Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM Item No. 3.B.9

SUBJECT: LAND ACQUISITION - GLACIAL HABITAT RESTORATION AREA - FOND DU LAC COUNTY

FOR: AUGUST 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 68.31 acres of land from the Bank of Oakfield for $215,000 for the Glacial Habitat Restoration Area in Fond du Lac County. The item is being submitted because the purchase price exceeds $150,000.

The Bank of Oakfield property forms a connection between two blocks of Glacial Habitat Restoration Area land, 200 acres of DNR land to the subjects' west and 300 acres of federal lands on the east. Purchase of the Bank of Oakfield property will result in a contiguous block of conservation lands totaling over 570 acres as well as 132 feet of two-bank frontage on the Rock River. Future management plans for the property include the restoration of grasslands, which will complement the marsh habitat found on the adjacent conservation lands. In addition, a federal NAWCA grant has committed $60,000 for this acquisition leaving $155,000 as the state's net cost.

RECOMMENDATION: That the Board approve the purchase of 68.31 acres of land for $215,000 for the Glacial Habitat Restoration Area.

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 — 6-25-07
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Ostrendorf — 6/29/07
Administrator, Laurie Ostrendorf - AD/5 — Date

for Mary Wolsey Schaefer — 7/1/07
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: June 25, 2007 FILE REF: W-1712

TO: Governor Doyle

FROM: Scott Hassett PSH

SUBJECT: Proposed Land Acquisition, Bank of Oakfield, Tract, File # W-1712, Option Expires September 21, 2007

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration Area
Fond du Lac County

Grantor:

Bank of Oakfield
c/o Russ Kamphuis
P.O. Box 128
Oakfield, WI 53065

Acres: 68.31
Price: $215,000
Appraised Value: $215,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located about four miles east of the Village of Oakfield.

Land Description: The subject area is gently rolling.

Covertype Breakdown:	Type	Acreage
	Wooded Lowland/wetland	5.93
	Cropland	62.38
	TOTAL	68.31

Zoning: Agriculture and Floodplain
Present Use: Agriculture
Proposed Use: Wildlife Management and Public Recreation
Tenure: Less than 1 year (foreclosure)
Property Taxes: $270.96
Option Date: May 24, 2007

2. JUSTIFICATION:

The Department proposes to purchase the 68.31-acre Bank of Oakfield 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 nature education on the Glacial Habitat Restoration 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

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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 uses perpetual easements, fee title acquisition, other agency programs, volunteer agreements, and cost-share activities to establish 38,600 acres of grassland nest cover, (10% of the available upland area) and restore 11,000 acres of wetland, (10% of the drained wetlands) 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. Since the 1830's, the area encompassed by the GHRA has lost 99% of its prairie and savanna and over 50% of its wetlands. 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 Bank of Oakfield property proposed for purchase consists of 68.31 acres. Most of the property, about 62 acres, was used as cropland. The remaining six acres are classified as lowland woodland or wetland located in the floodplain of the Rock River. The property forms a connection between two blocks of GHRA land, 200 acres of DNR land to the subjects' west and 300 acres of federal lands on the east. Purchase of the Bank of Oakfield property will result in a contiguous block of conservation lands totaling over 570 acres as well as 132 feet of two-bank frontage on the Rock River. Future management plans for the property include the restoration of grasslands, which will complement the federal marsh habitat found on the adjacent conservation lands.

A variety of outdoor enthusiasts will benefit from this acquisition, as the property will provide additional opportunities to view or pursue waterfowl, pheasants, turkey and deer. Many of these species already utilize this property. However, their numbers have the potential to increase with the added wetland and grassland habitat that will be developed.

The Department recommends acquisition of the Bank of Oakfield parcel to allow management of the area for wildlife, to allow restoration of wetlands and grassland, and to provide for additional public recreation and nature education.

3. FINANCING:

FY 08 State Stewardship bond and Federal North American Wetland Conservation Act funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship:	$6,524,000	$2,926,242
Cost Share:	$ 198,742	$0

4. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION AREA:

Established: 1990
Acres Purchased to Date: 15,308.5
Acquisition Goal: 28,400Acres
Percent Complete: 53.9%
Cost to Date: $11,881,700

5. APPRAISAL:

Appraiser: Mike Augustyn (Private Appraiser)
Valuation Date: April 3, 2007
Appraised Value: $215,000
Highest and Best Use: Rural Residential/Farmette

Allocation of Values:

a. land: 68.31 acres @ $3,150 per acre: $215,000 (Rounded)
b. market data approach used, three comparable sales cited
c. adjusted value range: $3107 to $3342 per acre

Appraisal Review: Paul Scott — May 16, 2007

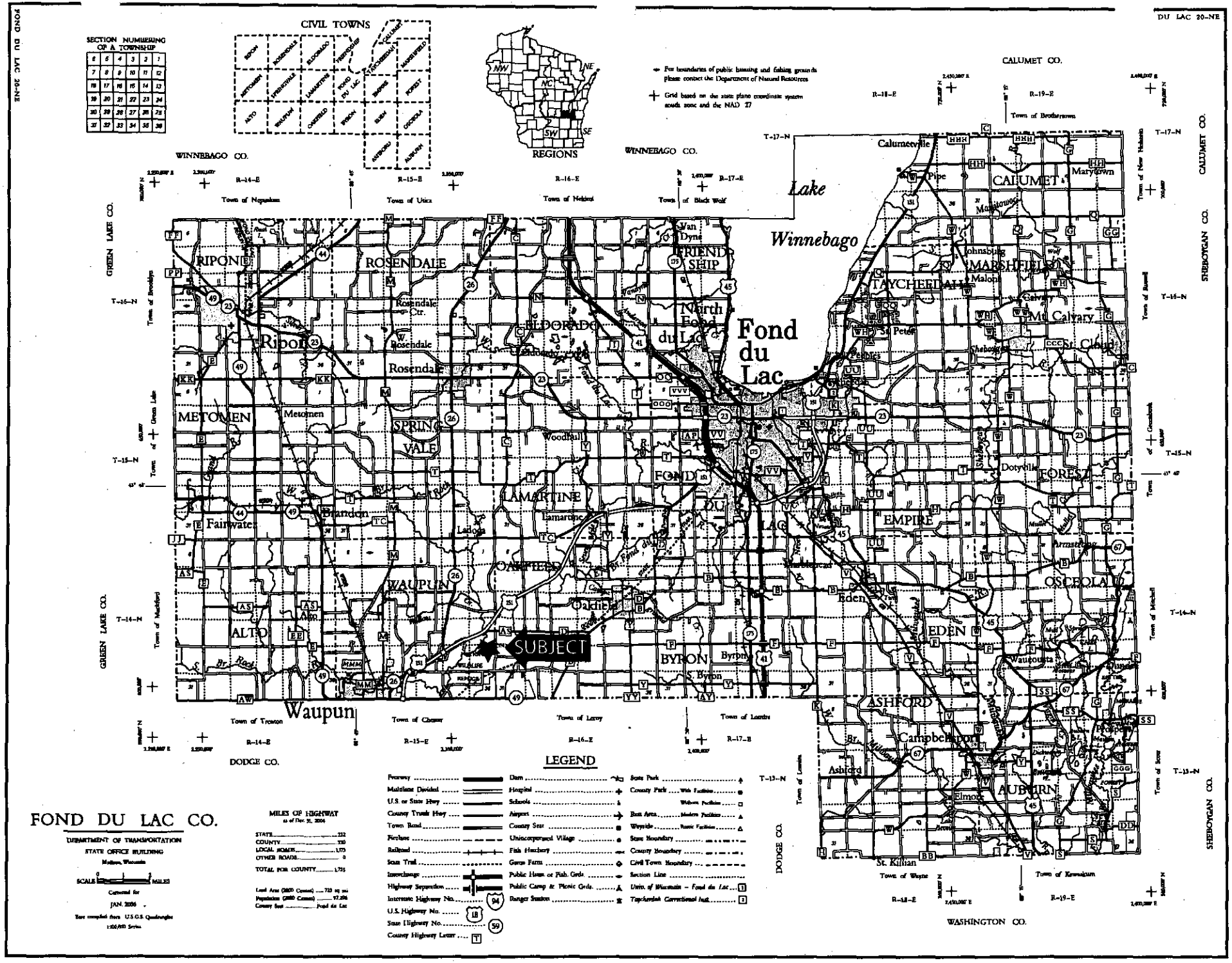
RECOMMENDED:

Richard E. Steffes — Date: 6-25-07

Joseph Wm. Remille
Bureau of Legal Services — Date: 6/27/07

Laurie Osterndorf — Date: 6/29/07

RES:ch



FOND DU LAC 20-NE
DU LAC 20-NE
SECTION NUMBERING OF A TOWNSHIP
CIVIL TOWNS
REGIONS
For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
Grid based on the state plane coordinate system south zone and the NAD 27
WINNEBAGO CO.
CALUMET CO.
GREEN LAKE CO.
SHEBOYGAN CO.
DODGE CO.
WASHINGTON CO.
Lake Winnebago
Fond du Lac
RIPON
ROSENDALE
FRIENDSHIP
ELDORADO
North Fond du Lac
TAYCHEEDAH
MARSHFIELD
CALUMET
METOMEN
SPRINGVALE
LAMARTINE
FOND DU LAC
EMPIRE
FOREST
OSCEOLA
WAUPUN
OAKFIELD
ALTO
BYRON
EDEN
ASHFORD
AUBURN
SUBJECT
Waupun
Ripon
Rosendale
Metomen
Fairwater
Brandon
Lamartine
Oakfield
Eden
Campbellsport
Ashford
Elmore
Dotyville
Mt Calvary
St. Cloud
Calumetville
Pipe
Marytown
Johnsburg
Malone
St. Peter
Pebbles
Van Dyne
Woodhull
Ladoga
Alto
Waucousta
Prospect
St. Killian
Town of Nepaskun
Town of Utica
Town of Nekimi
Town of Black Wolf
Town of Brothertown
Town of Brooklyn
Town of Green Lake
Town of Mackford
Town of Trenton
Town of Chester
Town of Leroy
Town of Lomira
Town of Wayne
Town of Kewaskum
Town of New Holstein
Town of Russell
Town of Greenbush
Town of Mitchell
Town of Scott
R-14-E
R-15-E
R-16-E
R-17-E
R-18-E
R-19-E
T-13-N
T-14-N
T-15-N
T-16-N
T-17-N
LEGEND
Freeway
Multilane Divided
U.S. or State Hwy
County Trunk Hwy
Town Road
Firelane
Railroad
State Trail
Interchange
Highway Separation
Interstate Highway No.
U.S. Highway No.
State Highway No.
County Highway Letter
Dam
Hospital
Schools
Airport
County Seat
Unincorporated Village
Fish Hatchery
Game Farm
Public House or Fish. Grds.
Public Camp & Picnic Grds.
Ranger Station
State Park
County Park
Rest Area
Wayside
State Boundary
County Boundary
Civil Town Boundary
Section Line
Univ. of Wisconsin – Fond du Lac
Taycheedah Correctional Inst.
FOND DU LAC CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE
MILES
Corrected for
JAN. 2006
Base compiled from U.S.G.S. Quadrangles
1:100,000 Series
MILES OF HIGHWAY
as of Dec. 31, 2006
STATE 232
COUNTY 330
LOCAL ROADS 1,173
OTHER ROADS 0
TOTAL FOR COUNTY 1,735
Land Area (2000 Census) 723 sq mi
Population (2000 Census) 97,296
County Seat Fond du Lac

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WISCONSIN DEPARTMENT OF NATURAL RESOURCES | Jan 29, 2007 | BUREAU OF FACILITIES AND LANDS

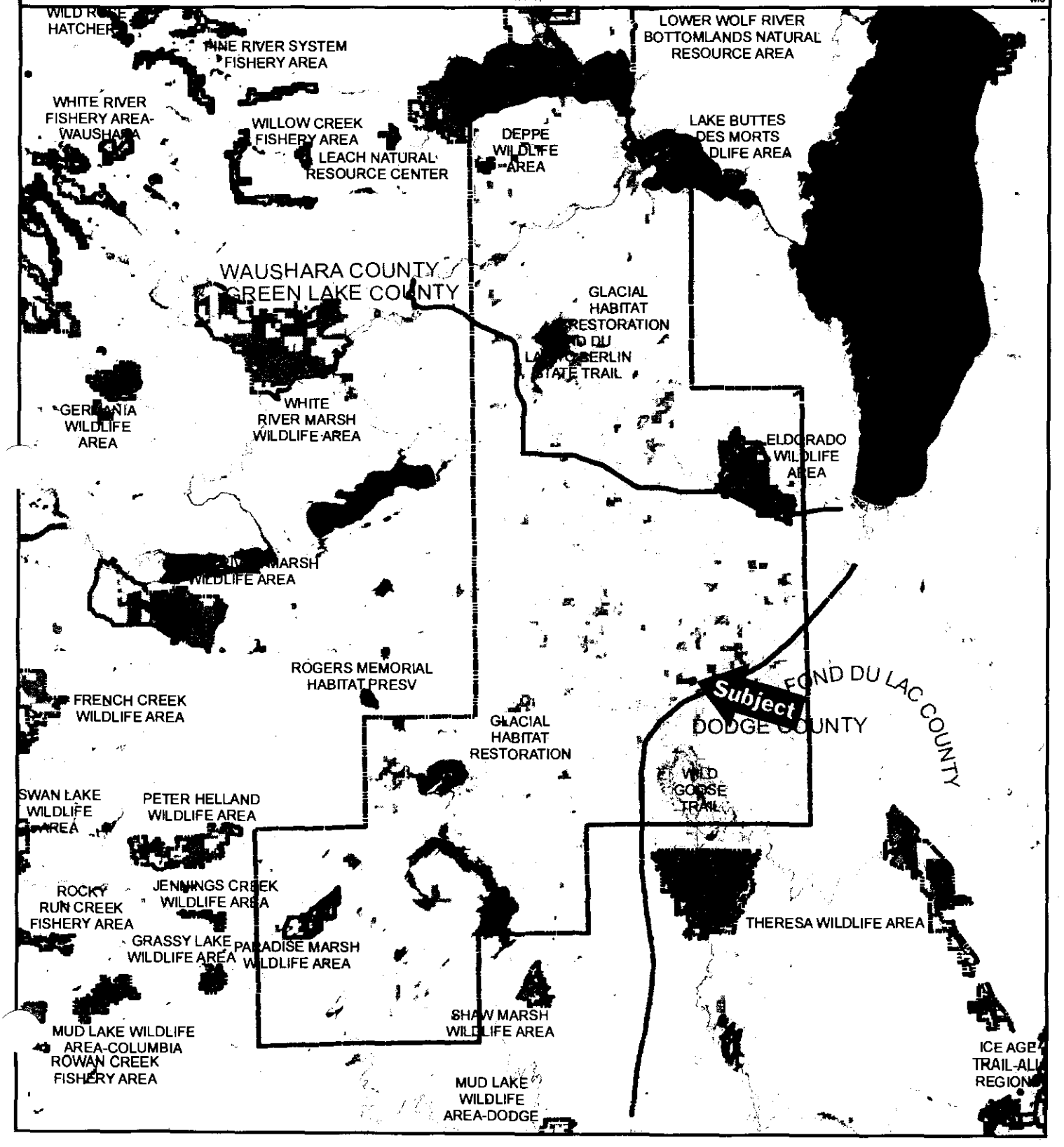
GLACIAL HABITAT RESTORATION

Owned Land
Eased Land
Leased Land
Project Boundary
Ice Age Trail

0 3.5 7 14 Miles

1:446,862

N

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 Depicted Land Records system maintained by the DNR, Bureau of Facilities and Lands and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries. The 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. The 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/cz/carsmap/locations.htm Updates to this data set are ongoing, and will be incorporated into future versions when available

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