

**SUBJECT: LAND ACQUISITION – PETER HELLAND WILDLIFE AREA – COLUMBIA COUNTY**

**FOR: MAY 2009 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 73.0 acres of land from Larry C. Manthey for \$161,000 for the Peter Helland Wildlife Area in Columbia County. The item is being submitted because the purchase price exceeds \$150,000.

The property is located in the Town of Springvale about four miles east of Pardeeville and is almost entirely surrounded by state-owned lands. It includes more than 1,500 feet of frontage on Duck Creek and is mostly lowland woods, brush and grasses. The property is comprised of two non-contiguous parcels in the project boundary.

The Peter Helland Wildlife Area lies in a basin formed by the melt waters from the last glacial period about 10,000 years ago. 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 property for the project in 1972 to serve as a goose management area, a satellite unit for the Horicon Marsh. The property is now 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 wildlife area consists of wetlands, uplands, and the North Branch of Duck Creek. The wetlands range from wet prairie and sedge meadow to cattail marsh and disturbed areas dominated by reed canary grass. Shrub carr 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.

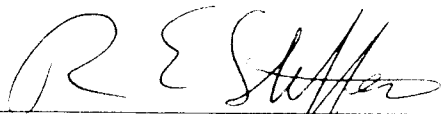
The purchase will provide for wildlife management and water quality protection, consolidate state ownership and provide additional recreational opportunities.

**RECOMMENDATION:** That the Board approve the purchase of 73 acres of land for \$161,000 for the Peter Helland Wildlife Area in Columbia County.

**LIST OF ATTACHED MATERIALS:**

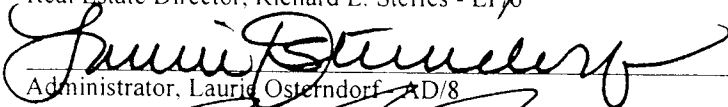
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|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required                              | Yes <input type="checkbox"/>            | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact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

4-14-09  
Date



Administrator, Laurie Osterndorf - AD/8


4/17/09  
Date

Secretary, Matthew J. Frank - AD/8

5-19-09  
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: April 14, 2009  
 TO: Governor Doyle  
 FROM: Matthew J. Frank   
 SUBJECT: Proposed Land Acquisition, Larry Manthey Tract, File # WM 60041,  
 Option Expires August 1, 2009

FILE REF: WM 60041

1. PARCEL DESCRIPTION:

Peter Helland Wildlife Area  
 Columbia County

Grantor:

Larry Manthey  
 N6550 CTH SS  
 Cambria, WI 53923

Acres: 73.0Price: \$161,000Appraised Value: \$161,000Interest: Fee title purchaseImprovements: NoneLocation: The property is located four miles east of Pardeeville in the Town of Springvale.Land Description: The land is level with series of old meander scars. It includes 1,500 feet of frontage on Duck Creek.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Wetland	73.0

Zoning: AgriculturePresent Use: VacantProposed Use: Resource protection and public recreationTenure: 40 yearsProperty Taxes: \$853Option Date: April 1, 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 to purchase 73 acres from Larry Manthey parcel located in Columbia County about four miles west of Pardeeville in the Town of Springvale for the Peter Helland Wildlife Area. It includes more than 1,500 feet of frontage on Duck Creek and is mostly lowland woods, brush and grasses. The property is comprised of two non-contiguous parcels in the project boundary. The parcels are almost completely surrounded by state-owned land.

The Peter Helland Wildlife Area lies in a basin formed by the melt waters from the last glacial period about 10,000 years ago. 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 property for the project in 1972 to serve as a goose management area, a satellite unit for the Horicon Marsh. The property is now used extensively for hunting, especially for deer.

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The Department recommends the acquisition of the parcel to help meet wildlife management and public recreational needs in south-central Wisconsin and to consolidate ownership in the Peter Helland Wildlife Area.

3. FINANCING:

State Stewardship bond funds (FY10) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$4,500,000	\$2,739,000

4. ACQUISITION STATUS OF THE PETER HELLAND WILDLIFE AREA:

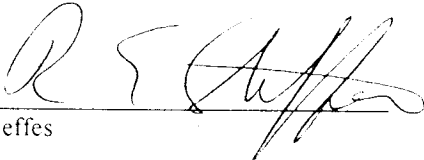
Established: 1971  
Acres Purchased to Date: 3,325.53  
Acquisition Goal: 4,140.00  
Percent Complete: 80.33%  
Cost to Date: \$2,030,784.61

5. APPRAISAL:

Appraiser: Michael Augustyn  
Valuation Date: January 22, 2009  
Appraised Value: \$161,000  
Highest and Best Use: Recreation  
Allocation of Values:  
a. land: 73.0 acres @ \$2,200 per acre: \$161,000 (Rounded)  
b. market data approach used, four comparable sales cited  
c. adjusted value range: \$1,125 to \$3,250 per acre

Appraisal Review: Paul Scott - March 18, 2009

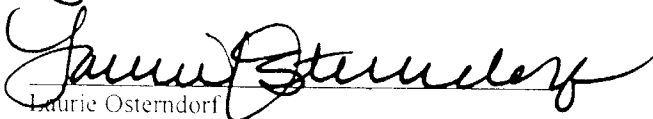
RECOMMENDED:

  
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Richard E. Steffes

4-14-09  
\_\_\_\_\_  
Date

  
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Bureau of Legal Services

4/15/09  
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Date



  
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Laurie Osterndorf

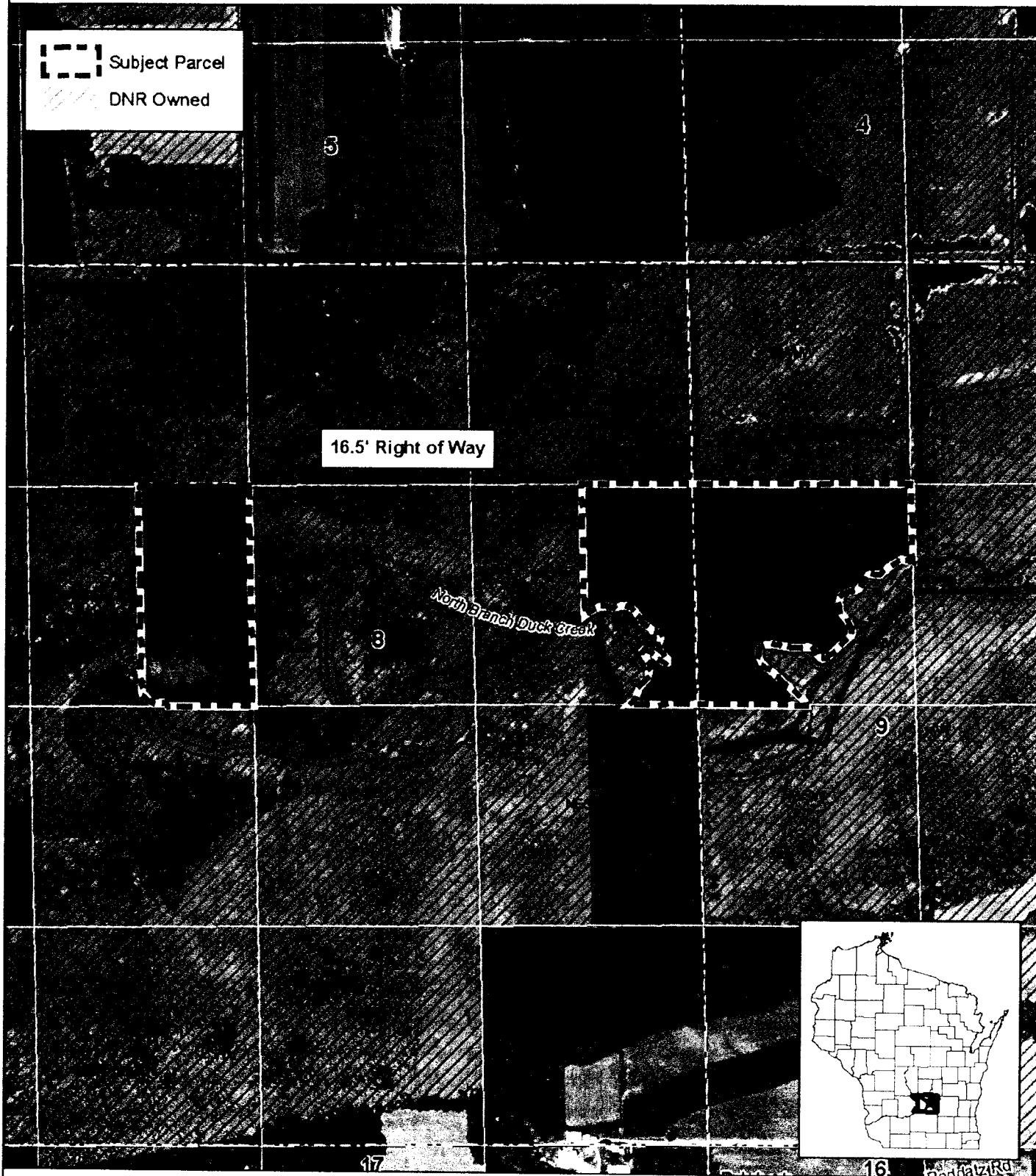
4/17/09  
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Date



# Larry C. Manthey, etal Property

T12N R11E Secs 8 & 9, Town of Springvale, Columbia County

 Subject Parcel  
 DNR Owned



Created by Bureau of Facilities and Lands  
Real Estate Section  
April 14, 2009



