

**SUBJECT: LAND ACQUISITION – LOWER WOLF RIVER BOTTOMLANDS NATURAL RESOURCE AREA –
OUTAGAMIE COUNTY**

FOR: JUNE 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 973.53 acres of land from the Wilderness Conservation Club, LLC for \$2,800,000 for the Lower Wolf River Bottomlands Natural Resource Area in Outagamie County. The item is being submitted because the purchase price exceeds the highest appraised value of \$2,550,000 by \$250,000.

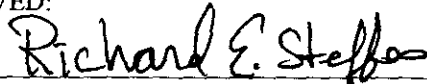
The property includes more than a mile of frontage on the west bank of the Wolf River and has an extensive dike system with numerous water control structures. In addition, the marshes on the property are highly valued because of their excellent walleye spawning habitat. In addition, the property has been managed for waterfowl and deer and has some of the finest habitat for fish and game in the area. Funding for the purchase is being provided by Natural Resource Damage Assessment funds and per the purchase agreement. The closing must occur by August 11, 2007.

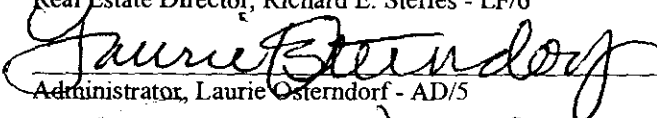
RECOMMENDATION: That the Board approve the purchase of 973.53 acres of land for \$2,800,000 for the Lower Wolf River Bottomlands Natural Resource Area.

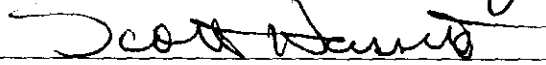
LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| 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:

JH


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


 Administrator, Laurie Osterndorf - AD/5


 Secretary, Scott Hassett - AD/5

06/14/07

 Date
 6/14/07

 Date
 6/20/07

 Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/5
 T. Hauge - WM/6
 R. Kazmierczak - NER

CORRESPONDENCE/MEMORANDUM

DATE: June 14, 2007 FILE REF: W-1714
 TO: Governor Doyle
 FROM: Scott Hassett *SH*
 SUBJECT: Proposed Land Acquisition, Wilderness Conservation Club, LLC Tract, File # W-1714,
 Option Expires July 27, 2007

1. PARCEL DESCRIPTION:

Lower Wolf River Bottomlands Natural Resource Area
 Outagamie County

Grantor:

Wilderness Conservation Club, LLC
 c/o Charles Stone
 P.O. Box 400
 Baileys Harbor, WI 54202

Acres: 973.53

Price: \$2,800,000

Appraised Value: \$2,412,000 and \$2,550,000

Interest: Purchase in fee.

Improvements: Residence, garage, three sheds, and a well with pump house. Disposition of the improvements will be based on additional long-range planning by the Department.

Location: The tract is located five miles north of the Village of Shioctin in northwestern Outagamie County.

Land Description: The subject area is generally level to gently rolling.

Water: There is over one mile of frontage on the west bank of the Wolf River, in addition to the numerous backwater sloughs and flowages created by the property's dike system.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	31.53
	Wooded Lowland	415.0
	Wetland/Submerged	477.0
	Cropland	<u>50.0</u>
	TOTAL	973.53

Zoning: No comprehensive zoning

Present Use: Caretaker residence and Recreation

Proposed Use: Wildlife Management and Public Recreation

Tenure: 35 years

Property Taxes: \$19,736.95

Option Date: June 12, 2007

2. JUSTIFICATION:

The Department proposes to purchase the 973.53-acre Wilderness Conservation Club, LLC tract for the Lower Wolf River Bottomlands Natural Resource Area. Department ownership of the property will allow



for wildlife management and habitat restoration, will protect the natural values of the property, and will provide opportunities for public recreation and education. The property is located in the Town of Maine in Outagamie County.

The Lower Wolf River Bottomlands Natural Resource Area was established to protect the Lower Wolf River and Embarrass River corridor and their important floodplain forests, and includes portions of the Lake Winnebago Pool system, which is important to many aquatic species, especially the lake sturgeon. This is an ecologically important landscape tucked away between the urban areas and agricultural communities of east-central Wisconsin and the extensive forests of northern Wisconsin. The project area is predominately open and rural with large, highly productive wetlands that are dominated by native vegetation. Agricultural areas are another predominant element of this landscape. The close proximity of the project area to the population center of the Fox River Valley make it very popular for a multitude of recreational pursuits, especially fishing and hunting. Land uses in the area are quickly changing and development pressure is increasing. The Department currently owns and manages approximately 31,000 acres in this area, which is important for migrating waterfowl and other birds. Approximately ten percent of the world's tundra swans migrate through the Lower Wolf River Bottomlands Natural Resource Area in the spring, along with other waterfowl numbering in the tens of thousands.

Covertypes on the Wilderness Conservation Club parcel include approx. 447 acres of woodlands, 477 acres of wetland-floodplain and 50 acres of cropland. The wetlands are found along the west side of the Wolf River as well as in the northern portion of the property where a series of marshes, ponds and sloughs are maintained as a part of the dike and pump water control system. The upland woods are along Highway M on the subject's west side and also in the rolling ridges in the southeastern portion of the property. Lowland woods are located in the floodplain and buffer the wetland areas. The approximately 50 acres of cropland, planted for the benefit of wildlife, is located in the center of the section. Improvements on the property include a caretaker's residence, several smaller sheds, and a large maintenance shed. Access to the subject is good as it abuts County Highway M for over ¼ of a mile. The Department has had a cooperative walleye spawning marsh agreement with the club for a number of years, however, this agreement has expired and to date has not been renewed pending this acquisition. Currently, the Department owns property adjacent to the subject on the west (across Highway M) and to the south.

Funding for the purchase is being provided by Natural Resource Damage Assessment funds. This grant money is a result of environmental litigation with seven paper mills located on the Fox River for the discharge of PCB's into the river and waters of Green Bay. Funds provided by the mills are available for projects that "will restore, rehabilitate, replace and/or acquire the equivalent of any natural resource and services injured by the release of PCB's into the Lower Fox and Green Bay environment, pursuant to applicable State, Tribal and Federal laws and regulations". All proposed projects are reviewed and approved by a diverse group of trustees, including the U.S. Fish and Wildlife Service, the State of Michigan, several Tribal governments, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration and the Wisconsin Department of Natural Resources.

Eligible projects include the preservation, reestablishment or enhancement of wetlands and associated upland habitat, fisheries resource enhancement, and aquatic and near shore habitat quality improvement and other enhancement projects for natural resource based public use. Preference will be given to projects that are not already being implemented or have no planned funding under other programs and that provide long-term benefits and a broad scope of measurable benefits to a wide area or population, especially projects that benefit more than one type of resource. Wherever possible, natural habitat functions, which are self-sustaining and essential to maintaining habitat, will be restored, enhanced or protected. Projects that are related to fish and waterfowl consumption advisories on the Fox River and Green Bay will also be given priority. The 39 miles of the Lower Fox River, Green Bay and adjacent coastal wetlands, and tributary streams are also given preference.

The Department recommends acquisition of the Wilderness Conservation Club property to allow management of the area for wildlife and habitat, to provide for public recreation and natural resources education and to consolidate state ownership in the area.

3. FINANCING:

Natural Resource Damage Assessment (100%) funds are anticipated. One of the mills has decided to provide all funding for this specific purchase.

Funds allotted to program:	Balance after proposed transaction:
\$2,800,000	N/A

4. ACQUISITION STATUS OF THE LOWER WOLF RIVER BOTTOMLANDS NATURAL RESOURCE AREA:

Established: 2002
Acres Purchased to Date: 1,226.49
Acquisition Goal: 45,000.0 Acres
Percent Complete: 2.7%
Cost to Date: \$2,052,910.75

5a. APPRAISAL:

Appraiser: David Steiro (Private Appraiser)
Valuation Date: June 5, 2006
Appraised Value: \$2,412,000
Highest and Best Use: Residential with Recreation

Allocation of Values:

- a. land: 971.36 acres @ \$2,350 per acre: \$2,283,000 (Rounded)
- b. improvements: \$129,000
- c. market data approach used, three comparable sales cited
- d. adjusted value range (for land): \$2,303 to \$2,467 per acre
- e. adjusted value range (for improvements with lot): \$126,420 to \$127,840

Appraisal Review: Phil Lepinski – August 15, 2006

5b. Appraiser: Jolene Brod (Private Appraiser)

Valuation Date: June 19, 2006
Appraised Value: \$2,550,000
Highest and Best Use: Residential with Recreation

Allocation of Values:

- a. land: 969.82 acres @ \$2,500 per acre: \$2,425,000
- b. improvements with 2-acre lot: \$125,000
- c. market data approach used, four comparable sales cited
- d. adjusted value range (for land): \$2,321 to \$2,638 per acre
- d. adjusted value range (for improvements with lot): \$86,421 to \$129,520

Appraisal Review: Phil Lepinski — August 6, 2006

Comments: Steiro allocated \$129,000 for improvements. The best price that could be negotiated was \$2,800,000.

RECOMMENDED:

DS #

Richard E. Steffes
Richard E. Steffes

6-14-07
Date

Joseph Wm. Remolle
Bureau of Legal Services

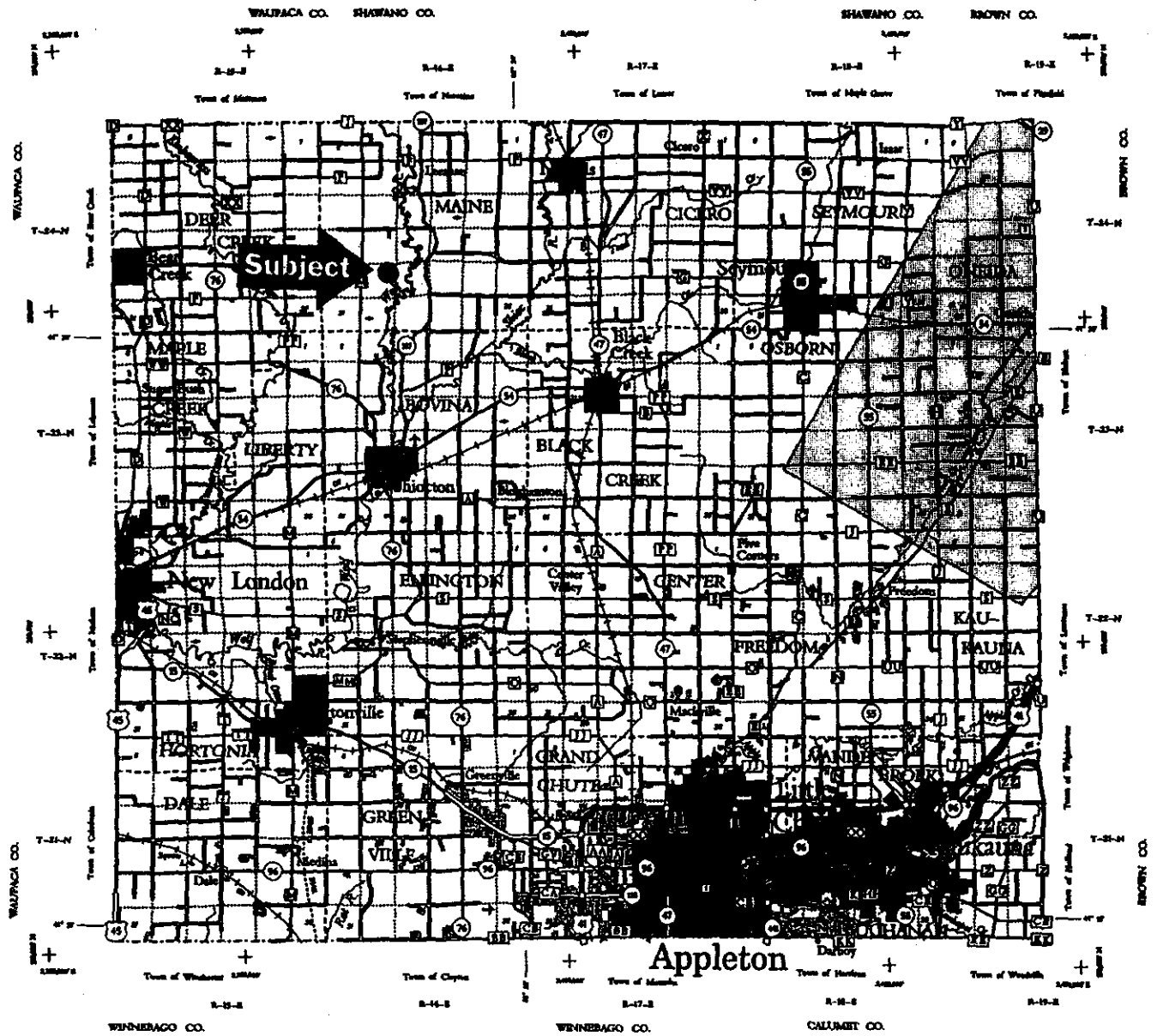
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Laurie Osterdorf
Laurie Osterdorf

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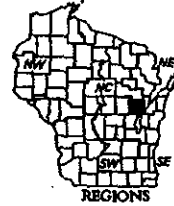
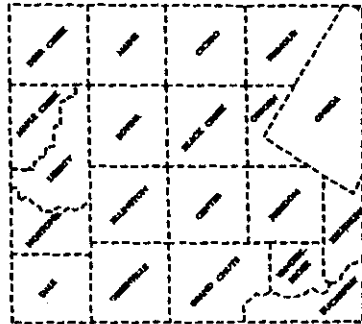
OUTAGAMIE 44-NE



LEGEND

- | | | | |
|------------------------|-------|-------------------------------|-------|
| Primary | | Dirt | |
| Middle | | Hospital | |
| U.S. or State Hwy | | School | |
| County Trunk Hwy | ..... | Airport | ..... |
| Town Road | ..... | County Seat | ..... |
| Water | ..... | Unincorporated Village | ..... |
| Railroad | ..... | Pub. Highway | ..... |
| State Trl | ..... | Game Farm | ..... |
| Boundary | ..... | Public Store or Pub. Cdn. | ..... |
| Highway Separation | ..... | Public Camp or Park Cdn. | ..... |
| Interstate Highway No. | ..... | Range Station | ..... |
| U.S. Highway No. | ..... | State Park | ..... |
| State Highway No. | ..... | County Park | ..... |
| County Highway Letter | ..... | Water Outlet | ..... |
| State Boundary | ..... | State Park | ..... |
| County Boundary | ..... | Wisconsin University | ..... |
| City Boundary | ..... | Green Bay Work Release Center | ..... |

CIVIL TOWNS



MILES OF HIGHWAY

as of Dec 31, 1999

STATE	.....	MI
COUNTY	.....	MI
LOCAL ROADS	.....	MI
OTHER ROADS	.....	MI
TOTAL FOR COUNTY	.....	MI

Land Area 1999 Census - 48 sq mi
Population 1999 Census - 12,000
County Seat - Appleton

SECTION NUMBERING OF A TOWNSHIP

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

OUTAGAMIE CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
MILWAUKEE, WISCONSIN

SCALE: 1" = 1 MILE






Checked by
JAN 2000
Not compiled from USGS Quads
except note

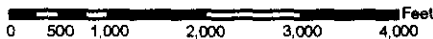
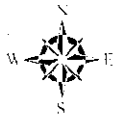
**Due to copyright laws, this map is not
available online.**

**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

Wilderness Conservation Club Property

Lower Wolf River Bottomlands Natural Resources Area

-  Project Boundary
-  Subject Property
-  WDNR Owned
-  WDNR Easement
-  Open Water



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 spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (FL), 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 closed to the public for hunting and/or general public access. 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.dnr.state.wi.us/org/caerics/servicecenter/locations.htm>

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

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

Dec 15, 2005

