Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.3

SUBJECT: LAND ACQUISITION AT THE GOOSE LAKE WILDLIFE AREA - DANE COUNTY

FOR: SEPTEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 100 acres of land from Nathan and Joyce Brown for $590,000 for the Goose Lake Wildlife Area in Dane County. The item is being submitted because the purchase price exceeds $150,000.

The Goose Lake Wildlife Area, located in east-central Dane County and within 20 minutes of the City of Madison, is the most popular and most used wildlife area in the Madison area. The Brown property is on the eastern edge of the project area, adjacent to department-owned property and will be an important addition to the wildlife area. The Brown's are retaining 40-acres of property with improvements. There are 2,600 feet of frontage along each bank of Stony Creek, a warm water stream. Management access is via an easement from the town road. Department ownership will allow for wildlife management and public recreation, and will consolidate state ownership within the project area.

The Brown parcel is mostly upland. This provides good public recreational opportunity as well as nesting cover for waterfowl, songbirds and pheasants in a largely wetland project.

RECOMMENDATION: That the Board approve the purchase of 100 acres of land for $590,000 for the Goose 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:

R E Steffes — 8-20-07
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Osterndorf — 8/23/07
Administrator, Laurie Osterndorf - AD/5 — Date

Scott Hassett — 8/29/07
Secretary, Scott Hassett - AD/5 — Date

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: August 31, 2007 FILE REF: W-1720

TO: Governor Doyle

FROM: Scott Hassett

SUBJECT: Proposed Land Acquisition, Nathan and Joyce Brown Tract, File # W-1720, Option Expires October 30, 2007

1. PARCEL DESCRIPTION:

Goose Lake Wildlife Area
Dane County

Grantor:

Nathan and Joyce Brown
24 Brown Lane
Marshall, WI 53559

Acres: 100.0
Price: $590,000
Appraised Value: $590,000; $580,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located in east-central Dane County within 20 minutes of the City of Madison.

Land Description: The subject area is level to rolling.

Covertype Breakdown:	Type	Acreage
	Wooded Upland	15.0
	Grassland	21.0
	CRP	64.0
	TOTAL	100.0

Zoning: Agriculture
Present Use: Hobby Farm
Proposed Use: Wildlife Management and Public Recreation
Tenure: Long-term family ownership
Property Taxes: $8,159
Option Date: July 30, 2007

2. JUSTIFICATION:

The 100-acre Brown tract, located in east-central Dane County within 20 minutes of the City of Madison, is recommended for purchase for the Goose Lake Wildlife Area. The parcel is on the eastern edge of the project area, adjacent to property currently owned by the Department. The Brown's are retaining 40-acres of property with improvements. There are 2,600 feet of frontage along each hank of Stony Creek, a warm water stream. Management access is via an easement from the town road. The property is located within the wildlife area boundary and will serve to block existing department ownership. Department ownership will allow for wildlife management and public recreation, and will consolidate state ownership within the project area.

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The Goose Lake Wildlife Area established in 1962 is now the most popular and most used wildlife area in the Madison Area. The project area offers a diverse landscape and some unique feature such as drumlins, tamarack bog, a deepwater marsh, and mature oak/hickory woods as well as grassland and lowland forest. The approximately 2,200 acres of state-owned wetlands, grasslands, and upland forests are managed primarily for pheasant, turkey, deer, waterfowl, and small game hunting. Other popular activities on the property include hiking and bird watching. The Goose Lake Wildlife Area and associated Goose Lake Drumlins State Natural Area represent a remnant of the original wetland-drumlin complex left by the receding Wisconsin Glacier. In addition to the unique geologic features, the project area is rich in historical and archaeological sites

The 100 acres proposed for state purchase is part of a 140-acre parcel that has been in the brown family for many decades. The owners are retaining the farmstead and 40 acres. The 100 acres to be acquired for the Goose Lake Wildlife Area have a mix of forest cover and grassland. The land, which is in two parcels that meet at a corner, is largely upland. Since much of Goose Lake Wildlife Area is wetland, the Brown parcel will add important nesting cover for songbirds, waterfowl and pheasants.

Acquisition of the Brown parcel is recommended to permit wildlife management, to consolidate state ownership within the project boundary, to provide additional opportunities for public recreation in a heavily populated area of the state and to better protect the natural and scenic resources of this site by preventing uses incompatible with the goals of the project and by promoting natural resource management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$6,524,000	$1,538,636

4. ACQUISITION STATUS OF THE GOOSE LAKE WILDLIFE AREA:

Established: 1962
Acres Purchased to Date: 2,220.56
Acquisition Goal: 3,282.0 Acres
Percent Complete: 67.7%
Cost to Date: $994,096

5. APPRAISALS:

Appraiser: Michael Stone (Private Appraiser)
Valuation Date: February 16, 2007
Appraised Value: $590,000
Highest and Best Use: Outdoor Recreation

Allocation of Values:
a. land: 100 acres @ $5,900 per acre: $590,000
b. market data approach used, four comparable sales cited
c. adjusted value range: $5,437 to $6,512 per acre

Appraiser: Robert Bredemus (Private Appraiser)
Valuation Date: March 13, 2007
Appraised Value: $580,000
Highest and Best Use: Outdoor Recreation

Allocation of Values:
a. land: 100 acres @ $5,800 per acre: $580,000
b. market data approach used, four comparable sales cited
c. adjusted value range: $5,506 to $7,672 per acre

Appraisal Review: Paul Scott, Review Appraiser

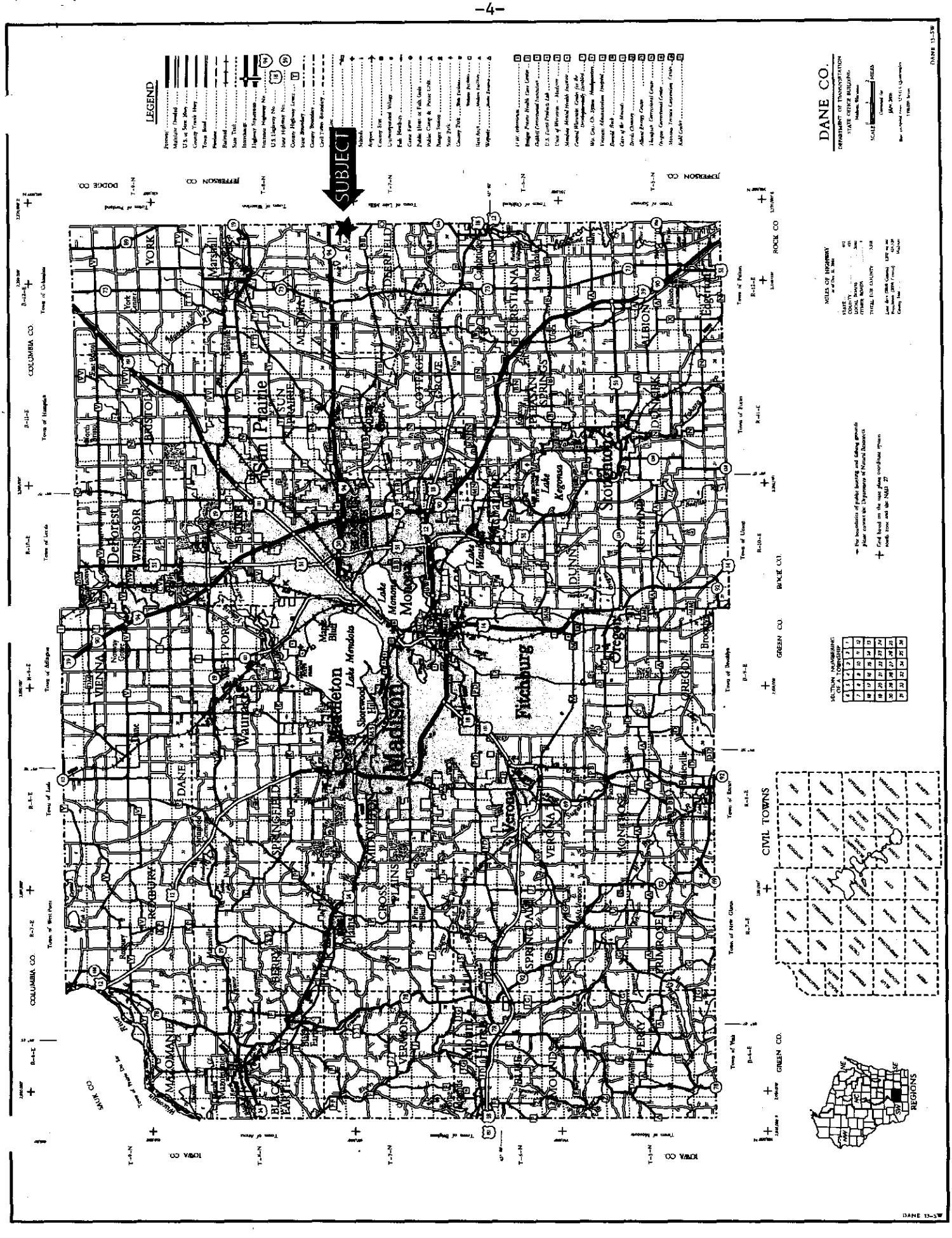
RECOMMENDED:

Richard E. Steffes — Date: 8-20-07

Bureau of Legal Services — Date: 8/21/07

Laurie Osterndorf — Date: 8/23/07

RES:dv


SUBJECT
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DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
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Middleton
Monona
Sun Prairie
Stoughton
Verona
Oregon
Cottage Grove
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Cross Plains
Mazomanie
Black Earth
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Perry
Primrose
Springdale
Vermont
Montrose
Springfield
Dane
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Lake Kegonsa
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Montrose
Springfield
Dane
Rockbury
Berry
Vienna
Westport
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Brown Purchase

Goose Lake Wildlife Area

- Subject Property
- WDNR Owned
- WNDR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water

N
W E
S

Miles
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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.

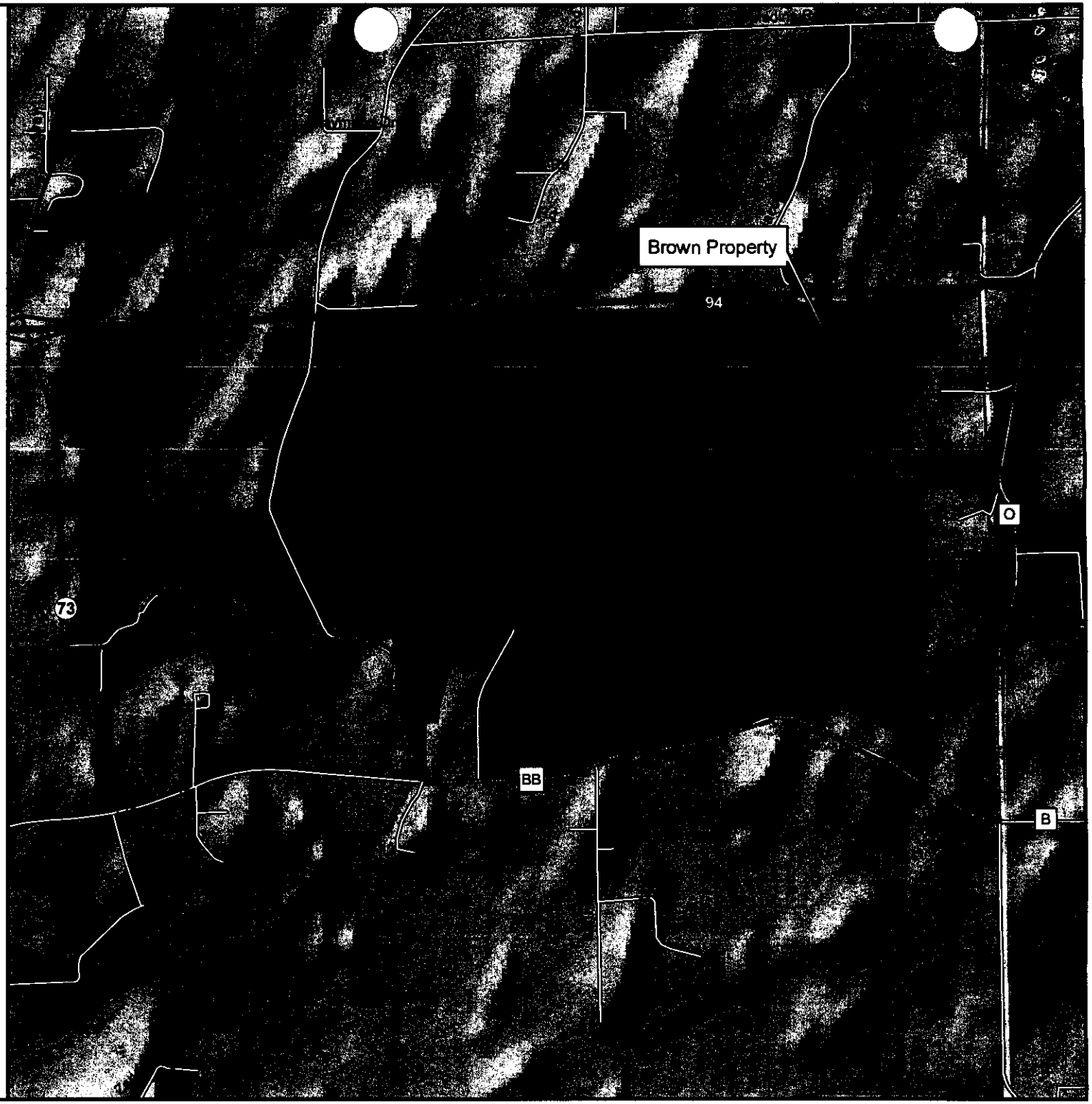
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended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

August 16, 2007