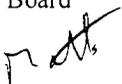




## CORRESPONDENCE/MEMORANDUM

DATE: June 8, 2009

TO: Natural Resources Board

FROM: Matthew J. Frank 

SUBJECT: Proposed Easement on the Mary Luedtke, Tract, File # WM 60046,  
Approval Requested by July 3, 2009 (Close By July 24, 2009)

FILE REF: WM 60046

1. PARCEL DESCRIPTION:

North Branch Milwaukee River Wildlife and Farm Heritage Area  
Ozaukee County

Grantor:

Mary Luedtke  
W4156 Jay Road  
Fredonia, WI 53021

Acres: 120Price: \$222,000Appraised value: \$222,000 (M. Stone); \$240,000 (M. Letscher)Interest: Farmland Protection EasementImprovements: None

Location: The tract is located in the northwest corner of Ozaukee County. Its northern boundary is the Sheboygan County line. It is about three miles southwest of the Village of Random Lake and the Milwaukee area is about 27 miles south of the property.

Land Description: The land is gently rolling on the south with the lands to the north being fairly level.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Lowland Woodland	40
	Developed	5
	Cropland	<u>75</u>
	TOTAL:	120

Zoning: AgriculturePresent Use: FarmingProposed Use: Resource protection and farmingTenure: 21 yearsEasement Date: May 28, 2009

Stewardship Land Access: This farmland protection easement will not be open to the public.

2. JUSTIFICATION:

The Department proposes the purchase of a 120-acre farmland protection easement without public access from Mary Luedtke. The tract is located in the Town of Fredonia in the northwest corner of Ozaukee County. Its northern boundary is the Sheboygan County line. It is about three miles southwest of the Village of Random Lake and the Milwaukee area is about 27 miles south of the property. The Department has secured a USDA NRCS Farmland Protection Grant that will cover 50% of the easement cost. The intent of the easement is to protect the water quality in the North Branch of the Milwaukee River



and to prevent development of the farmland. The Luedtke farm is to the south of a 243-acre farmland protection easement held by the state. The easement area has a strong scenic rural character and is zoned exclusive agriculture. The easement area includes about 75 acres of active cropland, 16 acres of wet meadow and the remainder being covered with mix of lowland hardwoods and grasses along with a 5-acre farmstead area.

Created in 2002, the name of the North Branch Milwaukee River Wildlife and Farming Heritage Area reflects the opportunity this project presents to maintain the strong farming tradition in the area, as well as to maintain and enhance wildlife habitat and meet other natural resource protection objectives in the southeast part of the state. This is one of the largest undeveloped areas remaining in southeastern Wisconsin, yet it is only 35 miles from the City of Milwaukee. The 19,500-acre predominantly rural project area includes 9,000 acres of agricultural lands on both small and large farms intermixed with 6,000 acres of existing wetlands that are associated with the nine miles of the North Branch of the Milwaukee River and its five tributary streams that are within the proposed project boundary. Also identified within the project boundary are 20 potential natural areas, including one of statewide significance, habitat for threatened and endangered species and many important historical, cultural and archeological features.

Wisconsin is fortunate and somewhat unique in that the agricultural land base is integrated into a rich natural resource environment. The Wisconsin landscape has complex patterns of agricultural and natural resource features interspersed across the land that are not found in other states. Combinations of forested and non-forested wetlands, coniferous and broadleaf forests, grasslands and agriculture are found throughout most of Wisconsin. The North Branch Milwaukee River Wildlife and Farming Heritage Area project uses a landscape scale approach to natural resource management that incorporates a patchwork of wetlands and grasslands with cropland to create habitat conditions favorable for self-sustaining wildlife populations in the Milwaukee River watershed of southeast Wisconsin. The intent is to secure suitable habitat throughout the area, to create a mix of agricultural land, grasslands, and wetlands, which is key to sustainable wildlife populations.

The Department recommends the acquisition of the Luedtke easement to provide opportunities to protect the water quality of the North Branch of the Milwaukee River and its watershed, and to maintain the rural character of the landscape in the North Branch Milwaukee River Wildlife and Farming Heritage Area project. This easement is important in terms of retaining high natural resource values and preserving the farming tradition in this rapidly urbanizing part of southeast Wisconsin.

3. FINANCING:

State Stewardship and Farmland Protection funds are anticipated:

Stewardship Funds allotted to program:	Balance after proposed transaction:
\$4,400,000	\$241,341
FPP Funds allotted to program:	Balance after proposed transaction:
\$434,500	\$323,500

4. ACQUISITION STATUS OF THE NORTH BRANCH MILWAUKEE RIVER WILDLIFE AND FARM HERITAGE AREA:

Established: 2002  
Acres Purchased to Date: 1,652.22  
Acquisition Goal: 19,487.00  
Percent Complete: 8.48%  
Cost to Date: \$3,751,300.00

5. APPRAISALS:

5.a Appraiser: Michael Stone (Private Appraiser)

Valuation Date: March 19, 2009

Appraised Value: \$222,000

Highest and Best Use: Rural residential mix use with three residential buildings

Allocation of Values:

Before Value: \$564,000

After Value: \$342,000

Easement: \$222,000

Appraisal Review: Paul Scott - May 6, 2009

5.b Appraiser: Mark Letscher (Private Appraiser)

Valuation Date: April 4, 2009

Appraised Value: \$240,000

Highest and Best Use: Continued agricultural use with a least one single-family home site.

Allocation of Values:

Before Value: \$570,000

After Value: \$330,000

Easement: \$240,000

Appraisal Review: Paul Scott - May 6, 2009

RECOMMENDED:

Richard E. Steffes

Richard E. Steffes

5-29-09

Date

Joseph Wm. Renville

Legal Services

5/29/09

Date

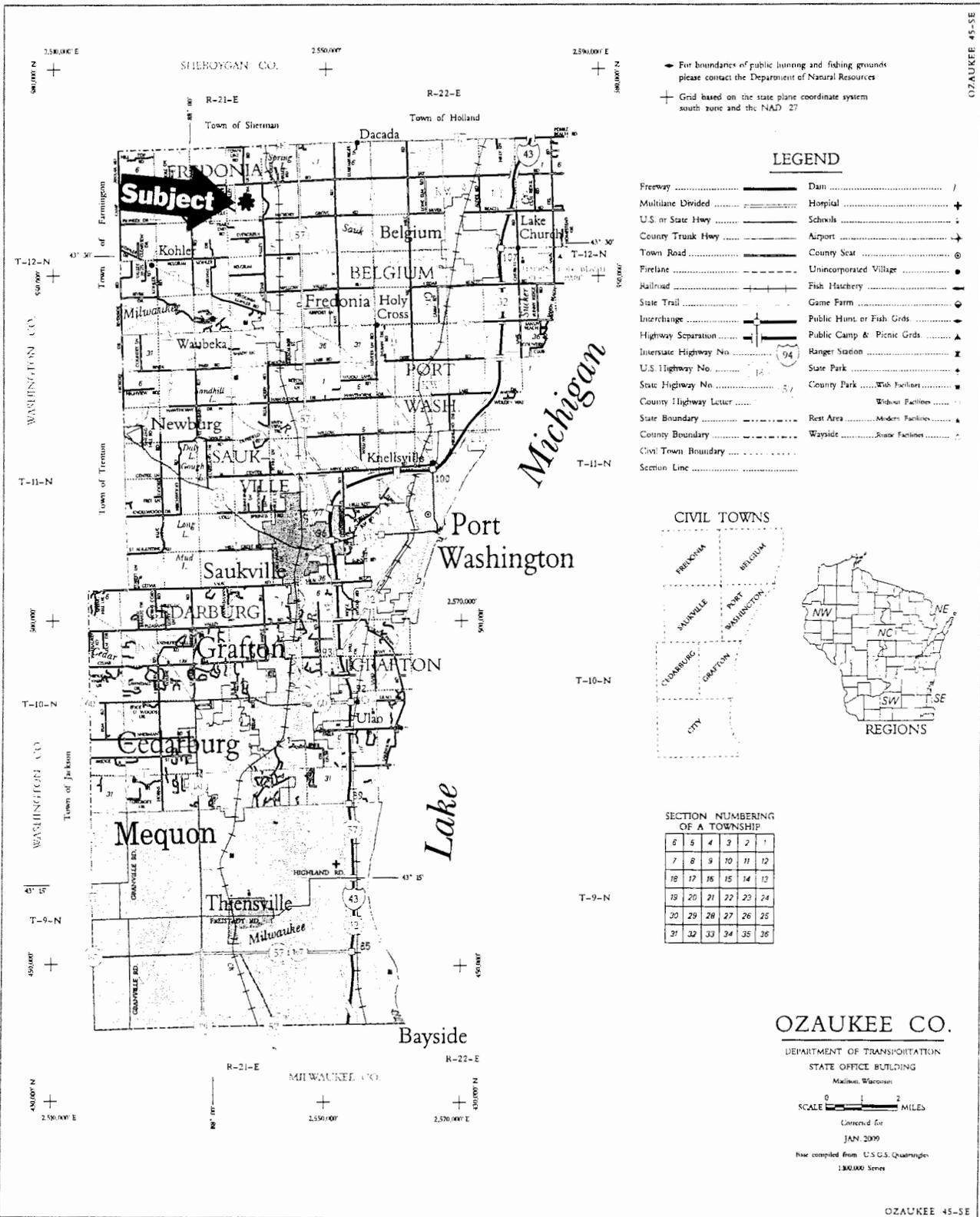
Laurie Osterndorf

Laurie Osterndorf

6/1/09

Date

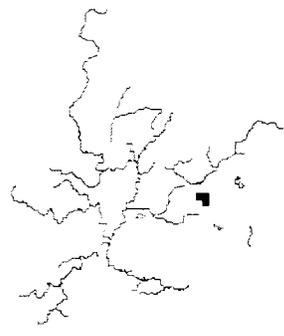
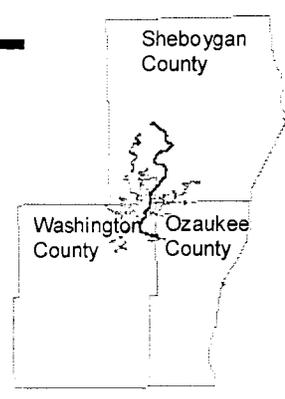
RES:dv



# Mary Luedtke Property Map



## Proposed Stream Bank Protection Easement Area



## Legend

Property Boundary - 123 acres

### Potentially Restorable Wetlands

#### PRW\_Code

PRW-Hydric Soils

PRW-Rehabilitation

PRW-Hydric Inclusion

Scale 1:6,000 1 inch = 500 feet

0 200 400 600 800 Feet

0 100 200 Meters

# Mary Luedtke Easement

T12N R21E Sec. 4  
Town of Fredonia  
Ozaukee County

WM 60046

-  WDNR Owned
-  WDNR Easement
-  State Natural Area

PLSS Section

-  Project Boundary  
N. Branch Milwaukee River WFHA

### Easement

-  Easement
-  Farmstead



The DNR Managed Land or easement (the boundary or land managed by the Wisconsin Department of Natural Resources) The Wisconsin DNR owns the land on which this easement is located. The Wisconsin DNR owns the land on which this easement is located. The Wisconsin DNR owns the land on which this easement is located. The Wisconsin DNR owns the land on which this easement is located.

This document does not affect any other land owned by the State of Wisconsin. This document does not affect any other land owned by the State of Wisconsin. This document does not affect any other land owned by the State of Wisconsin. This document does not affect any other land owned by the State of Wisconsin.

For information on the actual management, including public use and public access of the land, contact the local DNR Regional office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site.

http://www.dnr.wisconsin.gov/land/managed/land.html

Updated to the latest mapping, and will be incorporated into future versions when available.

STATE OF WISCONSIN  
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

May 21, 2019

