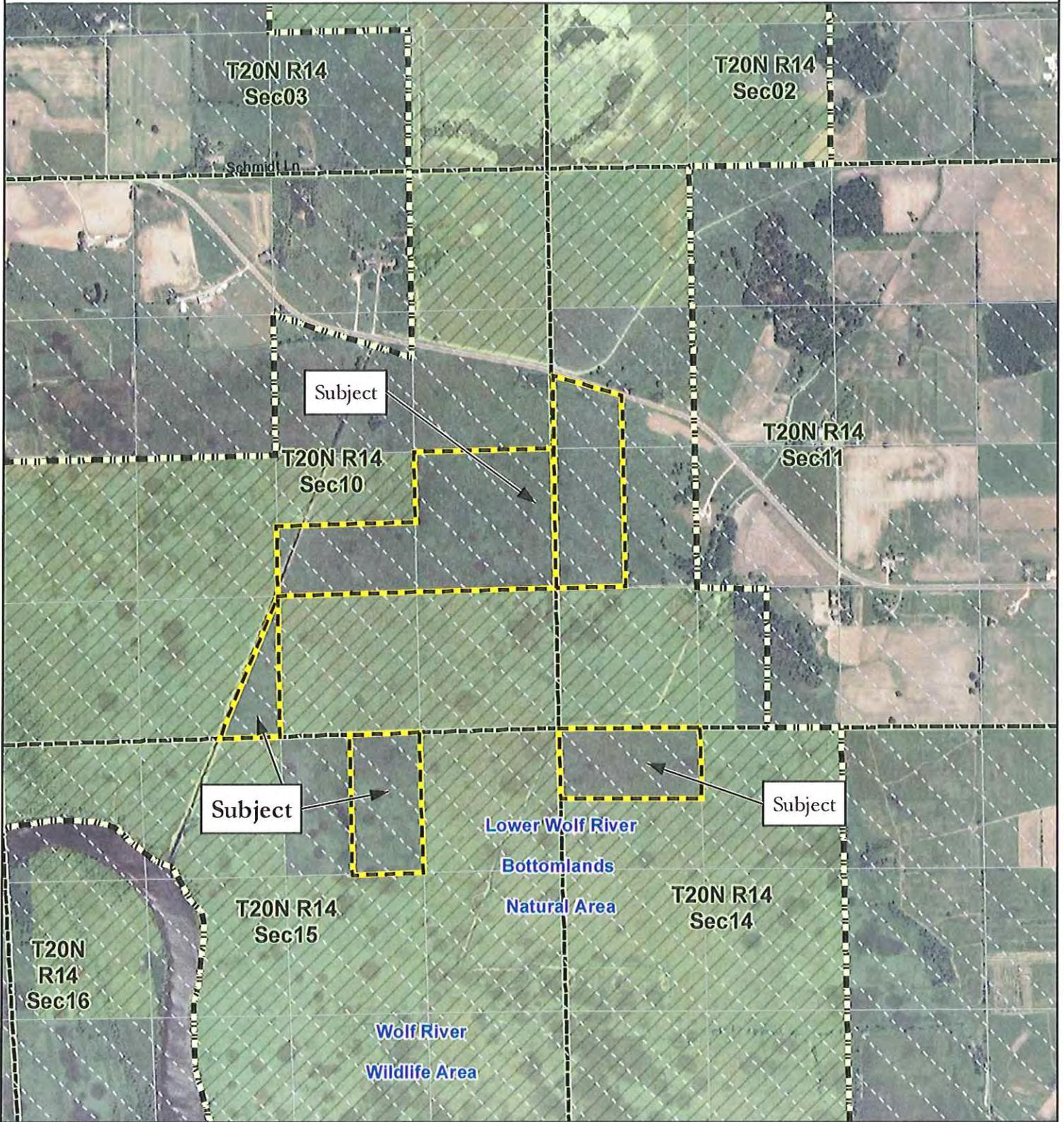


WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Oct 28, 2011 7 kmh



Phyllis Hinz - Fee

T20N R14E Sec 10, 11, 14 & 15, Town of Wolf River, Winnebago County



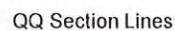
Wolf River Wildlife Area

 Subject Parcel

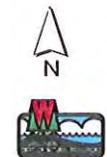
 DNR Owned

 DNR Project Boundary

 Section Line

 QQ Section Lines


0 300 600 900 Feet



Oct 28, 2011 kmh
Real Estate Section
Bureau of Facilities and Lands