

SUBJECT: LAND ACQUISITION –STATEWIDE FISHERIES HABITAT PROGRAM – SHAWANO COUNTY

FOR: JANUARY 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department proposes to purchase the 5.1-acre Mudgett parcel for the Statewide Fisheries Habitat Program. The parcel is located along the north shore of Shawano Lake in eastern Shawano County. Shawano Lake is one of the largest, most unique and heavily used inland lakes in northeastern Wisconsin. The parcel adjoins private ownership to the east and west with surrounding area being quite built up. The subject parcel is one of the few undeveloped lots on the lake with wetland vegetation lining the 352 feet of shoreline. The parcel is important from a fisheries perspective due to the undeveloped nature of the lakeshore and undisturbed littoral zone.

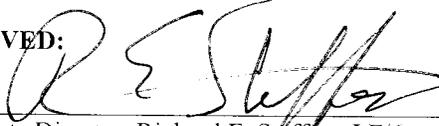
The focus of the Statewide Habitat Program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. The water resource targeted for protection contains habitat such as spawning areas critical to fish species intended for management. The parcel will help maintain production of important fish species through protection of lands encompassing the critical habitat as well as safeguard critical habitat from destruction from incompatible land use, such as risk of erosion or non-point source pollution.

RECOMMENDATION: That the Board approve the purchase of 5.1 acres of land for \$190,000 for the Statewide Fisheries Habitat program in Shawano County.

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

12-28-07

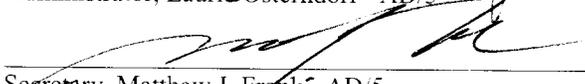
Date



Administrator, Laurie Osterndorf - AD/5

12/28/07

Date



Secretary, Matthew J. Frank - AD/5

1/3/08

Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/5
 M. Staggs, FH/4
 R. Kazmierczak – NER/Green Bay

DATE: December 27, 2007

FILE REF: FI-2885

TO: Governor Doyle

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, Mudgett Tract, File # FI-2885.
Option Expires February 20, 2008

1. PARCEL DESCRIPTION:

Statewide Fisheries Habitat Area Program
Shawano County

Grantor:

Sharon Mudgett
1312 Glendale Avenue
Appleton, WI 54911

Acres: 5.1

Price: \$190,000

Appraised Value: \$190,000

Interest: Purchase in fee.

Improvements: None

Location: The tract is located along the north shore of Shawano Lake in eastern Shawano County. The City of Green Bay is located 38 miles to the southeast. Shawano is across the lake to the southwest.

Land Description: The subject area is fairly level and covered with brush and woods.

Water: The subject has 352 feet of frontage along the north shore of Shawano Lake.

Covertypes Breakdown:

<u>Type</u>	<u>Acreage</u>
Building Site	0.25
Lowland Woodland	3.50
Lowland Brush	<u>1.35</u>
TOTAL	5.10

Zoning: Residential with a 20,000 square foot minimum lot size.

Present Use: Vacant Land

Proposed Use: Fisheries Habitat Protection

Tenure: Long-term family ownership

Option Date: October 23, 2007

2. JUSTIFICATION:

The Department proposes to purchase the 5.1-acre Mudgett parcel for the Statewide Fisheries Habitat Area. The parcel is located along the north shore of Shawano Lake in eastern Shawano County. The parcel adjoins private ownership to the east and west with surrounding area being quite built up. The shape of the subject is three lots roughly rectangular with the water frontage along the south side being slightly wider than the north side along Stark Road. Only the most easterly lot is a buildable residential site. The remaining two lots are not buildable although they are good for recreational access to the lake.

Shawano Lake is one of the most unique and heavily used natural resources in our area. With the exception of the Lake Winnebago system, it is the largest inland lakes in northeast Wisconsin. The shorelines are heavily developed with dense residential housing surrounding most of the lake. Boating, swimming, water skiing, bird watching, hunting, etc., are all popular recreational activities on the lake. It receives an extraordinary amount of fishing pressure throughout the year with open water anglers pursuing largemouth bass, walleye, musky and panfish and ice fishermen concentrating on northern pike and panfish. In addition, Shawano Lake hosts between 12 to 20 major fishing tournaments on an annual basis. In order to sustain this highly productive fishery, Shawano Lake possesses an extensive littoral zone that includes a high diversity of submergent aquatic vegetation. Undisturbed near-shore habitat is very limited in Shawano Lake and currently there are only two extensive areas (both protected since being acquired by the DNR) and several smaller sites (including the Mudgett property). Several species of state-listed endangered or threatened animals and plants are found in Shawano Lake. Nesting bald eagles and ospreys are also found on the lake.

From a fisheries standpoint, the Mudgett property has high importance. First, undisturbed near-shore habitat in Shawano Lake is very limiting. During a department staff site visit in June of 2006, spawning habitat was readily apparent for northern pike (emergent rushes, cattails and submergent vegetation) and there was also a high number of bass and bluegill using the area for spawning. The emergent/submergent vegetation is very high quality with the presence of several sedges, hardstem bulrush, giant reed, water celery, arrowhead, pickerelweed, northern milfoil, coontail, and several pondweed species. It was clear that this undeveloped shoreline is important since the areas to either side of the property were developed and devoid of aquatic macrophytes and fish.

The focus of the Statewide Habitat Program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. The water resource targeted for protection contains critical habitat such as spawning areas critical to the fish species intended for management. The parcel will maintain production of important fish species through protection on lands encompassing the critical habitat; and the parcel will safeguard critical habitat from destruction through incompatible land use, such as risk of erosion or non-point source pollution.

The Department recommends acquisition of the Mudgett tract to enhance recreational opportunities in this rapidly urbanizing area of the state, to protect and improve the water quality of the Shawano Lake, improve habitat for fish and wildlife and protect the natural shoreline along this parcel.

3. FINANCING:

State Stewardship funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,100,000	\$85,561

4. ACQUISITION STATUS OF THE STATEWIDE FISH HABITAT AREA:

Established: 1969
Acres Purchased to Date: 700.55
Acquisition Goal: 1,082.61 acres
Percent Complete: 65%
Cost to Date: \$1,350,198

5. APPRAISAL:

Appraiser: Christopher Sherbert/Dave Steiro (Private Appraisers)
Valuation Date: June 20, 2007
Appraised Value: \$190,000
Highest and Best Use: Residence and Recreation

Allocation of Values:

- a. land buildable lot: \$145,000 and \$55,000 for the two recreational lots
- b. subdivision and market data approach used. 6 comparable sales cited
- c. adjusted value range: \$125,100 to \$175,000 per lot

Appraisal Review: Phil Lepinski, August 27, 2007

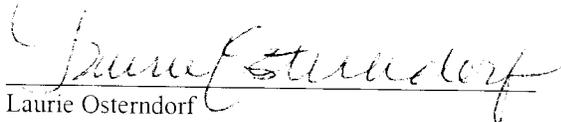
RECOMMENDED:


Richard E. Steffes

12-28-07
Date


Bureau of Legal Services

12/28/07
Date


Laurie Osterndorf

12/28/07
Date

RES:dv

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

**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

Mudgett Property

Statewide Fishery Habitat

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased

-  Ice Age Trail
-  Project Boundary
-  Open Water

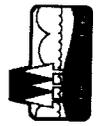


The DNR manages lands to provide a wide variety of uses and benefits to the public. The DNR's management of lands is based on the public trust doctrine, which requires the DNR to manage lands for the benefit of the people of the State of Wisconsin. The DNR's management of lands is based on the public trust doctrine, which requires the DNR to manage lands for the benefit of the people of the State of Wisconsin. The DNR's management of lands is based on the public trust doctrine, which requires the DNR to manage lands for the benefit of the people of the State of Wisconsin.

The DNR's management of lands is based on the public trust doctrine, which requires the DNR to manage lands for the benefit of the people of the State of Wisconsin. The DNR's management of lands is based on the public trust doctrine, which requires the DNR to manage lands for the benefit of the people of the State of Wisconsin. The DNR's management of lands is based on the public trust doctrine, which requires the DNR to manage lands for the benefit of the people of the State of Wisconsin.

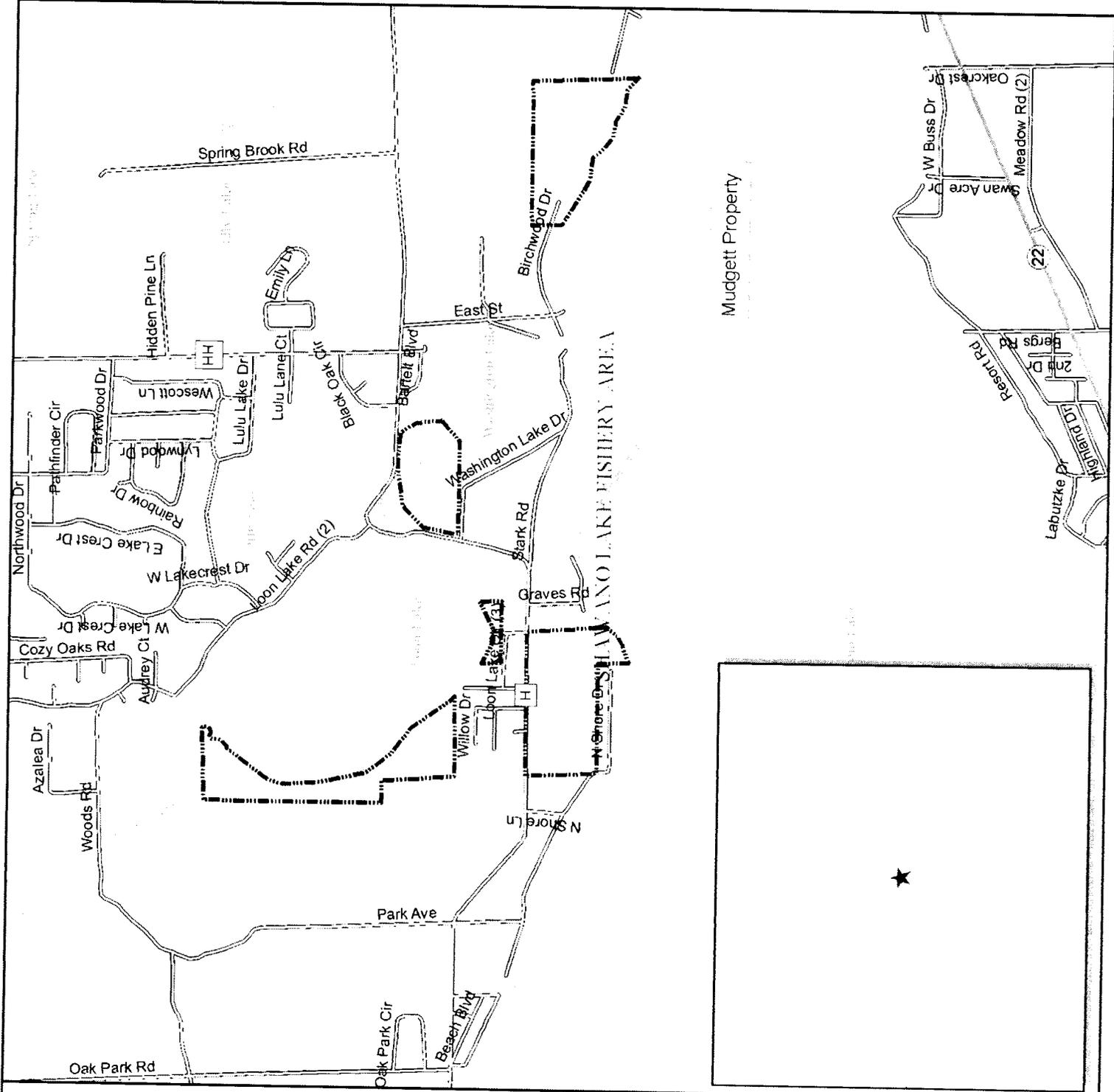
The DNR's management of lands is based on the public trust doctrine, which requires the DNR to manage lands for the benefit of the people of the State of Wisconsin. The DNR's management of lands is based on the public trust doctrine, which requires the DNR to manage lands for the benefit of the people of the State of Wisconsin.

STATE OF WISCONSIN DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

November 18, 2017



Mudgett Property

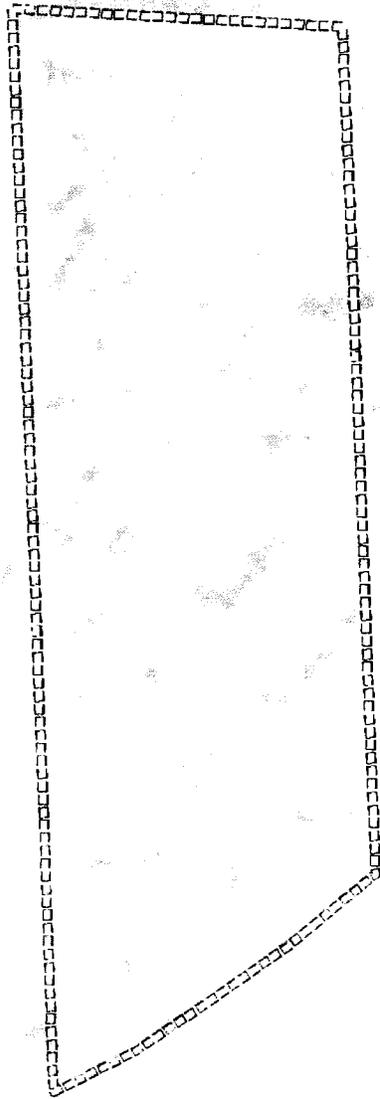
Mudgett Property

T 27N R 16E Section 13, Town of Wescott, Shawano County

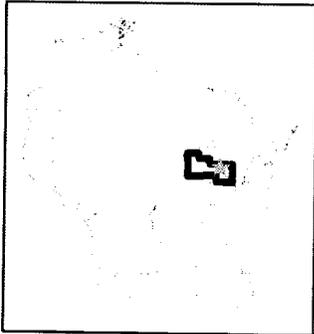
 Subject Parcel

 DNR Owned Land

 DNR Eased Land



Note: Due to spatial differences between the aerial photo and other GIS layers, the location of the property needs to be confirmed on the ground.



Created by Bureau of Facilities and Lands
Real Estate Section
November 26, 2007

