

**SUBJECT: LAND ACQUISITION - GLACIAL HABITAT RESTORATION AREA - FOND DU LAC COUNTY**

**FOR: SEPTEMBER 2007 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 68.31 acres of land from the Bank of Oakfield for \$215,000 for the Glacial Habitat Restoration Area in Fond du Lac County. The item is being submitted because the purchase price exceeds \$150,000.

This item was scheduled for the August meeting of the Natural Resources Board. In order for the Department to provide additional background about the bank's cost basis, the Board deferred action at that meeting. The Department has since interviewed the bank president who clarified that the cost basis exceeds \$215,000, thus, there is no short tenure/substantial increase in value situation.

The Bank of Oakfield property forms a connection between two blocks of Glacial Habitat Restoration Area land, 200 acres of DNR land to the subjects' west and 300 acres of federal lands on the east. Purchase of the Bank of Oakfield property will result in a contiguous block of conservation lands totaling over 570 acres as well as 132 feet of two-bank frontage on the Rock River. Future management plans for the property include the restoration of grasslands, which will complement the marsh habitat found on the adjacent conservation lands. In addition, a federal NAWCA grant has committed \$60,000 for this acquisition leaving \$155,000 as the state's net cost.

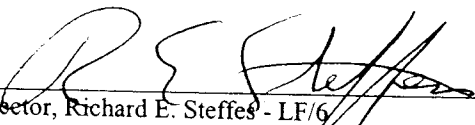
In addition to connecting two blocks of public land, the Bank of Oakfield parcel will serve to enhance equipment access to state land lying to the west. That land is currently separated from the public roads by the Rock River. After purchase of the bank land, both aspen and oak management can be done on the adjacent state land. The bank parcel will be rented for farming use for three years, then connected to nesting habitat.

**RECOMMENDATION:** That the Board approve the purchase of 68.31 acres of land for \$215,000 for the Glacial Habitat Restoration Area.

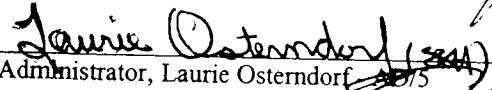
**LIST OF ATTACHED MATERIALS:**

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

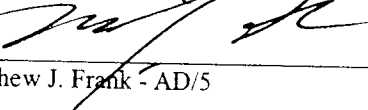
**APPROVED:**

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

9-18-07  
Date

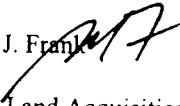
  
Administrator, Laurie Osterndorf - AD/5

9/18/07  
Date

  
Secretary, Matthew J. Frank - AD/5

9/18/07  
Date

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

DATE: September 18, 2007  
 TO: Governor Doyle  
 FROM: Matthew J. Frank   
 SUBJECT: Proposed Land Acquisition, Bank of Oakfield, Tract, File # W-1712,  
 Approval Requested By October 17, 2007

FILE REF: W-1712

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration Area  
 Fond du Lac County

Grantor:

Bank of Oakfield  
 c/o Russ Kamphuis  
 P.O. Box 128  
 Oakfield, WI 53065

Acres: 68.31Price: \$215,000Appraised Value: \$215,000Interest: Purchase in fee.Improvements: NoneLocation: The tract is located about four miles east of the Village of Oakfield.Land Description: The subject area is gently rolling.

| <u>Covertypes Breakdown:</u> | <u>Type</u>            | <u>Acreage</u> |
|------------------------------|------------------------|----------------|
|                              | Wooded Lowland/wetland | 5.93           |
|                              | Cropland               | <u>62.38</u>   |
|                              | TOTAL                  | 68.31          |

Zoning: Agriculture and FloodplainPresent Use: AgricultureProposed Use: Wildlife Management and Public RecreationTenure: Less than 1 year (foreclosure). The bank's cost basis is \$251,400.Property Taxes: \$270.96Option Date: May 24, 20072. JUSTIFICATION:

The Department proposes to purchase the 68.31-acre Bank of Oakfield tract to allow wildlife management and restoration, to protect the natural, geologic, and cultural values of the property, and to provide opportunities for public recreation and nature education on the Glacial Habitat Restoration 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 uses perpetual easements, fee title acquisition, other agency programs, volunteer agreements, and cost-share activities to establish 38,600 acres of grassland nest cover, (10% of the available upland area) and restore 11,000 acres of wetland, (10% of the drained wetlands) 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. Since the 1830's, the area encompassed by the GHRA has lost 99% of its prairie and savanna and over 50% of its wetlands. 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 Bank of Oakfield property proposed for purchase consists of 68.31 acres. Most of the property, about 62 acres, was used as cropland. The remaining six acres are classified as lowland woodland or wetland located in the floodplain of the Rock River. The property forms a connection between two blocks of GHRA land, 200 acres of DNR land to the subjects' west and 300 acres of federal lands on the east. Purchase of the Bank of Oakfield property will result in a contiguous block of conservation lands totaling over 570 acres as well as 132 feet of two-bank frontage on the Rock River. Future management plans for the property include the restoration of grasslands, which will complement the federal marsh habitat found on the adjacent conservation lands. This parcel also greatly enhances access to the abutting state-owned land on its west side. A portion of that parcel lies south of the Rock River and is currently not accessible for equipment. Both oak and aspen management can now be done on the adjoining state-owned parcel.

A variety of outdoor enthusiasts will benefit from this acquisition, as the property will provide additional opportunities to view or pursue waterfowl, pheasants, turkey and deer. Many of these species already utilize this property. However, their numbers have the potential to increase with the added wetland and grassland habitat that will be developed.

The Department recommends acquisition of the Bank of Oakfield parcel to allow management of the area for wildlife, to allow restoration of wetlands and grassland, and to provide for additional public recreation and nature education.

3. FINANCING:

FY 08 State Stewardship bond and Federal North American Wetland Conservation Act funds are anticipated:

|              | Funds allotted to program: | Balance after proposed transaction: |
|--------------|----------------------------|-------------------------------------|
| Stewardship: | \$6,524,000                | \$2,926,242                         |
| Cost Share:  | \$ 198,742                 | \$0                                 |

4. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION AREA:

- Established: 1990
- Acres Purchased to Date: 15,308.5
- Acquisition Goal: 28,400Acres
- Percent Complete: 53.9%
- Cost to Date: \$11,881,700

5. APPRAISAL:

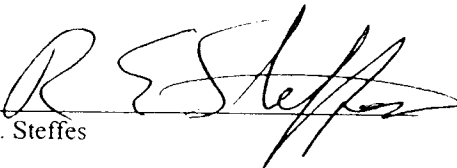
Appraiser: Mike Augustyn (Private Appraiser)  
Valuation Date: April 3, 2007  
Appraised Value: \$215,000  
Highest and Best Use: Rural Residential/Farmette

Allocation of Values:

- a. land: 68.31 acres @ \$3,150 per acre: \$215,000 (Rounded)
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3107 to \$3342 per acre

Appraisal Review: Paul Scott — May 16, 2007

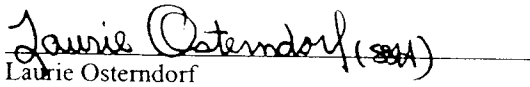
RECOMMENDED:

  
Richard E. Steffes

9-18-07  
Date

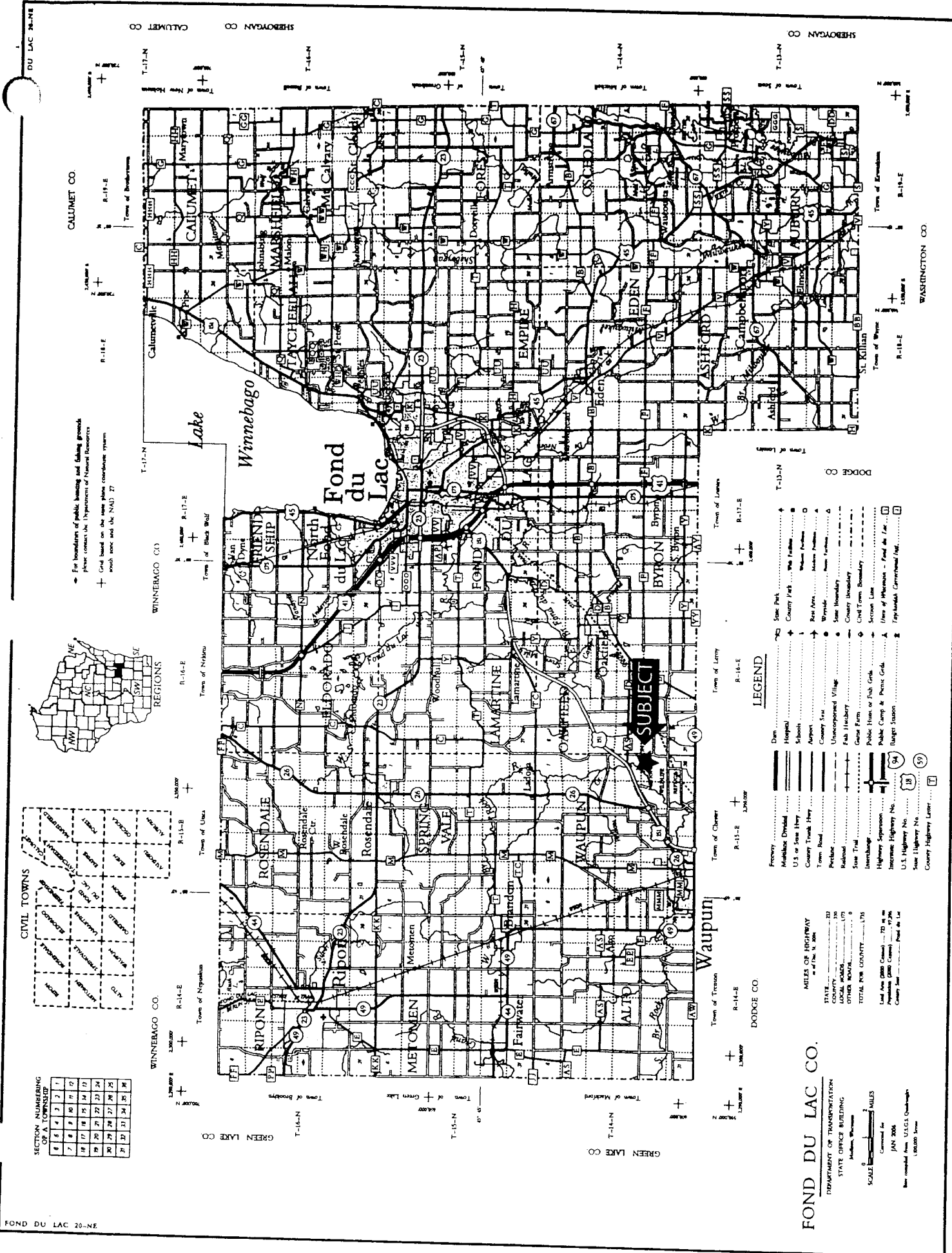
  
Bureau of Legal Services

9/18/07  
Date

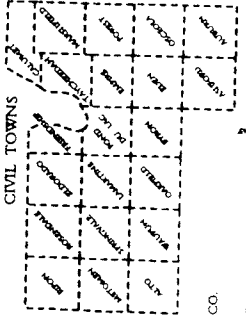
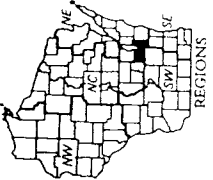
  
Laurie Osterndorf

9/18/07  
Date

RES:ch



For boundaries of public buildings and fishing grounds please contact the Department of Natural Resources  
 Grid based on the state plane coordinate system  
 north zone and the NAD 83



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 |

**LEGEND**

- Den
- Hospital
- Schools
- County Jail
- 911 Station
- County Park
- Water Park
- Rel. Bldg.
- Police Station
- Fire Station
- Public House or Club
- Public Camp & Picnic Grd.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- Unincorporated Village
- State Boundary
- County Boundary
- Chief Town Boundary
- Screen Line
- Line of Wisconsin - Fond du Lac
- Tray-Handled Correctional Inst.
- Interchange
- Highway Separation
- Intersecting Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter

MILES OF HIGHWAY as of the 12/31/2004

|                 |     |
|-----------------|-----|
| STATE           | 120 |
| COUNTY          | 100 |
| LOCAL ROADS     | 170 |
| OTHER ROADS     | 5   |
| TOTAL RW COUNTY | 495 |

Last Ave (2004 Census) ... 725 in  
 Local Roads (2004 Census) ... 170 in  
 County Road (2004 Census) ... 100 in

**FOND DU LAC CO.**  
 DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 Madison, Wisconsin

SCALE 1" = 1 MILE  
 Created in  
 JAN 2006  
 Base compiled from U.S.G.S. Orthoimagery  
 1:50,000 Series

