

SUBJECT: Land Exchange – Glacial Habitat Restoration Area– Winnebago County

FOR: AUGUST 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to exchange 80 acres of state land valued at \$152,000 for 66.83 acres of land from Mr. Allan Marohn valued at \$153,700. The net value difference of \$1,700 will be paid in cash to Mr. Marohn. The item is being submitted because the state land being conveyed exceeds 40 acres.

The Department proposes to acquire the 66.83 acre Marohn tract located in Winnebago County about 6 miles southwest of Oshkosh for the Glacial Habitat Restoration area. There is private land along the east and north boundaries and a graveled town road along the west boundary. The topography is relatively flat with drainage to the west. Cover type is marsh grass and brush. There is a small pond located in the northeast corner. The Department recommends the acquisition to allow wildlife management and habitat restoration, and provide opportunities for public recreation on the 66.83 acres. Rush Lake is 1/2 mile west.

The Glacial Habitat Restoration Area (GHRA) 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 proposes to trade an 80-acre located 1/4 mile to the east of this property. There is no legal access to the Department land and users of public hunting lands have been denied access to cross over private land. The 80 acre Department owned parcel was purchased in 1957. The topography is level draining to the west with a cover type of marsh grass and lowland brush. There is private land surrounding the property on all sides and the town road is located 1/2 mile to the east. The Marohn family has land which borders the 80-acre Department land along the east and part of the south boundaries. The proposed exchange will provide public users access to the 66.83 acres instead.

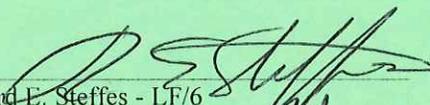
The exchange will consolidate state ownership and provide additional opportunities for public recreation. The State land is no longer needed for conservation purposes, while the Marohn land is needed for the Glacial Habitat Restoration area.

RECOMMENDATION: That the Board find that the 80-acre state tract is no longer needed for conservation purposes and approve the exchange of the state land and \$1,700 cash for 66.83 acres of privately-owned land needed for Glacial Habitat Restoration Area.

LIST OF ATTACHED MATERIALS:

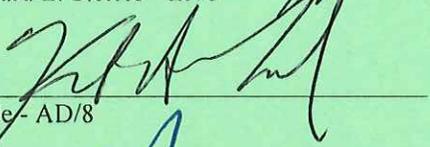
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|----------------------------------------|-------------------------------------------------------|-----------------------------------------|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | 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:



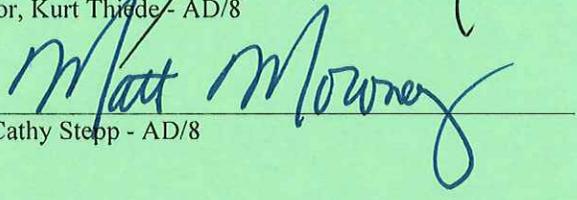
Real Estate Director, Richard E. Steffes - LF/6

Date 7-3-12



Administrator, Kurt Thiede - AD/8

Date 7-5-12



Secretary, Cathy Stepp - AD/8

Date 7/19/12

- cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/8
T. Hauge - WM/6
J. Romback-Bartels

CORRESPONDENCE/MEMORANDUM

DATE: July 3, 2012 FILE REF: WM 60183
 TO: Governor Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Exchange, Marohn/DNR, File # WM 60183,
 Option Expires September 24, 2012

I. PARCEL DESCRIPTION:

Glacial Habitat Restoration Area
 Winnebago County

Grantors:

Allan Marohn
 6898 Mountain Road
 Pickett, WI 54964

State Department of Natural Resources
 101 S. Webster Street
 Madison, WI 53707

<u>Acres:</u>	66.83	80
<u>Price:</u>	\$1,700 (to boot)	0
<u>Appraised Value:</u>	\$153,700	\$152,000
<u>Improvements:</u>	None	
<u>Interest:</u>	Fee title	Fee title - sale

Location: Both parcels are located Winnebago County approximately 6 miles southwest of Oshkosh.

Land Description: Both parcels consist of marsh grass and lowland brush.

Covertypes Breakdown:

Type	Acreage
Wetland	146.83
Total:	146.83

<u>Zoning:</u>	General Farming - 35-acre minimum	General Farming – 35-acre minimum
<u>Present Use:</u>	Recreation	Recreation
<u>Proposed Use:</u>	Public recreation and conservation	Private ownership
<u>Tenure:</u>	11 years	55 years
<u>Property Taxes:</u>	\$542	Tax-Exempt
<u>Option Date:</u>	June 26, 2012	

2. JUSTIFICATION:

The Department proposes to purchase the 66.83 acre unimproved tract that is located in the Town of Utica in Winnebago County about 6 miles southwest of City of Oshkosh for the Glacial Habitat Restoration area. The parcel falls completely within the project boundary. There is land along the south boundary which was approved at the May 2012 Board Meeting for donation to the Department by The Nature Conservancy. There is private



land along the east and north boundaries and a graveled town road along the west boundary. The topography is relatively flat with drainage to the west. Cover type is marsh grass and brush. There is a small pond located in the northeast corner. The Department recommends the acquisition to allow wildlife management and habitat restoration, and provide opportunities for public recreation on the 66.83 Project Area.

The Glacial Habitat Restoration Area (GHRA) 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.

The Department proposes to trade an 80-acre located 1/4 mile to the east of this property. There is no legal access to the Department land and users of public hunting lands have been denied access to cross over private land. The 80 acre Department owned parcel was purchased in 1957. The topography is level draining to the west with a cover type of marsh grass and lowland brush. There is private land surrounding the property on all sides and the town road is located 1/2 mile to the east. The Marohn family has land which borders the 80-acre Department land along the east and part of the south boundaries and have offered public users access to the 66.83 acres instead. The state land is considered no longer needed for conservation purposes.

The Department recommends this trade to allow management of the area for wildlife, to consolidate state ownership and to provide additional opportunities for public recreation and education.

3. LAND MANAGEMENT:

The property will be managed by the Wildlife Biologist in Oshkosh. Management will be to sharecrop the canary grass for marsh hay and promote sedge meadow habitat to coincide with the adjoining lands. Pheasant, deer and waterfowl will be the species for management. Heavy rains and snow melt makes this area prone to heavy flooding. Agriculture ditches will remain in place to assist with drainage towards Rush Lake.

4. FINANCING:

State Stewardship bond are anticipated for this transaction:

Funds allotted to program:	Balance after proposed transaction
\$3,741,700	\$2,869,510

5. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION AREA:

Established: 1990

Acres Purchased to Date: 16,321.14

Acquisition Goal: 28,400
Percent Complete: 57.47 %
Cost to Date: \$14,046,989.55

6. APPRAISAL MAROHN TRACT:

Appraiser: Rodney Bush
Valuation Date: May 23, 2012
Appraised Value: \$152,000
Highest and Best Use: Recreation

Allocation of Values:

- a. land: 146.83 @ \$2,300 per acre: \$153,700 rounded
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,975-\$2,750 per acre

Appraisal Review: Gregory Markus - 6/21/2012

6b. APPRAISAL DNR TRACT:

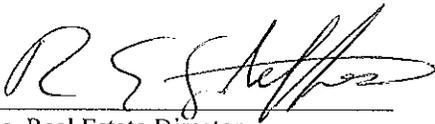
Appraiser: Rodney Bush
Valuation Date: May 23, 2012
Appraised Value: \$152,000
Highest and Best Use: Recreation

Allocation of Values:

- a. land: 80 @ \$1,900 per acre: \$152,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$1,328- \$2,005 per acre

Appraisal Review: Gregory Markus - 6/21/2012

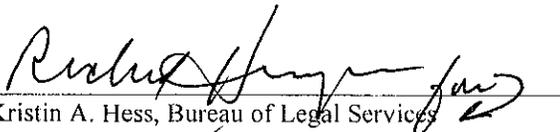
RECOMMENDED:



Richard E. Steffes, Real Estate Director

7-3-12

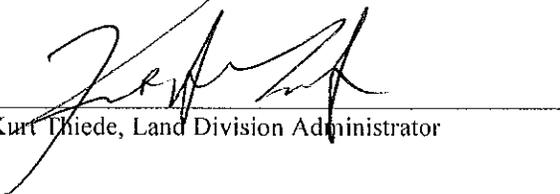
Date



Kristin A. Hess, Bureau of Legal Services

7/5/12

Date



Kurt Thiede, Land Division Administrator

7/5/12

Date

Allan Marohn - Fee/Exchange
Glacial Habitat Restoration

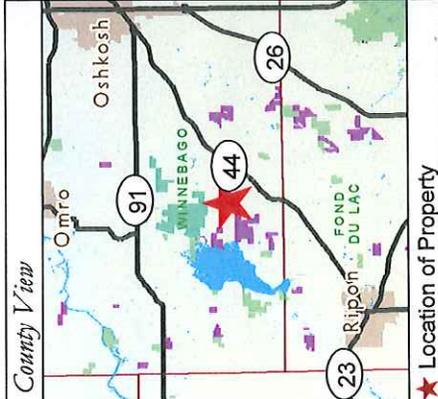
WM 60183
 T17N R15E Sec 19
 Town of Utica
 Winnebago County
 Fee: 66.83 Acres
 Fee Sales: 80 Acres

Subject

Subject

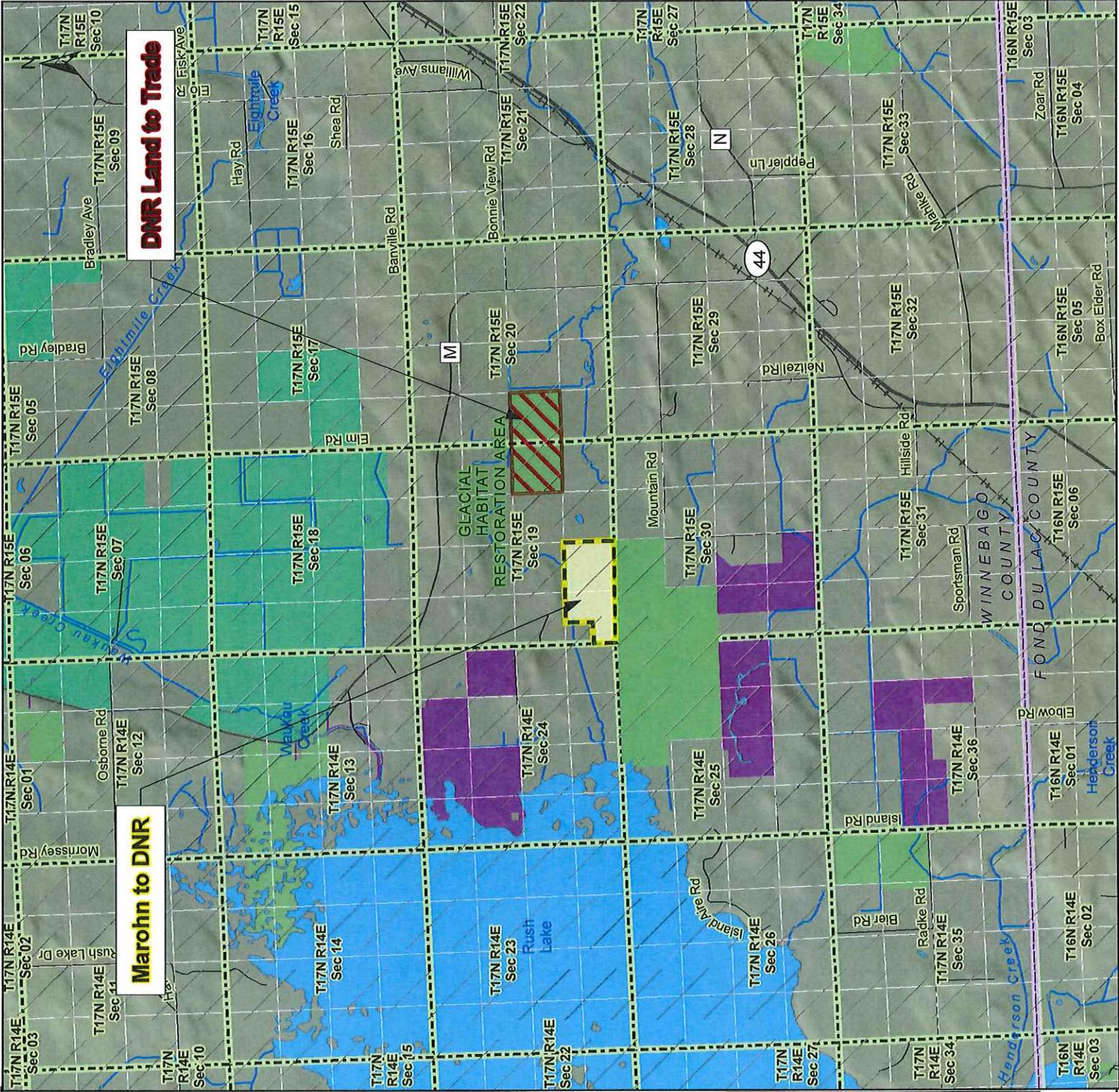
-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  Federal Land
-  PLSS Section Line
-  QQ Section Boundary

0 1,000 Feet



★ Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Jun 30, 2012 kmh

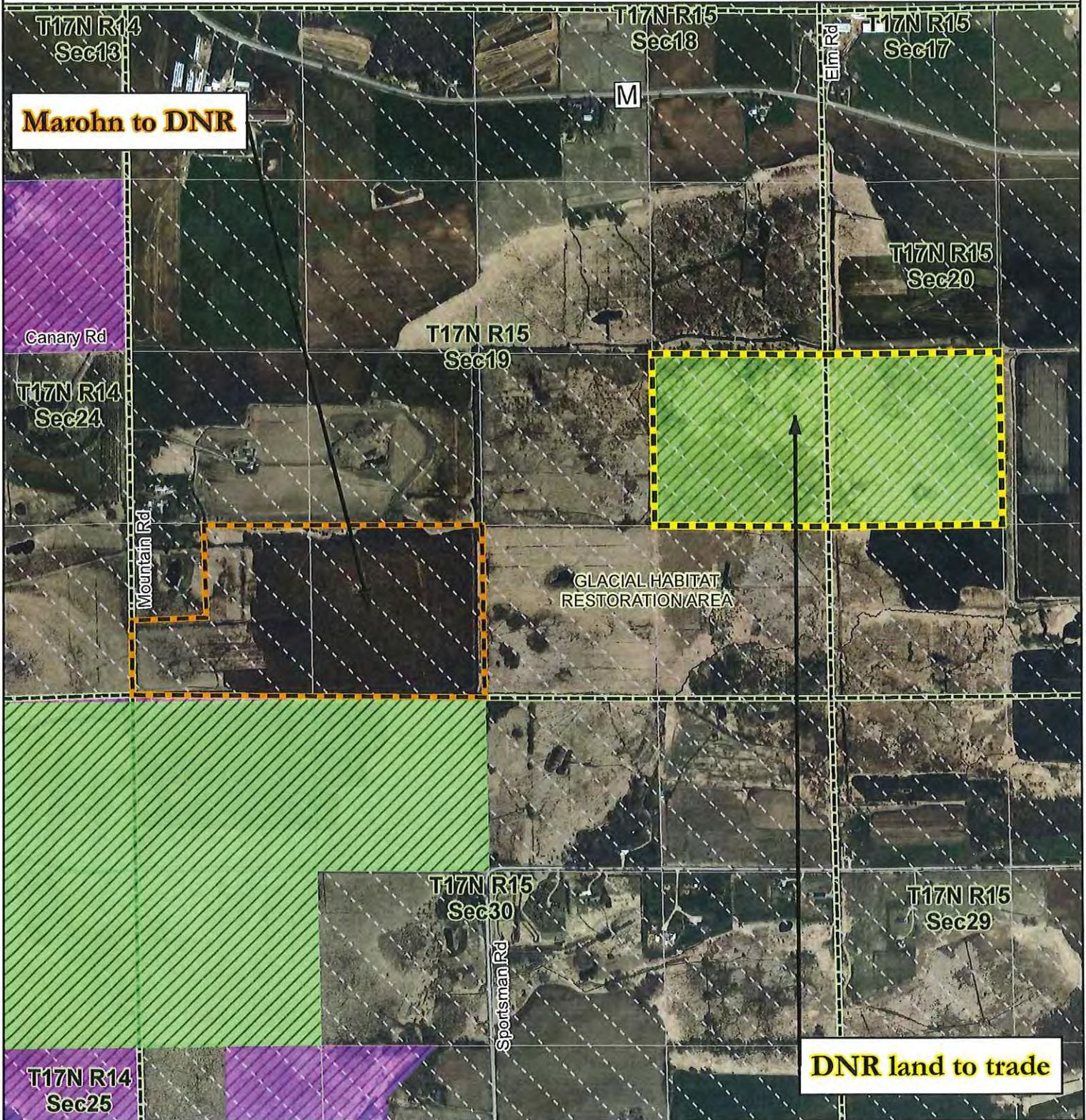


Marohn to DNR

DNR Land to Trade

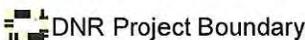
Allan Marohn - Fee/Exchange

T17N R15E Sec 19 Town of Utica, Winnebago County



Glacial Habitat Restoration

-  Subject
-  Easement

-  DNR Owned
-  DNR Eased
-  Section Line
-  QQ Section Lines
-  DNR Project Boundary





 Jun 30, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands

UTICA SOUTHEAST PART RUSHFORD T. 17N.-R. 15E.

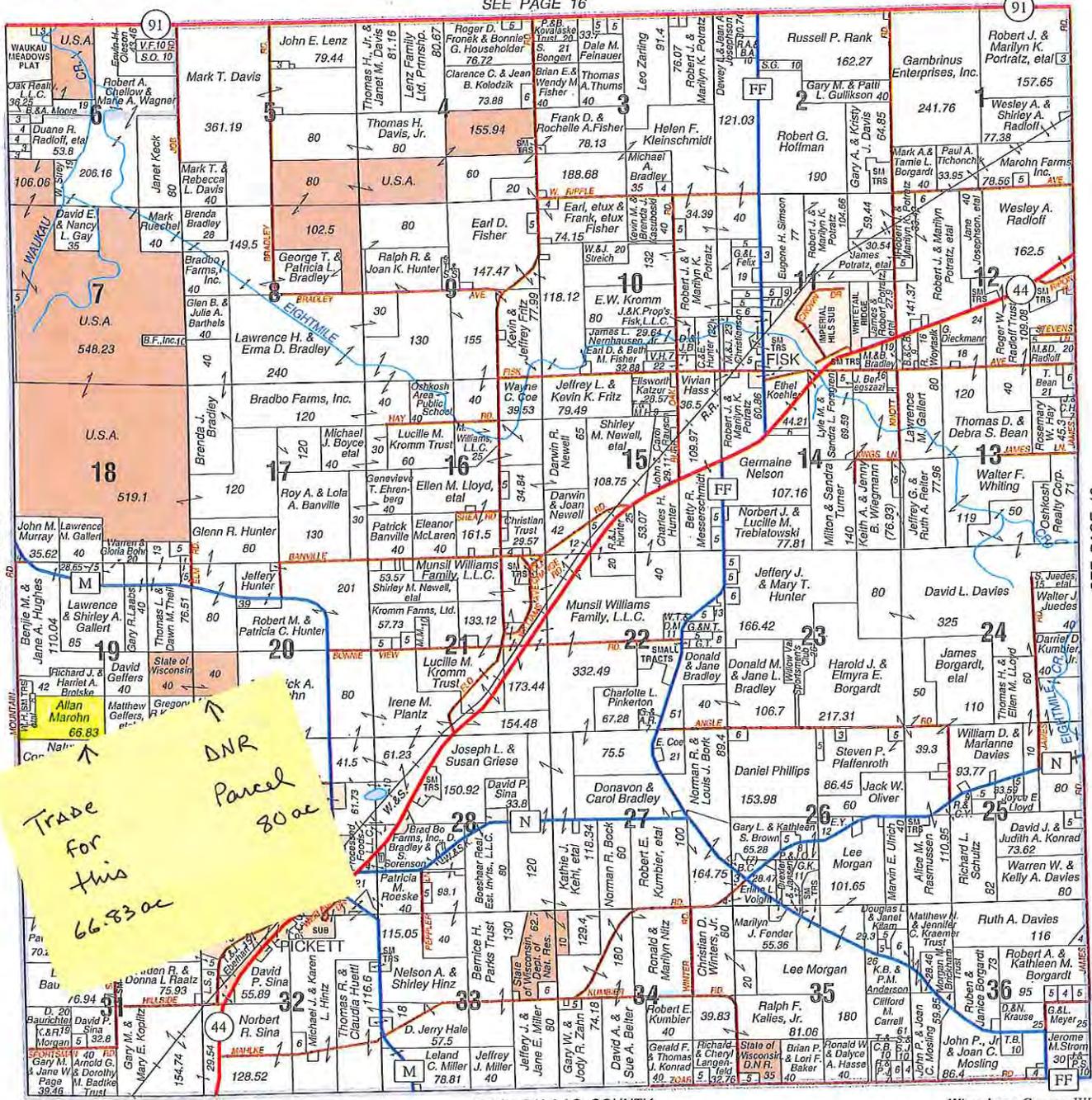
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UTICA TWP. ↑ RUSHFORD TWP.

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SEE PAGE 9

SEE PAGE 13



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FOND DU LAC COUNTY

Winnebago County, WI

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