

SUBJECT: Land Acquisition – Big Muskego Lake Wildlife Area – Waukesha County

FOR: DECEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 93.86 acres of land from the Rachel E. Lang Revocable Trust for \$510,000 for the Big Muskego Lake Wildlife Area in Waukesha County. The item is being submitted because the purchase price exceeds \$150,000.

The City of Muskego and Big Muskego Lake Protection and Rehabilitation District combined are providing \$50,000 toward the purchase. The parcel, which is located in southeastern Waukesha County in the City of Muskego, includes about 1,185 feet of frontage along the south western shore of Big Muskego Lake. This parcel has some upland with a building site but also a wetland area important parcel 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. Department ownership will provide opportunities for public recreation in a heavily populated area of the state, and allow for wildlife management. The parcel contains part of a dike that is important for keeping carp out of the lake..

Established in 1995, 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.

Purchase of the Lang property will allow wildlife management, protect the shoreline and water quality, provide opportunities for public recreation in a heavily populated area of the state and to protect the natural values of the property. The City of Muskego and Big Muskego Lake Protection and Rehabilitation District combined are providing \$50,000 toward the purchase and \$175,932 is anticipated from federal NAWCA funding.

RECOMMENDATION: That the Board approve the purchase of 93.86 acres of land for \$510,000 for the Big Muskego Lake Wildlife Area.

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

11-21-12

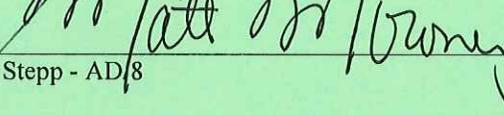
Date



Administrator, Kurt Thiede - AD/8

11/28/12

Date



Secretary, Cathy Stepp - AD/8

11/28/12

Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- T. Hauge - WM/6
- E. Nitschke - Milwaukee

CORRESPONDENCE/MEMORANDUM

DATE: November 21, 2012 FILE REF: WM 60189
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Rachel E. Lang Revocable Trust Dated June 18, 2010 Tract, File # WM 60189, Option Expires December 26, 2012.

1. PARCEL DESCRIPTION:

Big Muskego Lake Wildlife Area
 Waukesha County

Grantor:

Rachel E. Lang Revocable Trust Dated June 18, 2010
 Attn: Rachel Lang - Trustee
 W255 S6740 Ridge Rd
 Waukesha, WI 53189

Acres: 93.86
Price: \$510,000
Appraised Value: \$526,000, \$460,000 and \$400,000
Interest: Fee Title Purchase
Improvements: Remnant farm buildings – zero value.

Location: The property is located in Waukesha County two miles south of City of Muskego center

Land Description: The subject land is level to moderately rolling.

Covertypes Breakdown:

Type	Acreage
Lowland Woodland	2.86
Building Site	2.0
Wetland	10.0
Grass	10.0
Cropland	69.0
Total:	93.86

Zoning: Exclusive agriculture, conservation corridor and shoreland-wetland
Present Use: Recreation and agriculture
Proposed Use: Public Recreation and Conservation
Tenure: The land has been in the Lang family for several decades
Property Taxes: \$1,750
Option Date: November 16, 2012

Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross country skiing.



2. JUSTIFICATION:

The Department has obtained an option to purchase 93.86 acres of land from the Rachel E. Lang Revocable Trust for \$510,000 for the Big Muskego Lake Wildlife Area in Waukesha County.

The parcel, which is located in southeastern Waukesha County in the City of Muskego, includes about 1,185 feet of frontage along the south western 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. Department ownership will provide opportunities for public recreation in a heavily populated area of the state, and allow for wildlife management.

Established in 1995, 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 Lang 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. The City of Muskego and Big Muskego Lake Protection and Rehabilitation District combined are providing \$50,000 toward the purchase and \$175,932 is anticipated from federal NAWCA funding.

3. LAND MANAGEMENT:

The Big Muskego Wildlife Area lies within the Department's Southern Fox Wildlife Administrative Area, and will be managed by the Waukesha/Walworth Wildlife Management work unit. This work unit consists of two permanent Wildlife Technicians and one permanent Wildlife Biologist, along with several LTEs. Future management of the site will include prescribed burning of the wetlands to promote native plant species, and conducting several wetland restorations by breaking field tiles and filling drainage ditches. Implementation of forest management in compliance with Forest Certification to ensure ecological, social, and economic sustainability will also take place. Before any ditches are filled, the Department will research potential water levels to insure no neighboring private lands are affected. In addition, the property will be posted as open to the public for all NBOAs. Funding for property management will be through a combination of federal NAWCA funding, department seg funds, and pheasant, turkey, and waterfowl stamp revenue. The cropland on the parcel will be rented to local farmers who will provide some service in planting wildlife food plots and seeding nesting cover.

4. FINANCING:

\$50,000 City of Muskego and Big Muskego Lake Protection funds are anticipated.
\$175,932 federal NAWCA is anticipated.
\$244,069 State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$4,607,450	\$1,705,277

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

Established: 1999
Acres Purchased to Date: 546.08
Acquisition Goal: 3,800
Percent Complete: 14.37 %
Cost to Date: \$1,740,062.15

6. APPRAISAL 1:

Appraiser: Philip Vander Male
Valuation Date: April 16, 2012
Appraised Value: \$400,000
Highest and Best Use: Residential Site and Recreation

Allocation of Values:

- a. land: 93.86 acres @ \$4,262 per acre: \$400,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$3,854 - \$4,857 per acre

Appraisal Review:
Gregory Markus - 10/24/2012

APPRAISAL 2:

Appraiser: Linn Duesterbeck
Valuation Date: May 02, 2012
Appraised Value: \$460,000
Highest and Best Use: Agricultural and recreational land with at least one residence

Allocation of Values:

- a. land: 93.86 @ \$4,900 per acre: \$460,000
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$3,862 - \$5,320 per acre

Appraisal Review: Gregory Markus - 5/29/2012

APPRAISAL 3:

Appraiser: Tenny Albert
Valuation Date: October 20, 2012
Appraised Value: \$526,000
Highest and Best Use: Residential development, agricultural and recreation

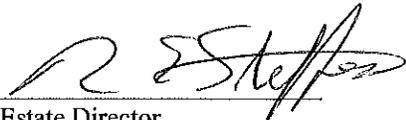
Allocation of Values:

- a. land: 93.86 @ \$5,600 per acre: \$526,000
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$5,100 - \$8,000 per acre

Appraisal Review: Gregory Markus - 11/12/2012

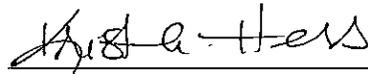
Comments: The three appraisal values were unusually divergent. Mr. Albert found recent sales were higher than those cited by the other two appraisers whose valuation dates were 5 or 6 months earlier. \$510,000 was the best price which could be negotiable.

RECOMMENDED:



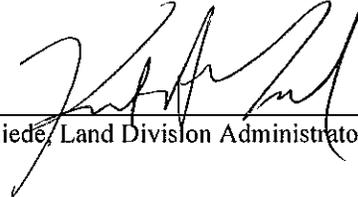
Richard E. Steffes, Real Estate Director

11-21-12
Date



Kristin A. Hess, Bureau of Legal Services

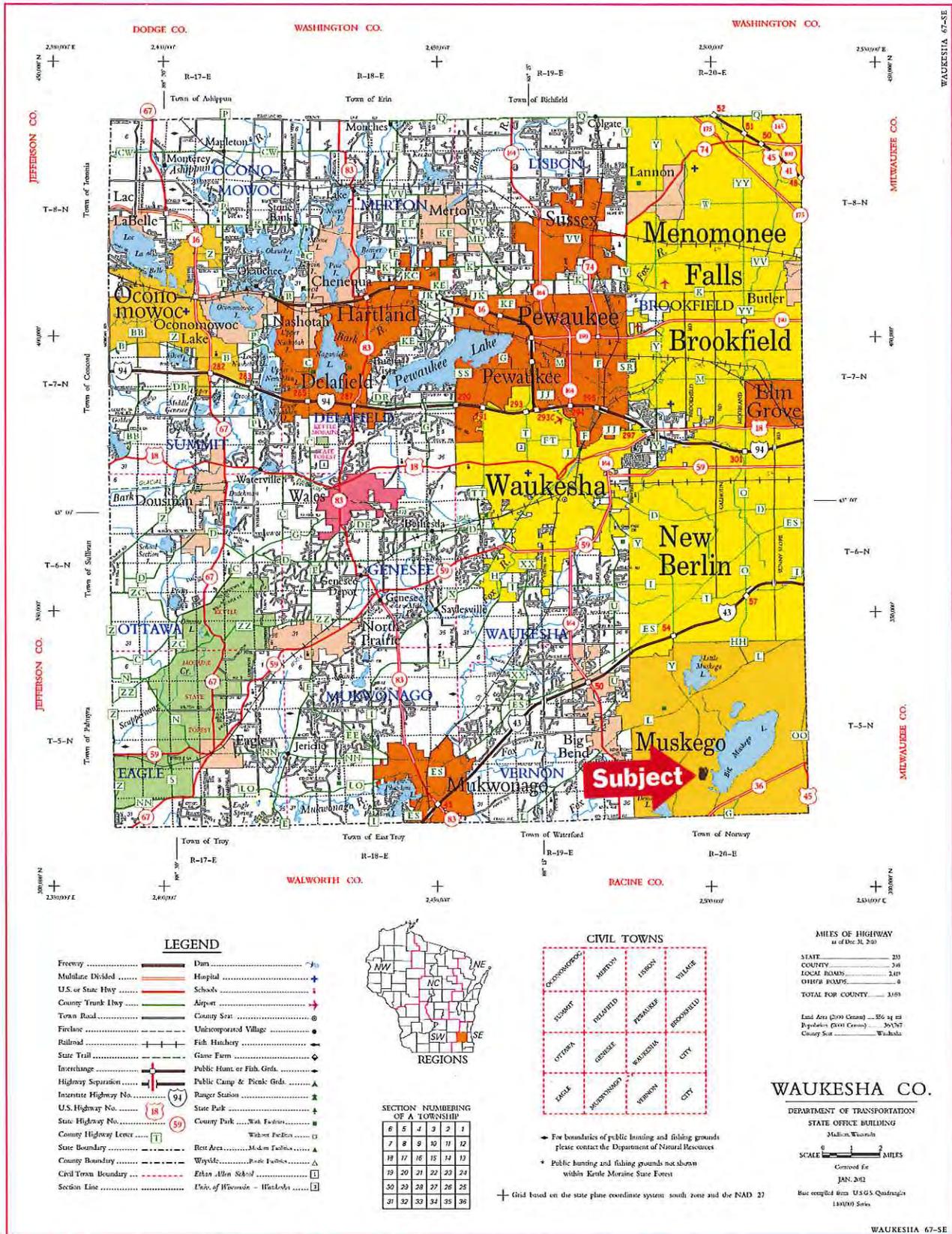
11/26/12
Date



Kurt Thiede, Land Division Administrator

11/28/12
Date

RES:



DODGE CO. **WASHINGTON CO.** **WASHINGTON CO.**

2500007 E 2400007 2400007 2500007 2500007 E

4000000 N R-17-E R-18-E R-19-E R-20-E 4000000 N

JEFFERSON CO. **MILWAUKEE CO.**

T-8-N T-8-N

4000000 4000000

T-7-N T-7-N

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4000000 4000000

T-6-N T-6-N

3500000 3500000

JEFFERSON CO. **MILWAUKEE CO.**

T-5-N T-5-N

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2500007 E 2400007 2400007 2500007 2500007 E

3000000 N R-17-E R-18-E R-19-E R-20-E 3000000 N

WALWORTH CO. **RACINE CO.**

LEGEND

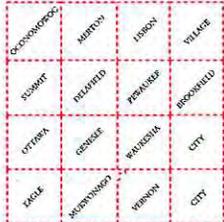
- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Gids.
- Public Camp & Picnic Gids.
- Ranger Station
- State Park
- County Park
- Winery Facility
- Rest Area
- Wayside
- Etan Allen School
- Units of Wisconsin - Hatched



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



MILES OF HIGHWAY as of Dec. 31, 2020

STATE 233
 COUNTY 248
 LOCAL ROADS 2,417
 OTHER ROADS 6
TOTAL FOR COUNTY 3,105

Land Area (2019 Census) 856 sq mi
 Population (2010 Census) 363,767
 County Seat Waukesha

WAUKESHA CO.

DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected to
 JAN. 2021

Base compiled from U.S.G.S. Quadrangle
 189000 Series

Rachel E. Lang
Revocable Trust Dated
June 18, 2010 - Fee
Big Muskego Lake
 Wildlife Area

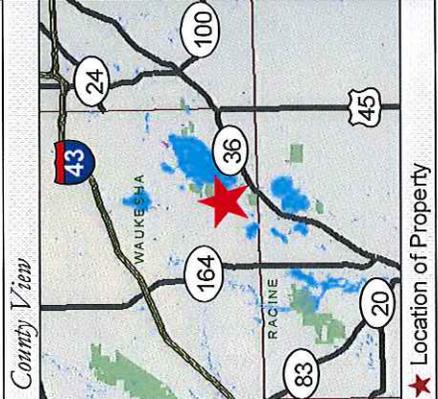
WM 60189

T5N R20E Sec 28
 Town of Muskego
 Waukesha County

93.86 Acres

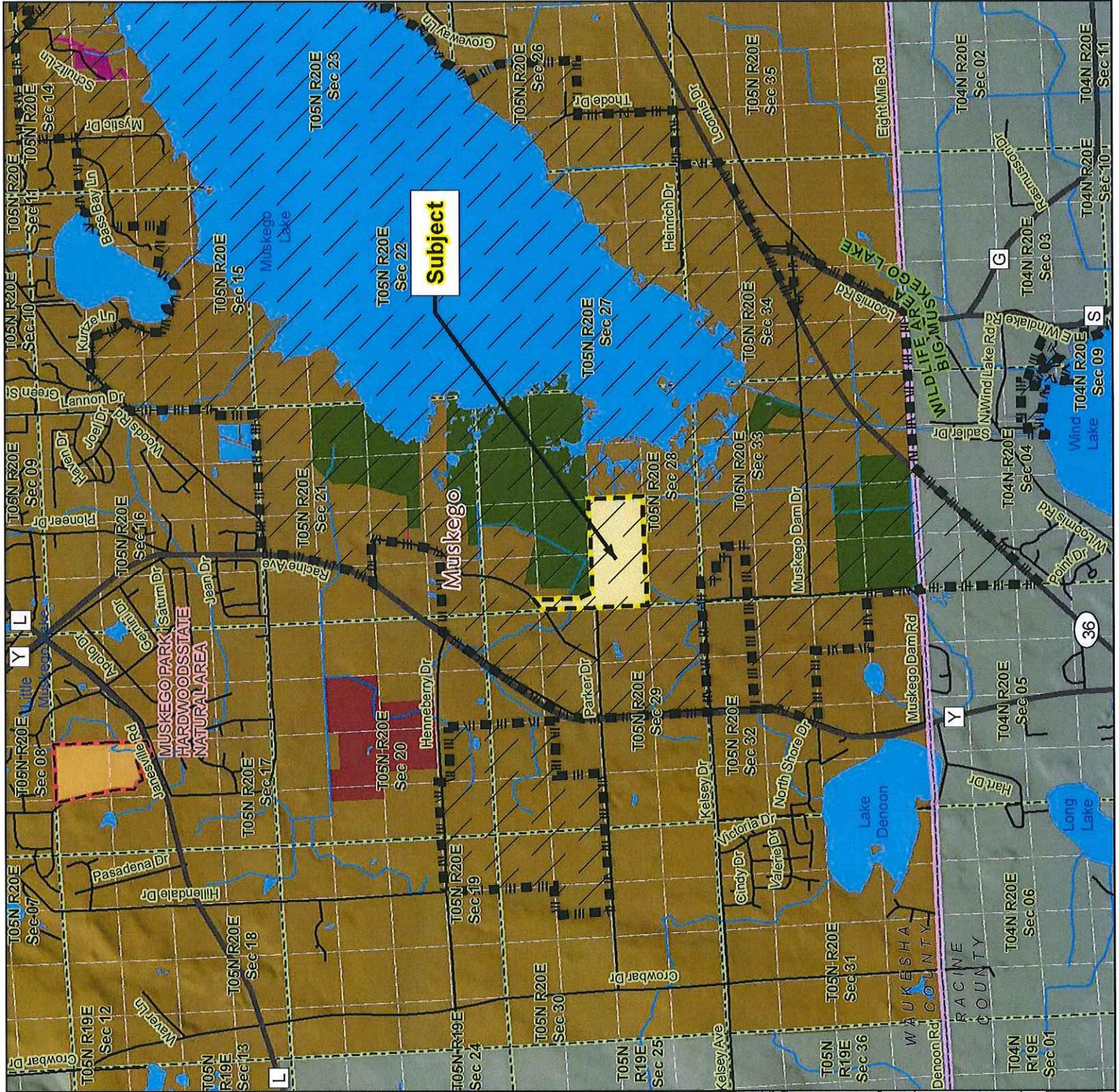


- WDNR Owned
 - WDNR Easement
 - DNR Project Boundary
 - County Forest Land
 - State Natural Area
 - PLSS Section Line
 - QQ Section Boundary
- Stewardship Grant Public Lands**
- Stew - Fee
 - Stew - Ease
- 0 0.5 Miles
- N



★ Location of Property

WISCONSIN DEPARTMENT
 OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Nov 16, 2012 kmh



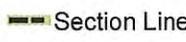
Rachel E. Lang Revocable Trust Dated June 18, 2010 - Fee

T5N R20E Sec 28, Town of Muskego, Waukesha County



Big Muskego Lake Wildlife Area

 Subject

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines


0 100 200 300 Feet


N




Nov 16, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands

