

SUBJECT: LAND DONATION – BIG MUSKEGO LAKE WILDLIFE AREA - MILWAUKEE COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Milwaukee Metropolitan Sewerage District (MMSD) has offered to donate 63.72 acres of land to the Department for the Big Muskego Lake Wildlife Area in Milwaukee County. The property was purchased by MMSD with the assistance of a stewardship grant in July to preserve the hydric soils and flood protection resources. As part of this transfer, MMSD will retain a conservation easement on the property to ensure the goals of water quality protection and flood control as established in their Greenseams Program are recognized in perpetuity.

The Big Muskego Lake Wildlife Area surrounds the 2,073-acre Big Muskego Lake and encompasses wetlands, upland grasslands, woodlands and agricultural areas. The majority of the 3,800-acre project area is located in the City of Muskego in Waukesha County and extends into northern Racine and western Milwaukee counties. Big Muskego Lake and surrounding wetlands comprise a unique shallow lake-wetland complex in the midst of a rapidly developing urban area. The lake receives heavy use by anglers and waterfowl hunters, and wildlife viewing in this area is on the increase. Acquisition of recreational lands in the heavily populated southeast part of the state is a priority for the Department.

The 63.72-acre parcel, located in southwestern Milwaukee County in the City of Franklin, will contribute to the Department's goal of creating wildlife habitat and providing public open space around Big Muskego Lake. The MMSD property lies entirely within the 3,800-acre Big Muskego Lake Wildlife Area project boundary and is on an associated large prairie pothole, locally called Dumke's Pond, which has about 30 acres of open water and more than 200 acres of associated wetlands. The property has more than 2,200 feet of water frontage on the large wetland complex and will provide about 25 acres of quality grassland habitat, which is a critical wildlife habitat need in this area of southern Wisconsin.

Acceptance of this donation will provide wildlife management, protect the shoreline and water quality, provide opportunities for public recreation in a heavily populated area of the state and protect the natural values of the property from the impacts of development incompatible with the goals of the project

RECOMMENDATION: That the Board approves the donation of 63.72 acres of land for the Big Muskego Lake Wildlife Area in Milwaukee County and that a certificate of appreciation be sent to the Milwaukee Metropolitan Sewerage District and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

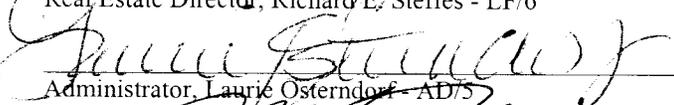
LIST OF ATTACHED MATERIALS:

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

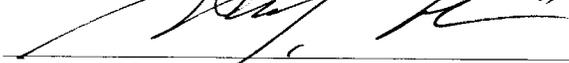
APPROVED:



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



 Administrator, Laurie Osterndorf - AD/5



 Secretary, Matthew J. Frank - AD/5

 Date

10/18/07

 Date

11/7/07

 Date

- cc: S. Miller – LF/6 T. Hauge – WM/6
 R. Steffes – LF/6 G. McCutcheon – SER/Milwaukee
 L. Ross – AD/5

DATE: October 16, 2007 FILE REF: W-1728
 TO: Natural Resources Board
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Donation, Milwaukee Metropolitan Sewerage District Tract, File # W-1728,

1. PARCEL DESCRIPTION:

Big Muskego Lake Wildlife Area
 Milwaukee County

Grantor:

Milwaukee Metropolitan Sewerage District
 c/o Dennis Stefanik
 260 West Seeboth Street
 Milwaukee, WI 53204-1466

Acres: 63.72

Price: N/A – Gift to the Department.

Appraised Value: \$200,000; \$395,000 and \$557,000.

Interest: Donation in fee, subject to a conservation easement held by MMSD.

Improvements: Older farmhouse, shed and silo.

Location: The tract is located in southwestern Milwaukee County in the City of Franklin.

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

Water: There are 900 feet of frontage on Ryan Creek and 1,170 feet on Dumke's Pond.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Lowland	2.0
	Wooded Upland	4.0
	Wetland	23.0
	Cropland	23.72
	Building Site	1.0
	Water	<u>10.0</u>
	TOTAL	63.72

Zoning: Residential, Suburban Estate and Conservancy District

Present Use: Agriculture and Recreation

Proposed Use: Resource protection and Public recreation

Property Taxes: Exempt

Option Date: September 24, 2007

2. JUSTIFICATION:

The Milwaukee Metropolitan Sewerage District (MMSD) has offered to donate 63.72 acres of land to the Department for the Big Muskego Lake Wildlife Area in Milwaukee County. The property was purchased by MMSD with the assistance of a Stewardship grant in July to preserve the hydric soils and flood protection resources. As part of this transfer, MMSD will retain a conservation easement on the property to ensure the goals of water quality protection and flood control as established in their Greenseams Program are recognized in perpetuity.



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Acceptance of this donation will provide wildlife management, protect the shoreline and water quality, provide opportunities for public recreation in a heavily populated area of the state and protect the natural values of the property from the impacts of development incompatible with the goals of the project

3. FINANCING:

No funding is needed for this donation. The district received a Stewardship grant of \$197,500 toward the purchase in July of 2007. The property was acquired from The Conservation Fund who earlier acquired it from Vanderboom at a cost of \$434,273.46.

4. ACQUISITION STATUS OF THE BIG MUSKEGO LAKE WILDLIFE AREA:

Established: 1999
Acres Purchased to Date: 287.66
Acquisition Goal: 3,800.0 Acres
Percent Complete: 7.6%
Cost to Date: \$1,148,024

5. APPRAISALS:

Three appraisal reports were done for Stewardship grant purposes. These values were \$200,000; \$395,000 and \$557,000. The Department selected \$395,000 as the value approved for grant purposes.

RECOMMENDED:



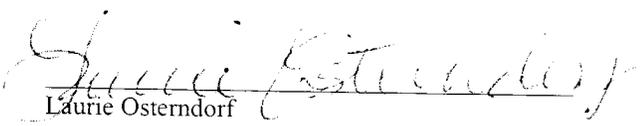
Richard E. Steffes

Date



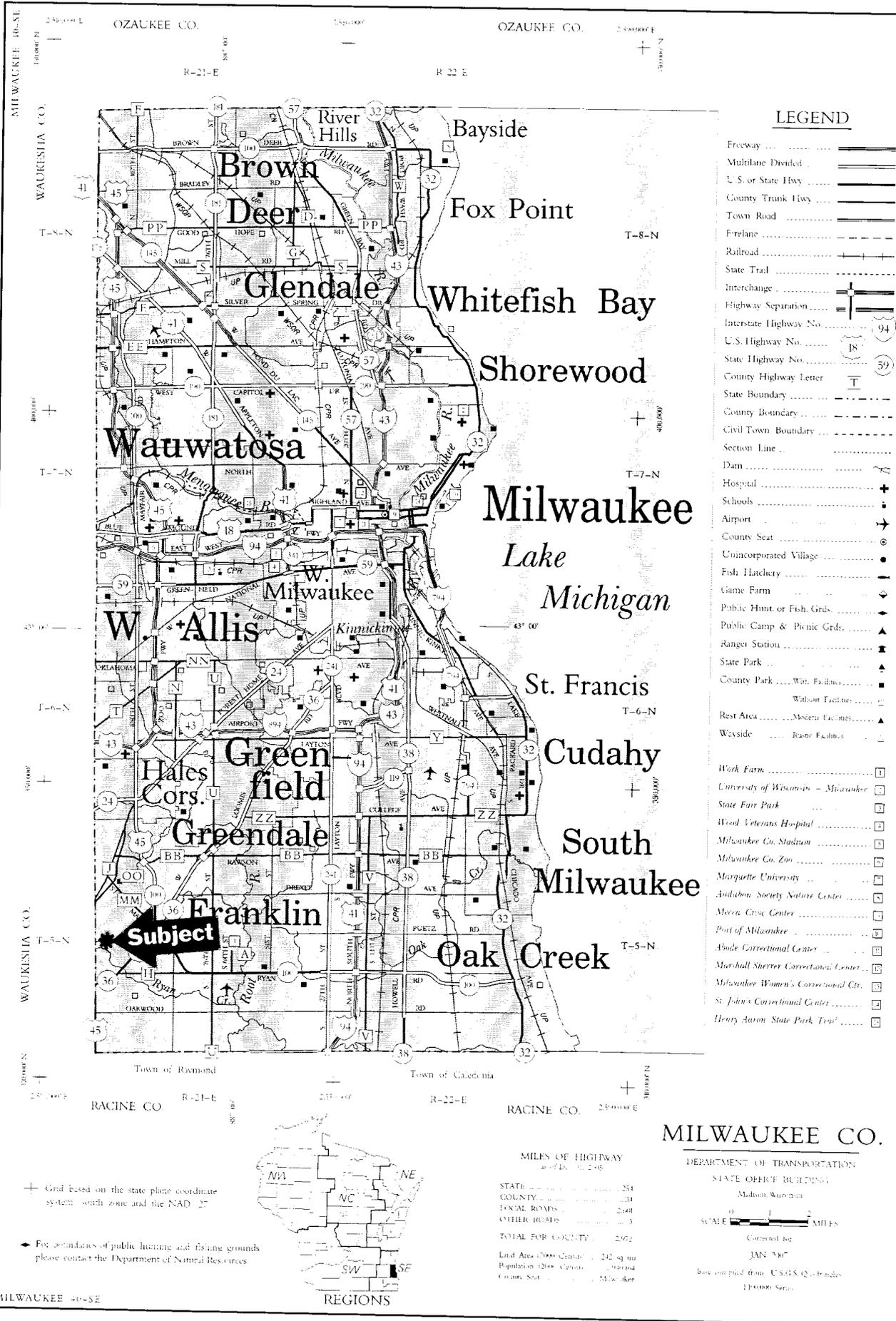
Bureau of Legal Services

10/18/07
Date



Laurie Osterndorf

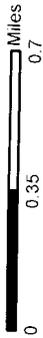
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Millwaukee Metro Sewerage District

Big Muskego Lake WA

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WNDR Leased
-  Project Boundary
-  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 (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/cs/servicecenter/locations.htm>

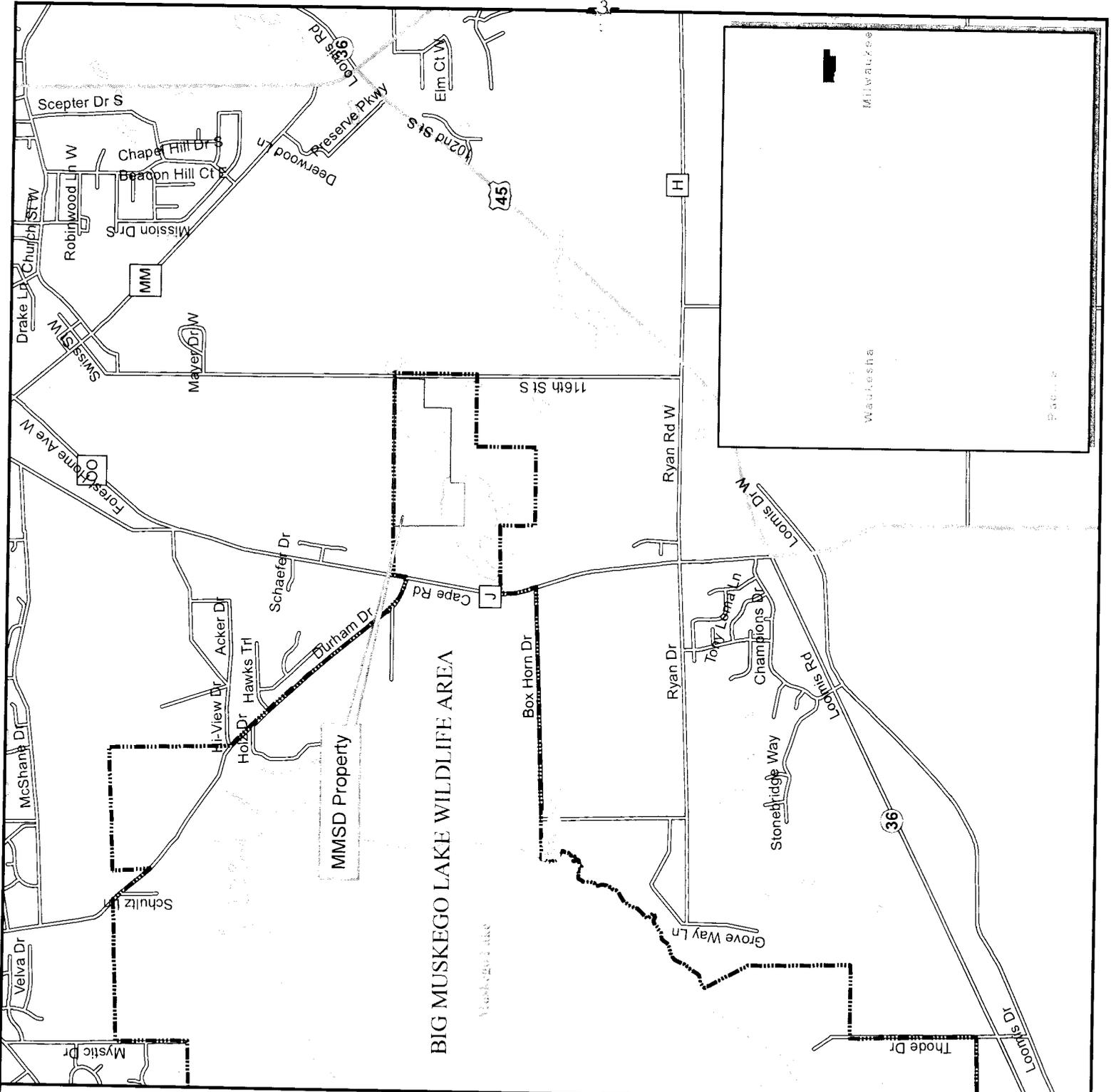
Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

October 11, 2007



Acknowledgment of Gift

This is to certify that at its December 2007 meeting, the Natural Resources Board gratefully accepted a donation of 63.72 acres of land from the

MILWAUKEE METROPOLITAN SEWERAGE DISTRICT

This donation will protect more than 2,200 feet of frontage on Ryan Creek and Dumke's Pond as part of the Big Muskego Lake Wetland Complex in addition to the valuable wildlife habitat and natural resources on the property.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank the District for its generosity and strong conservation mission.

Natural Resources Board

Christine L. Thomas, CHAIR