Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3 C11

SUBJECT: LAND ACQUISITION – WATERLOO WILDLIFE AREA– DODGE COUNTY

FOR: 2008 DECEMBER BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 61.21 acres of land from William R. Hubacher for $184,000.00 for the Waterloo Wildlife Area in Dodge County. The item is being submitted because the price exceeds $150,000.

The Waterloo Wildlife Area is located in south central Wisconsin and encompasses over 5000 acres. It is within a reasonably short driving distance of both Madison and Milwaukee, and is heavily used for recreational pursuits. Waterloo Wildlife Area has been renowned by generations of bird hunters as a favorite spot to hunt pheasants, and over the last decade, the wildlife area has become increasingly popular for deer, turkey and waterfowl hunters as well. Other activities that are popular in the wildlife area include cross country skiing, hiking and nature study. Geology, wetland management, prairie restoration and the identification, protection and management of rare species are some of the topics that are studied here.

The property is primarily wetland and lowland timber and there is 1,300 feet of frontage on the Crawfish River. The property abuts department land on its south and west sides and will block in well with other department lands. Acquisition of the Hubacher property will provide more opportunities for recreation in an area that is becoming increasingly developed and less accessible for public recreation.

Acquisition of the Hubacher property will protect and enhance wildlife habitat, consolidate state ownership, and provide opportunities for public recreation

RECOMMENDATION: That the Board approve the purchase of 61.21 acres of land for $184,000.00 for the Waterloo 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/8 — Date 11/11/08

Secretary, Matthew J. Frank - AD/8 — Date 11/14/08

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
T. Hauge - WM/6
L. Eagan – SCR/Fitchburg

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

FILE REF: WM 60022

DATE: November 10, 2008

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, William R. Hubacher Tract, File # WM 60022, Option Expires February 6, 2009

1. PARCEL DESCRIPTION:

Waterloo Wildlife Area
Dodge County

Grantor:

William Hubacher
W10950 Port Road
Reeseville, WI 53579

Acres: 61.21
Price: $184,000.00
Appraised Value: $184,000.00
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Dodge County four miles northeast of Waterloo.

Land Description: The land is level lowland.

Covertype Breakdown:	Type:	Acreage:
	Lowland/Woodland	61.21

Zoning: Agriculture
Present Use: Recreation
Proposed Use: Wildlife Management and Public Recreation
Tenure: 10 years
Property Taxes: $1,686.13
Option Date: October 10, 2008

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 proposes to purchase the 61.21-acre Hubacher property in Dodge County for the Waterloo Wildlife Area. The parcel is located in southeastern Dodge County and lies entirely within the project boundary. It is bordered by department land on the south and west and has 1,300 feet of frontage on the Crawfish River to the west. The parcel consists of lowland hardwoods and floodplain, which provide good habitat for many waterfowl birds and furbearers alike. Public access to the parcel is provided through the Department lands to the south and via the river. In addition, department staff will be granted access rights via an easement across private lands to the east. Acquisition will provide opportunities for public recreation, allow wildlife management, and consolidate state ownership in this area.

The Waterloo Wildlife Area is located in south-central Wisconsin and encompasses over 5,000 acres. The wildlife area is included in the Glacial Heritage Area study area. It is within a reasonably short driving distance of both Madison and Milwaukee, and is heavily used for recreational pursuits. The Waterloo

Wildlife Area has been renowned by generations of bird hunters as a favorite spot to hunt pheasants, and over the last decade, the wildlife area has become increasingly popular for deer, turkey and waterfowl hunters as well. Other activities that are popular in the wildlife area include cross-country skiing, hiking and nature study. Geology, wetland management, prairie restoration and the identification, protection and management of rare species are some of the topics that are studied here.

The Department recommends acquisition of the Hubacher property to allow management of the area for wildlife, protect and enhance wildlife habitat, consolidate state ownership, and provide opportunities for public recreation

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$4,000,000	$723,100

4. ACQUISITION STATUS OF THE WATERLOO WILDLIFE AREA:

Established: 1947
Acres Purchased to Date: 5,390.67
Acquisition Goal: 6,000.00
Percent Complete: 89.84
Cost to Date: $1,397,374.62

5. APPRAISAL:

Appraiser: Michael Augustyn
Valuation Date: June 26, 2008
Appraised Value: $184,000.00
Highest and Best Use: Recreation

Allocation of Values:

a. land: 61.21 acres @ $3,006.04 per acre: $184,000.00
b. market data approach used, three comparable sales cited
c. adjusted value range: $2,936.00 to $3,250.00

Appraisal Review: Paul Scott – September 4, 2008

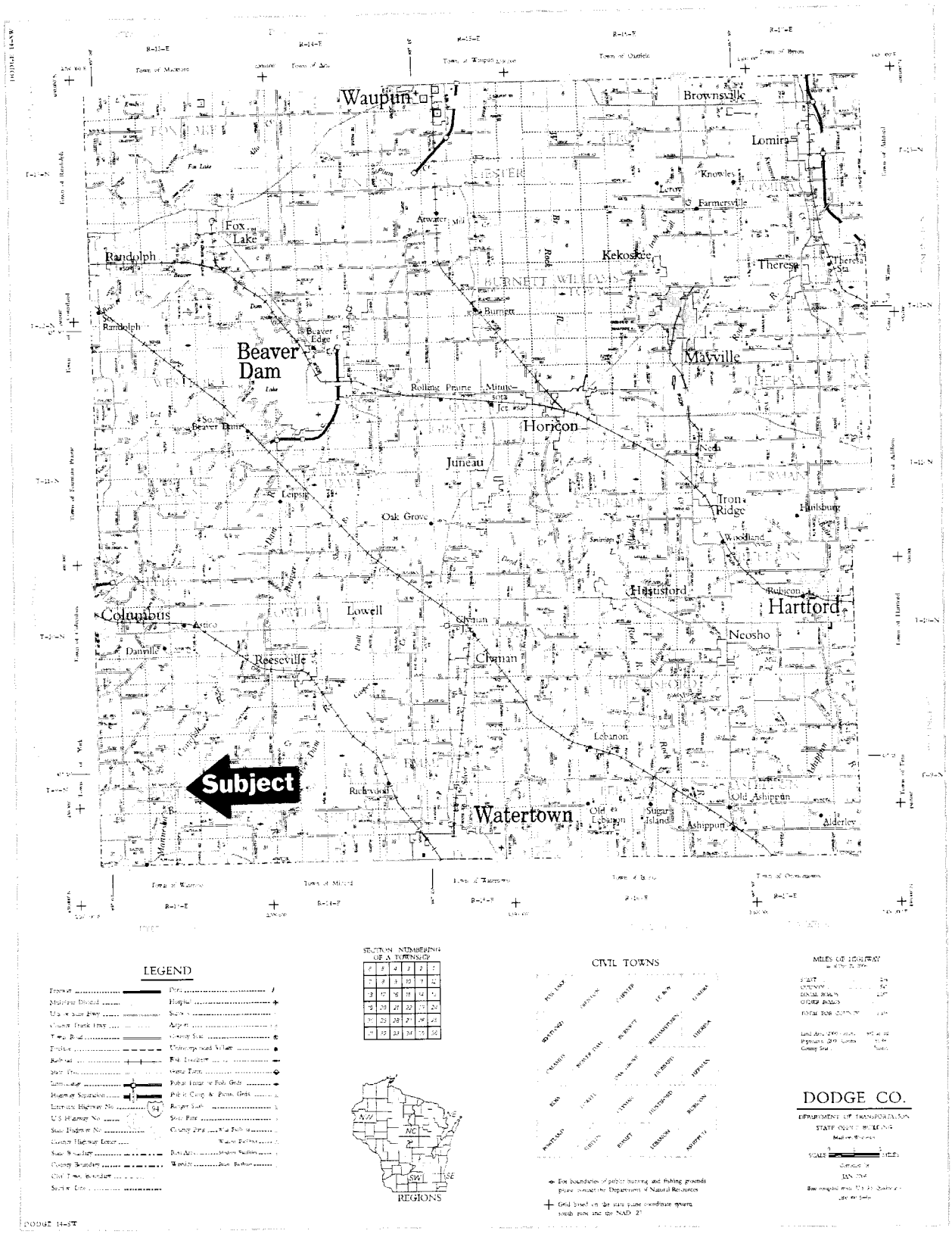
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville
Bureau of Legal Services — Date 11/11/08

Laurie Osterndorf — Date 11/11/08

RES:ch


Waupun
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Mayville
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Juneau
Iron Ridge
Hustisford
Hartford
Columbus
Lowell
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Watertown
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Ashippun
Alderley
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CIVIL TOWNS
MILES OF HIGHWAY
REGIONS
DODGE CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
DODGE 14-5T

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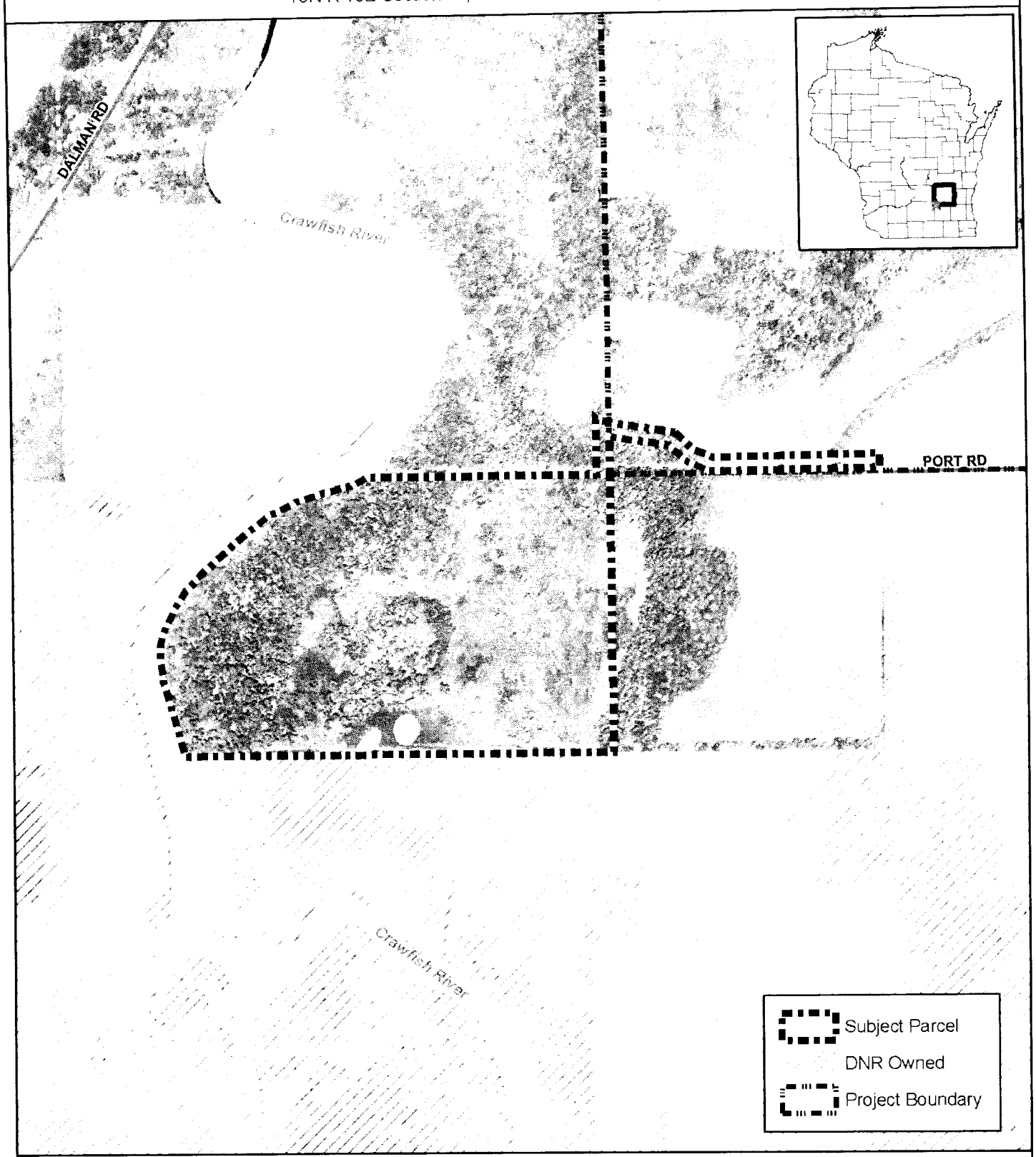
William R. Hubacher Property and Easement

T9N R 13E Section 22, Town of Portland, Dodge County



0 0.125 0.25 0.375 0.5 Mile

N

Created by Bureau of Facilities and Lands
Real Estate Section
November 6, 2008

WATERLOO WILDLIFE AREA

Owned Land

Eased Land

Leased Land

Project Boundary

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

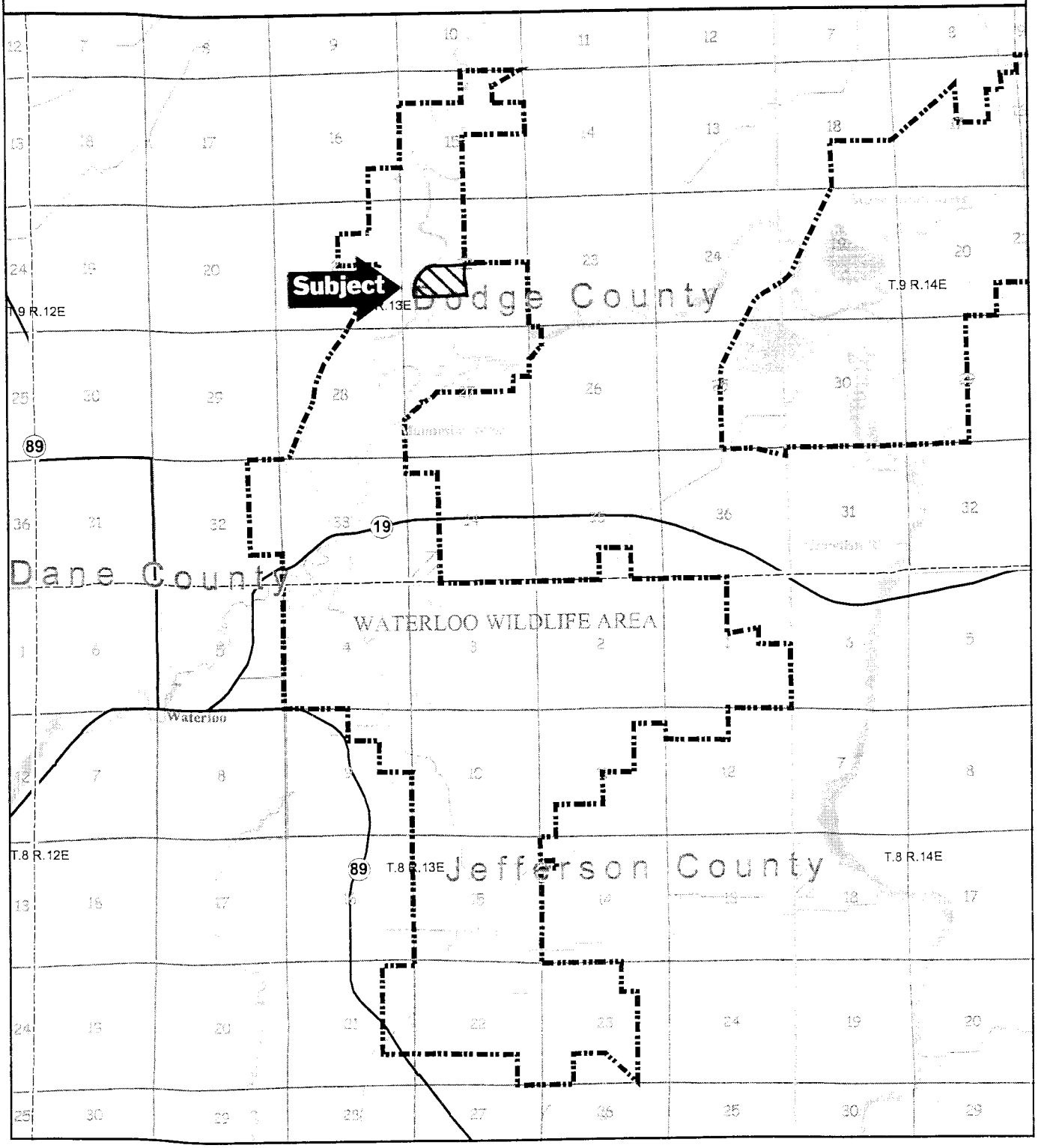
Apr 26, 2005

Miles
0.4 0.2 0 0.4

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 (BFL), 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 a 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/cs/servicecenterlocations.htm

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