Form 1100-1
Rev. 5-91

**NATURAL RESOURCES BOARD AGENDA ITEM**

Item No. 3.B.7

**SUBJECT: LAND ACQUISITION – GLACIAL HABITAT RESTORATION AREA – WINNEBAGO COUNTY**

**FOR: APRIL 2007 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 73.0 acres of land from the Basel Estate for $190,000 for the Glacial Habitat Restoration Area in west-central Winnebago County. The item is being submitted because the purchase price exceeds $150,000.

This parcel is within the project area and is located directly west of 135 acres of existing department ownership. The property will provide excellent habitat for grassland and wetland wildlife as well as serve many public recreation needs for the nearby residents of the Fox Valley.

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 produce 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 parcel includes the headwaters of Spring Brook, a stream that flows into Lake Butte Des Morts. This acquisition will provide additional opportunities for public recreation and will allow habitat restoration work that promotes more favorable conditions grassland and wetland birds and wildlife.

**RECOMMENDATION:** That the Board approve the purchase of 73.0 acres of land for $190,000 for the Glacial Habitat Restoration Area in Winnebago County.

**LIST OF ATTACHED MATERIALS:**

| | | | |
|---|---|---|---|
| No ☒ | Fiscal Estimate Required | Yes ☐ | Attached |
| No ☒ | Environmental Assessment of Impact Statement Required | Yes ☐ | Attached |
| No ☐ | Background Memo | Yes ☒ | Attached |

**APPROVED:**

R E Steffes — 3-16-07
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Osterndorf — 3/16/07
Administrator, Laurie Osterndorf - AD/5 — Date

Scott Hassett — 3/22/07
Secretary, Scott Hassett - AD/5 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
T. Hauge – WM/6
R. Kazmierczak – NER/Green Bay

# CORRESPONDENCE/MEMORANDUM

**State of Wisconsin**

DATE: March 15, 2007 FILE REF: W-1699

TO: Governor Doyle

FROM: Scott Hassett SH

SUBJECT: Proposed Land Acquisition, Gerald P. Basel Estate Tract, File # W-1699, Option Expires June 20, 2007

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration Area
Winnebago County

Grantor:

Gerald P. Basel Estate
c/o Dale Sonnenberg, P.R., U.S. Bank
P.O. Box 2448
Oshkosh, WI 54903-2448

Acres: 73.0*
Price: $190,000
Appraised Value: $190,000
Interest: Purchase in fee.
Improvements: None

*Comments: Exact acreage will be determined by survey

Location: The tract is located in the Town of Omro in the west central part of Winnebago County. The City of Oshkosh, the county seat is located approximately seven miles east of the subject.

Land Description: The land is mostly level with some gently rolling areas. There are no major slopes located on this property.

Water: There are 1,320 feet of frontage along each bank of an intermittent stream to the north and 1,320 feet of frontage along each bank of Spring Brook Creek.

| Covertype Breakdown: | Type | Acreage |
|---|---|---|
| | Wooded Lowland | 0.5 |
| | Cropland | 65.5 |
| | Marsh | 7.0 |
| | TOTAL | 73.0 |

Zoning: General Farming District
Present Use: Agricultural
Proposed Use: Resource Protection and Public Recreation
Tenure: 44 Years
Property Taxes: $1,540.00
Option Date: February 20, 2007

2. JUSTIFICATION:

The Department proposes to purchase the 73-acre Basel tract to allow wildlife management and restoration, to protect the natural, geologic, and cultural values of the property, and to provide opportunities for public recreation and education on the Glacial Habitat Restoration Area. The parcel is located in the Town of

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allow restoration of the cropland to grassland. The subject will provide excellent habitat for grassland and wetland wildlife and public recreation for residents of the Fox Valley.

3. FINANCING:

NRDA funds are anticipated:

| Funds allotted to program: | Balance after proposed transaction: |
|---|---|
| $1,880,990 | $88,890 |

4. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION AREA:

Established: 1990
Acres Purchased to Date: 11,921 Acres
Acquisition Goal: 17,600 Acres
Percent Complete: 68%
Cost to Date: $9,088,566

Allocation of Values:

a. land: 73 acres @ $2,603 per acre: $190,000
b. market data approach used, three comparable sales cited
c. adjusted value range: $2,696 to $3,009 per acre

Appraisal Review: Phil Lepinski -- January 23, 2007

RECOMMENDED:

Richard E. Steffes — Date 3-16-07

Bureau of Legal Services — Date 3/16/07

Lanrie Osterndorf — Date 3/16/07

RES:sr

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# Basel Estate Property

*Glacial Habitat Restoration Area*

- Subject Property
- WDNR Owned
- WNDR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water

N W E S

0 0.5 1 Miles

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

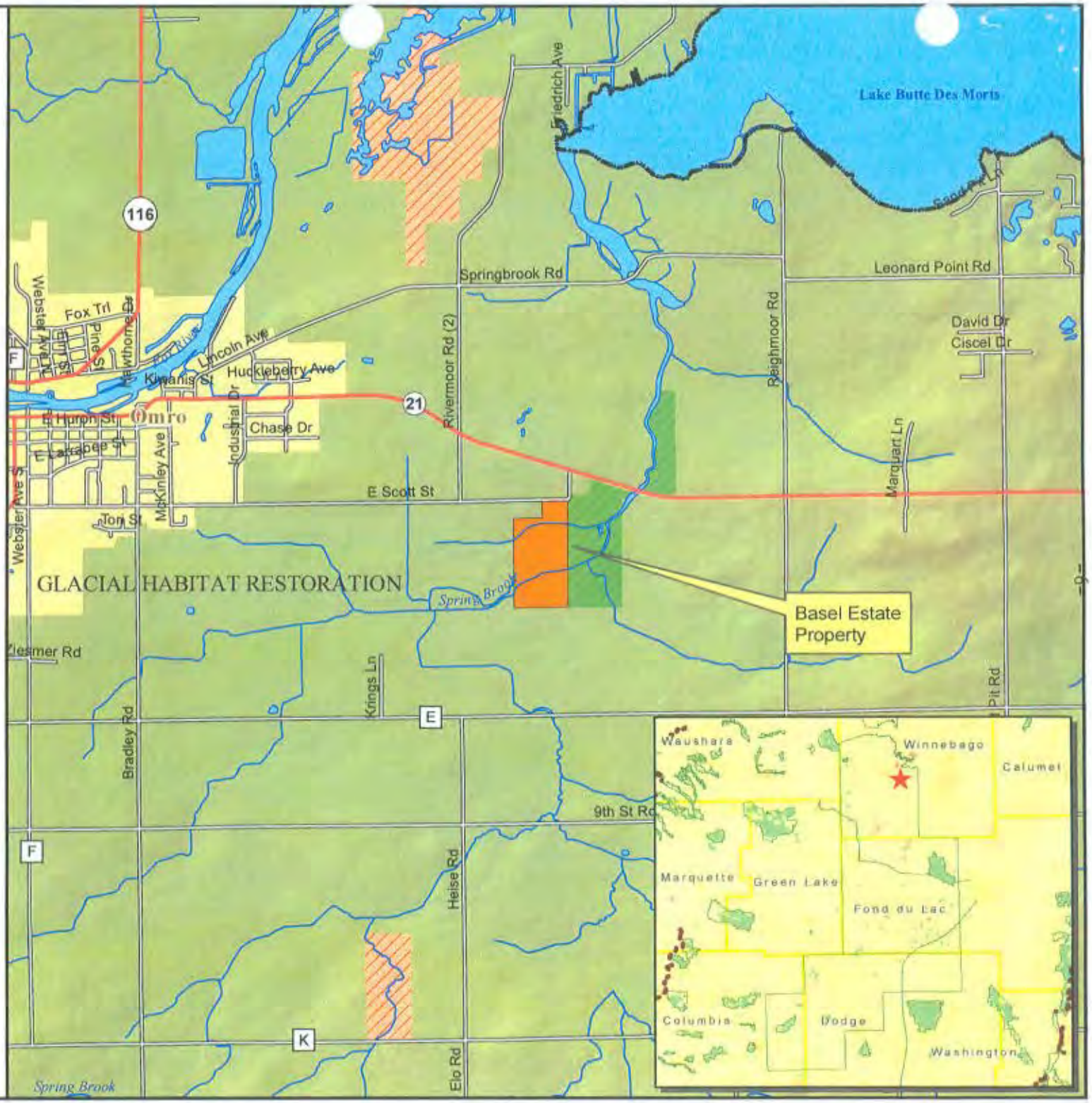
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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/caer/cs/servicecenter/locations.htm

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

March 12, 2007