

**SUBJECT: LAND ACQUISITION AND DONATION - BIG MUSKEGO LAKE WILDLIFE AREA - WAUKESHA COUNTY**

**FOR: JUNE 2007 BOARD MEETING**

**TO BE PRESENTED BY: Richard Steffes**

**SUMMARY:** The Department has obtained an option to purchase 47.4 acres of land from Richard and Barbara Leonard for \$445,000 for the Big Muskego Lake Wildlife Area in Waukesha. The City of Muskego is donating 25% of the purchase price or \$111,250, leaving the Department's net cost at \$333,750.

The parcel, which is located in southeastern Waukesha County in the City of Muskego, includes about 1,185 feet of frontage along the north eastern shore of Big Muskego Lake. This parcel is important for shoreline and water quality protection. The grassland and wetland habitat values on the site protect critically needed habitat to this large wetland complex. Big Muskego Lake and the encompassing Wildlife Area provides important habitat for several state-endangered, threatened wildlife species, and many species of special concern. Protection of open space and providing outdoor recreation and educational 'show-case' areas in southeast Wisconsin is important for the future of resource management of the entire state.

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 acquisition of the parcel in partnership with the City of Muskego that is donating 25% of the purchase price would allow for 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.

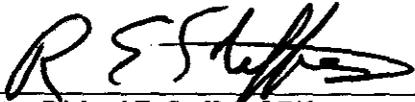
**RECOMMENDATION:** That the Board approve the purchase of 47.4 acres of land for the Big Muskego Lake Wildlife Area in Waukesha County and that the Board accept the donation of 25% of the purchase price by the City of Muskego.

**LIST OF ATTACHED MATERIALS:**

- No  Fiscal Estimate Required
- No  Environmental Assessment of Impact Statement Required
- No  Background Memo

- Yes  Attached
- Yes  Attached
- Yes  Attached

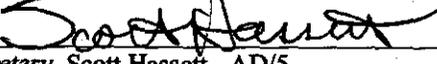
**APPROVED:**

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

5-16-07  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/5

5/18/07  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Scott Hassett - AD/5

5/23/07  
\_\_\_\_\_  
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: May 16, 2007
TO: Governor Doyle
FROM: Scott Hassett
SUBJECT: Proposed Land Acquisition, Leonard Tract, File # W-1708, Option Expires July 9, 2007

FILE REF: W-1708

1. PARCEL DESCRIPTION:

Big Muskego Lake Wildlife Area
Waukesha County

Grantor:

Richard and Barbara Leonard
2505 East Bradford Avenue, #2312
Milwaukee, WI 53211

Acres: 47.4\*
Price: \$445,000\*\*
Appraised Value: \$445,000
Interest: Purchase in fee.
Improvements: None

\* To be adjusted based on survey.
\*\* The City of Muskego is donating 25% or \$111,250.

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 1,185 feet of frontage on the north east shore of the 2,073-acre Big Muskego Lake.

Table with 3 columns: Covertypes Breakdown, Type, and Acreage. Rows include Wooded Lowland (3.0), Wooded Upland (18.0), Wetland (20.0), Cropland (2.4), Grasslands (4.0), and TOTAL (47.4).

Zoning: Residential
Present Use: Part of residential parcel
Proposed Use: Resource protection and public recreation
Tenure: 17 years
Property Taxes: \$10,941 (includes entire ownership with improvements)
Option Date: May 10, 2007

2. JUSTIFICATION:

The Department proposes to purchase the 47.4-acre Leonard parcel in Waukesha County for the Big Muskego Lake Wildlife Area. The City of Muskego is donating 25% of the purchase price or \$111,250. The parcel, which is located in southeastern Waukesha County in the City of Muskego, includes about 1,185 feet of frontage along the north eastern shore of Big Muskego Lake, which is a large wetland parcel critical for shoreline and water quality protection. The grassland and wetland habitat values on the site will provide critically needed habitat to this large wetland complex. Big Muskego Lake and the



encompassing Wildlife Area provides important habitat for several state-endangered, threatened wildlife species, and many species of special concern. Protection of open space and providing outdoor recreation and educational 'show-case' areas in southeast Wisconsin is critical for the future of resource management of the entire state. Department ownership will provide opportunities for public recreation in a heavily populated area of the state, allow for wildlife management and protect the site from development incompatible with the goals of the project.

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 Department recommends purchase of the Leonard property to allow wildlife management, to protect the shoreline and water quality, to provide opportunities for public recreation in a heavily populated area of the state and to protect the natural values of the property from the impacts of development incompatible with the goals of the project.

3. FINANCING:

Gift from City of Muskego and FY 08 State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$6,524,000	\$3,075,000

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

Established: 1999  
Acres Purchased to Date: 244.66  
Acquisition Goal: 3,800.0 Acres  
Percent Complete: 6.4%  
Cost to Date: \$1,103,024

5. APPRAISALS:

Appraiser: Phil VanderMale (Private Appraiser)  
Valuation Date: January 4, 2007 with update March 2007  
Appraised Value: \$445,000  
Highest and Best Use: large residential parcel with a long driveway from Priegel Drive

Allocation of Values:  
a. land: 47.4 acres @ \$9,388 per acre: \$445,000 (Rounded)  
b. market data approach used; three comparable sales cited  
c. adjusted value range: \$8,863 to \$10,011 per acre

Appraisal Review: Paul Scott – April 4, 2007

Appraiser: Stone Appraisals, LLC (Private Appraisers)  
Valuation Date: January 4, 2007 with update March 21, 2007  
Appraised Value: \$616,200  
Highest and Best Use: rural residential

Allocation of Values:

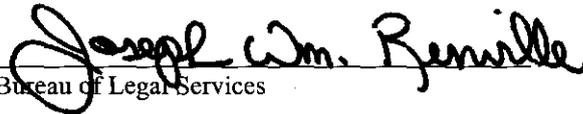
- a. land: 47.4 acres @ \$13,000 per acre: \$616,200
- b. market data approach used; four comparable sales cited
- c. adjusted value range: \$11,960 to \$14,512 per acre

Appraisal Review: Paul Scott – April 4, 2007

RECOMMENDED:

  
Richard E. Steffes

5-16-07  
Date

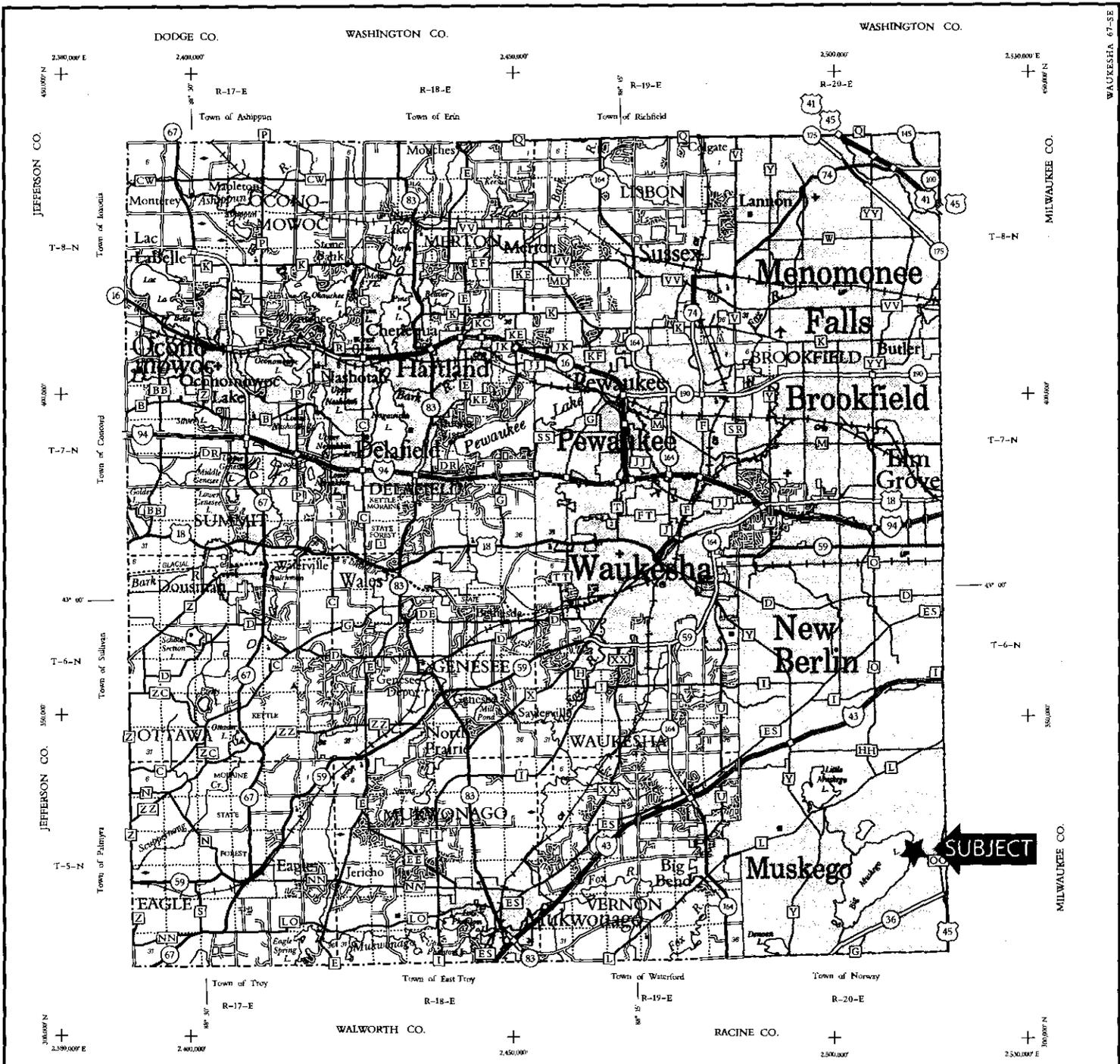
  
Bureau of Legal Services

5/17/07  
Date

  
Laurie Osterndorf

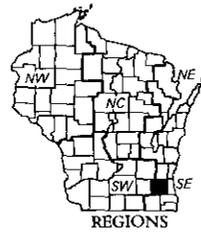
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RES:



**LEGEND**

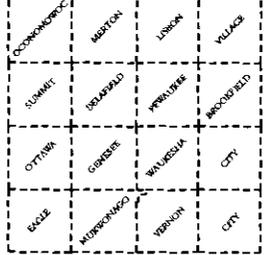
- Freeway .....
- Multilane Divided .....
- U.S. or State Hwy .....
- County Trunk Hwy .....
- Town Road .....
- Fielane .....
- Railroad .....
- State Trail .....
- Interchange .....
- Highway Separation .....
- Interstate Highway No. .....
- U.S. Highway No. .....
- State Highway No. .....
- County Highway Letter .....
- State Boundary .....
- County Boundary .....
- Civil Town Boundary .....
- Section Line .....
- Dam .....
- Hospital .....
- Schools .....
- Airport .....
- County Seat .....
- Unincorporated Village .....
- Fish Hatchery .....
- Game Farm .....
- Public Home or Fish Crds. ....
- Public Camp & Picnic Crds. ....
- Range Station .....
- State Park .....
- County Park .....
- Without Facilities .....
- Rest Area .....
- Molten Facilities .....
- Wayside .....
- Roosevelt Poles .....
- Ethan Allen School .....
- Units of Wisconsin - Waukesha .....



**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
37	32	33	34	35	36

**CIVIL TOWNS**



- 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

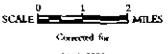
**MILES OF HIGHWAY**  
as of Dec. 31, 2004

STATE	.....	323
COUNTY	.....	328
LOCAL ROADS	.....	2,728
OTHER ROADS	.....	1
TOTAL FOR COUNTY	.....	2,880

Land Area (2000 Census) ..... 556 sq mi  
Population (2000 Census) ..... 94,767  
County Seat ..... Waukesha

**WAUKESHA CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Madison, Wisconsin



Corrected for  
JAN. 2006

Base compiled from U.S.G.S. Quadrangles  
1:62,500 Series

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

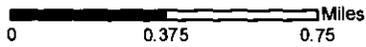
**Due to copyright laws, this map is not  
available online.**

**Please contact [laurie.ross@wisconsin.gov](mailto:laurie.ross@wisconsin.gov)  
for a hard copy of this document.**

# Leonard Property

## Big Muskego Lake Wildlife Area

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased
-  Ice Age Trail
-  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/ics/servicecenter/locations.htm>

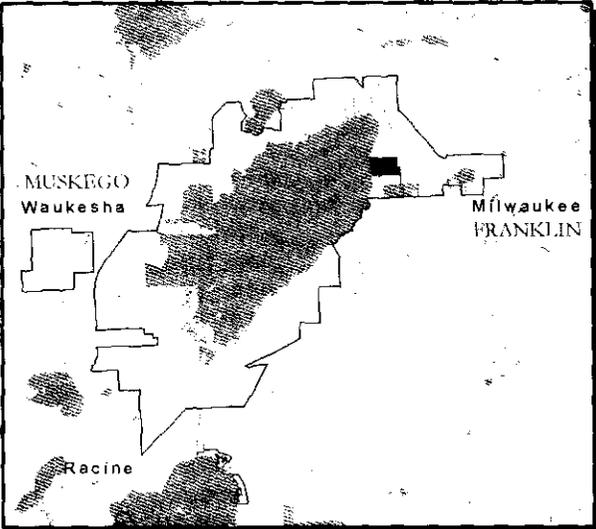
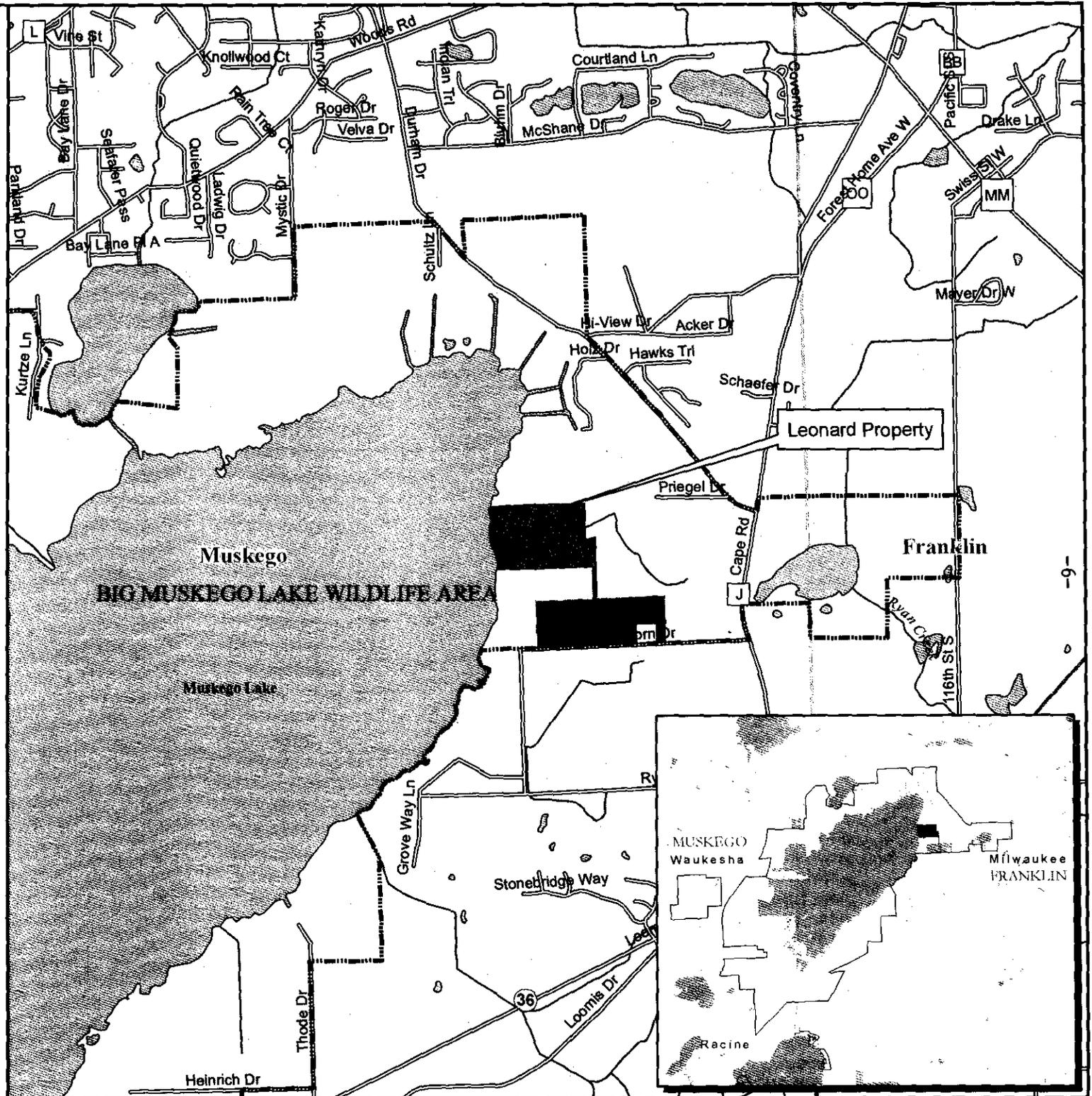
Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN  
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

May 15, 2007



## *Acknowledgment Of Gift*

This is to certify that at its June 2007 meeting, the Natural Resources Board gratefully accepted a gift of \$111,250 from the

## **CITY OF MUSKEGO**

The donation of funds will be used toward the purchase of 47.4 acres of land from Richard and Barbara Leonard. The purchase, as supported by the city's gift, will protect 1,185 feet of Big Muskego Lake frontage as well as important wildlife habitat.

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 city for its generosity and strong conservation mission.

*Natural Resources Board*

Christine L. Thomas, CHAIR