Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.C.5

SUBJECT: LAND ACQUISITION – STATEWIDE NATURAL AREA – OUTAGAMIE COUNTY

FOR: SEPTEMBER BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 82 acres of land from Kenneth and Cheryl Krause for $336,000 for the Statewide Natural Area program in Outagamie County. The item is being submitted because the purchase price exceeds $150,000.

The 82-acre Krause property is proposed for purchase for the Statewide Natural Area program specifically for the Hortonville Bog State Natural Area. It includes approximately 65 acres within the project boundary and 17 acres outside the boundary. The addition is valuable to the project since it would provide much-needed public access to the Hortonville Bog Natural Area from Allcan Road and a feasible spot for a sign and parking area for the project. There is currently 640 acres of state-owned land in the west part of the project and 520 acres of conservation easement to the east part of the project. The Krause parcel will remedy the public access issue and would provide department staff with an easier access that can accommodate equipment.

The Statewide Natural Area program was established in 1952 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural areas are used for study by elementary to college age school groups and researchers as well as the general public.

The Hortonville Bog is one of the highest quality bogs in southern Wisconsin and contains an open ericaceous bog with a very deep sphagnum layer. Dominants are leather-leaf and Labrador-tea. Although there is no open water, the bog is very spongy. Surrounding the bog is an advancing ring of tamarack and black spruce in all age and size classes. In the south part of the project, there is a wet-mesic forest dominated by tamarack and white cedar. The bog contains several species of birds indicative of northern bog communities, which includes winter wren, Canada warbler, Nashville warbler, white-throated sparrow, sharp-shinned hawk, northern water thrush, and Lincoln's sparrow.

This area has experienced considerable agricultural damage by whitetail deer. The damage has been so extensive that the department has paid for deer proof fences for some of the local farmers. The 640 acres of state-owned land at Hortonville Bog appears to serve as a deer refuge, since it currently has no public road access, making the land inaccessible to the hunting public. Purchase of the Krause property will provide public road access to the adjoining state land, which will improve both public hunting and natural areas management.

RECOMMENDATION: That the Board approve the purchase of the 82 acres of land for $336,000 for the Statewide Natural Area program in Outagamie County and that the Board modify the project boundary to include the entire parcel in the project.

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:

Real Estate Director, Richard E. Steffes - LF/6	Date 8 12 08
Administrator, Laurie Osterndorf - AD/8	Date 8/15/08
Secretary, Matthew J. Frank - AD/8	Date 9/4/08

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
S. Holtz - ER/6
J. Romback-Bartels – NER/Green Bay

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: August 12, 2008 FILE REF: NA 20006

TO: Governor Doyle

FROM: Matthew J. Fran

SUBJECT: Proposed Land Acquisition, Krause Tract, File # NA 20006, Option Expires November 25, 2008

1. PARCEL DESCRIPTION:

Statewide Natural Area
Outagamie County

Grantor:

Kenneth and Cheryl Krause
W9750 County Road "S"
New London, WI 54961

Acres: 82
Price: $336,000
Appraised Value: $336,000
Interest: Fee
Improvements: None

Location: The property is located in Outagamie County 1.5 miles east of New London in the Town of Liberty.

Land Description: The subject land is level in areas and gently rolling.

Covertype Breakdown:	Type:	Acreage:
	Lowland/Woodland	72
	Cropland	10
	TOTAL	82

Zoning: General/Agriculture
Present Use: Recreation and Agriculture
Proposed Use: Resource Protection and Recreation
Tenure: 30 years
Option Date: July 29, 2008

Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, trapping and cross-country skiing.

2. JUSTIFICATION:

The 82-acre Krause property is proposed for purchase for the Statewide Natural Area program for the Hortonville Bog State Natural Area. It features approximately 65 acres within the identified project boundary and 17 acres outside the boundary that are valuable to the project area since they would provide the much-needed public access to the Hortonville Bog Natural Area from Allcan Road and an excellent place for a sign or parking area for the project. There is currently 640 acres of state-owned land in the western part of the project and 520 acres of conservation easement to the eastern part of the project. The Krause parcel will remedy the public access issue and would also provide department staff with an easier access that can accommodate equipment.

Printed on Recycled Paper

The Statewide Natural Area program was established in 1952 to protect the best remaining examples of Wisconsin's native vegetation as well as habitat for endangered and threatened plants and animals. Natural areas will help protect the natural diversity of the landscape and preserve for future generations a living history of the past. Natural areas are used for study by elementary to college age school groups and researchers as well as the general public.

The Hortonville Bog is one of the highest quality bogs in southern Wisconsin and contains an open ericaceous bog with a very deep sphagnum layer. Dominants are leather-leaf and Labrador-tea. Although there is no open water, the bog is very spongy. Surrounding the bog is an advancing ring of tamarack and black spruce in all age and size classes. In the south part of the project there is a wet-mesic forest dominated by tamarack and white cedar. This site is part of a Natural Heritage Inventory peatlands study, which is a long-term (intensive) ecological study to assess the possible impacts of climate change on the landscape. Many times university students doing research at the site have had to obtain access permission from the neighbors to gather information for the wildlife, bird and vegetation surveys. The bog contains several species of birds indicative of northern bog communities, which includes winter wren, Canada warbler, Nashville warbler, white-throated sparrow, sharp-shinned hawk, northern water thrush, and Lincoln's sparrow. The project lacks legal access.

This area has experienced considerable agricultural damage by whitetail deer. The damage has been so extensive that the department has paid for deer proof fences for some of the local farmers. The 640 acres of state-owned land at Hortonville Bog appears to serve as a deer refuge, since it currently has no public road access, making the land inaccessible to the hunting public. Purchase of the Krause property will provide public road access to the adjoining state land, which will improve both public hunting and natural areas management.

The Department recommends purchase of this property to protect the natural values of the site, to protect the water quality of the watershed, to allow for natural area management, to improve access for the public and for management and to protect the site from development incompatible with the goals of the Natural Area program. The Department will modify the project boundary to include the 17 acres that fall outside of the boundary if so approved by the Natural Resources Board at its September 2008 meeting.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,000,000	$944,098

4. ACQUISITION STATUS OF THE STATEWIDE NATURAL AREA:

Established: 1972
Acres Purchased to Date: $12,631.45
Acquisition Goal: 10,500
Percent Complete: 120.3
Cost to Date: $8,387,385.38

5. APPRAISAL:

Appraiser: Lynne Tomlinson – (Staff Appraiser)
Valuation Date: February 5, 2008
Appraised Value: $336,000.00
Highest and Best Use: Recreational land with potential for homesite on the upland

Allocation of Values:

a. land: 82 acres @ $4,097.56 per acre: $336,000
b. market data approach used, three comparable sales cited
c. adjusted value range: $3,906-$4,174

Appraisal Review: Paul Scott - July 26, 2008

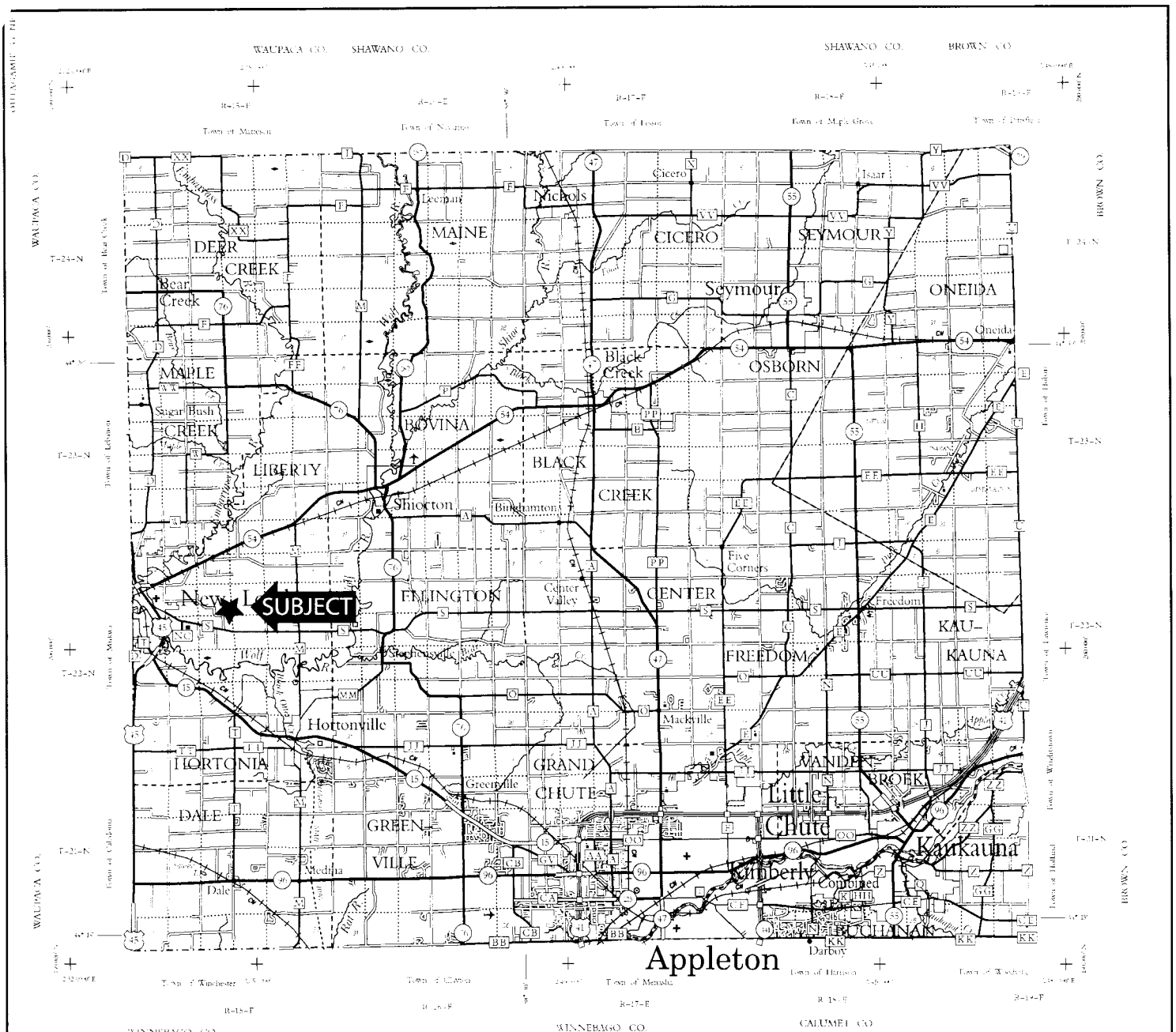
RECOMMENDED:

Richard E. Steffes — Date: 8-12-08

Bureau of Legal Services — Date: 8/13/08

Laurie Osterndorf — Date: 8/15/08

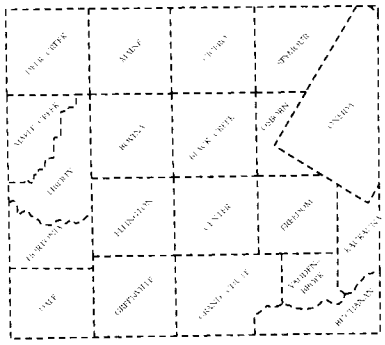
RES:dv



LEGEND

- Freeway
- Milwaukee Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firebrow
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No. (94)
- U.S. Highway No. (45)
- State Highway No. (59)
- County Highway Letter (T)
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunting & Fishing Grounds
- Public Camp & Picnic Grounds
- Ranger Station
- State Park
- County Park
- Rest Area
- Wayside
- Interpretive Center
- Green Bay Work Release Center

CIVIL TOWNS



REGIONS

MILES OF HIGHWAY

STATE	[illegible]
COUNTY	[illegible]
TOWN	[illegible]
TOTAL	[illegible]

Date of Last Revision: [illegible]
Prepared by: [illegible]
Appleton

SECTION NUMBERING OF A TOWNSHIP

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

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

Grid based on the state plane coordinate system central zone and the NAD 27

OUTAGAMIE CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 1 MILES

Compiled by
"AN" Sec.
Base: Taken from USGS Quadrangles
Drawn by [illegible]

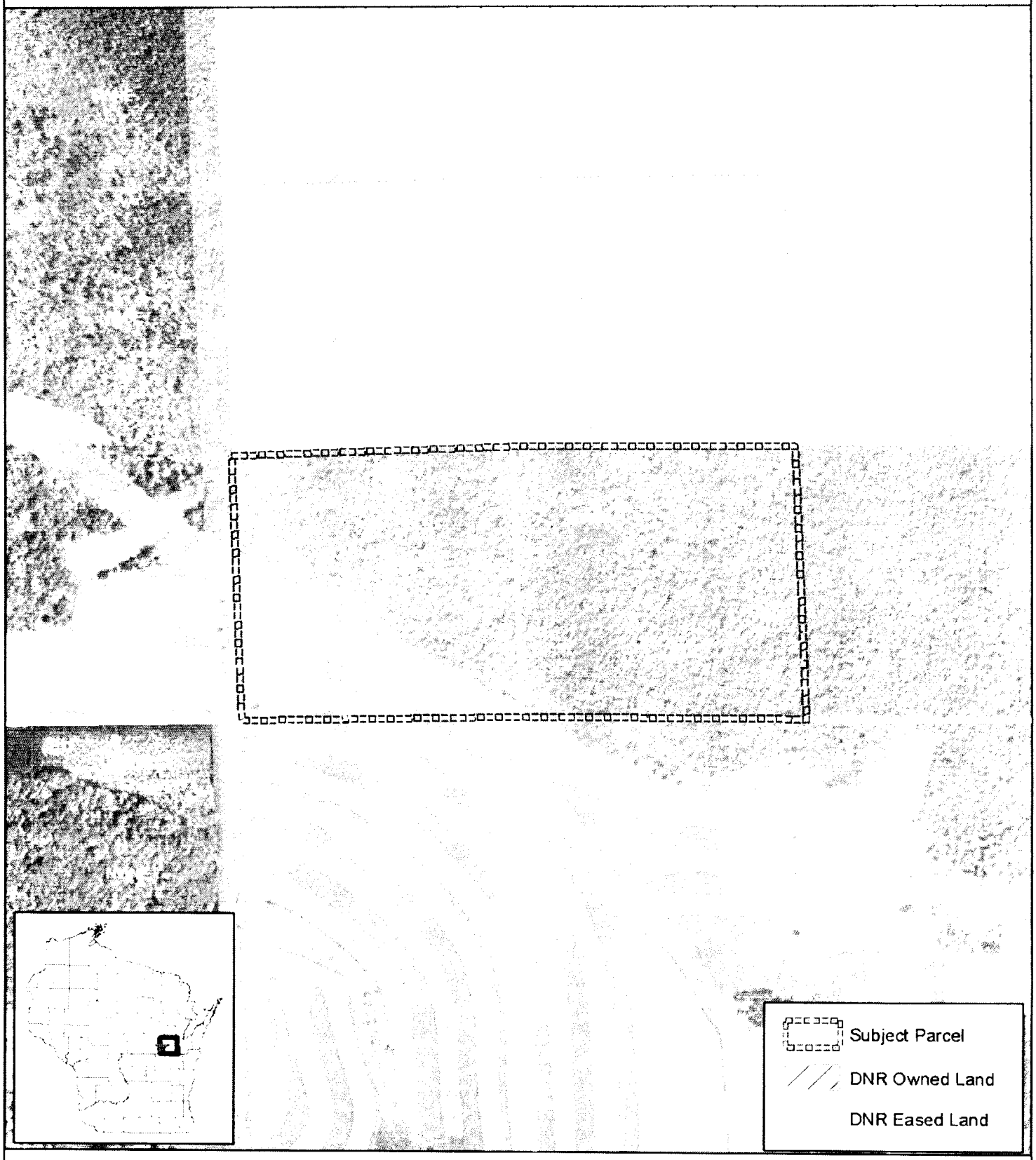
OUTAGAMIE 44-NE

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

Please contact laurie.ross@wisconsin.gov for a hard copy of this document.

Krause Property

T 22N, R 15E, Sections 9 & 10, Town of Liberty, Outagamie County



N

0 550 1,100 2,200 3,300 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
August 5, 2008

Krause Property

Hortonville Bog SNA

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Project Boundary

0 0.375 0.75 Miles

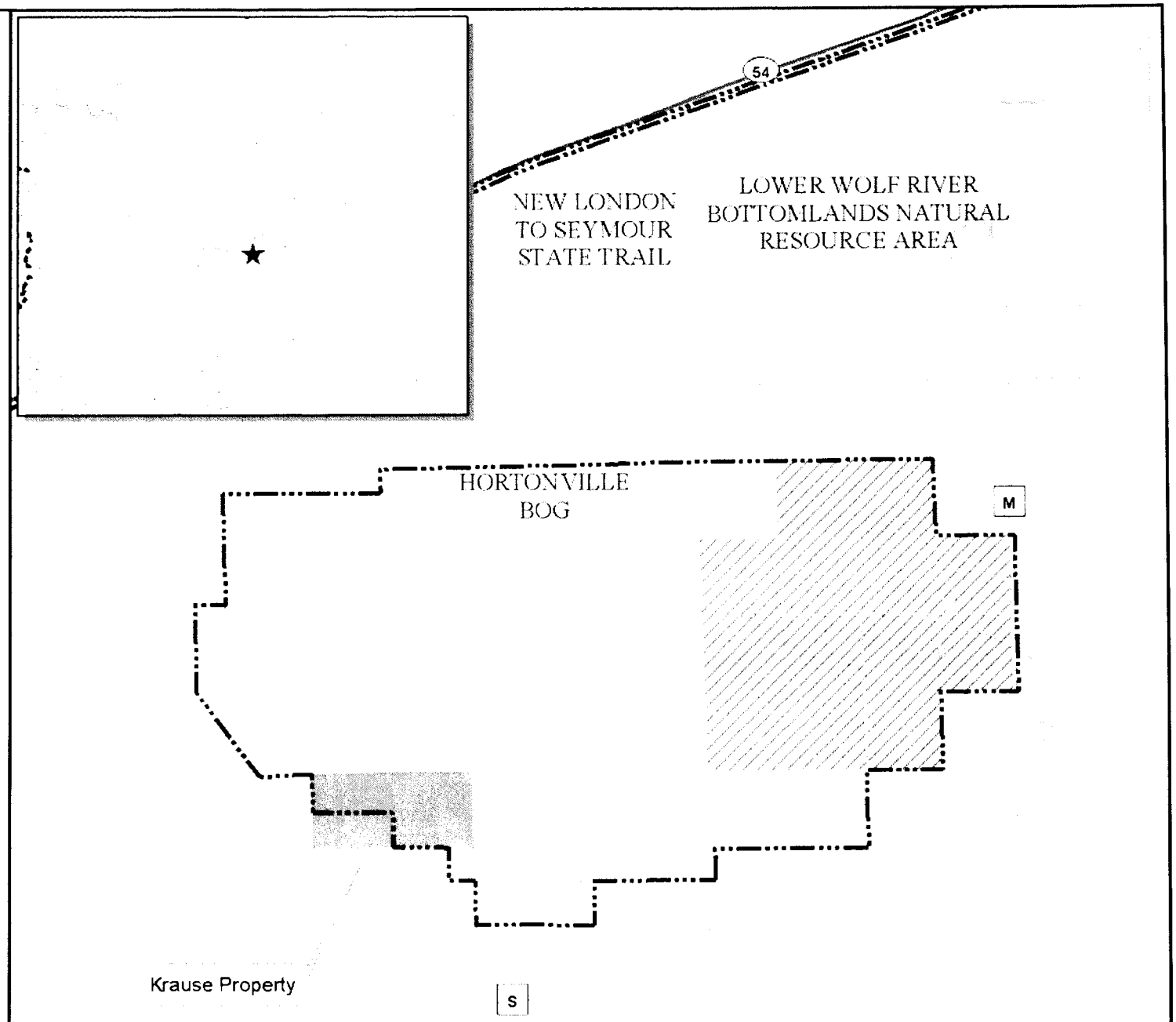
The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau 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