

SUBJECT: LAND ACQUISITION & DONATION – LOWER WOLF RIVER BOTTOMLANDS NATURAL RESOURCE AREA – WAUPACA COUNTY

FOR: DECEMBER 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 12 acres of land from Donna Mork for \$12,000 for the Lower Wolf River Bottomlands Natural Resource Area in Waupaca County. The item is being submitted because it involves a partial donation in value of \$12,000. The property was appraised for \$24,000 and the landowner is donating half the value.

The Lower Wolf River Bottomlands Natural Resource Area was established to protect the Lower Wolf River and Embarrass River corridor 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. 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 project area is predominately open and rural with large, highly productive wetlands that are dominated by native vegetation. Agricultural areas are another predominant element of this landscape. The close proximity of the project area to the population center of the Fox River Valley makes it very popular for a multitude of recreational pursuits, especially fishing and hunting. Land uses in the area are quickly changing and development pressure is increasing. There are existing department projects within the Lower Wolf River Bottomland project boundary. The Department owns and manages approximately 31,000 acres within those projects.

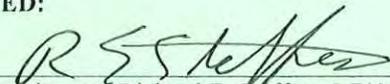
The property is entirely wooded with primary species being silver maple, green ash and swamp white oak. It includes about 350 feet of frontage on one bank of the Lower Wolf River and 430 feet of frontage on an oxbow of the Wolf River. The entire parcel lies within the floodplain of the river. Acquisition will allow for wildlife management and habitat restoration, will protect the natural values of the property, consolidate state ownership and provide opportunities for public recreation and education on the Lower Wolf River Bottomlands Project Area.

RECOMMENDATION: That the Board approve the purchase of 12 acres for \$12,000 for the Lower Wolf River Bottomlands Natural Resource Area and that the Board accept and recognize the partial donation of land value in the amount of \$12,000.

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 |

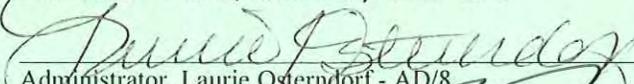
APPROVED:



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

11-9-10

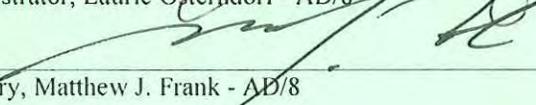
Date



Administrator, Laurie Osterdorf - AD/8

11/10/10

Date



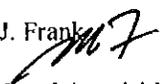
Secretary, Matthew J. Frank - AD/8

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 8, 2010 FILE REF: WM 60122
 TO: Natural Resources Board
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition / Partial Donation, Mork Tract, File # WM 60122,
 Option Expires December 26, 2010

1. PARCEL DESCRIPTION:

Lower Wolf River Bottomlands Natural Resource Area
 Waupaca County

Grantor:

Donna Mork
 2030 Frankie Place, Unit 1
 Racine, WI 53406

Acres: 12.0Price: \$12,000 (includes a partial donation of value)Appraised Value: \$24,000Interest: Fee Title AcquisitionImprovements: NoneLocation: The property is located in Waupaca County about five miles east of Clintonville in the Town of Matteson.Land Description: The subject land is level.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Lowland Woodland	12.0

Zoning: FloodplainPresent Use: VacantProposed Use: Resource protection and public outdoor recreationTenure: 44 yearsProperty Taxes: \$709Option Date: October 28, 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 proposes to purchase the 12.0-acre Mork tract that is located in Waupaca County about five miles east of Clintonville in the Town of Matteson for the Lower Wolf River Bottomlands Project Area. The landowner is making a partial donation valued at 50% of the appraised value. The property is entirely wooded with primary species being silver maple, green ash, and swamp white oak. It includes about 350 feet of frontage on one bank of the Lower Wolf River and 430 feet of frontage on an oxbow of the Wolf River. The entire parcel lies within the floodplain of the river. The Department recommends the acquisition to allow for wildlife management and habitat restoration, to protect the natural values of the

property, to consolidate state ownership and to provide opportunities for public recreation and education on the Lower Wolf River Bottomlands Project Area.

The Lower Wolf River Bottomlands Natural Resource Area was established to protect the Lower Wolf River and Embarrass River corridor 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. 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 project area is predominately open and rural with large, highly productive wetlands that are dominated by native vegetation. Agricultural areas are another predominant element of this landscape. The close proximity of the project area to the population center of the Fox River Valley makes it very popular for a multitude of recreational pursuits, especially fishing and hunting. Land uses in the area are quickly changing and development pressure is increasing. There are existing department projects within the Lower Wolf River Bottomland project boundary. The Department owns and manages approximately 31,000 acres within those projects.

The Department recommends acquisition of the Mork parcel to allow management of the area for wildlife and habitat, provide for public recreation and natural resources education and consolidate state ownership in the area.

3. FINANCING:

State Stewardship bond funds are anticipated:

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

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

Established: 2002
Acres Purchased to Date: 3,386.58
Acquisition Goal: 45,000.0 Acres
Percent Complete: 7.53%
Cost to Date: \$6,147,323.75

5. APPRAISAL:

Appraiser: Terry Gardon
Valuation Date: June 17, 2010
Appraised Value: \$24,000
Highest and Best Use: Outdoor recreation

Allocation of Values:

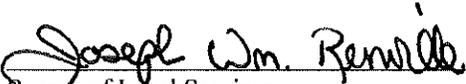
- a. land: 12 acres @ \$2,000 per acre: \$24,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,729 to \$2,153 per acre

Appraisal Review: Terrence Gardon - August 9, 2010

RECOMMENDED:


Richard E. Steffes

11-9-10
Date


Bureau of Legal Services

11-9-10
Date


Laurie Osterndorf

11/10/10
Date

RES:dv

Acknowledgment Of Gift

This is to certify that at its December 2010 meeting, the Natural Resources Board gratefully accepted a partial donation of land in Waupaca County for the Lower Wolf Bottomlands Natural Resource Area from

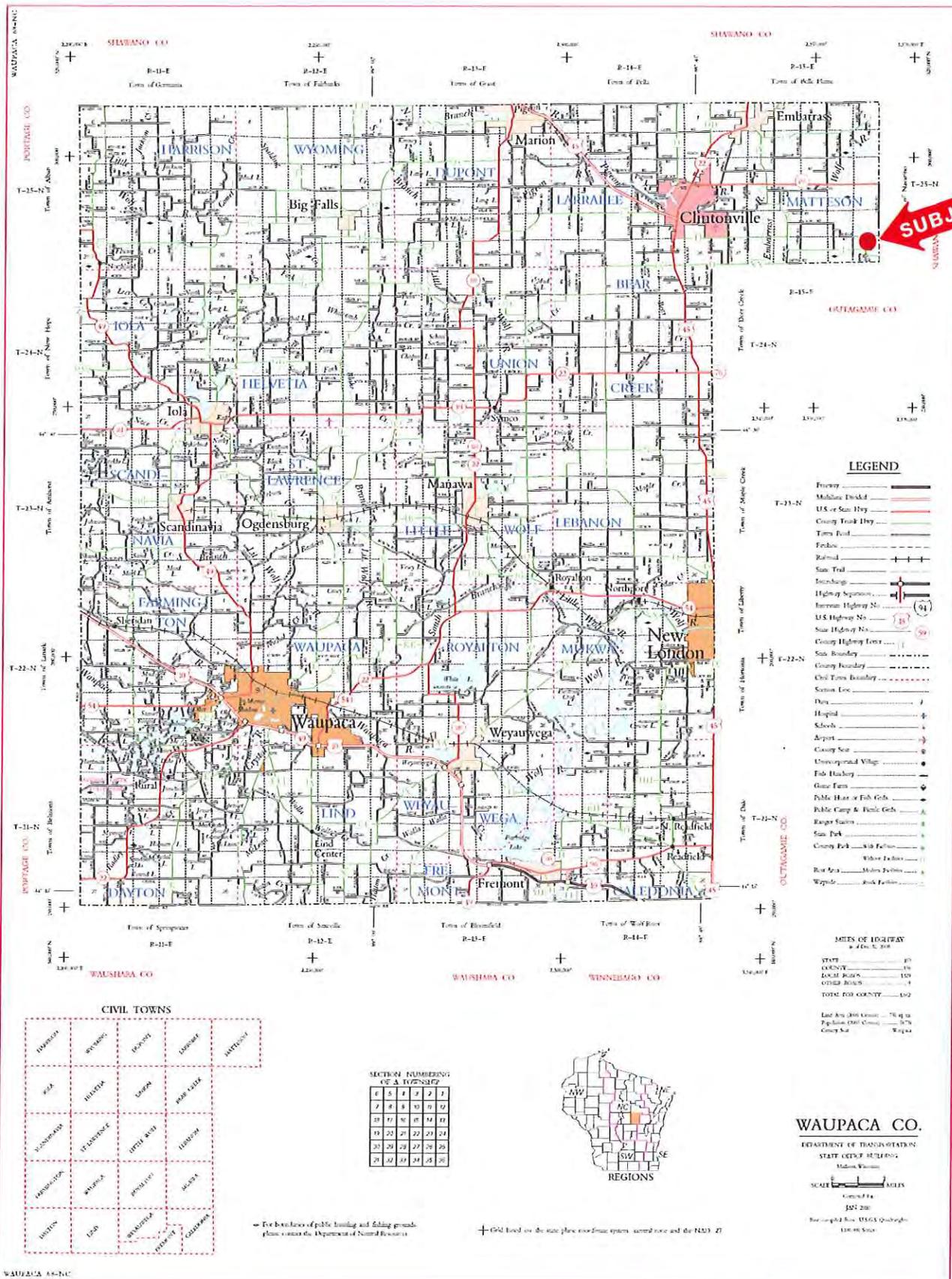
DONNA MORK

It is significant that people like you 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, CHAIR



SUBJECT

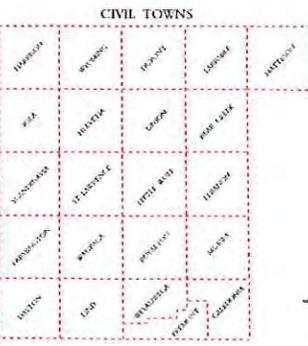
LEGEND

- Freeway
- Major Road
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fence
- Railroad
- Sun Trail
- Interchange
- Highway Separation
- Express Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway No.
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Ditch
- Hospital
- School
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Heat or Fish Crib
- Public Camp & Picnic Gnd.
- Ranger Station
- Sun Park
- County Park
- Wildlife Refuge
- Rural Area
- Water Feature
- Wetland
- Wetland

MILES OF HIGHWAY
as of 12/31/2018

STATE	37
COUNTY	16
LOCAL ROAD	150
OTHER ROAD	1
TOTAL FOR COUNTY	102

Last Rev. 2008 Census - 78 sq. mi.
Pop. 100,000 Census - 378
County Seat - Waupaca



SECTION NUMBERING
OF A TOWNSHIP

1	2	3	4	5	6
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



WAUPACA CO.

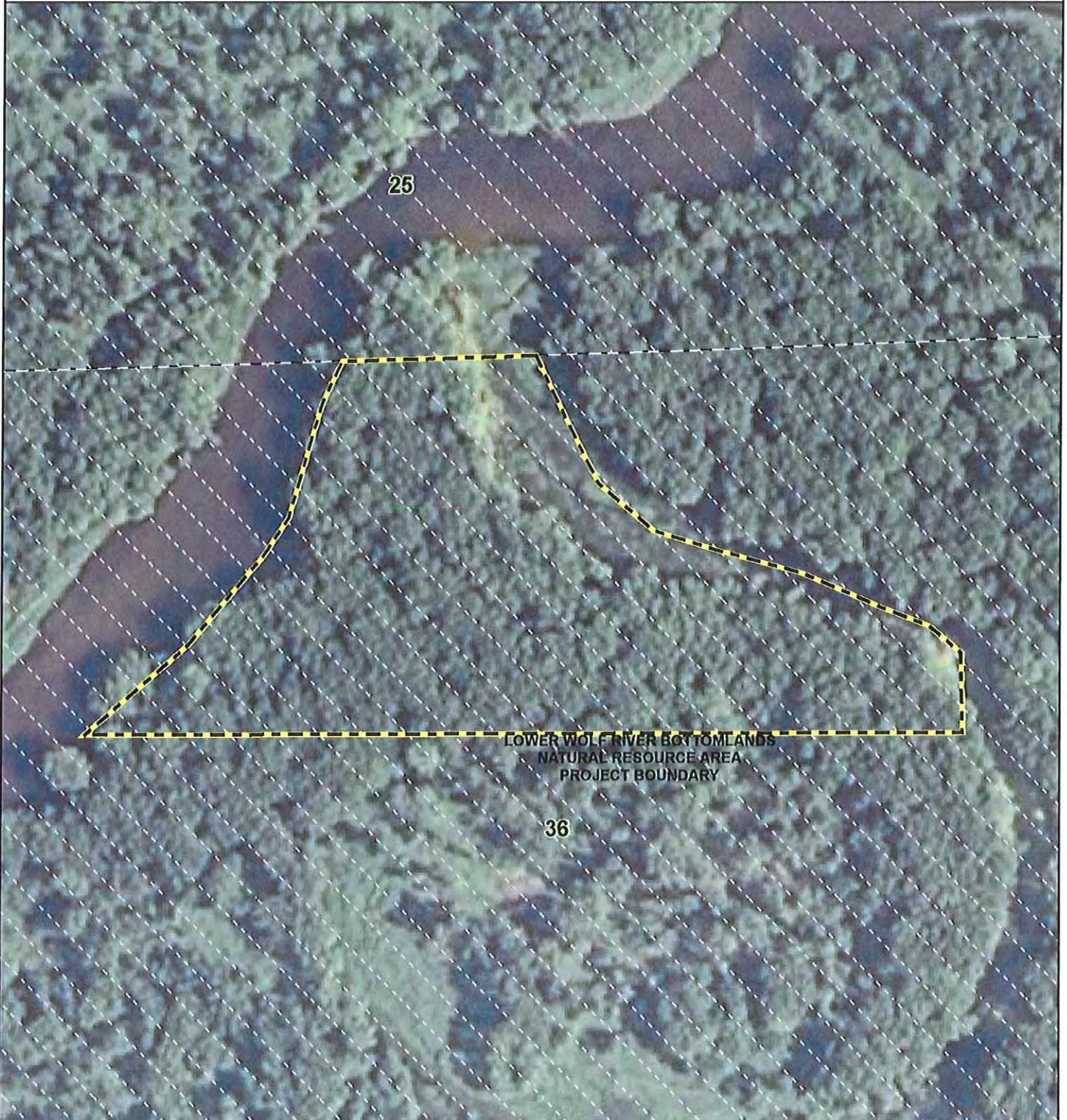
DEPARTMENT OF TRANSPORTATION
STATE OFFICE OF HIGHWAYS
Madison, Wisconsin
SCALE 1" = 1 MILE
Copyright © 2018 USGS Quad: 480100

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

Grid based on the state plane coordinate system, second zone and the NAD 83.

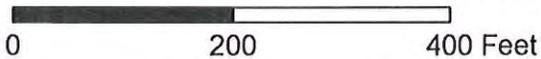
Donna Mork Parcel

T25N R15E Section 36, Town of Matteson, Waupaca County, WI (12.00 Acres)



Legend

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



Subject Property

WM 60122

Lower Wolf River Bottomlands
Natural Resource Area

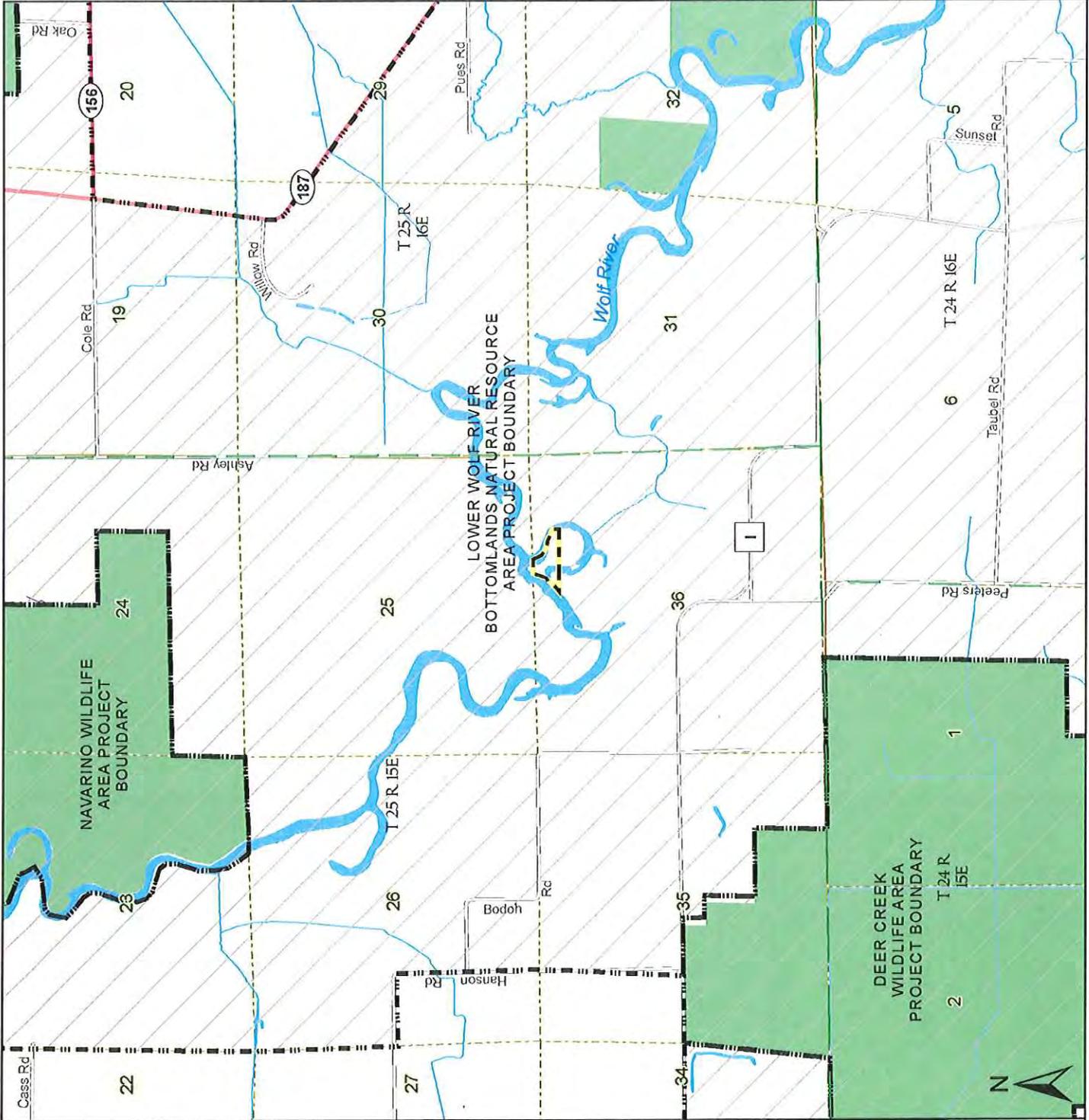
-  Fee Simple
-  Easement
-  Ingress/Egress



State of Wisconsin

Nov. 2, 2010
Real Estate Section
Bureau of Facilities and Lands

Use 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 map 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 use of the map information.



Donna Mork Parcel
WM 60122
 Lower Wolf River
 Bottomlands Natural
 Resource Area
 T25N R15E Section 36
 Town of Matteson
 Waupaca County, WI
 (12.00 Acres)

Subject Property
 Fee Simple
 Easement
 Ingress/Egress

Legend
 DNR Project Boundary
 State Natural Area
 PLSS Section Line
 County Boundary
 DNR Owned
 DNR Easement



Subject Property County *Viva*

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through easements, acquisition, or lease rights. This dataset is a spatial representation of the County Land Records System maintained by the DNR, Bureau of Facilities and Lands. It 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 dataset 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/bureaus/servicecenters/locations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.