

**SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – PETER HELLAND WILDLIFE AREA – COLUMBIA COUNTY**

**FOR: JUNE 2008 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 35 acres of land from Julie Vosen for \$164,500 for the Peter Helland Wildlife Area in Columbia County. The item is being submitted because the acquisition is over \$150,000 and the parcel is located outside of the project boundary.

The parcel is located in the northeast corner of the Town of Springvale in east-central Columbia County and is about six miles east of Pardeeville and three miles southwest of Cambria. The Vosen property is vacant land consisting of 15 acres cropland, 10 acres upland and lowland woods and 10 acres grass/pasture. The property is outside the project boundary, but adjacent to the Poser property that was approved by the NRB in October 2006. The parcel would, due to its location on County Trunk Highway SS, provide improved public access to adjacent department-owned lands thereby alleviating some recent public access issues. Additionally, it would provide an excellent site for development of a small parking lot thereby providing access to public lands to the east and west of the highway.

The wildlife area is used extensively for hunting, especially for deer, pheasant, and waterfowl. The Canada goose population averages around 10,000 birds. Other types of recreation pursued here are trapping, wildlife watching, hiking, photography, canoeing, and cross-country skiing. The area is managed as a wetland restoration project to maintain habitat for waterfowl and other birds and mammals.

Addition of the 35 acres currently out of the project boundary will provide a parking area for the north end of the project area, prevent incompatible development and protect water quality. The 35 acres will also provide additional land for wildlife habitat management and public recreation.

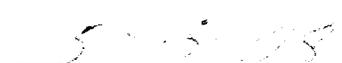
**RECOMMENDATION:** That the Board approve the purchase of 35 acres of land for \$164,500 for the Peter Helland Wildlife Area and that the Board approve the expansion of the project boundary to include the entire parcel in the project.

**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 |

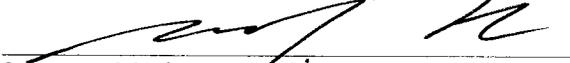
**APPROVED:**

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

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/8

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/8

6/9/08  
\_\_\_\_\_  
Date

- cc: S. Miller - LF/6  
R. Steffes - LF/6  
L. Ross - AD/8  
T. Hauge - WM/6  
L. Eagan - SCR/Fitchburg

## CORRESPONDENCE/MEMORANDUM

DATE: May 8, 2008  
 TO: Governor Doyle  
 FROM: Matthew J. Frank  
 SUBJECT: Proposed Land Acquisition, Julie Vosen Tract, File # W-1738,  
 Option Expires July 15, 2008

FILE REF: W-1738

1. PARCEL DESCRIPTION:

Peter Helland Wildlife Area  
 Columbia County

Grantor:

Julie Vosen  
 c/o Scotty Smith  
 First Weber Realty  
 129 North Main Street  
 Pardeeville, WI 53954

Acres: 35  
Price: \$164,500  
Appraised Value: \$164,500  
Interest: Purchase in fee.  
Improvements: None

Location: The property is located in the northeast corner of the Town of Springvale in east-central Columbia County and is about six miles east of Pardeeville.

Land Description: The subject area is gently rolling to rolling.

<u>Covertime Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Upland Woodland	10
	Grass / Pasture	10
	Cropland	15
	TOTAL	35

Zoning: Agriculture  
Present Use: Outdoor recreation  
Proposed Use: Resource Protection and Public Recreation  
Tenure: 18 years  
Property Taxes: \$370  
Option Date: January 14, 2008

Stewardship Land Access: The 35-acre property will be open to hunting, trapping, and other nature-based outdoor recreation.

2. JUSTIFICATION:

The Department proposes to purchase 35 acres from Julie Vosen for the Peter Helland Wildlife Area. The property, which falls outside of the project boundary, is located in the northeast corner of the Town of Springvale in east-central Columbia County and is about six miles east of Pardeeville and three miles southwest of Cambria. The Vosen property is vacant land consisting of 15 acres cropland, 10 acres upland and lowland woods and 10 acres grass/pasture. The property is outside the project boundary, but adjacent



to the Poser property that was approved by the NRB in October of 2006. The parcel would, due to its location on County Trunk Highway SS, provide improved public access to adjacent department-owned lands thereby alleviating recent public access issues. Additionally, it would provide an excellent site for development of a small parking lot thereby providing access to public lands to the east and west of the highway. The cropland will be restored to native prairie, grassland-nesting cover for waterfowl, pheasant, and other grassland birds.

The wildlife area is used extensively for hunting, especially for deer, pheasant, and waterfowl. The Canada goose population averages around 10,000 birds. Other types of recreation pursued here are trapping, wildlife watching, hiking, photography, canoeing, and cross-country skiing. The area is managed as a wetland restoration project to maintain habitat for waterfowl and other birds and mammals.

The Peter Helland Wildlife Area lies in a basin formed by the melt waters from the last glacial period. Native American Indians used the marsh as a hunting ground, probably for prairie chicken, deer, waterfowl, and small mammals. Following settlement by European immigrants and the development of drainage and dredging equipment, the marsh was partially drained to allow muck farming. The department began acquiring the property for the project in 1972 to serve as a goose management area, a satellite unit for the Horicon Marsh.

The wildlife area consists of the wetlands, in the basin, the surrounding uplands, and the North Branch of Duck Creek, which meanders through the length of the property. The wetlands range from wet prairie and sedge meadow to cattail marsh and disturbed areas dominated by reed canary grass. Shrub carrs with dogwood and willow are interspersed within the low areas. The uplands are former agricultural areas with scattered oak woodlots. Some of the fields are planted with food crops for wildlife and with native grassland for nesting cover.

The Department recommends the acquisition of the Vosen parcel to help meet wildlife management and public recreational needs in south-central Wisconsin and to consolidate ownership in the Peter Helland Wildlife Area. The Department will modify the project boundary to include the 35 acres that fall outside of the boundary if so approved by the Natural Resources Board at its June 2008 meeting.

3. FINANCING:

State Stewardship funds are anticipated:

Stewardship Funds allotted to program:	Balance after proposed transaction:
\$4,000,000	\$3,735,500

4. ACQUISITION STATUS OF THE PETER HELLAND WILDLIFE AREA:

Established: 1971  
Acres Purchased to Date: 3,078 acres  
Acquisition Goal: 4,140 Acres  
Percent Complete: 74%  
Cost to Date: \$1,103,634.61

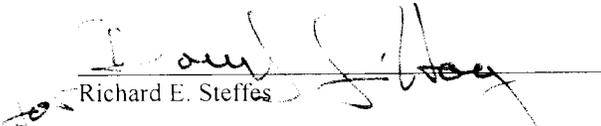
5. APPRAISALS:

Appraiser: Michael P. Augustyn (Private Appraiser)  
Valuation Date: November 6, 2007  
Appraised Value: \$164,500  
Highest and Best Use: Rural residential in form of a hobby farm/recreation  
Allocation of Values:

- a. land: 35 acres @ \$4,700 per acre: \$164,500
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$4,665 to \$4,789 per acre

Appraisal Review: Paul Scott – December 12, 2007

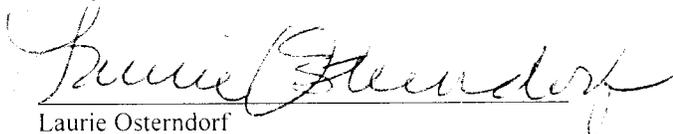
RECOMMENDED:

  
Richard E. Steffes

5-9-2008  
Date

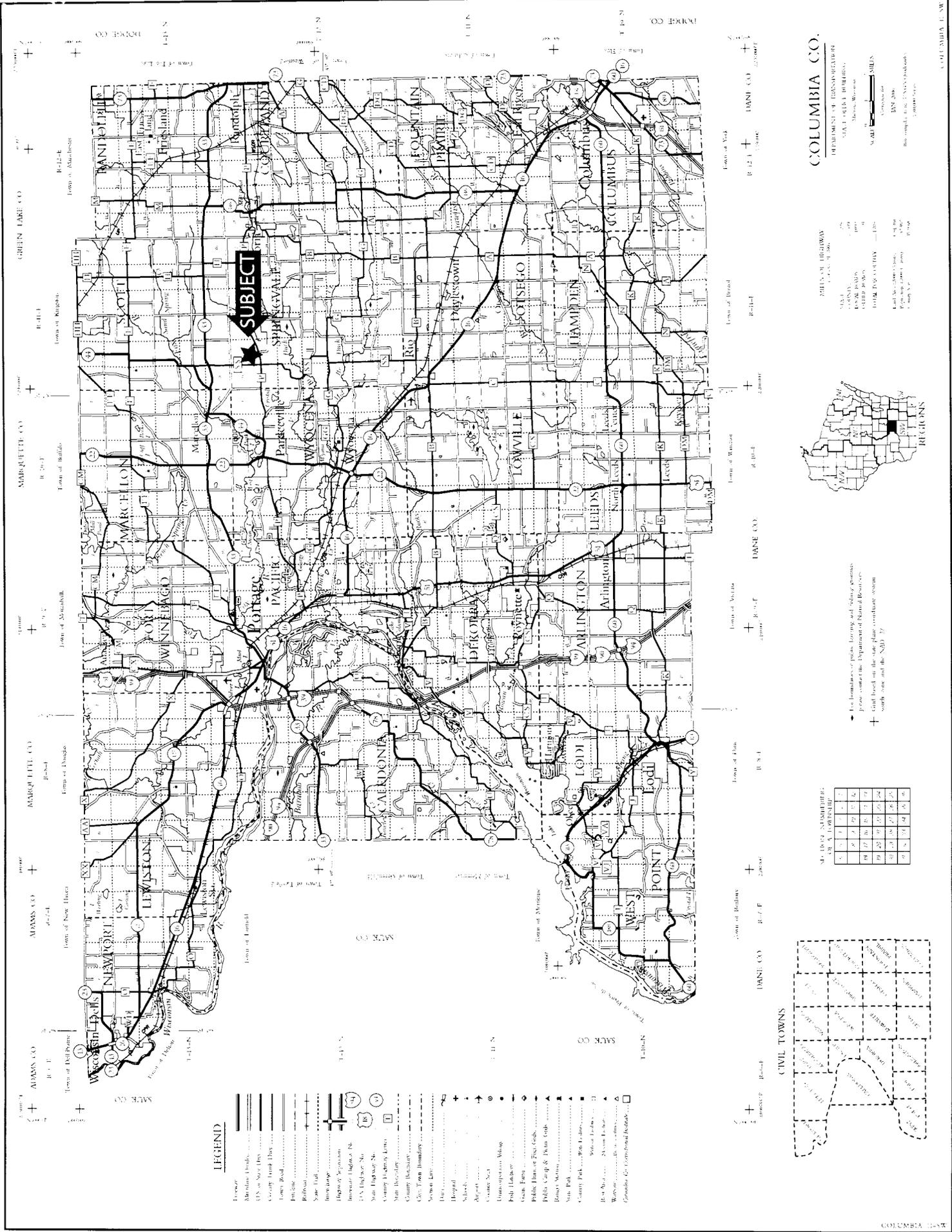
  
Bureau of Legal Services

5/9/08  
Date

  
Laurie Osterndorf

5/15/08  
Date

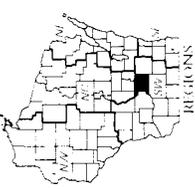
RES:dv



**LEGEND**

- Interstate
- State Route
- U.S. State Hwy.
- County Road
- Local Road
- Railroad
- Canal
- Brook
- Stream
- Lake
- Pond
- Reservoir
- Dam
- U.S. Post Office
- State Post Office
- County Seat
- City
- Village
- Hamlet
- School
- Church
- Cemetery
- Public Building
- Fire Station
- Gas Station
- Electric Substation
- Telephone Exchange
- Public House of Worship
- Public Garage & Repair Shop
- Public Store
- State Park
- County Park
- State Park
- State Forest
- State Game Preserve
- State Game Refuge
- State Game Sanctuary
- State Game Preserve
- State Game Refuge
- State Game Sanctuary
- State Game Preserve
- State Game Refuge
- State Game Sanctuary

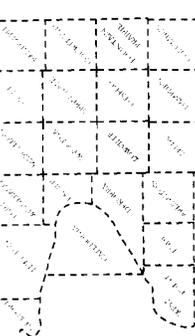
**MILEAGE HIGHWAY**  
 1950-1951  
 STATE  
 COUNTY  
 TOWN  
 LOCAL  
 FEDERAL  
 STATE  
 FEDERAL  
 STATE  
 FEDERAL



For limitations of plan, bearing and volume go to  
 the office of the Department of State, Albany, N.Y.  
 Grid based on the state plane coordinate system  
 north zone and the NAD 83

**SECTION NUMBERING OF A TOWNSHIP**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40



**Due to copyright laws, this page is not  
available online.**

**Please contact [laurie.ross@wisconsin.gov](mailto:laurie.ross@wisconsin.gov)  
for a hard copy of this document.**

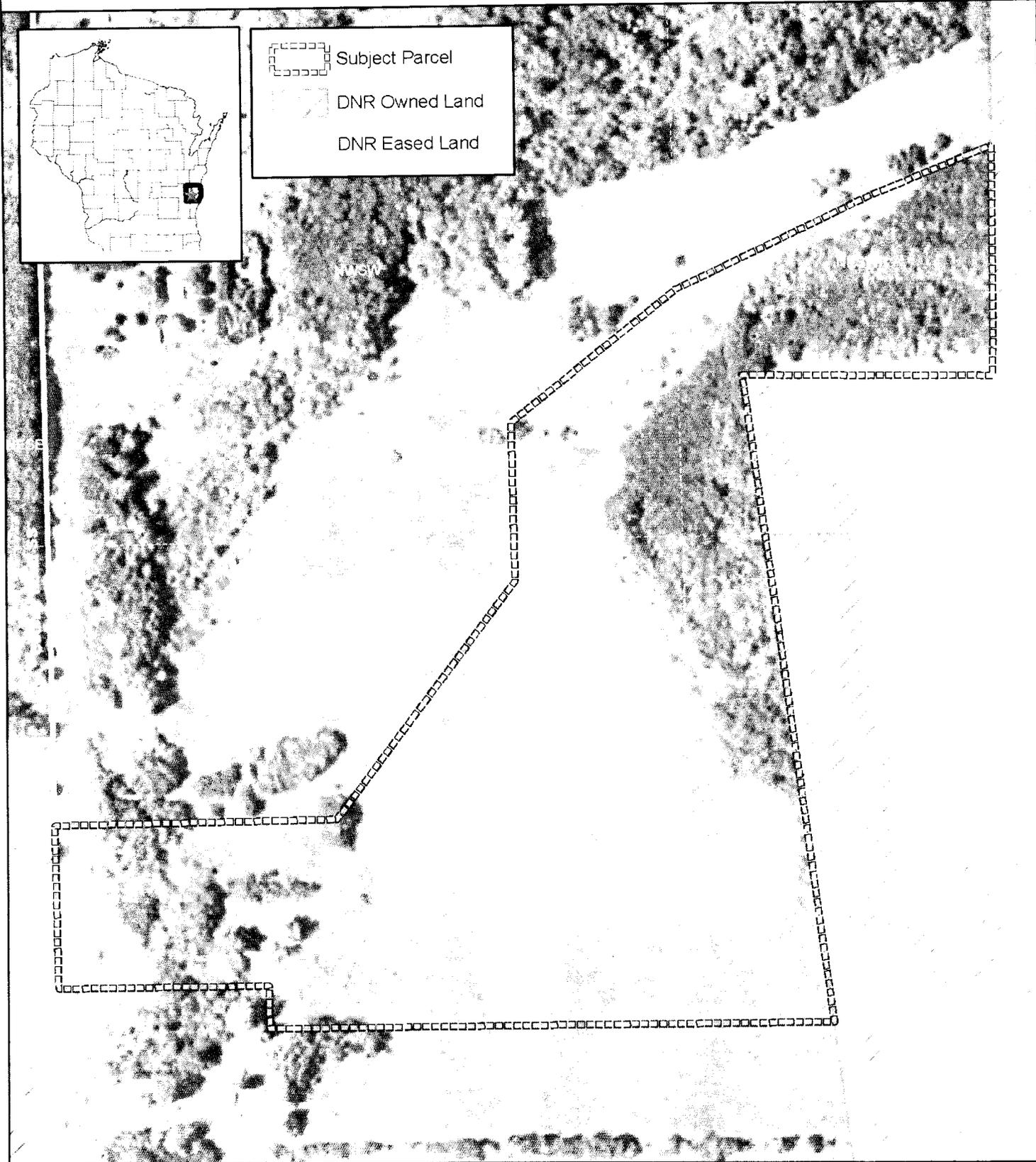
# Vosen Property

T 12N R 11E Section 5, Town of Springvale, Columbia County



Legend:

-  Subject Parcel
-  DNR Owned Land
-  DNR Eased Land

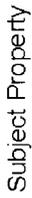


Created by Bureau of Facilities and Lands  
Real Estate Section  
February 1, 2008



# Vosen Property

## Peter Helland Wildlife Area



Subject Property



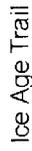
WDNR Owned



WNDR Eased



WDNR Leased



Ice Age Trail



Project Boundary



Open Water



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 (BFL), 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.gov/publications/ServiceCenters.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**

February 1, 2008

