

**SUBJECT: LAND ACQUISITION – LOWER WOLF RIVER BOTTOMLANDS NATURAL RESOURCE AREA –
OUTAGAMIE COUNTY**

FOR: AUGUST 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 72.46 acres of land from Lynn and Linda Braatz for \$182,000 for the Lower Wolf River Bottomlands Natural Resource Area in Outagamie County. The item is being submitted because the price exceeds \$150,000.

The parcel is located in the Town of Bovina and the Village of Shiocton in Outagamie County approximately 15 miles northeast of Appleton. The parcel is bordered by state owned lands along its north side and includes more than 6,500 feet of frontage along one bank of the Wolf River and 3,600 feet along one bank of the Shiocton River. There are several sloughs located in the center and southern areas. The covertime is mostly lowland timber with an area of pine plantation in the north east corner. Deer and turkey are numerous in the area and the sloughs offer waterfowl hunting and some limited panfishing opportunities. This area is known to be a historic walleye spawning area and thousands of walleye utilize the marshlands despite low water conditions.

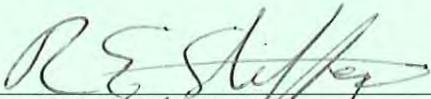
The Lower Wolf River Bottomlands Natural Resource Area was established to protect the Lower Wolf River and Embarrass River corridor and their important floodplain forests, and includes portions of the Lake Winnebago pool system, which is important to many aquatic species, especially the lake sturgeon. 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. 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 trapping, fishing and hunting. 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. Anglers indicate that the property is excellent walleye and northern habitat on both the river and slough sides of the parcel.

RECOMMENDATION: That the Board approve the purchase of 72.46 acres of land for \$182,000 for the Lower Wolf River Bottomlands Natural Resource Area.

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 |

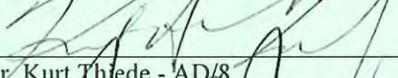
APPROVED:



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

7-6-11

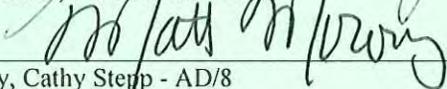
Date



Administrator, Kurt Thiede - AD/8

7-13-11

Date



Secretary, Cathy Stepp - AD/8

7-14-11

Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/8
 T. Hauge - WM/6
 J. Rombach-Bartels – NOR/Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: July 6, 2011 FILE REF: WM 60141
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Lynn and Linda Braatz Tract, File # WM 60141,
 Option Expires November 6, 2011

1. PARCEL DESCRIPTION:

Lower Wolf River Bottomlands Natural Resource Area
 Outagamie County

Grantor:

Lynn and Linda Braatz
 3 Bluemound CI
 Appleton, WI 54914

Acres: 72.46Price: \$182,000Appraised Value: \$182,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Outagamie County about 15 miles northeast of Appleton.Land Description: The subject land is fairly level across the entire subject as it all falls within the floodplain.Covertypes Breakdown:

	Type	Acreage
Pine Plantation		6.00
Water		11.00
Lowland Woodland		55.46
Total:		72.46

Zoning: AgriculturePresent Use: RecreationalProposed Use: Resource Protection and Public RecreationTenure: 10 yearsProperty Taxes: \$283Option Date: June 9, 2011Stewardship 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 72.46 acre Braatz tract that is located in the Town of Bovina and Village of Shiocton in Outagamie County about 15 miles northeast of City of Appleton. The parcel falls within the project boundary and is bordered by State owned lands along its north side and includes more than 6,500 feet of frontage along one bank of the Wolf River and 3,600 feet along one bank of the Shiocton River. The

property is basically level sloping slightly to the west and south. There are several sloughs located in the center and southern areas. The covertype is mostly lowland timber with an area of pine plantation in the north east corner. Deer and turkey are numerous in the area and the sloughs offer waterfowl hunting and some limited panfishing opportunities. This area is known to be a historic walleye spawning area and thousands of walleye utilize the marshlands despite low water conditions. There may also be opportunity to enhance flathead catfish habitat. The Department recommends the acquisition to allow for wildlife management and habitat restoration, to protect the natural values of the property, and to provide opportunities for public recreation.

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. 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 trapping, fishing and hunting. 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. Anglers indicate that the property is excellent walleye and northern habitat on both the river and slough sides of the parcel.

The Department recommends acquisition of the 72.46 Braatz 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.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$8,452,950	\$10,238

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

Established: 2002

Acres Purchased to Date: 3,428.14

Acquisition Goal: 45,000.00

Percent Complete: 7.62 %

Cost to Date: \$6,312,658.75

5. APPRAISAL:

Appraiser: David Steiro

Valuation Date: February 09, 2011

Appraised Value: \$182,000.00

Highest and Best Use: Recreational

Allocation of Values:

a. land: 72.46 acres @ \$2,511.73 per acre: \$182,000.00

b. market data approach used, 4 comparable sales cited

c. adjusted value range: \$1,975.00 - \$2,540.00 per acre

Appraisal Review: Peter Wolter – March 31, 2011

RECOMMENDED:



Richard E. Steffes, Real Estate Director

7-6-11
Date



Rick Henneger, Bureau of Legal Services

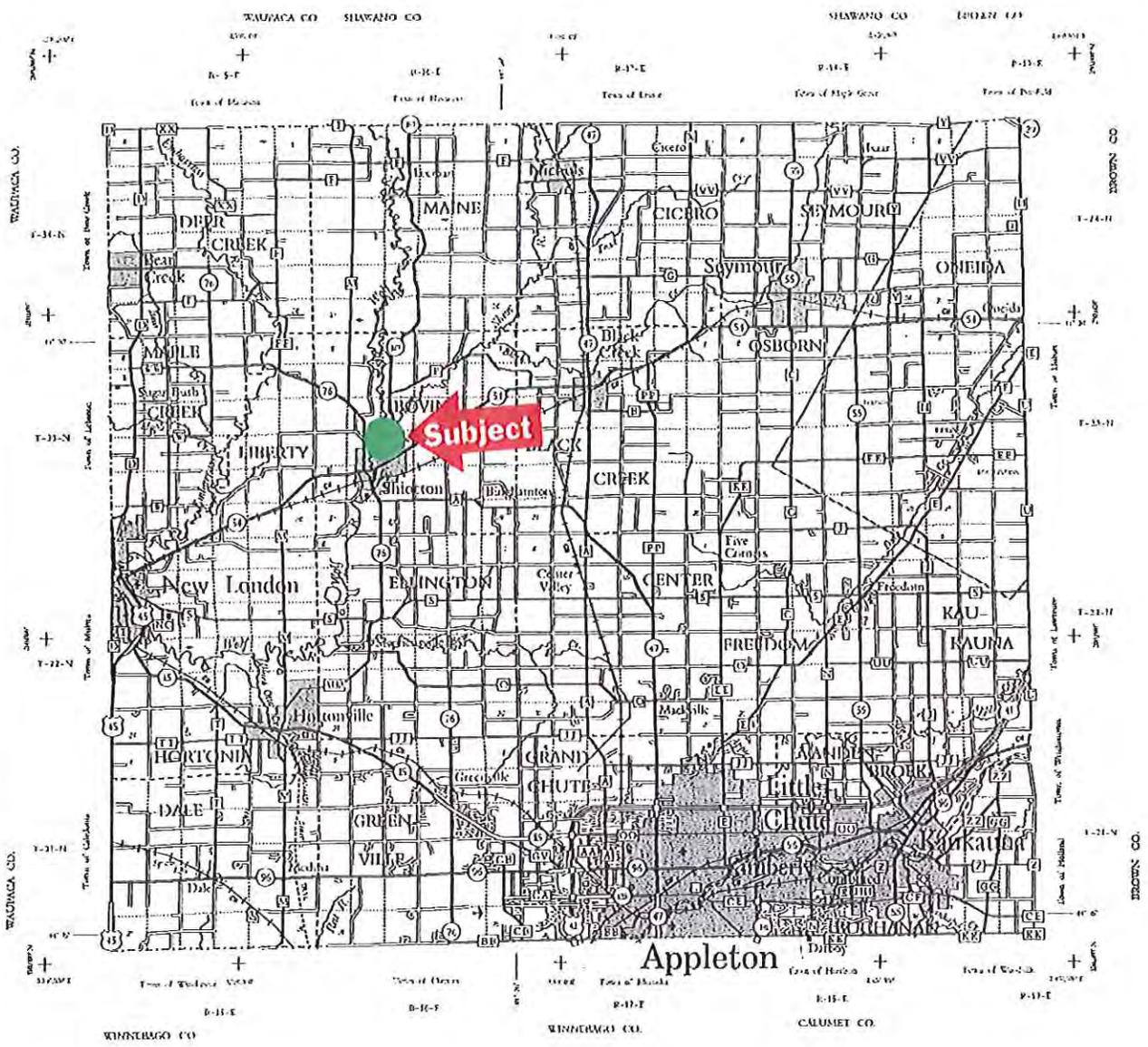
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Kurt Thiede, Administrator

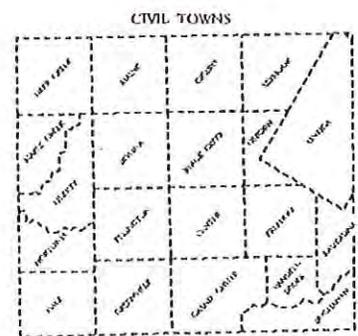
7/13/11
Date

OUTAGAMIE 44-3



LEGEND

Trunk	Dist.
Active Dist.	Highway
US State Hwy	School
County Trunk Hwy	Other
Town Road	Open Sea
Trails	Manufactured Valley
Railroad	Fish Hatchery
Star Trail	Game Refuge
Levee	State Game & Park
Highway Shoulder	State Game & Park
Trunk Highway	State Game & Park
US Highway	State Game & Park
State Highway	State Game & Park
County Highway	State Game & Park
Sea Boundary	State Game & Park
County Boundary	State Game & Park
City Town Boundary	State Game & Park
State H.	State Game & Park



DISTRICT ASSIGNMENT OF A TOWNSHIP

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20

SEED USE TABLE
2013, WI

MALE 10
 FEMALE 10
 CHILDREN 10
 YOUTH 10

2013 DISTRICTS 10
 2013 DISTRICTS 10
 2013 DISTRICTS 10

OUTAGAMIE CO.
 DEPARTMENT OF PLANNING
 STATE OFFICE BUILDING
 NEA 2000
 1000 N. 10th St., Neenah, WI 54956

Lynn and Linda Braatz et. al. Fee Acquisition

Lower Wolf River Bottomlands Natural Resource Area

WM 60141

T23N R16E Section 21
Town of Bovina
Outagamie County
(72.39 acres-GIS)

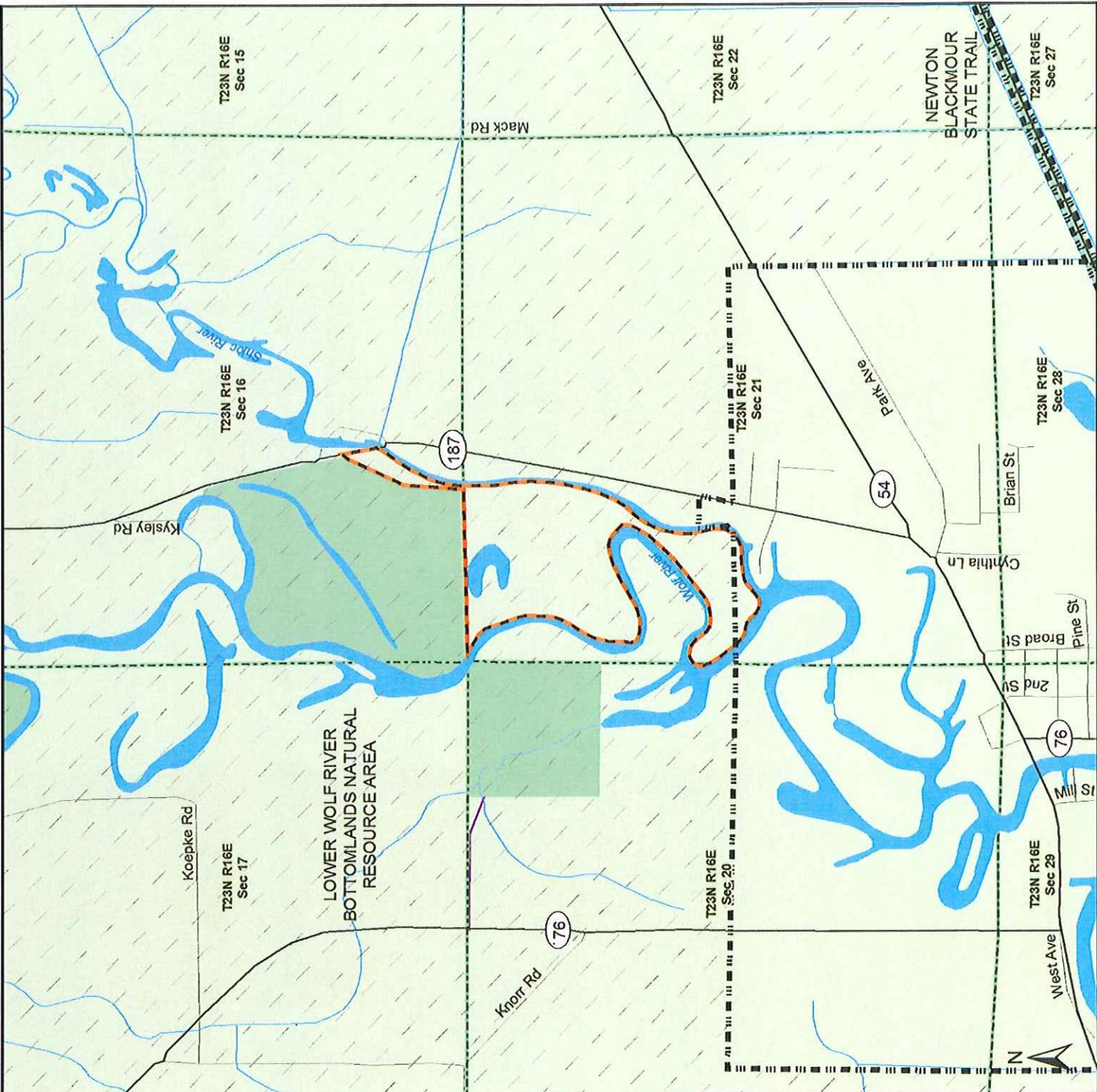
 Subject Parcel

-  Project Boundary
-  WDNR Owned
-  WDNR Easement
-  PLSS Section Line
-  Railroad



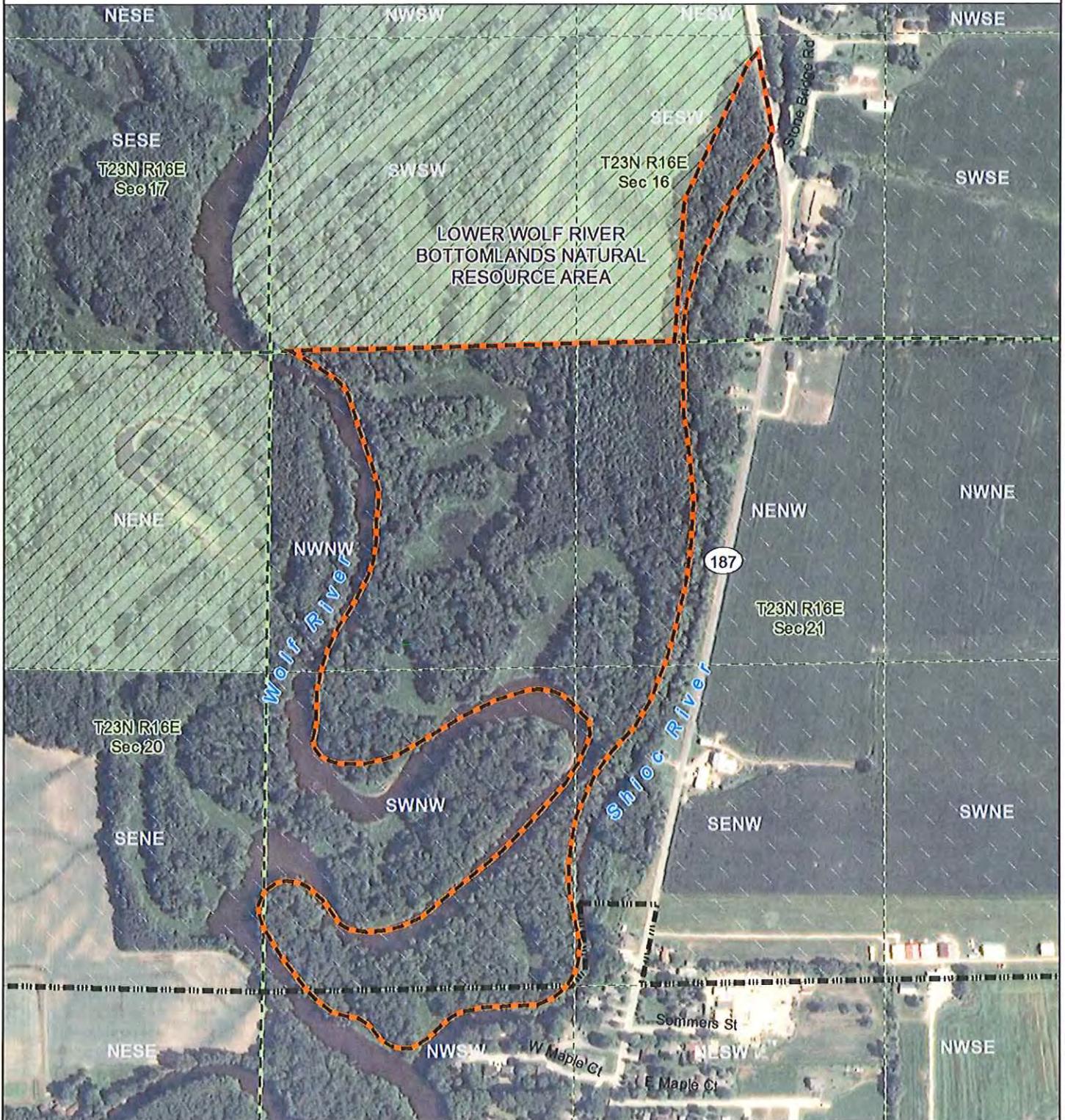
 Subject Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Map Created: June 28, 2011 3:00m



Lynn and Linda Braatz et. al. Fee Acquisition

T23N R16E Section 21, Town of Bovina, Outagamie County



**Lower Wolf River
Bottomlands Natural
Resource Area
WM 60141**

 Subject Parcel

-  Project Boundary
-  DNR Owned
-  Section Line
-  1/4-1/4 Section Line



N




June 28, 2011
Real Estate Section
Bureau of Facilities and Lands