

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

**FOR: OCTOBER 2007 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 124.65 acres of land from Donald and Linda Hertzberg for \$358,500 for the Glacial Habitat Restoration Area (GHRA) in Winnebago County. The item is being submitted because the purchase price exceeds \$150,000. Federal funds will cover 88% of the cost and 12% will be funded with State Stewardship.

The property is located in the west-central part of Winnebago County about fifteen miles north of Ripon. This land abuts existing GHRA land to the southwest and is within 1/8 mile of another GHRA property to the east. The majority of the Hertzberg property meets GHRA grassland bird nest habitat models indicating that it has the potential to be excellent nesting habitat for grassland songbirds, pheasants, and waterfowl. The property is a mix of agricultural land, wooded areas and shallow marsh. The upland farm fields will be restored to native prairie over time and existing farm drainage will be disabled facilitating the restoration of many acres of wetlands. This property will make an excellent addition to department ownership will allow wildlife management and habitat restoration, and provide opportunities for public recreation and education.

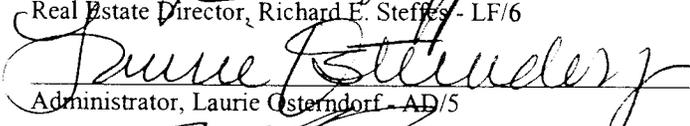
**RECOMMENDATION:** That the Board approve the purchase of 124.65 acres of land for \$358,500 for the Glacial Habitat Restoration Area.

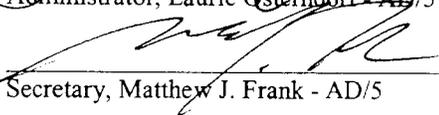
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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

  
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 Administrator, Laurie Osterdorf - AD/5

  
 \_\_\_\_\_  
 Secretary, Matthew J. Frank - AD/5

9-19-07  
 \_\_\_\_\_  
 Date

9/23/07  
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 Date

10/2/07  
 \_\_\_\_\_  
 Date

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

DATE: September 19, 2007  
TO: Governor Doyle  
FROM: Matthew J. Frank  
SUBJECT: Proposed Land Acquisition, File # W-1723,  
Option Expires December 27, 2007

FILE REF: W-1723

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration Area  
Winnebago County

Grantor:

Donald and Linda Hertzberg  
9549 Liberty School Road  
Omro, WI 54963

Acres: 124.65  
Price: \$358,500\*  
Appraised Value: \$358,500  
Interest: Purchase in fee.  
Improvements: None

\*Comment: Final price will be based on surveyed acreage at the rate of \$2,875 per acre. The owners are retaining the home and about 10 acres located in the northwest corner of the property.

Location: The property is located in the west-central part of Winnebago County, about fifteen miles north of Ripon.

Land Description: The parcel is flat to gently rolling with some low, wet areas.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Cropland	100.00
	Marsh/Woodland	24.65
	TOTAL	124.65

Zoning: Agriculture  
Present Use: Agriculture  
Proposed Use: Wildlife management and public recreation  
Tenure: In family ownership for decades  
Property Taxes: \$579  
Option Date: August 29, 2007

2. JUSTIFICATION:

The Department proposes the purchase of the 124.65-acre Hertzberg tract for the Glacial Habitat Restoration Area (GHRA) in Winnebago County. This tract abuts existing GHRA land to the southwest and is within 1/8 mile of another GHRA property to the east. The majority of the Hertzberg property meets GHRA grassland bird nest habitat models indicating that it has the potential to be excellent nesting habitat for grassland songbirds, pheasants, and waterfowl. The property is a mix of agricultural land, wooded areas, and shallow marsh. The upland farm fields will be restored to native prairie over time and existing farm

drainage will be disabled facilitating the restoration of many acres of wetlands. This property will make an excellent addition to department ownership will allow wildlife management and habitat restoration, protect the natural, geologic, and cultural values of the property, and provide opportunities for public recreation and education.

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 recommends acquisition of the parcel to allow management of the area for wildlife, to allow restoration of the cropland to grassland, to consolidate state ownership and to provide additional opportunities for public recreation and education.

3. FINANCING:

State Stewardship bond funds (\$42,000) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$6,524,000	\$1,256,034

North American Wetlands Conservation Act funds (\$316,500) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$422,000	\$105,500

4. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION AREA:

Established: 1990  
Acres Purchased to Date: 13,750.62  
Acquisition Goal: 28,400.0 Acres  
Percent Complete: 48.4%  
Cost to Date: \$9,836,433

5. APPRAISAL:

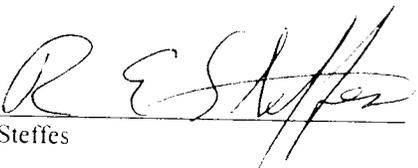
Appraiser: Mike Augustyn (Private Appraiser)  
Valuation Date: March 6, 2007  
Appraised Value: \$358,500  
Highest and Best Use: Residence with agriculture as secondary use.

Allocation of Values:

- a. land: acres @ \$2,875 per acre: \$385,500
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,814 to \$2,943 per acre

Appraisal Review: Phil Lepinski — May 8, 2007

RECOMMENDED:

  
Richard E. Steffes

9-19-07  
Date

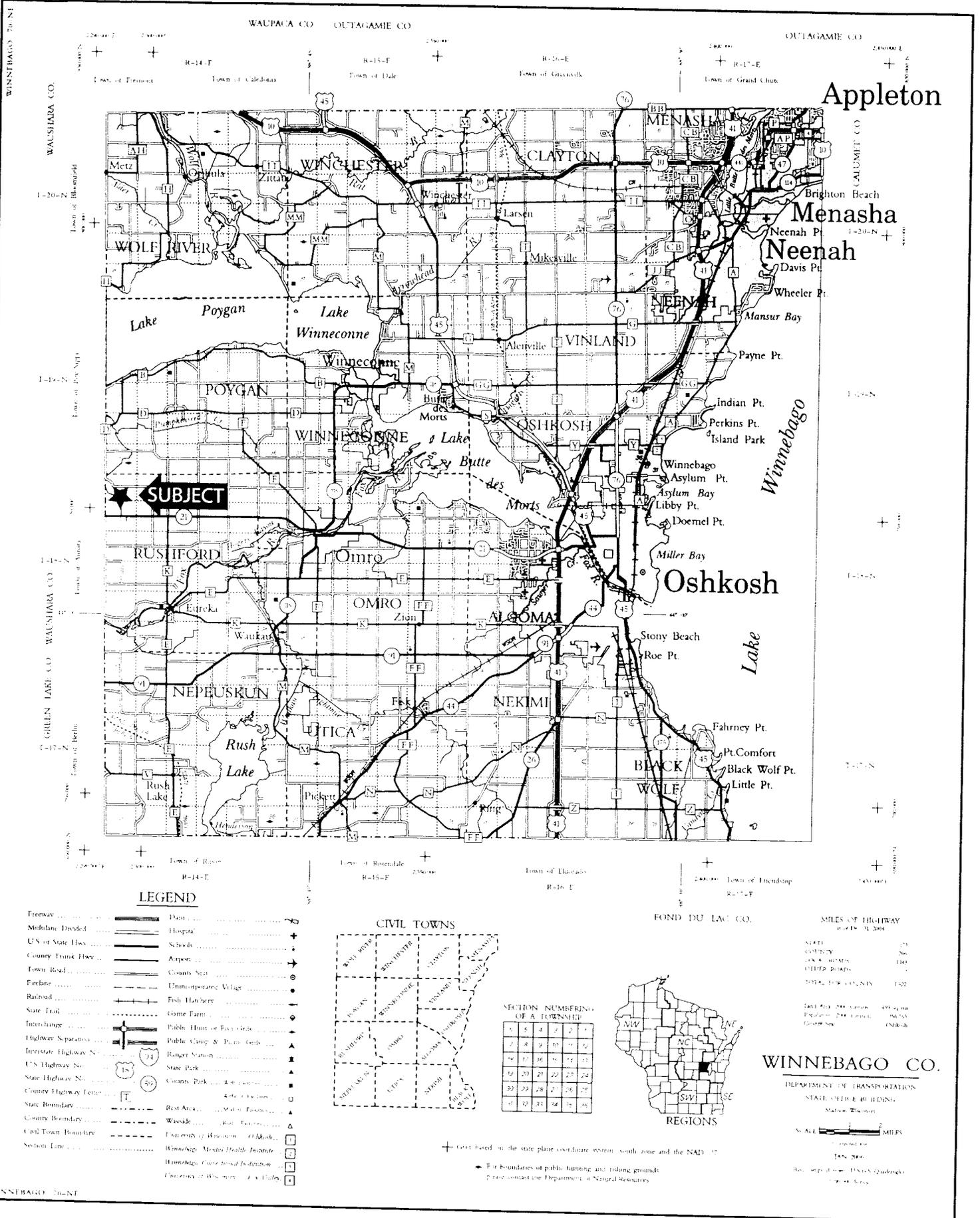
  
Bureau of Legal Services

9/20/07  
Date

  
Laurie Osterdorf

9/23/07  
Date

RES:dv



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# Hertzberg Purchase

## Glacial Habitat Restoration Area

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



The DNR Managed Lands (referred to as the boundaries of lands managed by the Wisconsin Department of Natural Resources) The Wisconsin DNR manages the lands through ownership, easement or lease rights. This data set is a spatial representation of the DNR Managed Lands System maintained by the DNR Bureau of Facilities and Lands (F&L), 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 data management, including public use and public access of the system, please 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/office/regions/centerc.htm>

Locations in 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**

September 17, 2007

