

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:



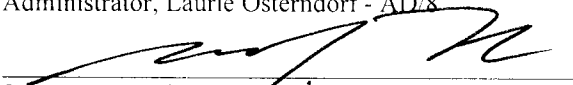
Real Estate Director, Richard E. Steffes - LF/6



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: 35Price: \$164,500Appraised Value: \$164,500Interest: 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: AgriculturePresent Use: Outdoor recreationProposed Use: Resource Protection and Public RecreationTenure: 18 yearsProperty Taxes: \$370Option 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

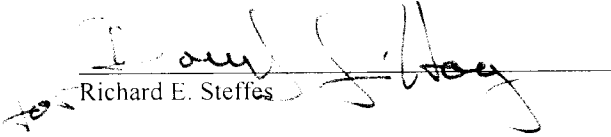
5. APPRAISALS:

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

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