Form 1,00-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.14

SUBJECT: LAND ACQUISITION – WATERLOO WILDLIFE AREA – JEFFERSON COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 42.6 acres of land from Vivian Daye for $196,000 for the Waterloo Wildlife Area. The item is being submitted to the Board because the purchase price exceeds $150,000.

The Waterloo Wildlife Area is located in south-central Wisconsin and encompasses over 4,000 acres. The wildlife area is included in the Glacial Heritage Area study area. It is within a reasonably short driving distance of both Madison and Milwaukee, and is heavily used for recreational pursuits. The Waterloo Wildlife Area has been renowned by generations of bird hunters as a favorite spot to hunt pheasants, and over the last decade, the wildlife area has become increasingly popular for deer, turkey and waterfowl hunters as well. Other activities that are popular in the wildlife area include cross-country skiing, hiking and nature study. Geology, wetland management, prairie restoration and the identification, protection and management of rare species are some of the topics that are studied here.

Department ownership of the Daye property will provide more opportunities for recreation in an area that is becoming increasingly developed and less accessible for public recreation. Cover types on the parcel include wetlands and croplands. There are two parcels in this purchase divided by a town road. The east parcel abuts department property on three sides and contains 4 acres of wetlands and 4.4 acres of cropland. Future management plans for this parcel include restoring the cropland to its original wetland condition by plugging ditches and removing drainage tiles. The parcel west of the road is higher, sloping land. It abuts department land on two sides. This parcel is highly erodible and will be retired from agriculture and restored to native prairie and oak savanna.

The Department recommends acquisition of the Daye property to allow management of the area for wildlife, to protect and enhance wildlife habitat, to consolidate state ownership, and to provide opportunities for public recreation.

RECOMMENDATION: That the Board approve the purchase of 42.6 acres of land for $196,000 for the Waterloo Wildlife Area.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

Real Estate Director, Richard E. Steffes - LF/6 — Date 10-23-07

Administrator, Laurie Osterndorf - AD/5 — Date 10/25/07

Secretary, Matthew J. Frank - AD/5 — Date 11/7/07

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
T. Hauge – WM/6
L. Eagan – SCR/Fitchburg

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: October 23, 2007

FILE REF: W-1730

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Vivian Daye Tract, File # W-1730, Option Expires December 26, 2007

1. PARCEL DESCRIPTION:

Waterloo Wildlife Area
Jefferson County

Grantor:

Vivian Daye
N9537 Peschel Road
Waterloo, WI 53594

Acres: 42.6
Price: $196,000*
Appraised Value: $196,000
Interest: Purchase in fee.
Improvements: Private well

Location: The tract is located in the Town of Waterloo in northern Jefferson County, 12 miles east of Sun Prairie.

Land Description: The subject area is level to rolling

Covertype Breakdown:

Type	Acreage
Wooded Upland	2.0
Cropland	36.4
Grasslands	4.0
TOTAL	42.6

Zoning: Agriculture
Present Use: Agriculture and Recreation
Proposed Use: Wildlife Management and Public Recreation
Tenure: Long-term
Property Taxes: $557
Option Date: September 26, 2007

*Comment: The purchase price is based on the surveyed acreage times $4,600 per acre. Final purchase price to be determined after survey.

2. JUSTIFICATION:

The Department proposes to purchase the 42.6-acre Daye property in Jefferson County for the Waterloo Wildlife Area. Department ownership will provide opportunities for public recreation, allow wildlife management, and consolidate state ownership in this area.

Printed on Recycled Paper

The Waterloo Wildlife Area is located in south-central Wisconsin and encompasses over 4,000 acres. The wildlife area is included in the Glacial Heritage Area study area. It is within a reasonably short driving distance of both Madison and Milwaukee, and is heavily used for recreational pursuits. The Waterloo Wildlife Area has been renowned by generations of bird hunters as a favorite spot to hunt pheasants, and over the last decade, the wildlife area has become increasingly popular for deer, turkey and waterfowl hunters as well. Other activities that are popular in the wildlife area include cross-country skiing, hiking and nature study. Geology, wetland management, prairie restoration and the identification, protection and management of rare species are some of the topics that are studied here. Department ownership of the Daye property will provide more opportunities for recreation in an area that is becoming increasingly developed and less accessible for public recreation.

Cover types on the Daye parcel include wetlands and croplands. There are two parcels in this purchase divided by a town road. The east parcel abuts department property on three sides and contains 4 acres of wetlands and 4.4 acres of cropland. Future management plans for this parcel include restoring the cropland to its original wetland condition by plugging ditches and removing drainage tiles. The parcel west of the road is higher, sloping land. It abuts department land on two sides. This parcel is highly erodible and will be retired from agriculture and restored to native prairie and oak savanna.

The Department recommends acquisition of the Daye property to allow management of the area for wildlife, to protect and enhance wildlife habitat, to consolidate state ownership, and to provide opportunities for public recreation.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$ 7,124,000	$319,638

4. ACQUISITION STATUS OF THE WATERLOO WILDLIFE AREA:

Established: 1947
Acres Purchased to Date: 4,248
Acquisition Goal: 6,000.0 Acres
Percent Complete: 70.8%
Cost to Date: $1,391,524.62

5. APPRAISAL:

Appraiser: Linn Duesterbeck (Private Appraiser)
Valuation Date: February 1, 2007
Appraised Value: $196,000
Highest and Best Use: Agriculture with potential for at least one single-family home

Allocation of Values:

a. land: 42.6 acres @ $4,600 per acre: $196,000 (Rounded)
b. market data approach used, two comparable sales and one listing cited
c. adjusted value range: $4,506 to $4,484 per acre

Appraisal Review: Paul Scott – March 16, 2007

RECOMMENDED:

Richard E. Steffes

Date

Joseph Wm. Renville

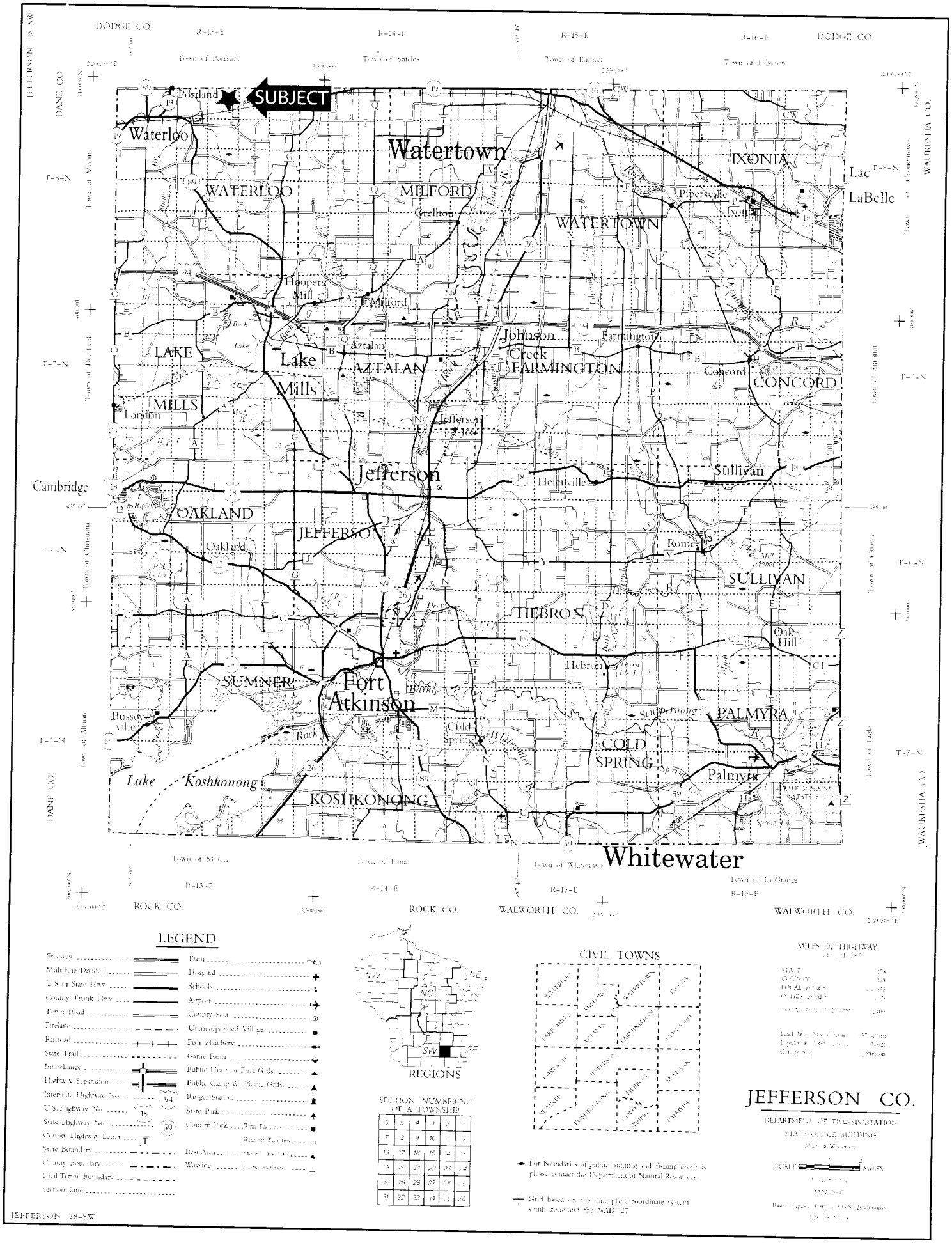
Bureau of Legal Services

Date 10/24/07

Laurie Osterndorf

Date

RES:dv



LEGEND

- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No. — 94
- U.S. Highway No. — 18
- State Highway No. — 59
- County Highway Letter — T
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunting Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park — With Facilities / Without Facilities
- Rest Area — Under Facilities
- Wayside — Under Facilities

REGIONS

SECTION NUMBERING OF A TOWNSHIP

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

CIVIL TOWNS

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

Grid based on the state plane coordinate system south zone and the NAD 27

MILES OF HIGHWAY

STATE	[illegible]
COUNTY	[illegible]
TOWN ROADS	[illegible]
OTHER ROADS	[illegible]
TOTAL FOR COUNTY	[illegible]

Land Area [illegible] sq. mi.
Population [illegible]
County Seat Jefferson

JEFFERSON CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE [illegible] MILES

JAN 2005

Base Map from USGS Quadrangles

JEFFERSON 28-SW

Due to copyright laws, this page is not available online.

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

Daye Property

Waterloo Wildife Area

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water

0 0.45 0.9 Miles

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 (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

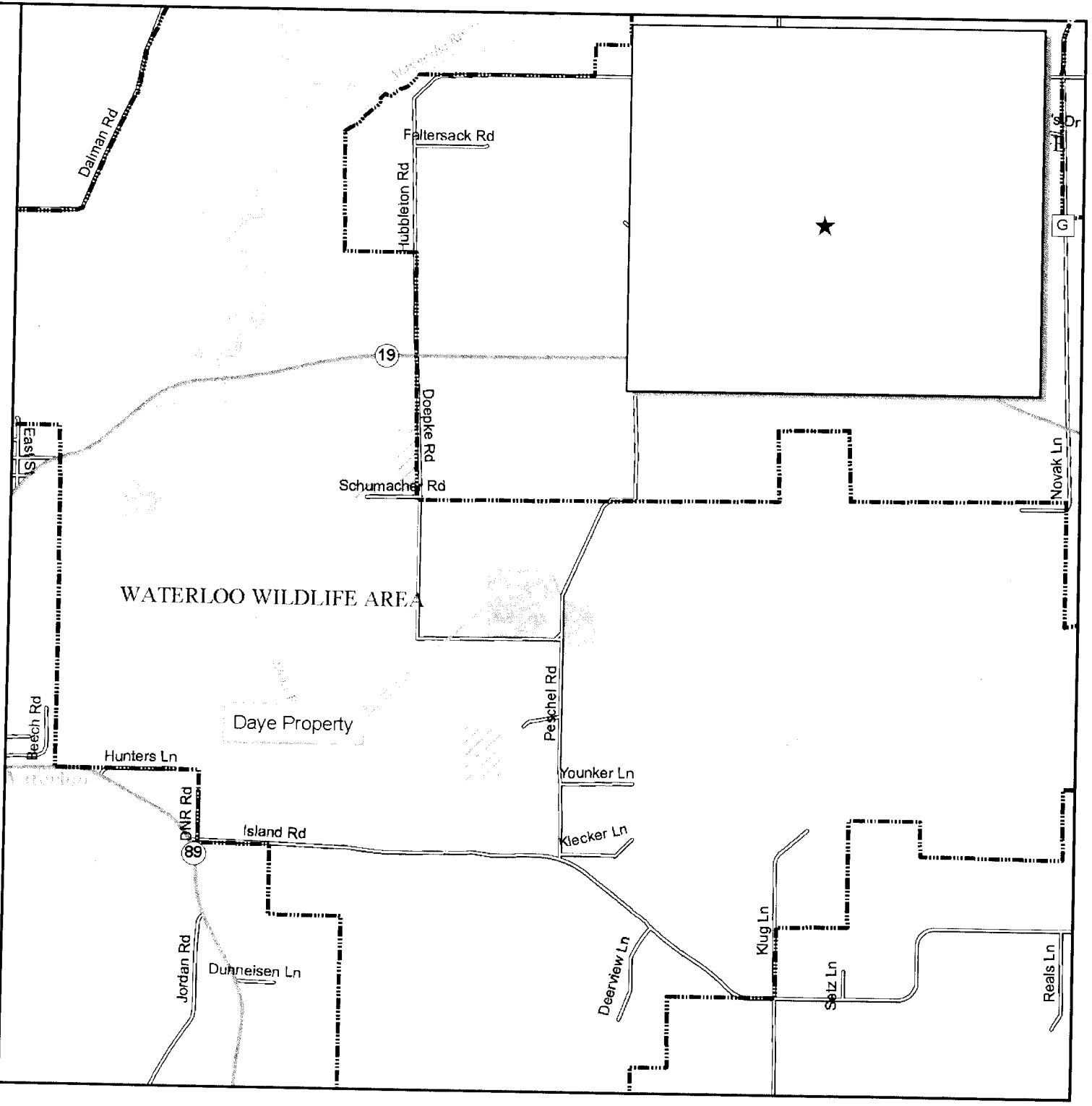
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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/caer/cz/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

October 22, 2007