

SUBJECT: LAND ACQUISITION – GLACIAL HABITAT RESTORATION – FOND DU LAC COUNTY

FOR: JUNE 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 52.34 acres of land from Klapperich and Smith for \$183,000.00 for the Glacial Habitat Restoration in Fond du Lac County. The item is being submitted because the purchase price exceeds \$150,000. Funding for this purchase includes \$84,000 of wetland mitigation funds from Guardian Pipeline and the remaining \$99,000 will be Stewardship funding.

The 52.34-acre subject parcel is located approximately seven miles northwest of the City of Fond du Lac. The subject is part of a larger 58.34-acre parcel and prior to closing, a survey will be completed to delineate approximately six acres surrounding the farm improvements to remain in the landowner's ownership. The parcel is surrounded by privately owned lands along all sides with the Department's Eldorado State Wildlife Area located ¼-mile east of the subject. Acquisition of the 52.34 acres will allow wildlife management and habitat restoration, and provide opportunities for public recreation and education on the GHRA project area.

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 will 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 parcel includes 1,750 feet of frontage, mixed single and two-bank frontage, along the Fond du Lac River at the north end of the property. The topography is flat to gently rolling, it is open land based on its historical agricultural use. The cover type is mostly croplands. The Klapperich and Smith parcel has a mix of former agricultural and some CRP fields. The hydrology of this site fits well within the GHRA nesting habitat model because of the mix of wetland soils with upland acres. If acquired, property management plans include removing tile lines and berming along the western edge creating a wildlife pond approximately eight acres in size. In addition, plans include scraping an area for a small wetland. The restoration goal for the subject is to create 44 acres of nesting upland grassland habitat surrounding the recreated wetlands making for great shorebird and waterfowl brooding habitat.

RECOMMENDATION: That the Board approve the purchase of 52.34 acres for \$183,000.00 for the Glacial Habitat Restoration in Fond du Lac County.

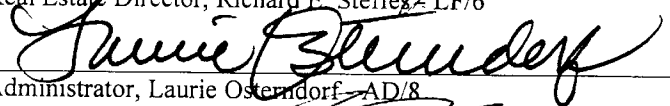
LIST OF ATTACHED MATERIALS:

- | | |
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| 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 |

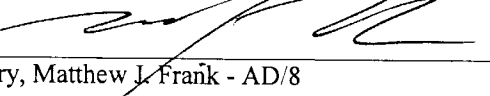
APPROVED:


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

5-29-09
Date


Administrator, Laurie Osterdorf - AD/8

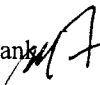
6/1/09
Date


Secretary, Matthew J. Frank - AD/8

6-5-09
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: May 28, 2009 FILE REF: WM 60052
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Klapperich and Smith Tract, File # WM 60052,
 Option Expires September 11, 2009

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration
 Fond du Lac County

Grantor:

Hazel Klapperich and Lyle Smith
 W9839 Rose-Eld Road
 Rosendale, WI 54974

Acres: 52.34Price: \$183,000.00Appraised Value: \$183,000.00Interest: Fee title purchaseImprovements: NoneLocation: The property is located seven miles west of the City of Fond du Lac.Land Description: The land is level to gently rolling.

<u>Covertyp</u> e Breakdown:	Type:	Acreage:
	Cropland	50.09
	Lowland Woodland	<u>2.25</u>
	TOTAL:	52.34

Zoning: Agricultural, (minimum 35/acre) and FloodplainPresent Use: Former Dairy Farm/Grain Farming and CRPProposed Use: Wildlife Management and Public RecreationTenure: 22 yearsProperty Taxes: \$339.37Option Date: May 14, 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 has obtained an option to purchase 52.34 acres of land from Klapperich and Smith for \$183,000.00 for the Glacial Habitat Restoration in Fond du Lac County. Funding for this purchase includes \$84,000 of wetland mitigation funds from Guardian Pipeline and the remaining \$99,000 will be charged to Stewardship.

The 52.34-acre parcel is located in the Town of Eldorado in Fond du Lac County about six miles south of Oshkosh and approximately seven miles northwest of the City of Fond du Lac. The parcel falls completely within the project boundary of the Glacial Habitat Restoration Area (GHRA). The subject is part of a

larger 58.34-acre parcel and prior closing, a survey will be completed to delineate approximately six acres surrounding the farm improvements to remain in the landowner's ownership. The parcel is surrounded by privately owned lands along all sides with the Department's Eldorado State Wildlife Area located 3/4-mile to the east of the subject. Acquisition of the 52.34 acres will allow wildlife management and habitat restoration, protection of the natural geologic, and cultural values of the property, and provide opportunities for public recreation and education on the GHRA project area.

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.

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The parcel includes 1,750 feet of frontage, mixed single and two-bank frontage, along the Fond du Lac River at the north end of the property. The topography is flat to gently rolling and is open land based on its historical agricultural use. The cover type is mostly croplands. The Klapperich and Smith parcel has a mix of former agricultural and some CRP fields. The hydrology of this site fits well within the GHRA nesting habitat model because of the mix of wetland soils with upland acres. If acquired, property management plans include removing tile lines and berming along the western edge creating a wildlife pond approximately eight acres in size. In addition, plans include scraping an area for a small wetland. The restoration goal for the subject is to create 44 acres of nesting upland grassland habitat surrounding the recreated wetlands making for great shorebird and waterfowl brooding habitat.

The Department recommends acquisition of the Klapperich and Smith parcel to allow management of the area for wildlife, to allow restoration of grasslands and wetlands, and to consolidate state ownership 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	\$1,139,580

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. APPRAISAL:

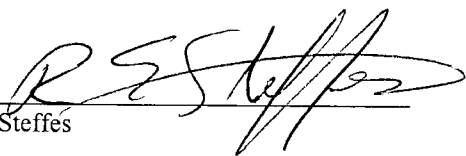
Appraiser: Michael Augustyn
Valuation Date: March 28, 2007
Appraised Value: \$183,000.00
Highest and Best Use: Rural Residential

Allocation of Values:

- a. land: 52.34 acres @ \$3,500 per acre: \$183,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$3,293.00 to \$4,151.00 per acre

Appraisal Review: Paul Scott – May 14, 2008

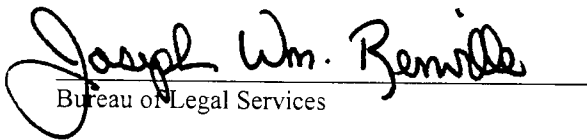
RECOMMENDED:



 Richard E. Steffes

5-29-09

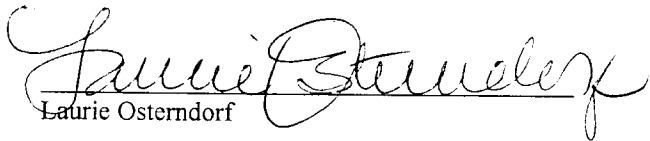
 Date



 Bureau of Legal Services

5/29/09

 Date



 Laurie Osterndorf

6/1/09

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RES:ch

