

SUBJECT: LAND ACQUISITION – GLACIAL HABITAT RESTORATION – DODGE COUNTY

FOR: JUNE 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 95.2 acres of land from James and Maxine Ferron for \$353,520 for the Glacial Habitat Restoration Area in Dodge County. The item is being submitted because the purchase price exceeds \$150,000.

The property is located in northwestern Dodge County in the Town of Trenton about two miles northeast of the City of Beaver Dam. The property consists of 65.2 acres of upland and 30 acres of cropland, which is enrolled in CRP that is reverting to wetland-marsh. The Ferron property is very close to the USFWS Robbins Shorebird Area, as well as being located a few miles west of Horicon National Wildlife Refuge. The majority of the Ferron 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 95.2 acres of land for \$353,520 for the Glacial Habitat Restoration Area.

LIST OF ATTACHED MATERIALS:

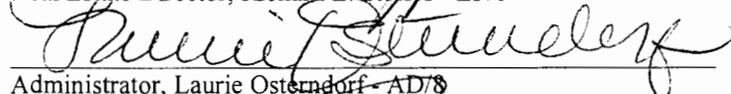
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



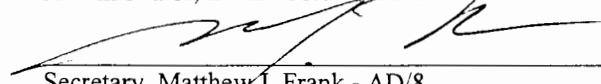
Real Estate Director, Richard E. Steffes - LF/6

5-20-09
Date



Administrator, Laurie Osterndorf - AD/8

5/22/09
Date



Secretary, Matthew J. Frank - AD/8

6-03-09
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 21, 2009
 TO: Governor Doyle
 FROM: Matthew J. Frank
 SUBJECT: Proposed Land Acquisition, Ferron Tract, File # WM 60043,
 Option Expires August 1, 2009

FILE REF: WM 60043

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration Area
 Dodge County

Grantor:

James J. and Maxine D. Ferron
 W7653 Breezy Point Road
 Beaver Dam, WI 53916

Acres: 95.2Price: \$353,520Appraised Value: \$314,200; \$428,000Interest: Fee title acquisitionImprovements: NoneLocation: The property is located about ½-mile north of Beaver Dam.Land Description: The land is flat to gently rolling with a small hill in the center.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	CRP	30.0
	Cropland	<u>65.2</u>
	TOTAL	95.2

Zoning: AgriculturePresent Use: AgricultureProposed Use: Resource Protection and Public RecreationTenure: 11 yearsProperty Taxes: \$521Option Date: March 31, 2009Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross-country skiing.2. JUSTIFICATION:

The Department proposes the purchase of the 95.2-acre Ferron tract for the Glacial Habitat Restoration Area (GHRA) in Dodge County. It is located in northwestern Dodge County in the Town of Trenton about two miles northeast of the City of Beaver Dam. The property consists of 65.2 acres of cropland and 30 acres is enrolled in CRP that is reverting to wetland-marsh. The Ferron property is very close to the USFWS Robbins Shorebird Area, as well as being located a few miles west of Horicon National Wildlife Refuge.

The majority of the Ferron 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 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 Ferron parcel to allow management of the area for wildlife, to allow restoration of the cropland to grassland and to provide additional opportunities for public recreation and education.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$4,500,000	\$2,385,480

4. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION:

Established: 1990
Acres Purchased to Date: 15,810.00
Acquisition Goal: 28,400.00
Percent Complete: 55.67%
Cost to Date: \$12,868,536.86

5. APPRAISALS:

Appraiser: Michael Augustyn (Private Appraiser)
Valuation Date: October 21, 2008
Appraised Value: \$428,000
Highest and Best Use: Rural residential with agriculture as ancillary focus

Allocation of Values:
a. land: 95.2 acres @ \$4,495.80 per acre: \$428,000.00
b. market data approach used, five comparable sales cited
c. adjusted value range: \$4,450 to \$4,392 per acre

Appraisal Review: Paul Scott - February 26, 2009

Appraiser: Michael Stone (Private Appraiser)
Valuation Date: February 16, 2009
Appraised Value: \$314,200
Highest and Best Use: Hobby farm

Allocation of Values:

- a. land: 95.2 acres @ \$3,300 per acre: \$314,200
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$3,070 to \$3,551 per acre

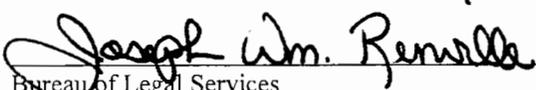
Appraisal Review: Paul Scott - February 26, 2009

Comment: A value of \$3,713 per acre was agreed upon, which is \$185 per acre less than the midpoint of the appraisals.

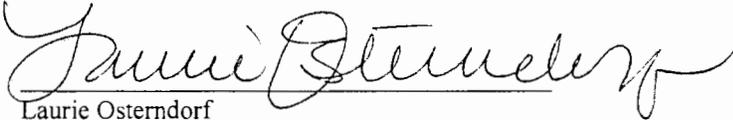
RECOMMENDED:


Richard E. Steffes

5-22-09
Date

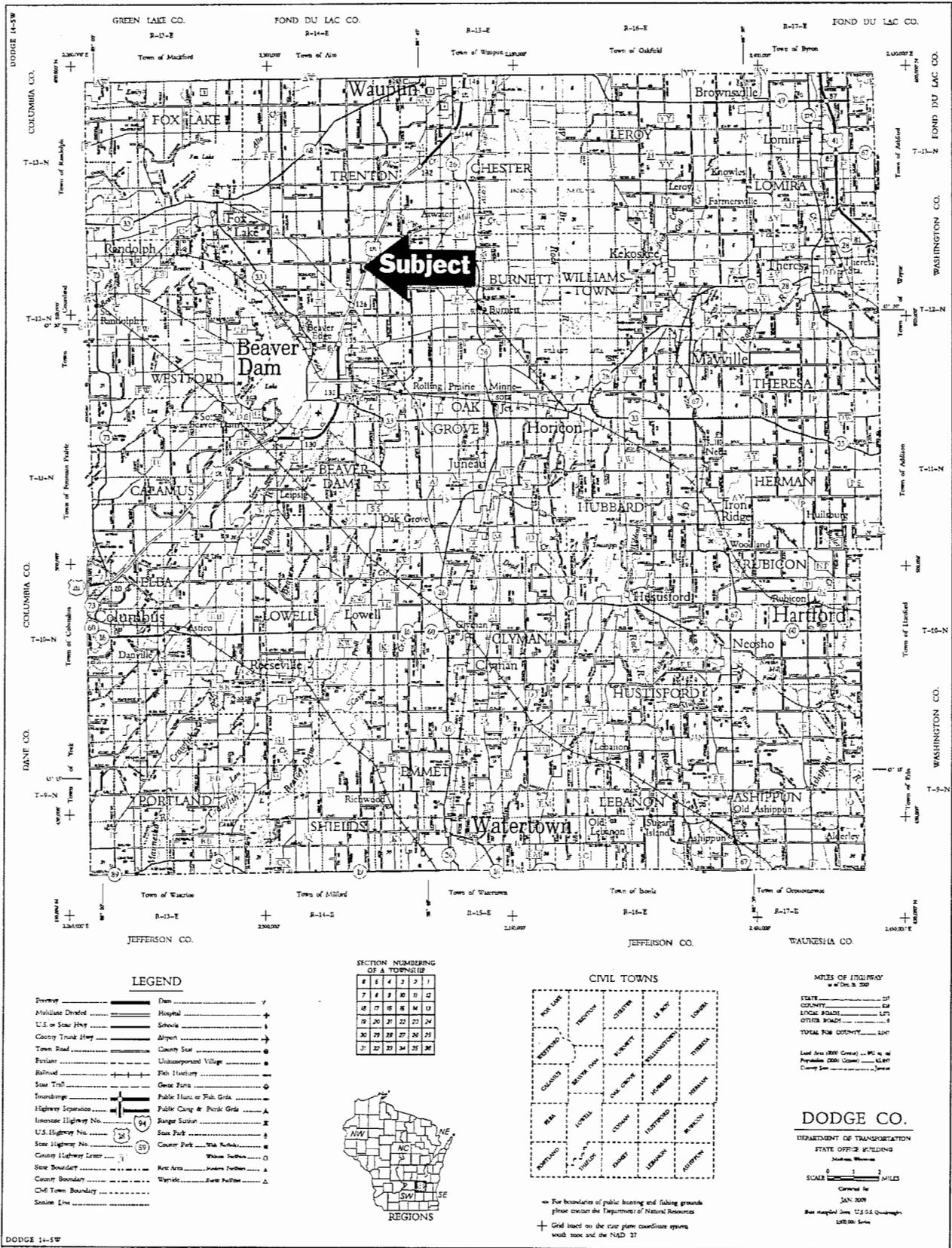

Bureau of Legal Services

5/21/09
Date


Laurie Osterndorf

5/22/09
Date

RES:dv



James F. & Maxine D. Ferron Property

Glacial Habitat Restoration Area

WM 60043



-  Subject Property
-  WDNR Owned
-  WDNR Easement
-  Project Boundary

0 0.25 Mi

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 Grade Land Records System maintained by the DNR, Bureau of Facilities and Lands (FL), 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/baet/ask/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

April 22, 2009

