

**SUBJECT:** Land Acquisition – Lower Wolf River Bottomlands Natural Resource Area – Outagamie County

**FOR:** AUGUST 2013 BOARD MEETING

**TO BE PRESENTED BY:** Douglas Haag – Acting Real Estate Director

**SUMMARY:** The Department has obtained an option to purchase 210.14 acres of land from the Estate of Orville Conrads for \$735,500 for the Lower Wolf River Bottomlands Natural Resource Area in Outagamie County. The item is being submitted because the purchase price is \$150,000 or more.

The Department proposes to purchase the 210.14-acre improved tract that is located in the Town of Bovina in western Outagamie County about 15 miles northwest of City of Appleton for the Lower Wolf River Bottomlands Natural Resources Area. The parcel falls completely within the project boundary. The parcel includes approximately 4000 feet of frontage along the east bank of the Wolf River and is accessible from Kirschner Road along the south boundary. Having a high bank, the property provides excellent shore fishing opportunity and provides areas for hunters and trappers to beach a boat or canoe and gain access to the property. The parcel is relatively flat draining west to the river with a mixture of lowland hardwoods and includes approximately 115 acres of agriculture lands and a 2-acre building site. The improvements are dilapidated and have little salvage value. The Department will continue agricultural activities on the parcel as part of the long term management of the property creating a patchwork of grassland nesting cover and food plots for migrating waterfowl, deer and turkeys.

A majority of the funding for the purchase (\$670,000) will come from a federal North American Wetland Conservation Act grant and the remainder (\$65,500) will come from the Knowles Nelson Stewardship Fund.

The Lower Wolf River Bottomlands Natural Resource Area (LWRBNRA) was established to protect the Lower Wolf River and Embarrass River corridors and their important floodplain forests, and includes portions of the Lake Winnebago pool system, which is important to many aquatic species, especially the lake sturgeon. The Natural Resources Board approved the master plan for the LWRBNRA in 2012. This is an ecologically important landscape tucked away between the urban areas and agricultural communities of east-central Wisconsin and the extensive forests of northern Wisconsin. The area is predominately open and rural with large, highly productive wetlands that are dominated by native vegetation. The close proximity of the LWRBNRA to the population center of the Fox River Valley makes it very popular for a multitude of recreational pursuits, especially fishing, hunting, trapping boating and canoeing. There are several existing DNR projects within the larger LWRBNRA boundary. The Department owns and manages approximately 31,000 acres within those projects. This area is important for migrating waterfowl and other birds. Approximately ten percent of the world's tundra swans migrate through the Lower Wolf River Bottomlands Natural Resource Area in the spring, along with other waterfowl numbering in the tens of thousands. This particular stretch of the river is known by anglers as an excellent walleye and northern pike fishery with optimal habitat for both species in the river and sloughs on and adjacent to the Conrads property..

The Department recommends acquisition of the 210.14 acre parcel to allow management of the area for wildlife and habitat, to provide for public recreation and natural resources education and to consolidate state ownership in the area. It is in the focus area described in the feasibility study for the LWRBNRA.

**RECOMMENDATION:** That the Board approve the purchase of 210.14 acres of land for \$735,500 for the Lower Wolf River Bottomlands Natural Resource Area in Outagamie County.

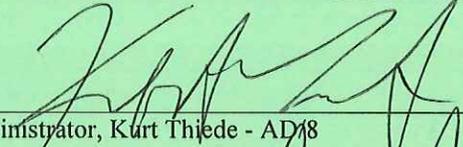
**LIST OF ATTACHED MATERIALS:**

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

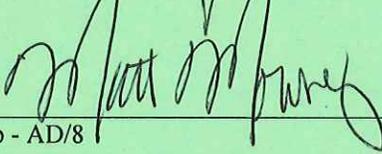
APPROVED:

  
Acting Real Estate Director, Douglas J Haag - LF/6

7-17-13  
Date

  
Administrator, Kurt Thiede - AD/8

7-22-13  
Date

  
Secretary, Cathy Stepp - AD/8

7/23/13  
Date

- cc: S. Miller - LF/6  
D. Haag - LF/6  
L. Ross - AD/8  
T. Hauge - WM/6  
A. Buchholz - NER - MISHICOT

## CORRESPONDENCE/MEMORANDUM

DATE: July 11, 2013 FILE REF: WM 60226  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Estate of Orville Conradt Tract, File # WM 60226,  
 Option Expires August 13, 2013

1. PARCEL DESCRIPTION:

Lower Wolf River Bottomlands Natural Resource Area  
 Outagamie County

Grantor:

Estate of Orville Conradt  
 c/o Robert Conradt  
 4999 Brusewitz Road  
 Black Creek, WI 54106

Acres: 210.14Price: \$735,500Appraised Value: \$735,500Interest: Fee Title PurchaseImprovements: House, barn and outbuildings in tear-down condition.Location: The property is located in Outagamie County, 2 miles South of Shiocton.Land Description: The subject land is level.Covertyping Breakdown:

Type	Acreage
Lowland Woodland	74
Building Site	2
Wetland	15
Cropland	119.14
Total:	210.14

Zoning: general agriculture allowing 4 acre residential lotsPresent Use: Agriculture, recreationProposed Use: Conservation, public recreation and sharecroppingTenure: 49 yearsProperty Taxes: \$1140Option Date: February 14, 2013Stewardship 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 210.14 acres of land from the Estate of Orville Conrard for \$735,500 for the Lower Wolf River Bottomlands Natural Resource Area in Outagamie County. The item is being submitted because the purchase price is \$150,000 or more.

The Department proposes to purchase the 210.14-acre improved tract that is located in the Town of Bovina in western Outagamie County about 15 miles northwest of City of Appleton for the Lower Wolf River Bottomlands Natural Resources Area. The parcel falls completely within the project boundary. The parcel includes approximately 4000 feet of frontage along the east bank of the Wolf River and is accessible from Kirschner Road along the south boundary. Having a high bank, the property provides excellent shore fishing opportunity and provides areas for hunters and trappers to beach a boat or canoe and gain access to the property. The parcel is relatively flat draining west to the river with a mixture of lowland hardwoods and includes approximately 115 acres of agriculture lands and a 2-acre building site. The improvements are dilapidated and have little salvage value. The Department will continue agricultural activities on the parcel as part of the long term management of the property creating a patchwork of grassland nesting cover and food plots for migrating waterfowl, deer and turkeys.

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3. LAND MANAGEMENT:

The Northeast District Wildlife Program located in Shawano will manage the property with yearly fiscal budgets. Development projects will include demolition of the old farm buildings and basic improvements such as a parking lot and small habitat restoration projects. The Department will continue to sharecrop fields for the foreseeable future with the goal of creating a patchwork of nesting habitat and food plots for migrating waterfowl, deer and turkey. The Department will seek grants from organizations such as Ducks Unlimited and Pheasants Forever to assist with long term restoration and management of the property with the goal of optimizing it's recreational and wildlife benefits.

4. FINANCING:

\$670,000 Federal NAWCA funds are anticipated.  
\$65,500 State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$6,166,000	\$6,100,500

5. ACQUISITION STATUS OF THE LOWER WOLF RIVER BOTTOMLANDS NATURAL RESOURCE AREA:

Established: 2002  
Acres Purchased to Date: 3,555.15  
Acquisition Goal: 45,000  
Percent Complete: 7.90 %  
Cost to Date: \$6,681,940.65

6. APPRAISAL 1:

Appraiser: David Steiro  
Valuation Date: October 11, 2012  
Appraised Value: \$735,500  
Highest and Best Use: agricultural, recreational, residential lots

Allocation of Values:

- a. land: 210.14 acres @ \$3,500 per acre: \$735,500
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$3,400 - \$3,582

Appraisal Review:  
Gregory Markus - January 28, 2013

APPRAISAL 2:

Appraiser: Jolene Brod  
Valuation Date: December 18, 2012  
Appraised Value: \$735,500  
Highest and Best Use: agriculture, recreational, future residential building site

Allocation of Values:

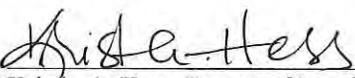
- a. land: 210.14 acres @ \$3,500 per acre: \$735,500
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$3,083-\$3,958

Appraisal Review:  
Gregory Markus - January 28, 2013

RECOMMENDED:

  
\_\_\_\_\_  
Douglas J Haag, Acting Real Estate Director

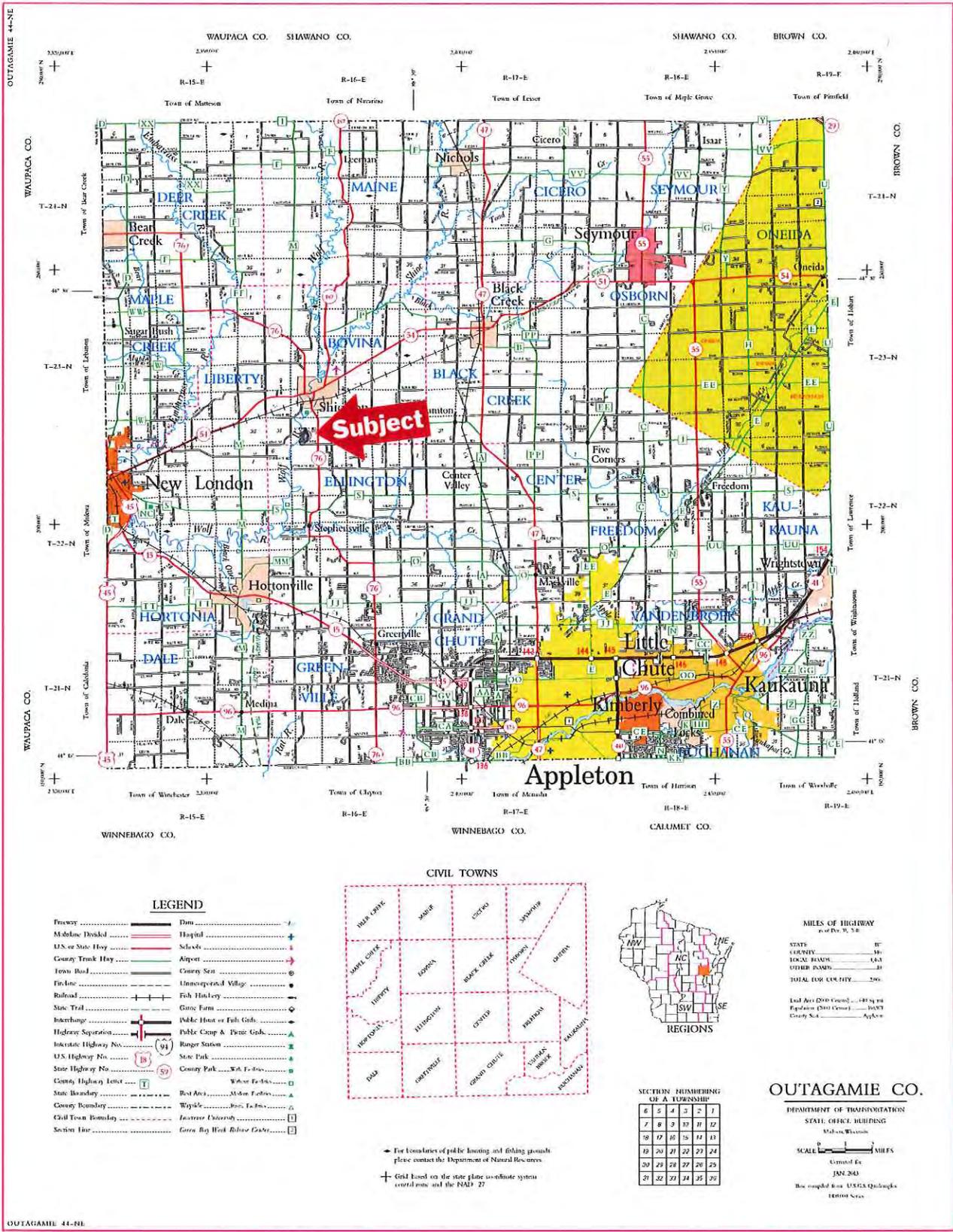
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Date

  
\_\_\_\_\_  
Kristin A. Hess, Bureau of Legal Services

7/18/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Kurt Thiede, Land Division Administrator

7/22/13  
\_\_\_\_\_  
Date



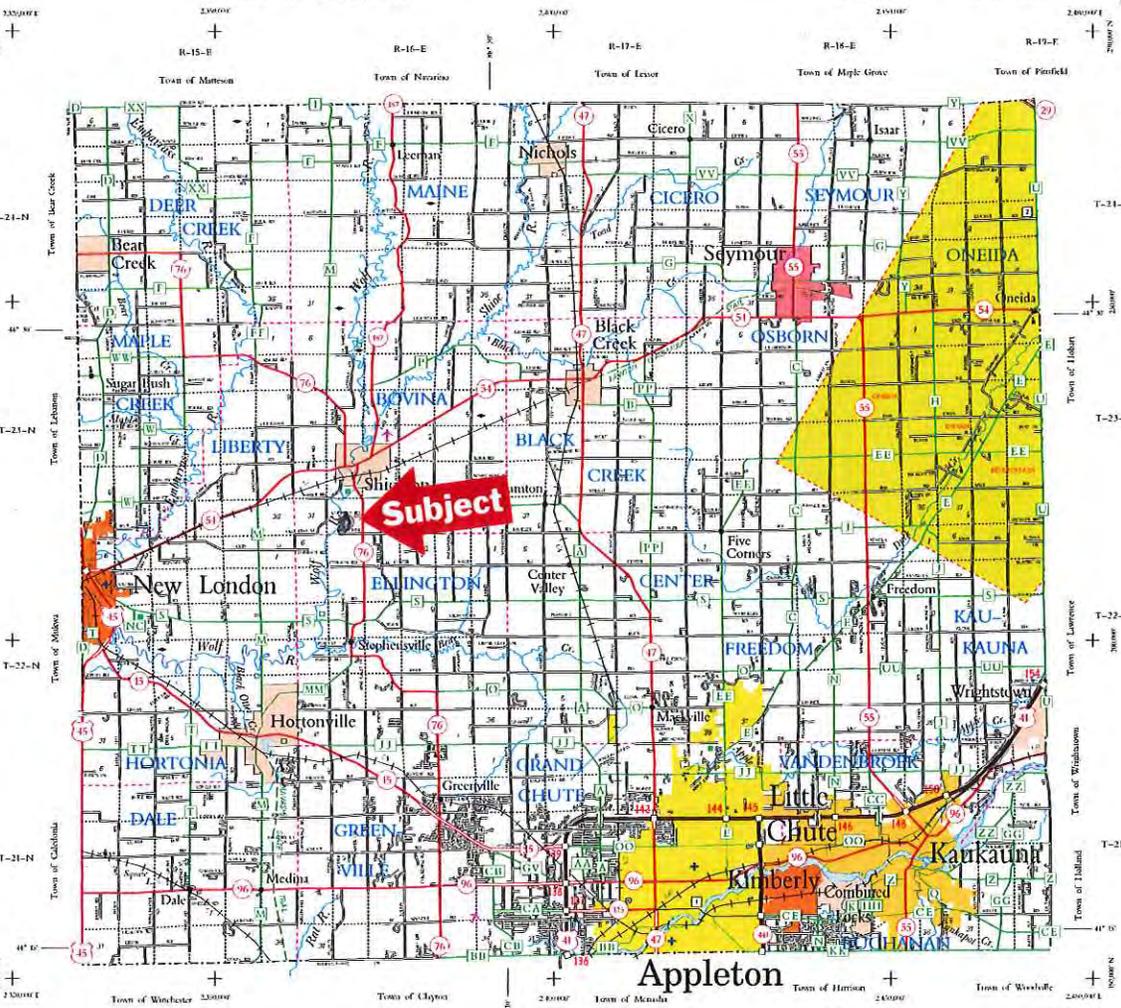
OUTAGAMIE 44-NE

WAUPACA CO.

WAUPACA CO.

WAUPACA CO. SHAWANO CO. SHAWANO CO. BROWN CO.

WINNEBAGO CO. WINNEBAGO CO. CALUMET CO. BROWN CO. SAAWYER CO.



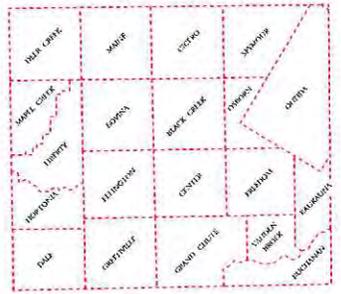
**Subject**

**Appleton**

**LEGEND**

- Freeway
- Mainline Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fire Lane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Grocery Farm
- Public Hunt or Fish Gids.
- Public Camp & Picnic Gids.
- Ranger Station
- State Park
- County Park
- Water Falls
- Rest Area
- Motor Fuel
- Wildlife
- University
- Carey Big Wolf Refuge

**CIVIL TOWNS**



**MILES OF HIGHWAY**

as of Dec. 31, 2002

STATE	87
COUNTY	30
LOCAL ROAD	1,143
OTHER ROAD	31
<b>TOTAL FOR COUNTY</b>	<b>1,291</b>

**OUTAGAMIE CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
MILWAUKEE, WISCONSIN

SCALE 1" = 2 MILES

Corrected to  
JAN 2003

Base compiled from USGS Quadrangle  
180100 Series

**SECTION NUMBERING  
OF A TOWNSHIP**

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

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources.

Grid based on the state plane coordinate system central zone and the NAD 83

**Orville**  
**Conradt - Fee**  
 Lower Wolf River  
 Bottomlands Natural  
 Resource Area  
**WM 60226**  
 T23N R16E Sec 32  
 Town of Bovina  
 Outagamie County

- Subject**
-  DNR Fee Title
  -  DNR Easement
  -  DNR Easement (Closed to Public Access)
  -  DNR Project Boundary
  -  PLSS Section Line
  -  QQ Section Boundary
  -  Public Land - Funded by Stewardship Grants

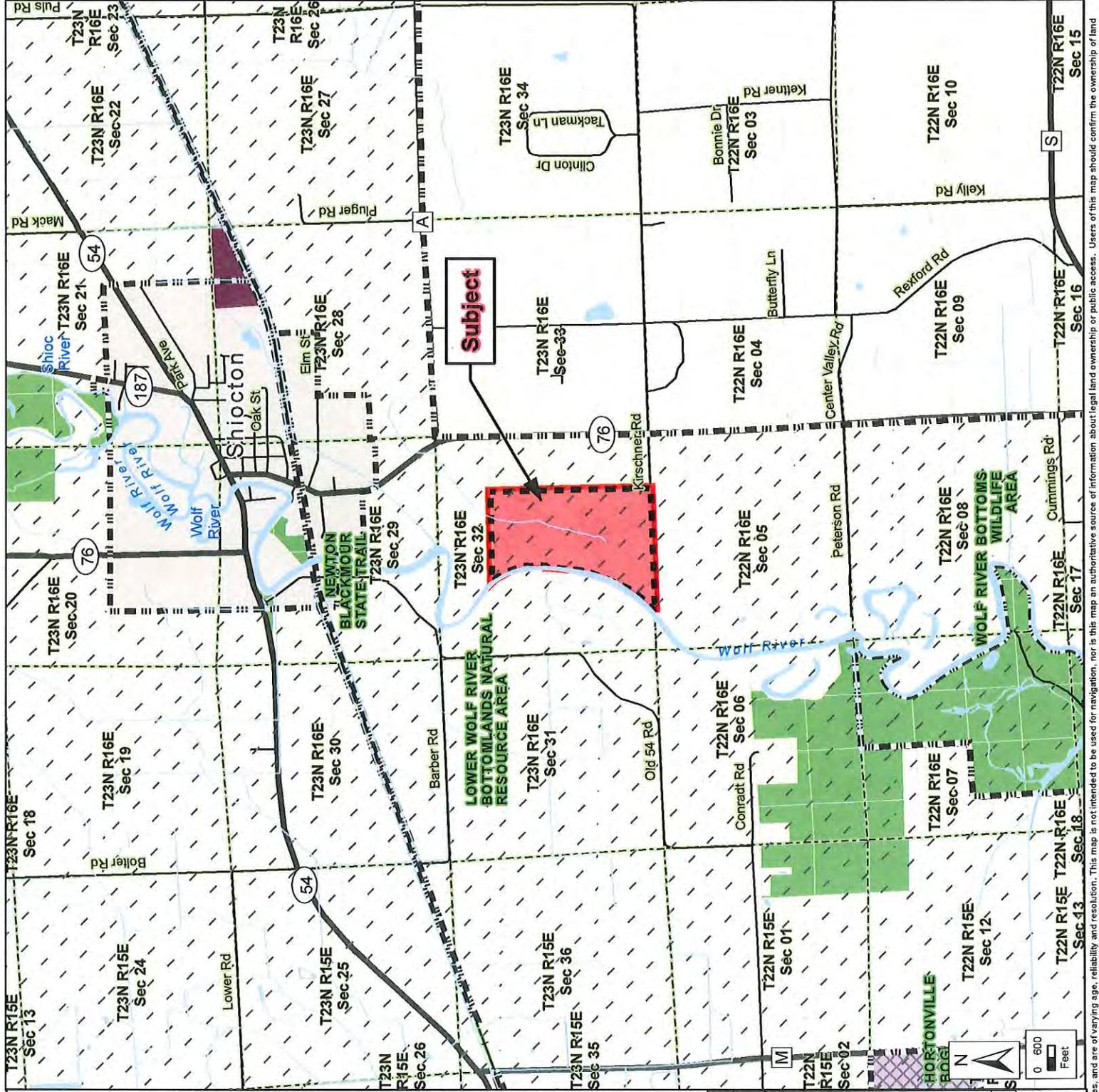
*Regional View*



Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: Jul 02, 2013 kmh

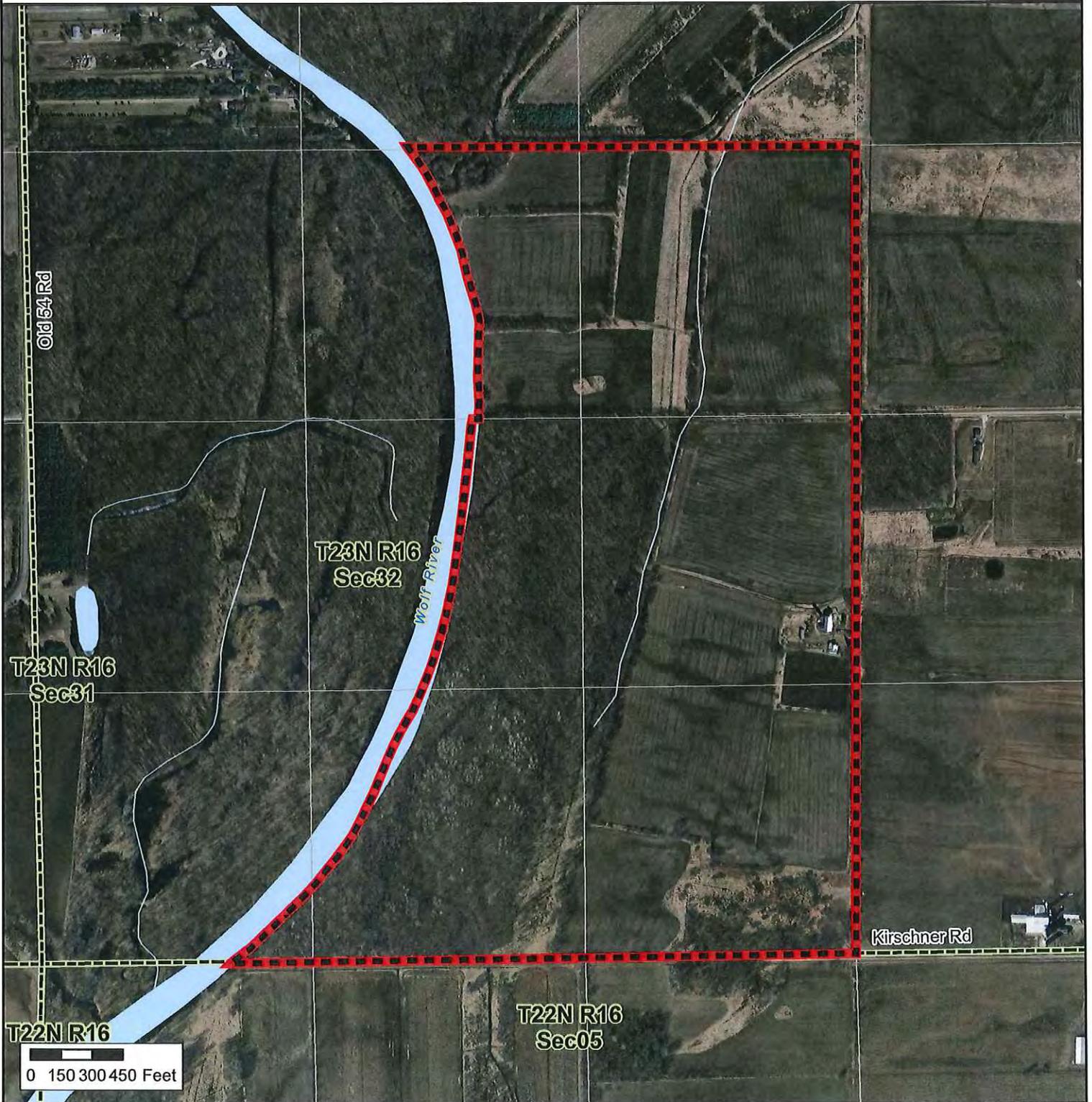
0 600 Feet



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# Orville Conradt - Fee

T23N R16E Sec 32, Town of Bovina, Outagamie County



**Lower Wolf River  
Bottomlands  
Natural Resource Area**

 **Subject**

-  DNR Fee Title Land
-  DNR Easement Land
-  Section Line
-  QQ Section Lines

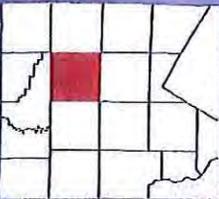
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Jul 02, 2013 kmh

Real Estate Section  
Bureau of Facilities and Lands

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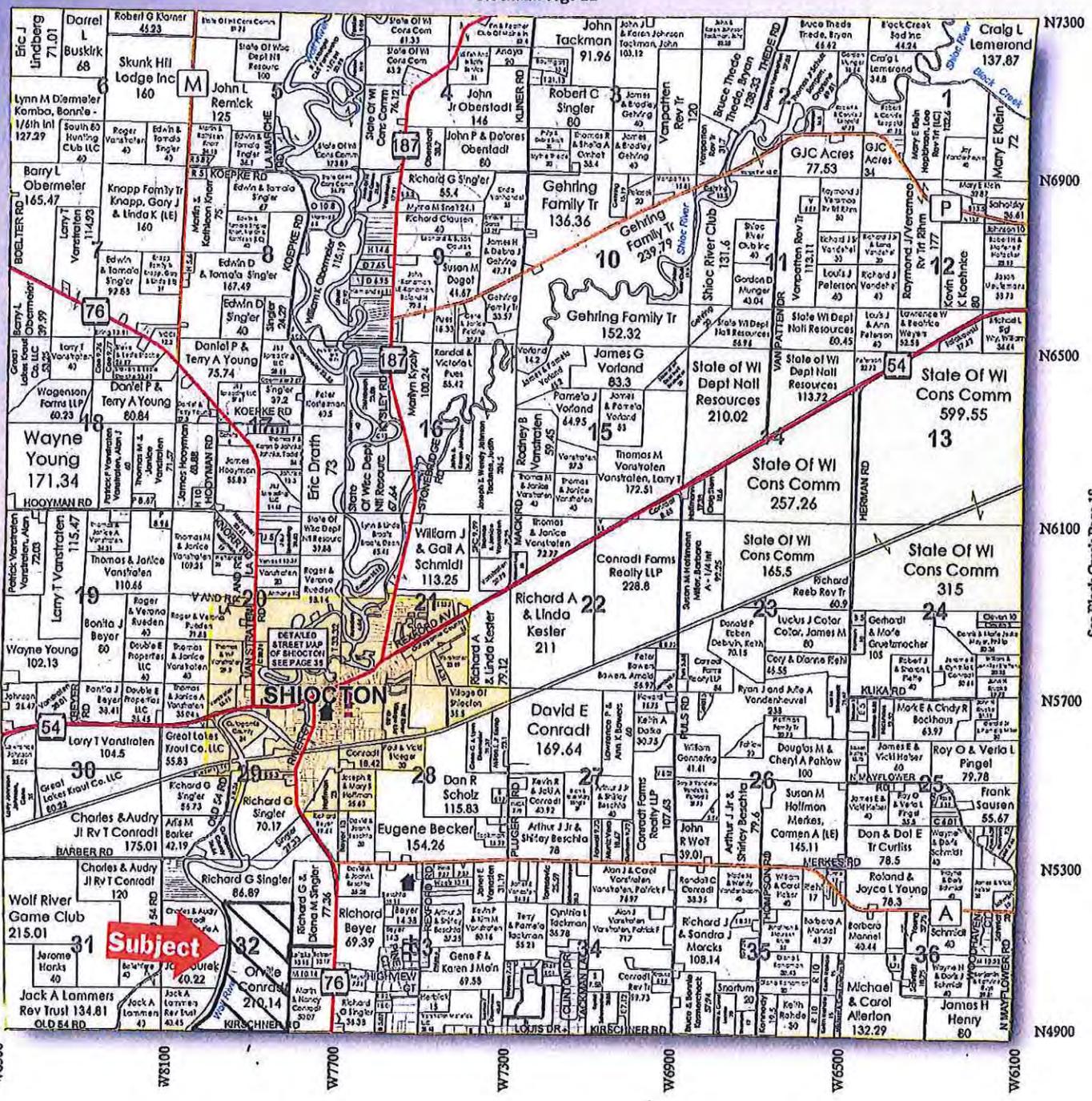


# Bovina T.23N - R.16E.

See Maine Page 22

See Maple Creek & Liberty (N) Page 16

See Black Creek Page 18



**Subject**

W8300

W8100

W7900

W7700

W6900

W6500

W6100

N7300

N6900

N6500

N6100

N5700

N5300

N4900