Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.8

SUBJECT: LAND ACQUISITION – MUD LAKE WILDLIFE AREA – DODGE COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 101.84 acres of land from Dennis Leja, etal for $325,000 for the Mud Lake Wildlife Area. The item requires Board action since the purchase price is over $150,000.

The property is located in the southwest corner of Dodge County in the Town of Lowell about 10 miles to the southeast of Columbus. The 101.84 acres of Leja, etal property will link department ownership to the north and south of the parcel. The parcel contains 51 acres of wetland along the Beaver Dam River and 1,300 feet of frontage along each bank. The Beaver Dam River connects to the Crawfish River four miles south of the property. There are 50 acres of uplands with ½-mile of road frontage offering improved access to the wildlife area. The ability of department staff to manage this area and restore grasslands and acquiring additional wetlands will create more favorable habitat conditions for populations of blue-winged teal, mallards, pheasants, turkeys and non-game grassland songbirds. Also, by converting cropland to a mixture of grasses and forbs a natural buffer adjacent to the river will contribute to water quality protection.

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

RECOMMENDATION: That the Board approve the purchase of 101.84 acres of land for $325,000 for the Mud Lake 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

Administrator, Laurie Osterndorf - AD/5 — Date 11/19/07

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 18, 2007 FILE REF: W-1729

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Dennis Leja, etal tract, File # W-1729, Option Expires January 26, 2008

1. PARCEL DESCRIPTION:

Mud Lake Wildlife Area
Dodge County

Grantor:

Dennis Leja, etal
N2197 STH 26
Watertown, WI 53098

Acres: 101.84
Price: $325,000
Appraised Value: $316,000; $367,900
Interest: Purchase in fee.
Improvements: Small metal shed

Location: The tract is located in southwest corner of Dodge County in the Town of Lowell about 10 miles to the southeast of Columbus.

Land Description: The subject area is level to gently sloping down to its river frontage.

Water Resources: There are 1,300 feet of frontage along each bank of the Beaver Dam River.

Covertype Breakdown:

Type	Acreage
Cropland	50.00
Wetland	51.84
TOTAL	101.84

Zoning: Agriculture
Present Use: Recreation
Proposed Use: Wildlife habitat management and public recreation
Tenure: 5 years
Property Taxes: $928
Option Date: September 26, 2007

2. JUSTIFICATION:

The 101.84 acre Leja, etal property is proposed for acquisition for the Mud Lake Wildlife Area, which is located in the southwest corner of Dodge County in the Town of Lowell about 10 miles to the southeast of Columbus. Department ownership will provide opportunities for public recreation, including, but not limited to hunting, fishing, birding and hiking, allow wildlife management by departmental staff and consolidate two areas of the wildlife area into one contiguous block.

The Mud Lake Wildlife Area encompasses approximately 4,500 acres of state-owned land. The 101.84 acres of Leja, etal property will link department ownership to the north and south of the parcel. The parcel contains 51 acres of wetland along the Beaver Dam River and 1,300 feet of frontage along each bank. The Beaver Dam River connects to the Crawfish River four miles south of the property. There are 50 acres of

Printed on Recycled Paper

uplands with ½-mile of road frontage offering improved access to the wildlife area. The ability of department staff to manage this area and restore grasslands and acquiring additional wetlands will create more favorable habitat conditions for populations of blue-winged teal, mallards, pheasants, turkeys and non-game grassland songbirds. Also, by converting cropland to a mixture of grasses and forbs a natural buffer adjacent to the river will contribute to water quality protection. Lastly, the small shed on the property will likely be razed or sold for salvage.

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

3. FINANCING:

State Stewardship bond funds

Funds allotted to program:	Balance after proposed transaction:
$7,124,000	$515,638

4. ACQUISITION STATUS OF THE MUD LAKE WILDLIFE AREA - DODGE COUNTY:

Established: 1956
Acres Purchased to Date: 4,618
Acquisition Goal: 6,916Acres
Percent Complete: 67%
Cost to Date: $616,660

5a. APPRAISALS:

Appraiser: Otis B. Thomas (Private Appraiser)
Valuation Date: March 26, 2007
Appraised Value: $367,900
Highest and Best Use: Recreation and rural residential

Allocation of Values:
a. land: 101.84 acres @ $3,600 per acre: $366,700 (Rounded)
b. improvements: $1,200 (metal shed)
b. market data approach used, four comparable sales cited
c. adjusted value range: $2,422 to $3,679 per acre

Appraisal Review: Paul Scott – May 18, 2007

5b. Appraiser: Michael Augustyn (Private Appraiser)
Valuation Date: March 19, 2007
Appraised Value: $316,000
Highest and Best Use: Rural residential/recreational

Allocation of Values:
a. land:101.84 acres @ $3,100 per acre: $316,000 (Rounded)
b. market data approach used, five comparable sales cited
c. adjusted value range: $2,750 to $3,385 per acre

Appraisal Review: Paul Scott - May 7, 2007

RECOMMENDED:

Richard E. Steffes

Date

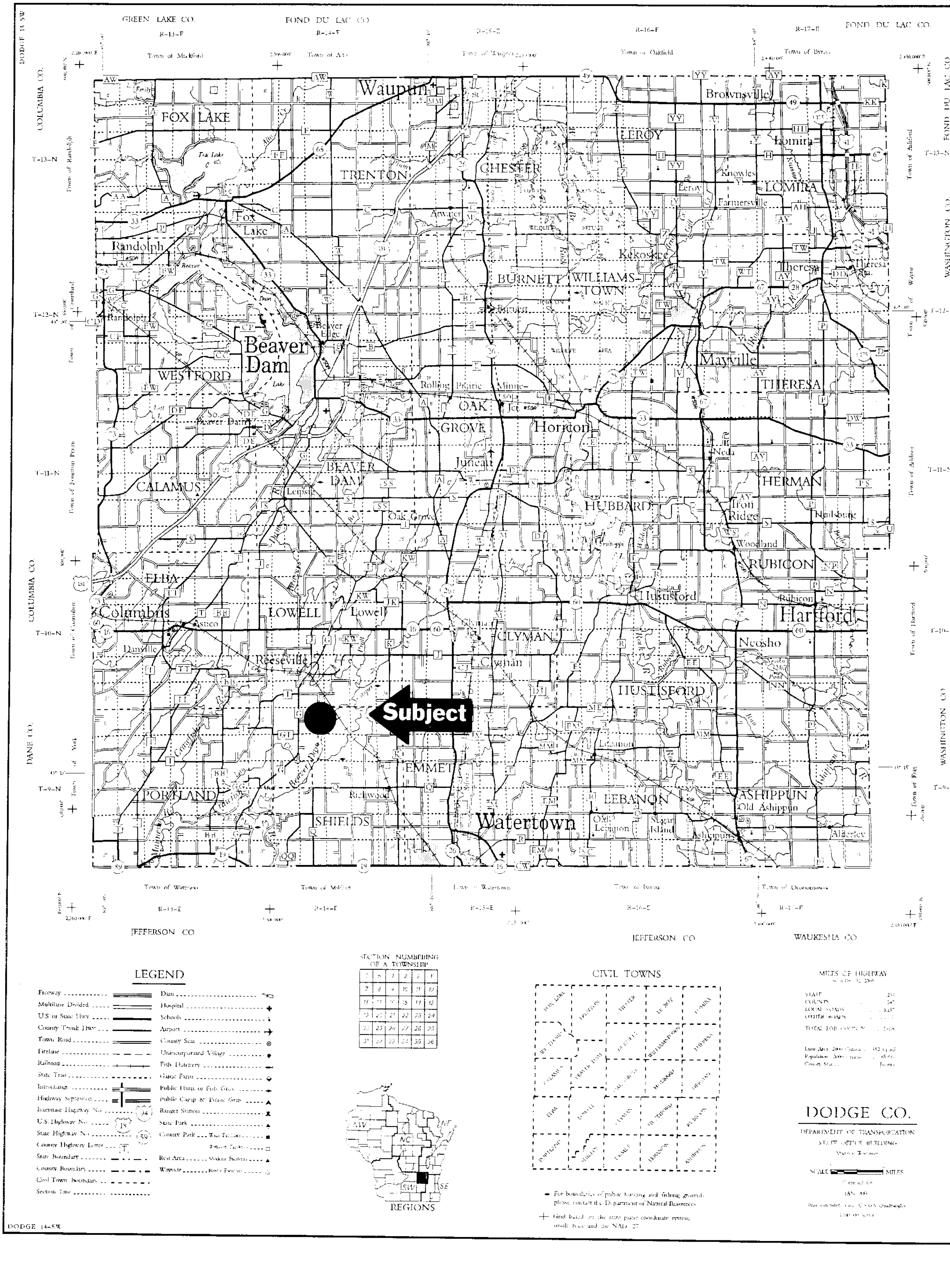
Joseph Wm. Remille
Bureau of Legal Services

10/19/07
Date

Laurie Osterndorf

10/19/07
Date

RES:dv


Subject
GREEN LAKE CO.
FOND DU LAC CO.
COLUMBIA CO.
WASHINGTON CO.
DANE CO.
JEFFERSON CO
WAUKESHA CO
Waupun
Brownsville
FOX LAKE
LEROY
Lomira
TRENTON
CHESTER
LOMIRA
Fox Lake
Randolph
Kekoskee
BURNETT
WILLIAMSTOWN
Theresa
Beaver Dam
Mayville
WESTFORD
OAK GROVE
Horicon
THERESA
BEAVER DAM
Juneau
CALAMUS
HUBBARD
HERMAN
Iron Ridge
Oak Grove
RUBICON
ELBA
Columbus
LOWELL
Lowell
Hustisford
Hartford
CLYMAN
Clyman
Reeseville
Neosho
HUSTISFORD
EMMET
PORTLAND
Richwood
SHIELDS
Watertown
LEBANON
ASHIPPUN
Old Ashippun
Alderley
LEGEND
SECTION NUMBERING OF A TOWNSHIP
CIVIL TOWNS
REGIONS
DODGE CO.
DEPARTMENT OF TRANSPORTATION
DODGE 14-SW

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

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

Leja et al Property

Mud Lake Wildlife Area
Dodge County

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water

Miles
0 0.35 0.7

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.

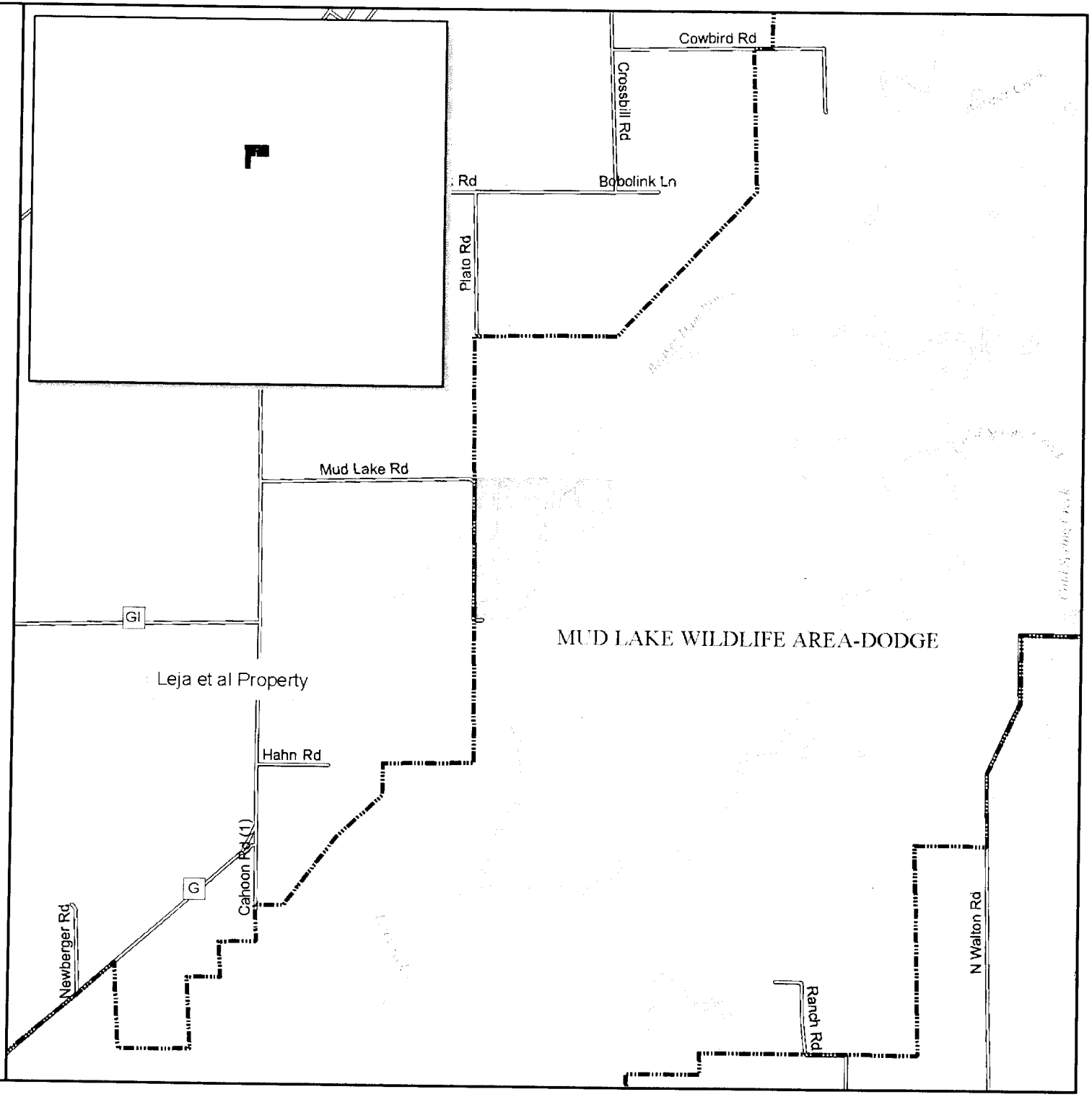
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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/ce/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 15, 2007