

SUBJECT: Easement Purchase – North Branch Milwaukee River Wildlife and Farm Heritage Area– Sheboygan County

FOR: JUNE 2016 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY:

The Department has obtained an option to purchase an 81 acre conservation easement from Mr. and Mrs. Raymond N. Mueller for \$186,500.00 for the North Branch Milwaukee River Wildlife and Farm Heritage Area. The property is located three miles northwest of Random Lake in Sheboygan County. The land is located entirely within the boundary of the North Branch Milwaukee River Wildlife and Farm Heritage Area and is adjacent to Department easements and fee title lands on the west and east. The parcel is accessible to the public from Abbott Drive and the Milwaukee River. The item is being submitted because the purchase price is over \$150,000.00.

The North Branch Milwaukee River Wildlife and Farming Heritage Area aims to preserve the strong agricultural farming tradition of the area, while maintaining wildlife habitat, restoring plant communities and wetlands, and providing recreational opportunities. Although located just outside of the Milwaukee Metropolitan area, this area is predominantly open and rural, with large wetland complexes, riparian corridors and agriculture dominating the landscape. The project area includes eight miles of the North Branch Milwaukee River and five tributary streams, expansive areas of floodplain forest, coniferous swamps, wetlands, three small lakes and large blocks of agricultural lands.

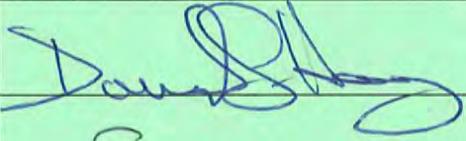
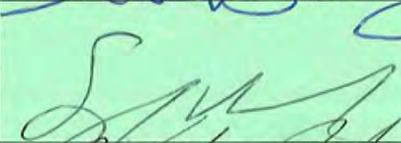
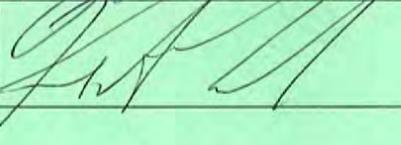
This 81 acre easement is comprised of cropland, wetlands, woodlands and has 1,320 feet of two bank frontage on the Milwaukee River. A parking area is proposed on the easement, which will provide parking for not only this easement, but also for the larger complex of Department ownership. The easement establishes a 100 ft. buffer on waterways on the property, to be maintained in permanent grass cover or other natural vegetation. The property and cropland will continue to be managed by the property owners. The property will be open to the public for hiking, nature observation, cross-country skiing, snowshoeing, hunting, trapping and fishing.

RECOMMENDATION: That the Board approve the purchase of the conservation easement from Mr. and Mrs. Raymond N. Mueller on 81.00 acres of land for \$186,500.00 for the North Branch Milwaukee River Wildlife and Farm Heritage Area in Sheboygan County.

LIST OF ATTACHED MATERIALS:

LIST OF ATTACHED MATERIALS (Check all that are applicable):

- Background Memo
- Maps and Documents

Approved By	Signature	Date
C. Thompson <i>DOUG HAAG</i> Bureau Director		6-8-16
Sanjay Olson Division Administrator		6/10/16
Cathy Stepp, Secretary		6/8/16

CORRESPONDENCE/MEMORANDUM

DATE: June 8, 2016 FILE REF: WM 60397
 TO: Natural Resources Board
 FROM: Cathy Stepp
 SUBJECT: Proposed Easement on the Mr. and Mrs. Raymond N. Mueller Tract, File # WM 60397

1. PARCEL DESCRIPTION:

NORTH BRANCH MILWAUKEE RIVER WILDLIFE AND FARM HERITAGE AREA
 Sheboygan County

Grantor:

Mr. and Mrs. Raymond Mueller
 W6698 Abbott Drive
 Random Lake, WI 53075

Acres: 81.00

Price: \$186,500.00

Interest: Easement

Improvements: Residence & Farm Buildings

Location: The tract is located three miles west-northwest of Village of Random Lake in Sheboygan County.

Land Description: The subject land level near the Milwaukee River and increasing to hilly elevation on the southern portion of the property.

Covertypes Breakdown:

Type	Acreage
Building Site	2.00
Wetland	6.00
Cropland	40.00
Lowland Woodland	23.00
Grass / Pasture	10.00
Total:	81.00

Zoning: A-1 with northwest portion being A-2

Present Use: Agriculture and recreation

Proposed Use: Agriculture and public recreation

Tenure: 7 years. Has been within family ownership for decades.

Option Date: May 26, 2016

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. Physical features of the property may not be conducive to all of these activities.

2. JUSTIFICATION:

The Department has obtained an option to purchase an 81 acre conservation easement from Mr. and Mrs. Raymond N. Mueller for \$186,500.00 for the North Branch Milwaukee River Wildlife and Farm Heritage Area.



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3. LAND MANAGEMENT:

The Department will maintain signage, develop and maintain a 50'x50' parking lot at an estimated cost of \$2,640.00, and do annual compliance/monitoring checks on the property. The rest of the property, specifically the cropland, will continue to be managed by the landowner or their renter. The property will be open to the five NBOA's.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$5,360,000.00	\$693,200.00

5. ACQUISITION STATUS OF THE NORTH BRANCH MILWAUKEE RIVER WILDLIFE AND FARM HERITAGE AREA:

Established: 2002

Acres Purchased to Date: 721.91

Acquisition Goal: 19,487.00

Percent Complete: 3.70 %

Cost to Date: \$4,359,773.00

6. APPRAISAL:

Appraiser: Michael Stone

Valuation Date: January 23, 2015

Appraised Value: \$356,800.00

Highest and Best Use: Rural Residential

Allocation of Values:

Before Value:	\$356,800.00
<u>After Value:</u>	<u>\$170,300.00</u>
Easement:	\$186,500.00

Appraisal Review:

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Jolene Brod

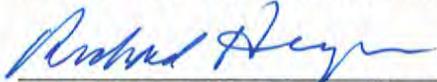
Date: 5/5/2016

RECOMMENDED:



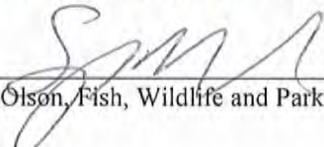
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

6-8-16
Date



Richard W. Henneger, Bureau of Legal Services

6/8/16
Date



Sanjay Olson, Fish, Wildlife and Parks Division Administrator

6/10/16
Date

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CALUMET CO.

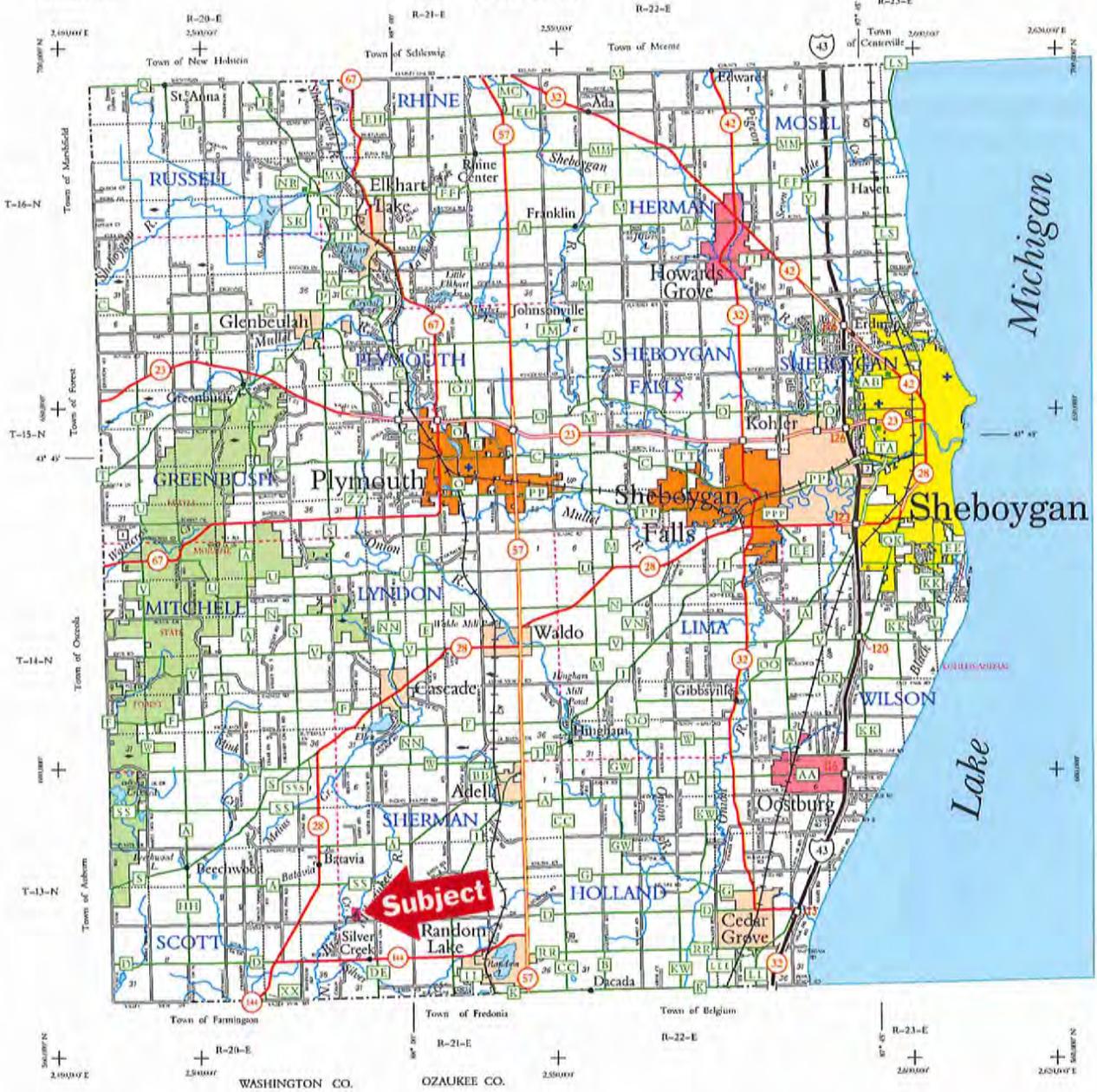
MANITOWOC CO.

SHEBOYGAN 59-NE

CALUMET CO.

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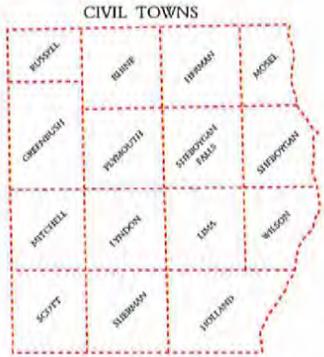
LEGEND

- Freeway
 - Multilane Divided
 - U.S. or State Hwy
 - County Trunk Hwy
 - Town Road
 - Firelane
 - Railroad
 - State Trail
 - Interchange
 - Highway Separation
 - Intercity Highway No.
 - U.S. Highway No.
 - State Highway No.
 - County Highway Letter
 - State Boundary
 - County Boundary
 - Civil Town Boundary
 - Section Line
- Dam
 - Hospital
 - Airport
 - County Seat
 - Unincorporated Village
 - Fish Hatchery
 - Game Farm
 - Public Hunt or Fish Grds
 - Public Camp & Picnic Grds
 - Ranger Station
 - State Park
 - County Park
 - Wobser Facility
 - Rest Area
 - Wayside
 - Kittie Ahrens Correctional Facility
 - Units of Wisconsin - Sheboygan



SECTION NUMBERING OF A TOWNSHIP

6	8	4	2	1	
7	9	3	10	11	12
18	17	16	15	14	13
18	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



MILES OF HIGHWAY as of Dec. 31, 2003

STATE	.....	196
COUNTY	.....	491
LOCAL ROADS	.....	944
OTHER ROADS	.....	0
TOTAL FOR COUNTY	.....	1631

Land Area (200 Census) 519 sq mi
 Population (200 Census) 10997
 County Seat Sheboygan

SHEBOYGAN CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected for
JAN. 2006

Date compiled from U.S.G.S. Quadrangle
139,000 Series

→ For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
 + Grid based on the state plane coordinate system, south zone and the NAD 27

**Raymond Mueller -
Fee Title**

North Branch
Milwaukee River
Wildlife and Farm
Heritage Area

WM 60397

T13N R21E Sec 19
Town of Sherman
Sheboygan County

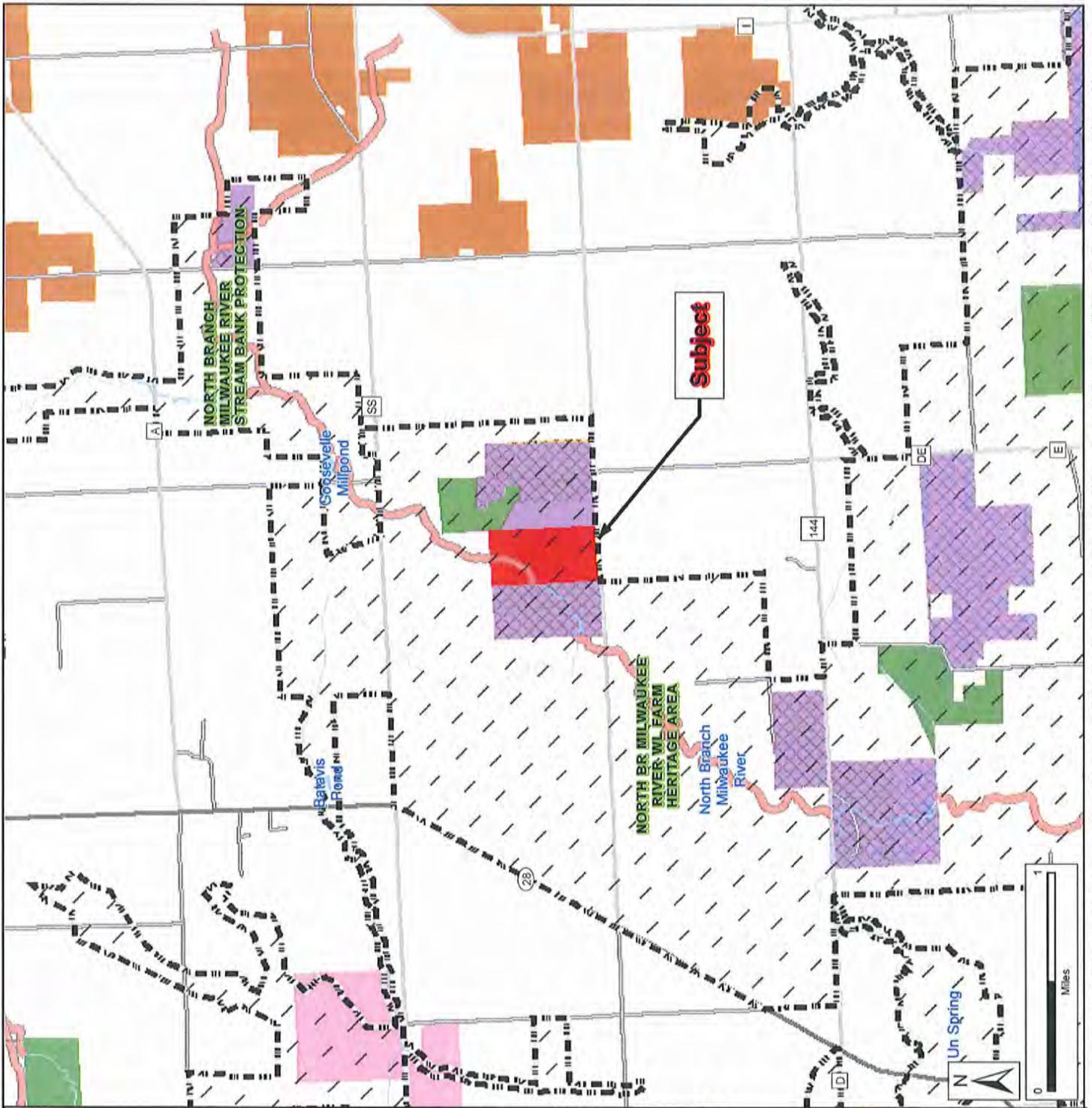
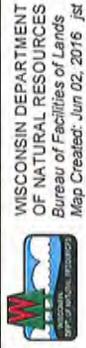
Subject

- Project Boundary Not Subject to Act 20 JFC Review
- DNR Fee Title
- DNR Easement
- DNR Easement Closed to Public Access
- Voluntary Public Access Land
- NRCS - FRPP (Farm & Ranch Lands Protection Program - Closed to public access)
- U.S. Fish & Wildlife Service
- Streambank Eligible Streams

Regional View



Location of Property

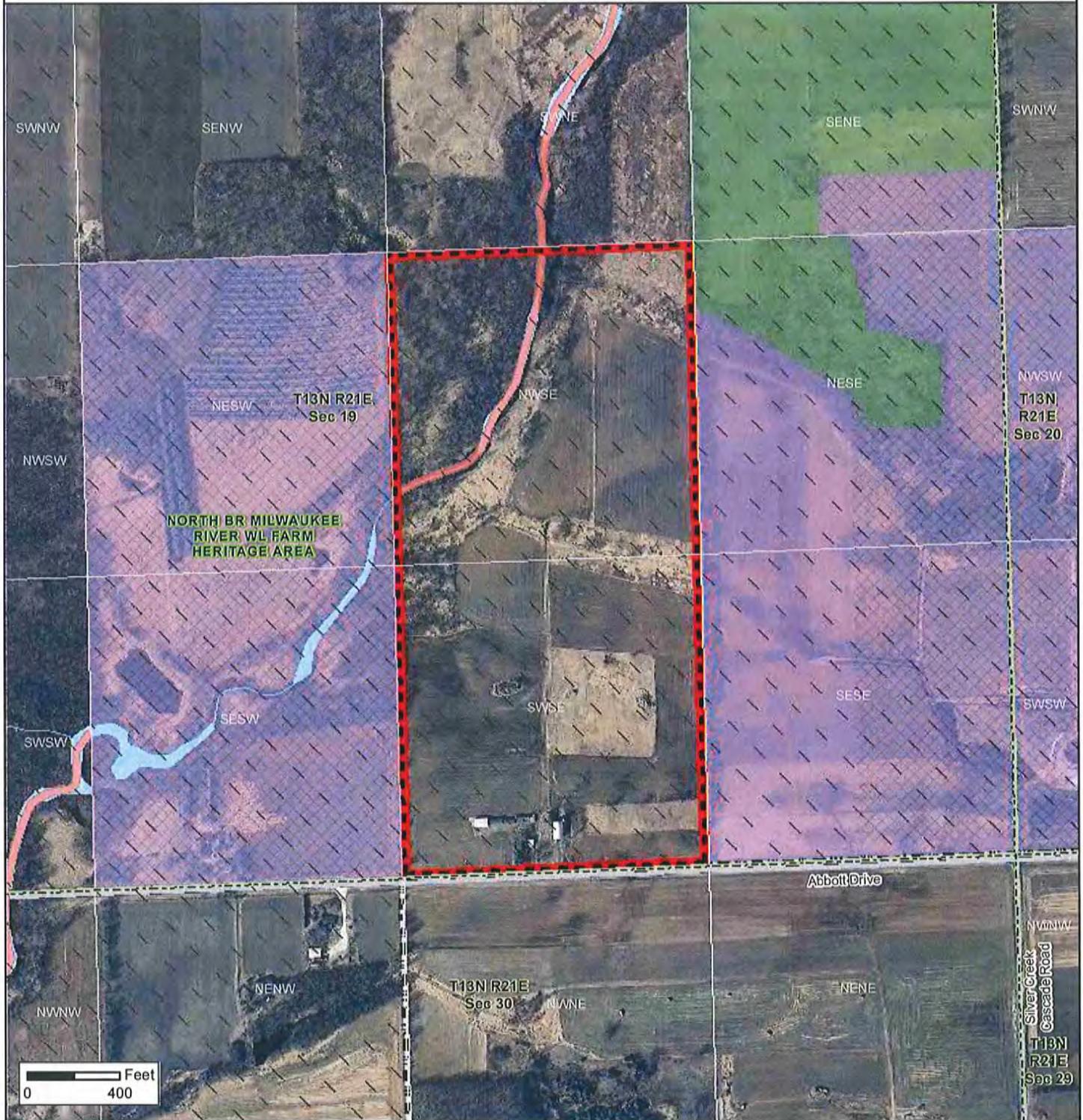


The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, completeness, or legality of the information depicted on this map.

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Raymond Mueller - Fee Title

T13N R21E Sec 19, Town of Sherman, Sheboygan County



North Branch Milwaukee River Wildlife and Farm Heritage Area

 Subject

-  Project Boundary Not Subject to Act 20 JFC Review
-  DNR Fee Title
-  DNR Easement
-  DNR Easement Closed to Public Access

-  FRPP
-  Streambank Eligible Streams
-  Section Boundary
-  QQ Section Boundary

 N



Jun 02, 2016 jst

Real Estate Section
Bureau of Facilities and Lands

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101 S Webster St, Madison, WI to W6719 Abbott Dr, Random Lake, WI 53075

Drive 87.4 miles, 1 h 44 min



101 S Webster St

Madison, WI 53703

- ↑ 1. Head northwest on S Webster St toward E Main St

26 s (0.1 mi)

Follow E Washington Ave, US-151 N and State Hwy 33 Trunk E/WI-33 E to Co Rd TW in Williamstown

1 h 4 min (54.6 mi)

- ↗ 2. Use any lane to turn right at the 2nd cross street onto E Washington Ave

6.7 mi

- ↑ 3. Continue onto US-151 N

33.7 mi

- ↘ 4. Take exit 132 for WI-33 E toward Beaver Dam/Horicon

0.1 mi

- ↗ 5. Turn right onto State Hwy 33 Trunk E/WI-33 E

9.0 mi

- ↖ 6. Turn left onto Main St

0.3 mi

- ↑ 7. Continue onto Hwy 33

466 ft

- ↑ 8. Continue onto Barstow St

0.2 mi

7

- ↑ 9. Continue onto Vine St 0.1 mi
- ↗ 10. Turn right onto E Lake St 0.5 mi
- ↖ 11. Turn left onto WI-28 E/Clason St 3.9 mi
 - 📍 Continue to follow WI-28 E

Continue on Co Rd TW to Theresa

- ↖ 12. Turn left onto Co Rd TW 12 min (8.9 mi)
- ↑ 13. Continue onto Main St 2.7 mi
- ↖ 14. Turn left onto Co Rd Y 0.2 mi
- ↗ 15. Turn right 0.1 mi
- 6.0 mi

Follow WI-28 E to Abbott Dr in Scott

- ↑ 16. Continue onto WI-28 E 26 min (22.2 mi)
- ↗ 17. Turn right onto US-45 S 10.8 mi
- ↖ 18. Turn left onto WI-28 E/Main St 0.6 mi
 - 📍 Continue to follow WI-28 E
- ↖ 19. Turn left onto WI-144 N/WI-28 E 5.8 mi
 - 📍 Continue to follow WI-28 E
- ↗ 20. Turn right onto Abbott Dr 4.9 mi
- 2 min (1.6 mi)

W6719 Abbott Dr

Random Lake, WI 53075

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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