

**SUBJECT: LAND ACQUISITION – WHITE RIVER MARSH WILDLIFE AREA – GREEN LAKE COUNTY**

**FOR: JUNE 2009 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 159.50 acres of land from Patrick Krueger, etal for \$500,000 for the White River Marsh Wildlife Area in Green Lake County. The item is being submitted because the purchase price exceeds \$150,000.

The property is a large contiguous parcel within the acquisition boundary. It is surrounded by state-owned land on all sides. It is located in the northwest part of Green Lake County in the Town of Seneca approximately six miles southwest of the City of Berlin. The parcel consists of approximately 70 acres of agricultural lands, approximately 50 acres of low grass/brush and approximately 35 acres of mixed woods with approximately 4.5 acres open grassland associated with the farmstead and outbuildings. The improvements are quite old, valued at \$54,000 as they are in fair to poor condition. These buildings would be removed and the area restored to a natural condition. Department ownership will protect the habitat and natural values of the parcel for future generations and allow continued use of the tract for public recreation.

The White River Marsh Wildlife Area, over 11,000 acres in size, is one of the largest wildlife areas in the southern part of the state. It is located in east-central Wisconsin, 75 miles north of Madison and 25 miles from the Fox River Valley. The property is a major wildlife management project that is managed for wildlife, fishery and recreation uses such as cross-country skiing, hiking, hunting, and fishing. The project is the largest state-owned wetland project in the area and large numbers of migratory birds use the wildlife area, including large spring and fall concentrations of Sandhill Cranes and Canada Geese. The property is heavily used by local residents and visitors from the Fox Valley, Milwaukee and Madison areas.

The property includes areas of wetlands particularly in the north and several drainage ditches are present on the Krueger parcel that drains into other department ownership. Plugging the ditches and restoring much of the original hydrology is possible if the Department acquires this parcel. Acquisition of the 159.5-acre property will provide land for wildlife management, will consolidate state ownership, and provide area for outdoor recreation.

**RECOMMENDATION:** That the Board approve the purchase of 159.5 acres of land for \$500,000 for the White River Marsh Wildlife Area in Green Lake County.

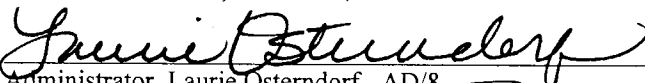
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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

6-1-09  
Date

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

6/3/09  
Date

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

6-5-09  
Date

- cc: S. Miller – LF/6  
 R. Steffes – LF/6  
 L. Ross – AD/8  
 T. Hauge - WM/6  
 R. Kazmierczak – NER/Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: June 1, 2009  
 TO: Governor Doyle  
 FROM: Matthew J. Franke *MJF*  
 SUBJECT: Proposed Land Acquisition, Krueger, etal Tract, File # WM 60050,  
 Option Expires September 5, 2009

FILE REF: WM 60050

1. PARCEL DESCRIPTION:

White River Marsh Wildlife Area  
 Green Lake County

Grantor:

Patrick Krueger, etal  
 W3205 Big Island Road  
 Berlin, WI 54923

Acres: 159.5  
Price: \$500,000\*  
Appraised Value: \$431,000, \$485,000, and \$574,200  
Interest: Fee title purchase

\*Comments: \$500,000 was the best-negotiated purchase price

Improvements: A very old farmhouse with subsequent additions, barn, milk house, silos, sheds and an old garage. All the buildings are very old and nearing the end of their economic life.

Location: The property is located in the Town of Seneca about six miles southwest of the City of Berlin.

Land Description: The land is fairly level to gently rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Cropland	70.0
	Grass/Pasture	50.0
	Building Site	4.5
	Upland Woodland	<u>35.0</u>
	TOTAL:	159.5

Zoning: Not zoned  
Present Use: Improved farm  
Proposed Use: Resource protection and public recreation  
Tenure: 59 years  
Property Taxes: \$1,282.32 (use value assessment)  
Option Date: May 8, 2009

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 approximately 159.5 acres from the Patrick Krueger, etal family parcel to protect part of White River Marsh Wildlife Area. The property is a large contiguous parcel that falls within the acquisition boundary and is bounded by state-owned land on all sides. It is



located in the northwest part of Green Lake County in the Town of Seneca approximately six miles southwest of the City of Berlin. Department ownership will protect the habitat and natural values of the subject parcel for future generations and allow for continued use of the tract for public recreation.

The White River Marsh Wildlife Area is over 11,000 acres in size and is one of the largest wildlife areas in the southern part of the state. It is located in east-central Wisconsin, 75 miles north of Madison and 25 miles from the Fox River Valley. The property is a major wildlife management project that is managed for wildlife, fishery and recreation uses such as cross-country skiing, hiking, hunting, and fishing. The project is the largest state-owned wetland project in the area and large numbers of migratory birds use the wildlife area, including large spring and fall concentrations of Sandhill Cranes and Canada Geese. The property is heavily used by local residents and visitors from the Fox Valley, Milwaukee and Madison areas.

The 159.5-acre property is located 10 miles northeast of the Village of Princeton and about 12 miles northwest of the City of Green Lake. The parcel consists of approximately 70 acres of agricultural lands, approximately 50 acres of low grass/brush and approximately 35 acres of mixed woods with approximately 4.5 acres open grassland associated with the farmstead and outbuildings that include a barn and hog pen. The property includes areas of wetlands particularly in the north and several drainage ditches are present on the Krueger parcel that drain into other department ownership. Plugging the ditches and restoring much of the original hydrology is possible if the Department acquires this subject parcel.

The Department recommends acquisition of this 159.5-acre Krueger property for wildlife management, to consolidate state ownership, to increase outdoor recreation potential and to achieve the goals of the project area.

3. FINANCING:

FY10 State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$4,500,000	\$1,765,480

4. ACQUISITION STATUS OF THE WHITE RIVER MARSH WILDLIFE AREA:

Established: 1962  
Acres Purchased to Date: 12,247.88  
Acquisition Goal: 16,557.00  
Percent Complete: 73.97%  
Cost to Date: \$2,280,285.68

5a. APPRAISAL:

Appraiser: William Steigerwaldt  
Valuation Date: December 11, 2008  
Appraised Value: \$431,000  
Highest and Best Use: Agriculture and outdoor recreation

Allocation of Values:

- a. land: 159.50 acres @ \$2,700 per acre: \$431,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$2,563 to \$2,921 per acre

Appraisal Review: Paul Scott - February 20, 2009

5b. APPRAISAL:

Appraiser: Michael Stone  
Valuation Date: January 29, 2009  
Appraised Value: \$574,200  
Highest and Best Use: Hobby farm

Allocation of Values:

- a. land: 159.5 acres @ \$3,174 per acre: \$506,200
- b. improvements: \$ 68,000
- c. total: \$574,200
- d. market data approach used, four comparable sales cited
- e. adjusted value range: \$3,468 to \$3,952 per acre

Appraisal Review: Paul Scott - February 27, 2009

Reviewer's Comments: Since the two appraisals differ substantially, the reviewer developed his own opinion of value (see below). Steigerwaldt sets value at 2,700/acre for a total of \$431,000, which he allocates entirely to the land believing that the buildings do not contribute any value to the property. Stone concludes a value of \$574,200 making an allocation of \$506,200 (\$3,174/acre) to the land and \$68,000 to the buildings.

5c. APPRAISAL:

Appraiser: Paul Scott

Valuation Date: January 29, 2009

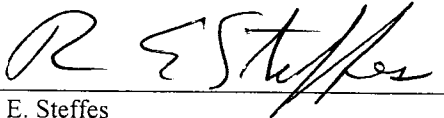
Appraised Value: \$485,000

Highest and Best Use: Hobby farm

Allocation of Values:

- a. land: 159.5 acres @ \$2,700 per acre: \$431,000
- b. improvements: \$ 54,000
- c. total: \$485,000
- d. market data approach used, five comparable sales cited
- e. adjusted value range: \$2563 to \$2921 per acre

RECOMMENDED:



Richard E. Steffes

6-1-09

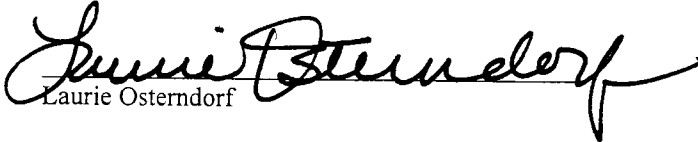
Date



Bureau of Legal Services

6/2/09

Date



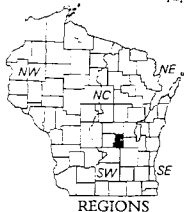
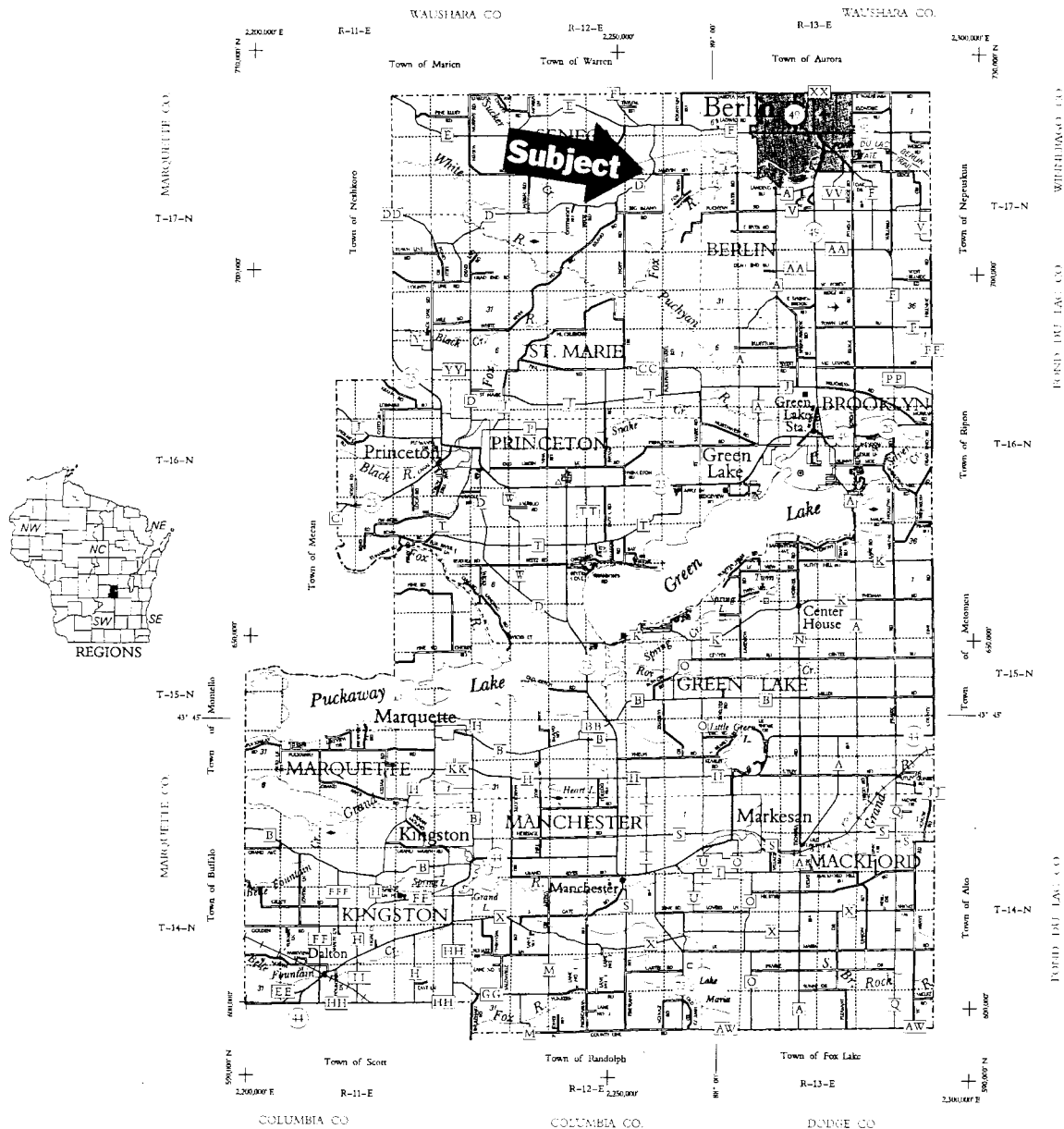
Laurie Osterndorf

6/3/09

Date

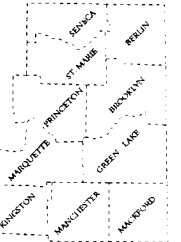
RES:ch

GREEN LAKE 24-NC



- LEGEND**
- Freeway
  - Multi-lane Divided
  - U.S. or State Hwy
  - County Trunk Hwy
  - Town Road
  - Firelane
  - Railroad
  - State Trail
  - Interchange
  - Highway Separation
  - Interstate Highway No.
  - U.S. Highway No.
  - State Highway No.
  - County Highway Letter
  - State Boundary
  - County Boundary
  - Civil Town Boundary
  - Section Line
  - Dam
  - Hospital
  - Schools
  - Airport
  - County Seat
  - Unincorporated Village
  - Fish Hatchery
  - Game Farm
  - Public Hunt or Fish Grds.
  - Public Camp & Picnic Grds.
  - Ranger Station
  - State Park
  - County Park
  - Waste Facilities
  - Rest Area
  - Wayside

**CIVIL TOWNS**



**MILES OF HIGHWAY**  
as of Dec. 31, 2007

STATE	70
COUNTY	229
LOCAL ROADS	404
OTHER ROADS	0
<b>TOTAL FOR COUNTY</b>	<b>703</b>

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

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

**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

**GREEN LAKE CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Madison, Wisconsin

SCALE 0 1 2 MILES

Checked for  
JAN. 2009





Base compiled from U.S.G.S. Quadrangles  
1:80,000 Series

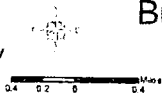
# WHITE RIVER MARSH WILDLIFE AREA

STATE OF WISCONSIN  
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

Apr 26, 2005

-  Owned Land
-  Eased Land
-  Leased Land
-  Project Boundary



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 result of representation of the DNR Land Records System maintained by the DNR, Bureau of Facilities and Lands (F&L), 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 set aside to the public for hunting and/or general public uses. 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.state.wi.us/dnr/land/caservicecenterlist.htm>

Updates to this data set are ongoing, and will be incorporated into future versions when available.

