

SUBJECT: Land Acquisition – Glacial Habitat Restoration – Fond Du Lac County

FOR: JUNE 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 109.46 acres of land from Todd Cross for \$185,000 for the Glacial Habitat Restoration Area in Fond Du Lac County. The item is being submitted because the purchase price exceeds \$150,000.

The 109.46 acre tract is located in the Town of Waupun in Fond du Lac County approximately 6 miles north of the City of Waupun and lies within the Glacial Habitat Restoration project area. The parcel is bordered by approximately 492 acres of Department lands in a combination of fee title and easement ownership along the east boundary. There are private lands along the north, and south sides and a town road border the west.

In 1995 the Department purchased a Wildlife Habitat Restoration Easement without public access on all but 1.6 acres of this property. The cost of the easement was \$36,900. The easement restricts development and agricultural uses on the property. The small area was left out as it was a potential building site containing a shed. The shed is on a concrete slab, has electrical hookup and measures 24' x 30'. The easement does not allow for any public use of the property. Department Staff intend to use the shed to store equipment and as meeting site for learn to hunt programs and nature programs. A dug well was identified during the Environmental inspection. The depth is unknown at this time but could be in the range of 30-60 feet deep, though it appears to be partially filled. Reclamation funds in the amount of \$1000 are requested for abandonment of the well.

The topography of the parcel is relatively flat with gradual sloping to the east. Thirty-five acres have been restored to prairie, 5.5 acres has an oak woodlot, 1.6 acres is upland with the shed, and the remainder is wetlands with a mix of cattails and various wetland plants. The wetlands have been surveyed for potential restoration through berm creation and scrapes.

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. To accomplish this, the Department is using perpetual easements, fee title acquisition, other agency programs, volunteer agreements and cost-share activities. 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. 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.

This parcel will provide much improved and expanded public access for nature based recreation. Hunting, fishing, trapping, cross country skiing and hiking will be the featured recreational activities. The property will provide deer, woodcock, waterfowl, pheasant, dove, and turkey hunting opportunities and offer good opportunities for trapping muskrat, raccoon and mink. The property will also offer good wildlife viewing opportunities for photographers and birders.

The Department recommends acquisition of the 109.46 acre parcel to allow management of the area for wildlife, to consolidate state ownership and to provide additional opportunities for public recreation and education.

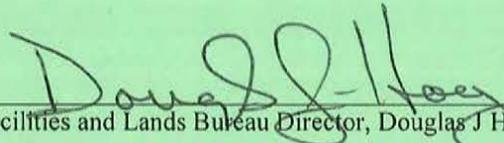
RECOMMENDATION: That the Board approve the purchase of 109.46 acres of land from Todd Cross for \$185,000 for the Glacial Habitat Restoration Area in Fond Du Lac County.

LIST OF ATTACHED MATERIALS:

No Fiscal Estimate Required
No Environmental Assessment of Impact Statement Required
No Background Memo

Yes Attached
Yes Attached
Yes Attached

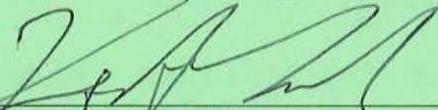
APPROVED:



Deputy Facilities and Lands Bureau Director, Douglas J Haag - LF/6

6-21-14

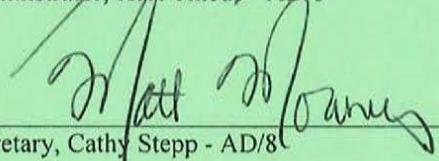
Date



Administrator, Kurt Thiede - AD/8

6-12-14

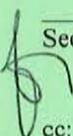
Date



Secretary, Cathy Stepp - AD/8

6/12/14

Date

 cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
T. Hauge - WM/6
A. Buchholz - NED - GREEN BAY

CORRESPONDENCE/MEMORANDUM

DATE: June 10, 2014
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Todd Cross Tract, File # WM 60252,
 Option Expires December 27, 2014

FILE REF: WM 60252

1. PARCEL DESCRIPTION:

Glacial Habitat Restoration
 Fond Du Lac County

Grantor:

Todd Cross
 N7888 Sandy Beach Road
 Fond du Lac, WI 54935

Acres: 109.46Price: \$185,000Appraised Value: \$175,000Interest: Fee Title PurchaseImprovements: 24' x 30' pole shedLocation: The property is located 6 miles north of Waupun in Fond Du Lac County.Land Description: The subject land is flat to gently rolling.Covertypes Breakdown:

Type	Acreage
Lowland Woodland	5.15
Water	0.24
Brush	19.83
Wetland	82.61
Building Site	1.63
Total:	109.46

Zoning: AgriculturalPresent Use: Recreational and InvestmentProposed Use: RecreationalTenure: 4.5 yearsProperty Taxes: \$1481.73Option Date: May 2, 2014

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

The Department has obtained an option to purchase 109.46 acres of land from Todd Cross for \$185,000 for the Glacial Habitat Restoration Area in Fond Du Lac County. The item is being submitted because the purchase price exceeds \$150,000.



The 109.46 acre tract is located in the Town of Waupun in Fond du Lac County approximately 6 miles north of the City of Waupun and lies within the Glacial Habitat Restoration project area. The parcel is bordered by approximately 492 acres of Department lands in a combination of fee title and easement ownership along the east boundary. There are private lands along the north, and south sides and a town road border the west.

In 1995 the Department purchased a Wildlife Habitat Restoration Easement without public access on all but 1.6 acres of this property. The cost of the easement was \$36,900. The easement restricts development and agricultural uses on the property. The small area was left out as it was a potential building site containing a shed. The shed is on a concrete slab, has electrical hookup and measures 24' x 30'. The easement does not allow for any public use of the property. Department Staff intend to use the shed to store some equipment and as meeting site for learn to hunt programs and nature programs. A dug well was identified during the Environmental inspection. The depth is unknown at this time but could be in the range of 30-60 feet deep, though it appears to be partially filled. Reclamation funds in the amount of \$1000 are requested for abandonment of the well.

The topography of the parcel is relatively flat with gradual sloping to the east. Thirty-five acres have been restored to prairie, 5.5 acres has an oak woodlot, 1.6 acres is upland with the shed, and the remainder is wetlands with a mix of cattails and various wetland plants. The wetlands have been surveyed for potential restoration through berm creation and scrapes.

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. To accomplish this, the Department is using perpetual easements, fee title acquisition, other agency programs, volunteer agreements and cost-share activities. 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. 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.

This parcel will provide much improved and expanded public access for nature based recreation. Hunting, fishing, trapping, cross country skiing and hiking will be the featured recreational activities. The property will provide deer, woodcock, waterfowl, pheasant, dove and turkey hunting opportunities and offer good opportunities for trapping muskrat, raccoon and mink. The property will also offer good wildlife viewing opportunities for photographers and birders.

The Department recommends acquisition of the 109.46 acre parcel to allow management of the area for wildlife, to consolidate state ownership and to provide additional opportunities for public recreation and education.

3. LAND MANAGEMENT:

The potential acquisition of the Cross property represents a great opportunity to provide additional public recreation lands as well as improved access to the larger, adjacent Baber Glacial Habitat Restoration Area (GHRA) property. Though already protected through a conservation easement, this purchase would provide full access for public use.

The parcel contains a small shed with electric that will provide cold storage of wildlife and law enforcement equipment. The utility bill for the shed would be covered by GHRA SEG funds. Due to the layout of this property, it may be considered for future disabled hunts and learn to hunt programs as favorable hunting areas for deer, woodcock, pheasant, dove and turkey hunting opportunities within a relatively close distance to the town road and the shed provides a training area and place to gather students during these special hunts.

The GHA 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 adjacent Baber GHRA property contains mostly wetlands on the western portion and the addition of the Cross property will provide upland grasses for nesting waterfowl, pheasants, turkeys and a multitude of song birds. The Department will investigate the possibility of partnering with local sporting groups to provide learn to hunt programs and educational activities at the property. The property boundaries of this parcel will be posted and maintained by Department staff. The funding for this will come from GHRA SEG funds allotted to the Wildlife Staff stationed at the Horicon office with additional land management funds to come from Duck Stamp funds, private groups, volunteer labor, and other grants or donations that may become available over time.

Reclamation funds are requested in the amount of \$1000 for well abandonment.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,668,586	\$92,268

5. ACQUISITION STATUS OF THE GLACIAL HABITAT RESTORATION:

Established: 1990
Acres Purchased to Date: 10,579.32
Acquisition Goal: 28,400.00
Percent Complete: 37.25 %
Cost to Date: \$11,383,998.55

6. APPRAISAL:

Appraiser: Michael Augustyn
Valuation Date: February 4, 2014
Appraised Value: \$161,000 (land) + \$14,000 (improvements) = \$175,000
Highest and Best Use: Recreational with rural residential as ancillary focus

Allocation of Values:

- a. land: 109.46 acres @ \$1,470.86 per acre: \$161,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$1,072 - \$1,623 per acre

Comments:

- 1) The three comparable sales used are encumbered by similar Wetland Reserve Program easements, but one of the sales had the development potential similar to the subject parcel. The appraiser did not use the sale of the subject as a comparable sale even though that sale occurred in 2009.
- 2) The subject parcel was appraised by Mr. Augustyn in May 1995 for valuation of the Glacial Habitat Restoration Area easement. Value as of that date in the before condition was \$77,600 and \$40,700 in the after condition for an easement value of \$36,900.

Appraisal Review:

Jolene Brod

Date: 3/20/2014

Comments:

- 1) The appraiser did not consider the December 2009 sale of the subject property for \$185,000 in the market data approach. Ideally the sales will occur within three years of the effective date of the appraisal. In the current suppressed market and with a unique property it is not uncommon to do a sales search beyond these three years.

- 2) The appraiser indicated the size of the pole building on the property to be 40' x 6' when in fact it is 24' x 30'. The \$14,000 indicated value of the subject property was not well supported by the appraiser.
- 3) Because of these issues/deficiencies the Review appraiser conducted a Reviewer's opinion of value.

REVIEWER'S OPINION OF VALUE:

Appraiser: Jolene Brod

Valuation Date: 3/20/2014

Opinion of Value: \$167,100 (land) + \$17,900 (improvements) = \$185,000

Highest and Best Use: Recreational

Allocation of Values:

- d. land: 109.46 acres @ \$1690 per acre: \$185,000 (rounded)
- e. market data approach used, 4 comparable sales cited (3 from the Augustyn appraisal and the 2009 subject sale)
- f. adjusted value range: \$1,111 - \$1690 per acre

Comments:

- 1) The 2009 subject sale sets the high end of the range but the sale was considered superior to all sales for both its existing building and building site. Ideally a superior sale would have been used to bracket the indicated value of the property, but due to the limited amount of sales this did not occur and the high end of the range was chosen.
- 2) The 24' x 30' Cleary brand pole building with concrete floor and electricity has one overhead door, one service door and two windows. The effective age of the building was considered to be 5 years, with a 50 year life span. Based on material estimates for a new building as well as data collected on the building cost of existing pole buildings, the appraiser estimated the value of a new building (including building materials, concrete slab and electricity) to be \$19,860. Using a depreciation value of 10% (5 years/50 years) the value of the existing building was calculated to be \$17,874 rounded to \$17,900.

RECOMMENDED:



Douglas J Haag, Deputy Facilities and Lands Bureau Director

6-11-14

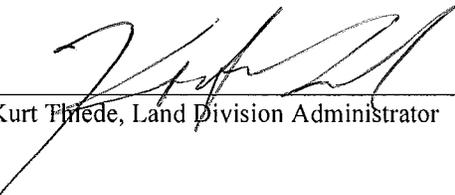
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for 

Kristin A. Hess, Bureau of Legal Services

6/12/14

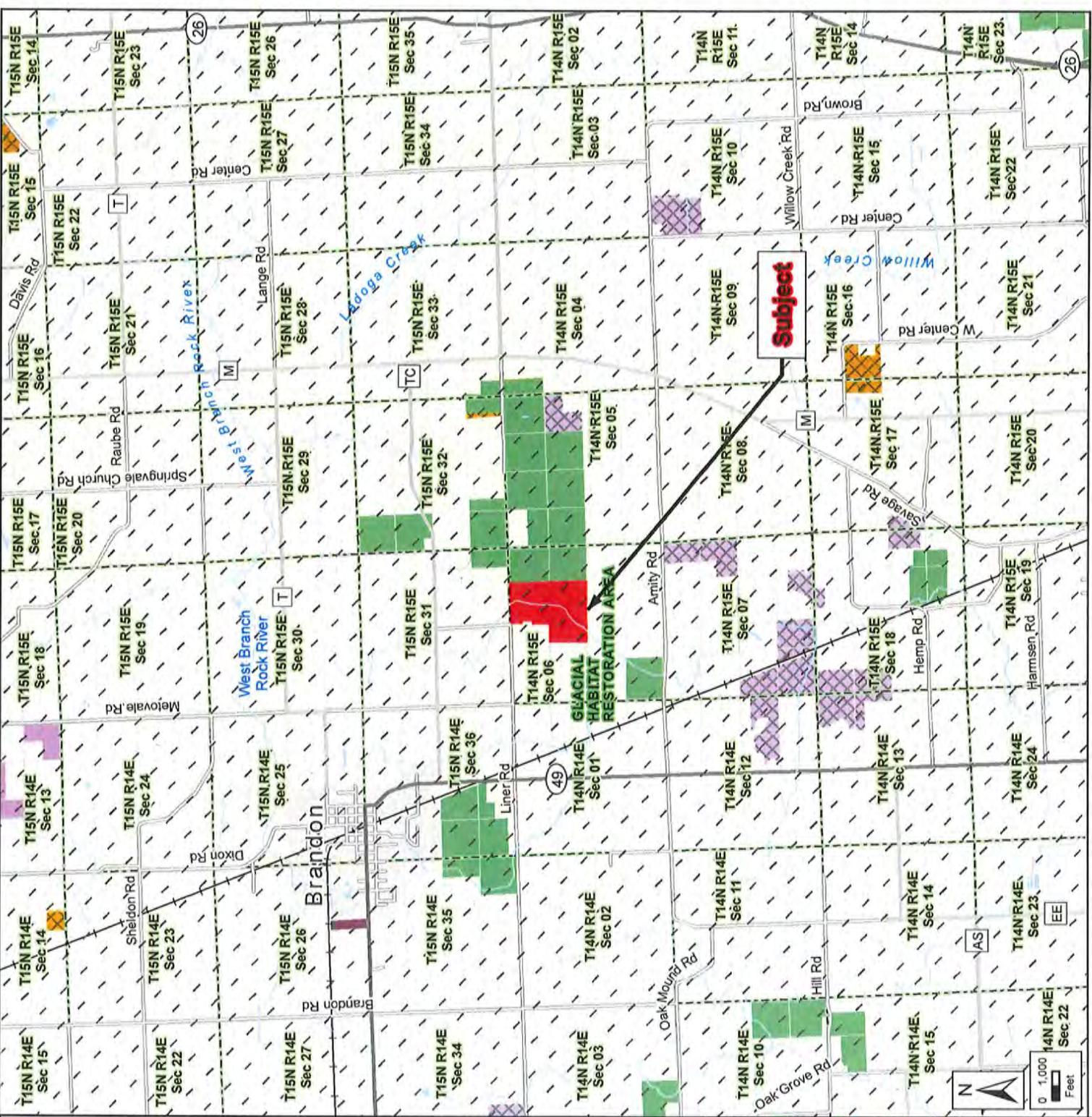
Date



Kurt Ffiede, Land Division Administrator

6-12-14

Date



Todd Cross - Fee

Glacial Habitat Restoration
WM 60252

T14N R15E Sec 6
Town of Waupun
Fond du Lac County

Subject

-  DNR Fee Title
-  DNR Easement
-  DNR Project Boundary
-  U.S. Fish & Wildlife Service
-  Public Land - Funded by Stewardship Grants
-  PLSS Section Line
-  QQ Section Boundary
-  NRCNS - WRP (Wetland Reserve Program - Closed to public access)



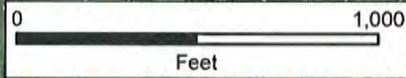
Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: May 30, 2014 ark

The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

Todd Cross - Fee

T14N R15E Sec 6, Town of Waupun, Fond du Lac County



Glacial Habitat Restoration



Subject

-  DNR Fee Title Land
-  WDNR Easement (Closed to Public Access)
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines



May 30, 2014 ark

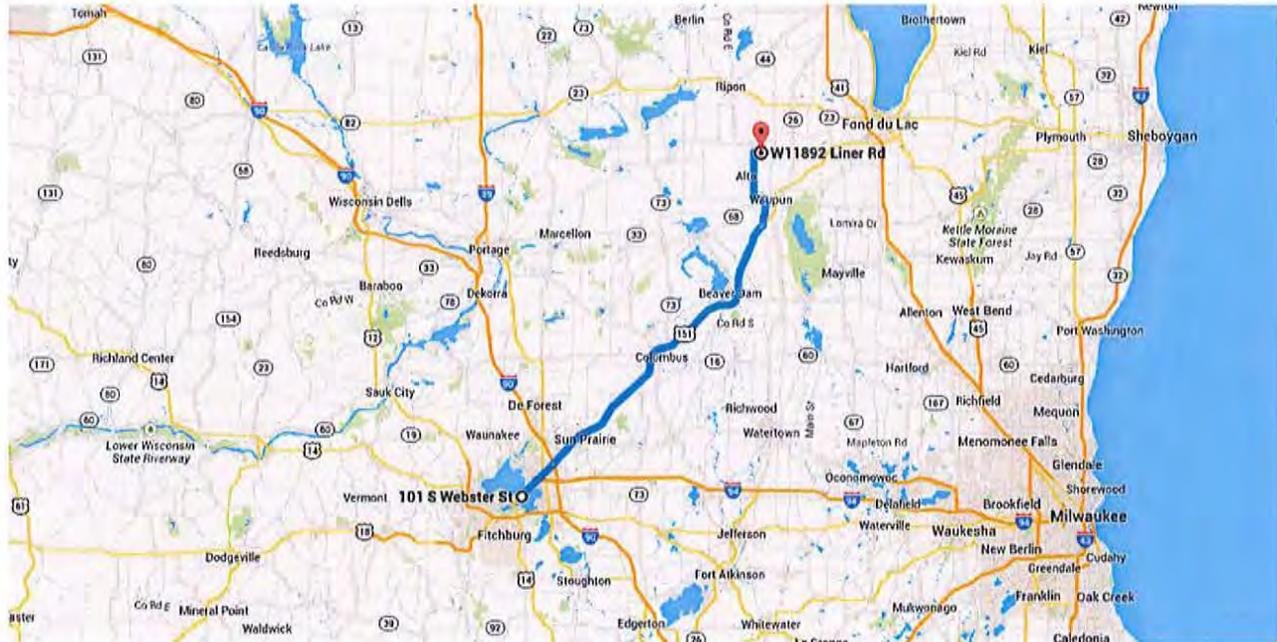
Real Estate Section
Bureau of Facilities and Lands

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Drive 62.3 miles, 1 h 8 min

Directions from 101 S Webster St to W11892 Liner Rd



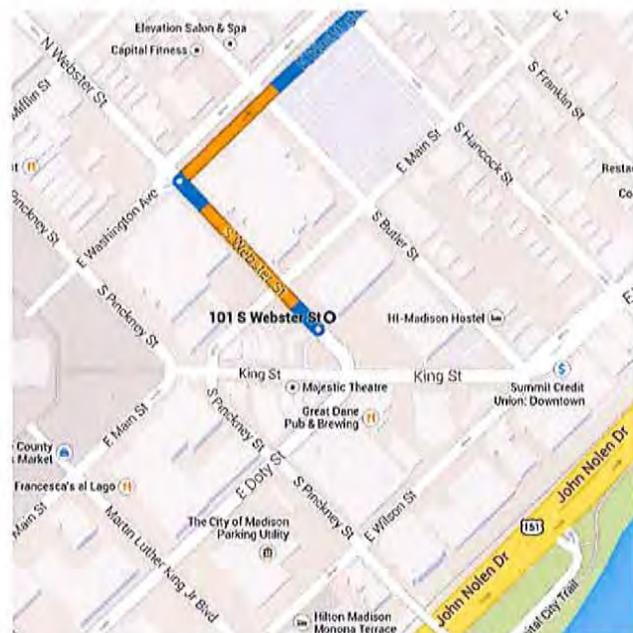
○ 101 S Webster St

Madison, WI 53703



Head northwest on S Webster St toward E Main St

0.1 mi / 18 s

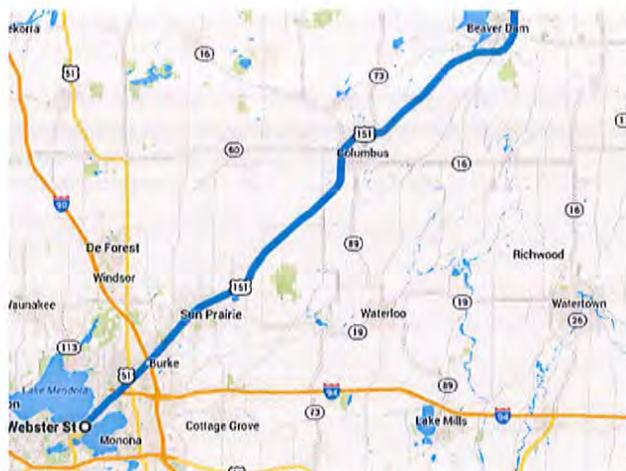


Take US-151 N to US-151 BUS N/S
Madison St in Chester. Take exit 142
from US-151 N



50.4 mi / 51 min

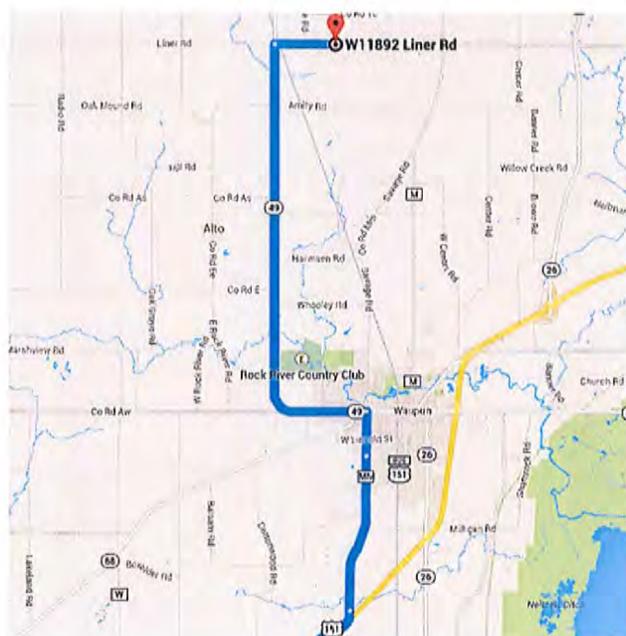
- 2. Take the 2nd right onto E Washington Ave
- ↑ 3. Continue onto US-151 N
- 4. Take exit 142 for County Road M/U.S. 151 Business toward Waupun



Take WI-49 N to Liner Rd in Fond du Lac County

11.7 mi / 16 min

- ↑ 5. Merge onto US-151 BUS N/S Madison St
 - Continue to follow S Madison St
- ↑ 6. Continue onto Beaver Dam St
- 7. Turn left onto WI-49 N/W Main St
 - Continue to follow WI-49 N
- 8. Turn right onto Liner Rd



📍 W11892 Liner Rd

Brandon, WI 53919

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google