

SUBJECT: Land Acquisition – North Branch Milwaukee River Wildlife And Farm Heritage Area – Ozaukee County

FOR: DECEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 76.03 acres of land from Arline Brogli and Kathryn Doering for \$340,000 for the North Branch Milwaukee River Wildlife and Farm Heritage Area in Ozaukee County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel adjoins Department land on the north and south and is located in the central portion of the project. The name of the North Branch of the Milwaukee River Wildlife and Farming Heritage Area (NBMR) reflects the opportunity this project presents to maintain the strong farming tradition in the area, as well as to maintain and enhance wildlife habitat and meet other natural resource protection objectives in the southeast part of the state. This is one of the largest undeveloped areas remaining in southeastern Wisconsin, yet it is only 35 miles from the city of Milwaukee. The 19,500-acre project area is predominantly rural in nature, and includes 9,000 acres of agricultural lands on both large and small farms, intermixed with 6,000 acres of wetlands. Nine miles of the North Branch of the Milwaukee River, along with five tributary streams lie within the project boundary. Also identified within the project boundary are 20 natural areas of local and regional significance, and Hurias Lake State Natural Area, habitat for threatened and endangered species and many important historical, cultural and archeological features.

The NBMR Wildlife and Farming Heritage project uses a landscape scale approach to natural resource management that incorporates easement and fee simple purchases to preserve the potential for restoring wildlife habitat and for providing nature based recreational opportunities into the future. It is within the "southeastern glacial plains", the landscape characterized as having the highest wetland and river productivity (Ecological Landscapes of Wisconsin, WDNR, 1999). In 2006, an EPA funded study found over 4,000 acres of restorable wetlands in the core area alone.

This parcel contains about 35 acres of wetlands and 41 acres of agricultural lands. About 30% of the agricultural lands are comprised of hydric soils or soils with hydric inclusions with potential for wetland restoration or rehabilitation. This agricultural land includes wooded fence lines and swales and are somewhat eroded – sloping soil types. The Department will continue cropping much of the upland agricultural land with local farmers. The uplands on the northeast side along County Highway E provide a panoramic view of the lowlands associated with the North Branch Milwaukee River to the south and west.

Over a third of the parcel is comprised of existing wetlands, including wet meadow, coniferous swamp & shrub wetlands that are contiguous with wetlands to the north, west and south of the parcel, helping protect an environmental corridor associated with the North Branch of the Milwaukee River. The northwest corner of the parcel has 500 feet of frontage along an unnamed tributary to the North Branch Milwaukee River with potential for restoration of its original stream channel.

Because of existing wetland values and potential for wetland restoration and rehabilitation, \$70,000 of cost-share is available from a grant from the North American Wetlands Conservation Act, reducing state dollars to \$270,000. This parcel provides a significant addition to wetlands protection; wildlife habitat and nature based recreational opportunities in this project area.

RECOMMENDATION: That the Board approve the purchase of 76.03 acres of land for \$340,000 for the North Branch Milwaukee River Wildlife and Farm Heritage Area in Ozaukee County.

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

10-24-12

Administrator, Kurt Thiede - AD/8

Date

10-31-12

Secretary, Cathy Stepp - AD/8

Date

11/7/12

- cc: S. Miller - LF/6
- R. Steffes - LF/6
- L. Ross - AD/8
- T. Hauge - WM/6
- E. Nitschke - Milwaukee

CORRESPONDENCE/MEMORANDUM

DATE: October 24, 2012 FILE REF: WM 60195
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Arline Brogli and Kathryn Doering Tract, File # WM 60195,
 Approval Requested by January 25, 2013.

1. PARCEL DESCRIPTION:

North Branch Milwaukee River Wildlife and Farm Heritage Area
 Ozaukee County

Grantor:

Arline Brogli
 N6727 County Road E
 Fredonia, WI 53021

Kathryn Doering
 N92W7010 Evergreen Ct. #104
 Cedarburg, WI 53012

Acres: 76.03
Price: \$340,000
Appraised Value: \$340,000
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Ozaukee County five miles northwest of the Village of Fredonia

Land Description: The subject land is level to gently rolling

Covertypes Breakdown:

Type	Acreage
Cropland	41
Marsh & Lowland Woodland	35.03
Total:	76.03

Zoning: Prime Agricultural Land District
Present Use: Crop land and wetlands
Proposed Use: Public recreation and conservation; cropland rental
Tenure: Assembled over 27 years
Property Taxes: \$1,562
Option Date: October 3, 2012 and October 11, 2012

Stewardship 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 has obtained an option to purchase 76.03 acres of land from Arline Brogli and Kathryn Doering for \$340,000 for the North Branch Milwaukee River Wildlife and Farm Heritage Area in Ozaukee County.

The parcel adjoins Department land on the north and south and is located in the central portion of the North Branch Milwaukee River Wildlife & Farming Heritage Area (NBMR). The name of the North Branch of the Milwaukee River Wildlife and Farming Heritage Area reflects the opportunity this project presents to maintain the strong farming tradition in the area, as well as to maintain and enhance wildlife habitat and meet other natural resource protection objectives in the southeast part of the state. This is one of the largest undeveloped areas remaining in southeastern Wisconsin, yet it is only 35 miles from the city of Milwaukee. The 19,500-acre project area is predominantly rural in nature, and includes 9,000 acres of agricultural lands on both large and small farms, intermixed with 6,000 acres of wetlands. Nine miles of the North Branch of the Milwaukee River, along with five tributary streams lie within the project boundary. Also identified within the project boundary are 20 natural areas of local and regional significance, and Hurias Lake State Natural Area, habitat for threatened and endangered species and many important historical, cultural and archeological features.

The NBMR Wildlife and Farming Heritage project uses a landscape scale approach to natural resource management that incorporates easement and fee simple purchases to preserve the potential for restoring wildlife habitat and for providing nature based recreational opportunities into the future. It is within the "southeastern glacial plains", the landscape characterized as having the highest wetland and river productivity (Ecological Landscapes of Wisconsin, WDNR, 1999). In 2006, an EPA funded study found over 4,000 acres of restorable wetlands in the core area alone. This project complies with the Natural Resources Board policy (NR 1.40) to "...place principal emphasis on the acquisition of lands in heavily populated areas of the state and in places readily accessible to such areas."

This parcel contains about 35 acres of wetlands and 41 acres of agricultural lands. Additionally, the property adjoins a primary environmental corridor as described by local zoning. About 30% of the agricultural lands are comprised of hydric soils or soils with hydric inclusions with potential for wetland restoration or rehabilitation. This agricultural land includes wooded fence lines and swales and are somewhat eroded – sloping soil types. The Department intends to continue cropping much of the upland agricultural land with local farmers. The uplands on the northeast side along County Highway E provide a panoramic view of the lowlands associated with the North Branch Milwaukee River to the south and west.

Over a third of the parcel is comprised of existing wetlands, including wet meadow, coniferous swamp & shrub wetlands that are contiguous with wetlands to the north, west and south of the parcel, helping protect an environmental corridor associated with the North Branch of the Milwaukee River. The northwest corner of the parcel has 500 feet of frontage along an unnamed tributary to the North Branch Milwaukee River with potential for restoration of its original stream channel.

Because of existing wetland values and potential for wetland restoration and rehabilitation, \$70,000 of cost-share is available from a grant from the North American Wetlands Conservation Act. This parcel provides a significant addition to wetlands protection, wildlife habitat and nature based recreational opportunities in this project area.

3. LAND MANAGEMENT:

This parcel will be managed as part of the North Branch Milwaukee River Wildlife and Farming Heritage Area by wildlife staff stationed at the Plymouth Service Center. Funding for routine management activities and staff is from the segregated Fish and Wildlife Account. About 41 acres of the 76 acre parcel is being rented by a local farmer. The Department will continue cropping upland agricultural lands with local farmers and investigate potential for wetland restoration on hydric soils that are being cropped. In the future, erodible farmland may be planted to permanent cover. Existing wetland areas will be surveyed for potential for rehabilitation and enhancement. A past study identified some potential for wetland restoration and enhancement. Public access is possible from existing state land on the north and south and both of those parcels have small parking areas, once being adjacent to this property.

4. FINANCING:

North American Wetlands Conservation Act (NAWCA) funding is anticipated \$70,000
State Stewardship bond funds are anticipated (\$270,000):

Funds allotted to program:	Balance after proposed transaction:
\$3,666,700	\$2,223,839

5. ACQUISITION STATUS OF THE NORTH BRANCH MILWAUKEE RIVER WILDLIFE AND FARM HERITAGE AREA:

Established: 2002
Acres Purchased to Date: 2,531.58
Acquisition Goal: 19,487
Percent Complete: 12.99 %
Cost to Date: \$6,310,778

6. APPRAISAL:

Appraiser: Mark Letscher
Valuation Date: August 13, 2012
Appraised Value: \$340,000
Highest and Best Use: Agricultural and recreational with at least one home site

Allocation of Values:

- a. land: 76.03 acres @ \$4,472 per acre: \$340,000
 - b. market data approach used, 5 comparable sales cited
 - c. adjusted value range: \$4,093 - \$5,500 per acre
- Appraisal Review: Gregory Markus - 9/17/2012

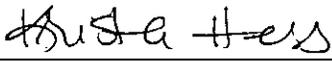
RECOMMENDED:



 Richard E. Steffes, Real Estate Director

10-24-12

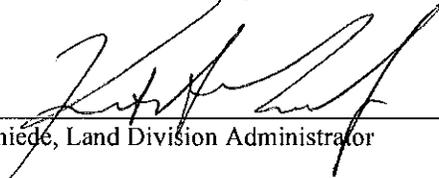
 Date



 Kristin A. Hess, Bureau of Legal Services

10/30/12

 Date

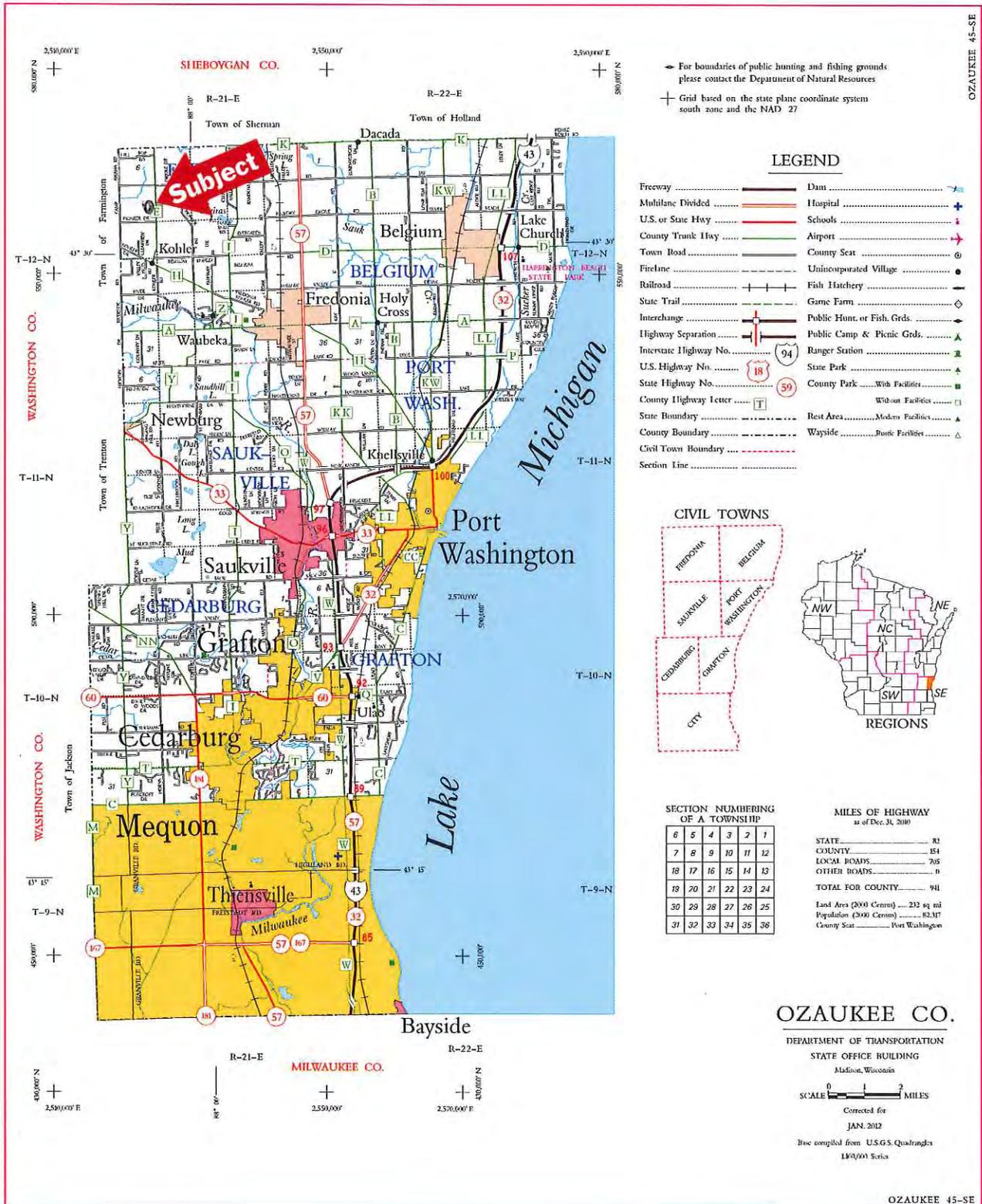


 Kurt Thiede, Land Division Administrator

10/31/12

 Date

RES:

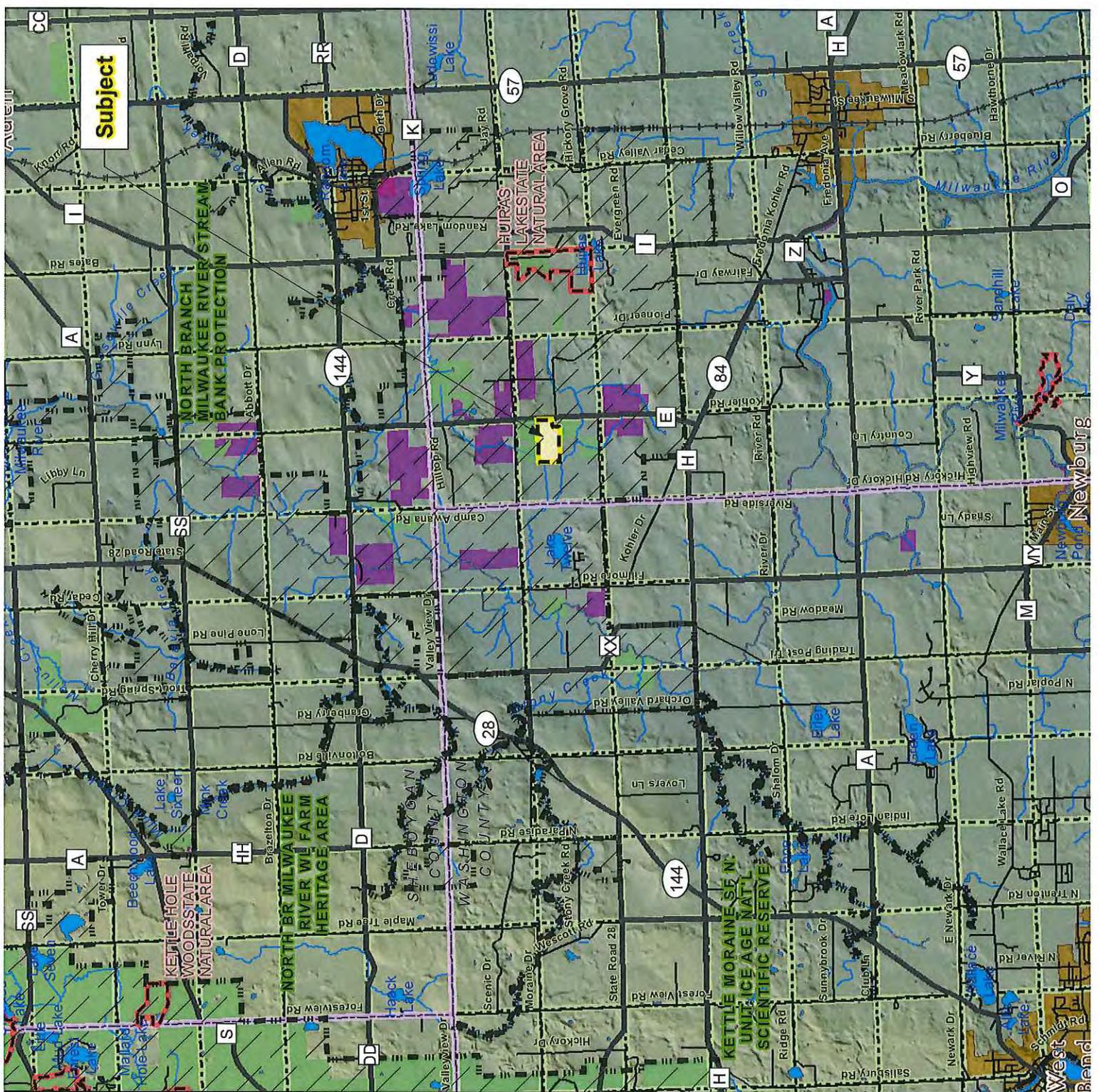
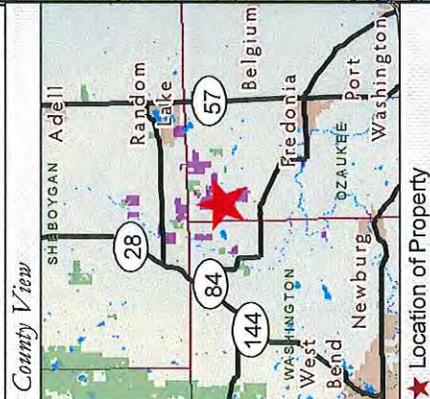


Arline Brogli - Fee
 North Branch Milwaukee River
 Wildlife & Farm Heritage Area
 WM 60195
 T12N R21E Sec 7
 Town of Fredonia
 Ozaukee County
 76.03 Acres



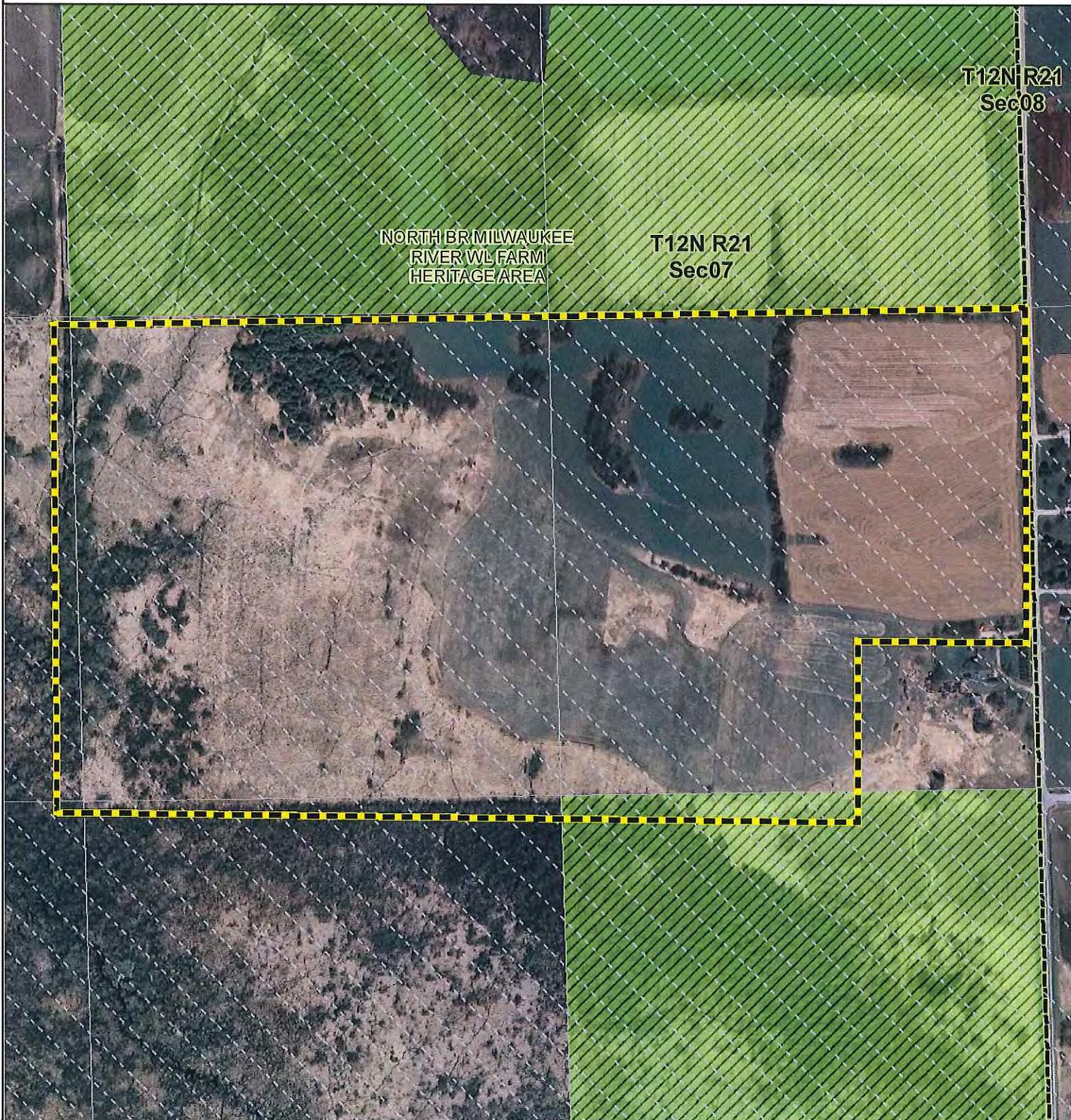
Subject

-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  State Natural Area
-  PLSS Section Line



Arline Brogli - Fee

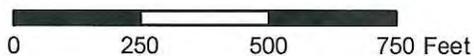
T12N R21E Sec 7 Town of Fredonia, Ozaukee County



North Branch Milwaukee River Wildlife and Farm Heritage Area

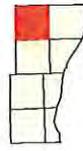
 Subject

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines

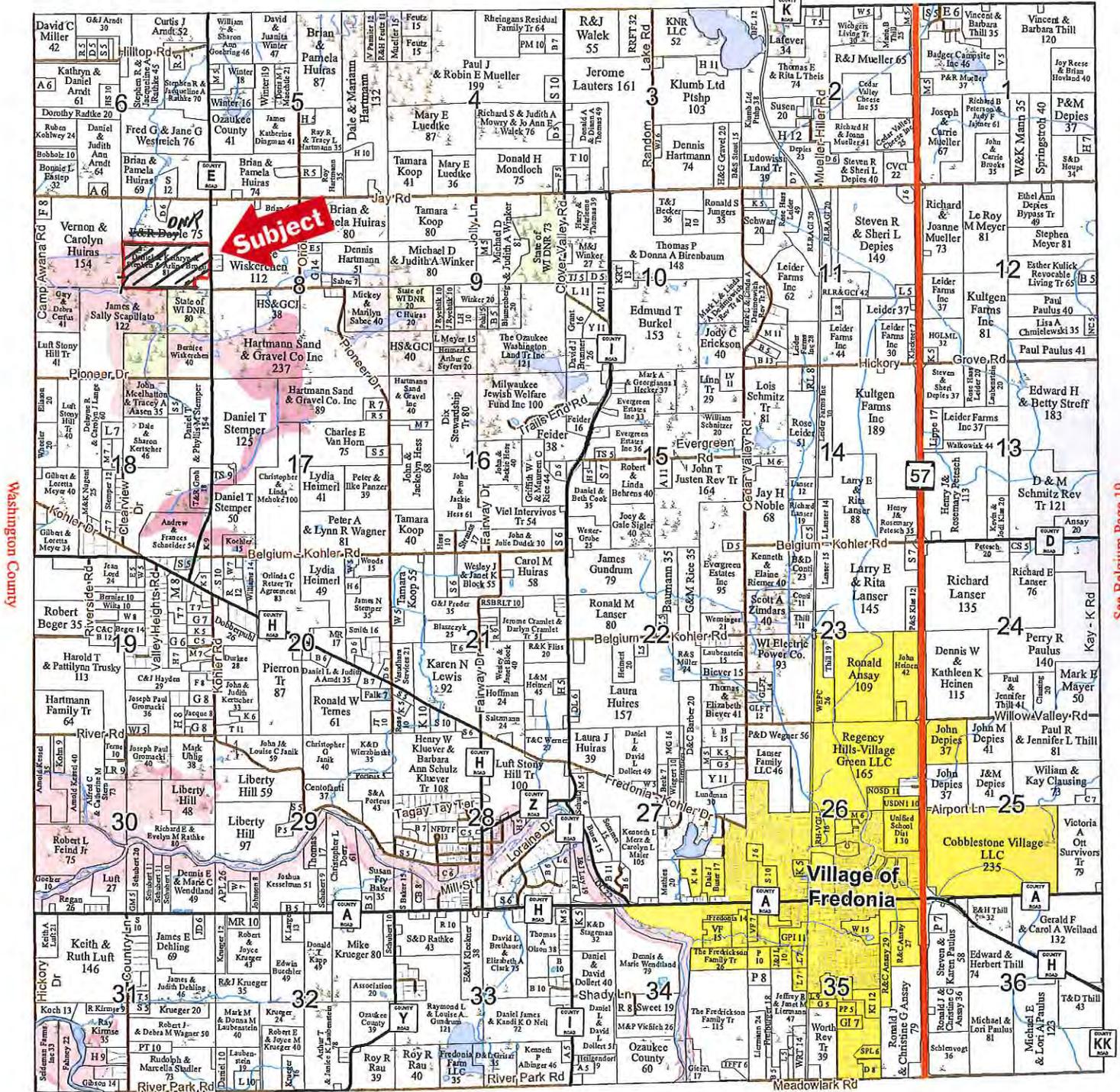


 N

 Oct 18, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands



Sheboygan County



Washington County

See Belgium Page 19

See Saukville Page 16