Form 1.01-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.20

SUBJECT: LAND TRANSFER – BIG MUSKEGO LAKE WILDLIFE AREA - WAUKESHA COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Wisconsin Department of Transportation (WI DOT) has proposed to transfer 137.59 acres of land to the Department for the Big Muskego Lake Wildlife Area in Waukesha County. The property was purchased by WI DOT in 1994 for a wetland mitigation site for its STH 36 reconstruction project. As part of this transfer, WI DOT will place some restrictive covenants on the property to ensure the goals of the Wetland Mitigation 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 137.59-acre parcel, will contribute to the Department's goal of creating wildlife habitat and providing public open space around Big Muskego Lake. The WI DOT property lies entirely within the 3,800-acre Big Muskego Lake Wildlife Area project on an associated prairie pothole pond. The property has more than 9,180 feet of water frontage; the entire perimeter of the 2.5-acre prairie pothole and four agriculture ditches through the property. Acquisition will provide about 30 acres of quality restored grassland habitat, 37 acres of woods, 62 acres of wetland, 6 acres of brush, and the 2.5-acre prairie pothole.

Acceptance of this transfer 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 transfer of 137.59 acres of land for the Big Muskego Lake Wildlife Area in Waukesha County.

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

Administrator, Laurie Osterndorf - AD/5 — Date 10/18/07

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
G. McCutcheon – SER Waukesha

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: October 16, 2007 FILE REF: W-1731

TO: Natural Resources Board

FROM: Matthew J. Frank

SUBJECT: Proposed Land Transfer, WI Dept. of Transportation Tract, File # W-1731.

1. PARCEL DESCRIPTION:

Big Muskego Lake Wildlife Area
Waukesha County

Grantor:

Wisconsin Department of Transportation
c/o Brett Vreeke
141 NW Barstow Street
Waukesha, WI 53187

Acres: 137.59
Price: $1.00
Appraised Value: None
Interest: Transfer in fee, subject to restrictive covenants protecting it as a wetland mitigation site
Improvements: None

Location: The tract is located in southeastern Waukesha County in the City of Muskego.

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

Water: There are 7,580 feet of frontage on several agriculture ditches and 1,600 feet on a prairie pothole.

Covertype Breakdown:

Type	Acreage
Wooded Lowland	7.0
Wooded Upland	30.0
Wetland	61.5
Grassland	30.59
Brush	6.0
Water	2.5
TOTAL	137.59

Zoning: Agriculture/Recreation
Present Use: Wetland Mitigation
Proposed Use: Resource protection and public recreation
Property Taxes: exempt
Option Date: April 26, 2007
Tenure: DOT acquired the land in 1994 at a cost of $351,500.

2. JUSTIFICATION:

The Wisconsin Department of Transportation (WI DOT) has proposed to transfer 137.59 acres of land to the Department for the Big Muskego Lake Wildlife Area in Waukesha County. The property was purchased by WI DOT in 1994 for a wetland mitigation site for its STH 36 reconstruction project. As part of this transfer, WI DOT will place some restrictive covenants on the property to ensure the goals of the Wetland Mitigation Program are recognized in perpetuity. The 137.59-acre property has very diverse

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habitat ranging from wetlands to high-quality oak woods. WI DOT has completed several restoration projects on the site in addition to management efforts such as prescribed burns.

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 137.59-acre parcel, located in southeastern Waukesha County in the City of Muskego, will contribute to the Department's goal of creating wildlife habitat and providing public open space around Big Muskego Lake. The WI DOT property lies entirely within the 3,800-acre Big Muskego Lake Wildlife Area project and includes a prairie pothole pond. The property has more than 9,180 feet of water frontage; the entire perimeter of the prairie pothole and four agriculture ditches through the property. Acquisition will provide about 30 acres of quality restored grassland habitat, 37 acres of woods, 62 acres of wetland, 6 acres of brush, and the 2.5-acre prairie pothole. With most of the development work already complete; i.e., gravel access road, surveys, wetland and grassland restorations, only minor enhancements to the habitat and boundary posting are the remaining work activities left to the Department once the transfer is final.

Acceptance of this transfer will provide wildlife management, protect the water quality, provide opportunities for public recreation in a heavily populated, and rapidly urbanizing 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 transfer.

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: N/A

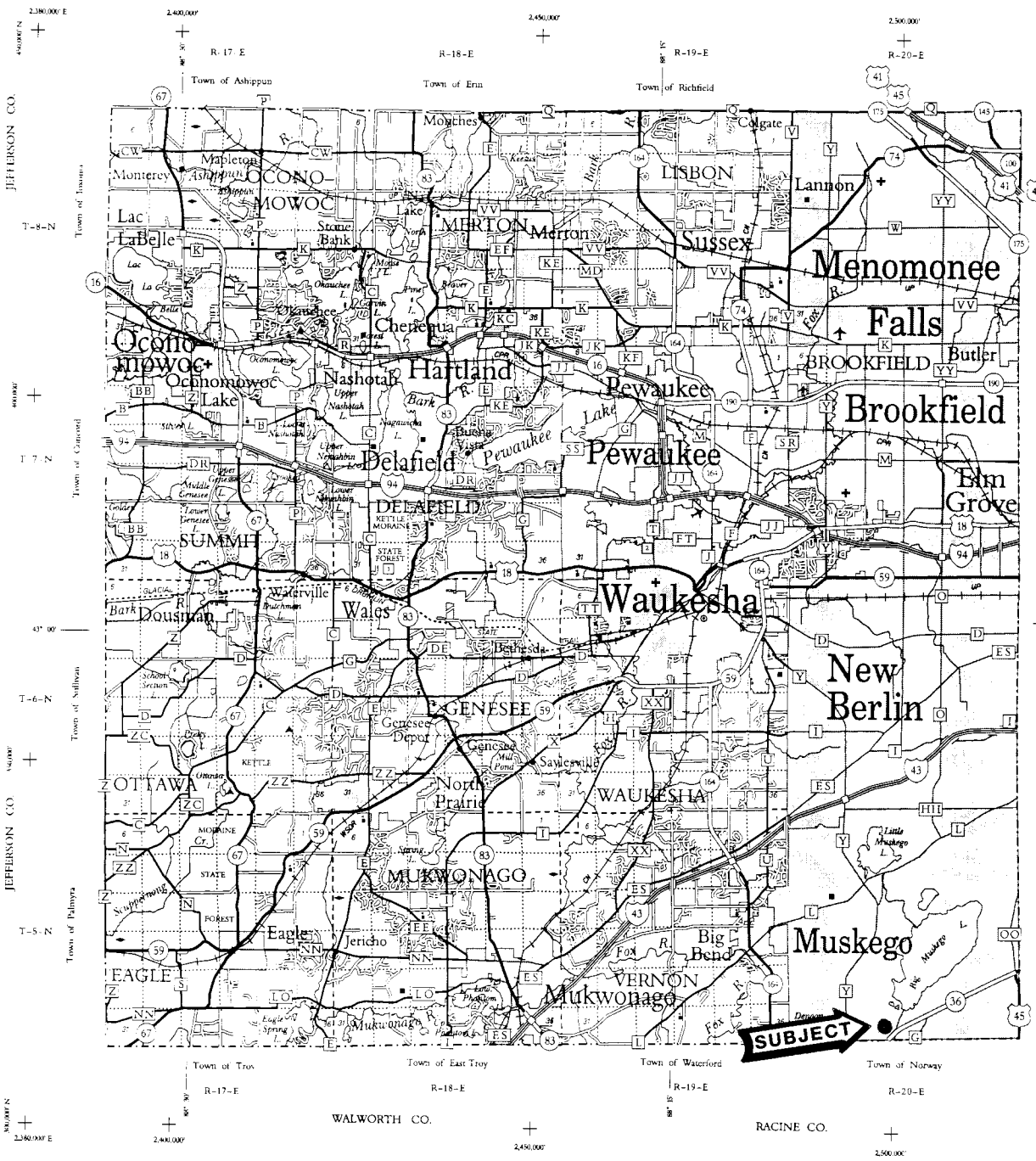
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Remille
Bureau of Legal Services — Date 10/18/07

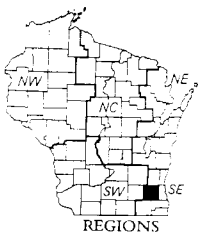
Laurie Osterndorff — Date 10/19/07

RES:ch



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 Hunt. or Fish. Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park ..... With Facilities / Without Facilities
- Rest Area ..... Modern Facilities
- Wayside ..... Rustic Facilities
- *Ethan Allen School* (1)
- *Univ. of Wisconsin - Waukesha* (2)



REGIONS

SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	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

OCONOMOWOC	MERTON	LISBON	VILLAGE
SUMMIT	DELAFIELD	PEWAUKEE	BROOKFIELD
OTTAWA	GENESEE	WAUKESHA	CITY
EAGLE	MUKWONAGO	VERNON	CITY

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

* Public hunting and fishing grounds not shown within Kettle Moraine State Forest

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

MILES OF HIGHWAY
AS OF JAN. 31, 2004

STATE	233
COUNTY	323
LOCAL ROADS	2,329
OTHER ROADS	
TOTAL FOR COUNTY	2,885

Land Area (2000 Census) ..... 556 sq. mi.
Population (2000 Census) 360,767
County Seat ..... Waukesha

WAUKESHA CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 1 2 MILES
Corrected for
JAN. 2006
Base compiled from U.S.G.S. Quadrangles
1:100,000 Series

WAUKESHA 67-SE

WDOT Purchase

Big Muskego Lake WA

Subject Property

Access Easement

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water

Miles

0 0.5 1

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.

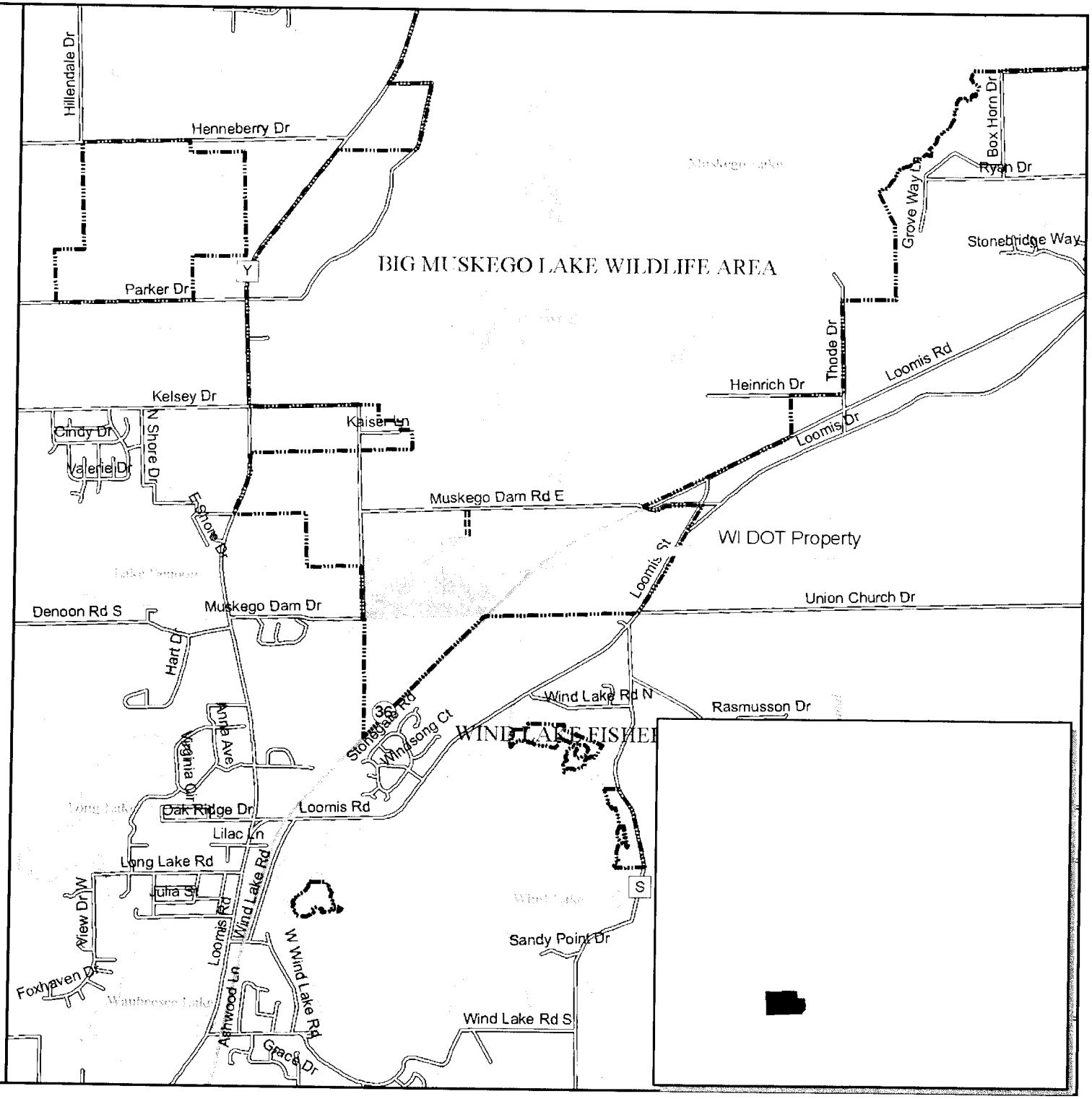
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended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