

SUBJECT: Land Transfer and Project Boundary Modification – Lodi Marsh Wildlife Area–Dane County

FOR: JUNE 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: Dane County, through the Dane County Airport, has offered to transfer 63.2 acres to the Department for the Lodi Marsh Wildlife Area. State land borders on the north and west sides of the parcel. The item is being submitted because it is located outside the project boundary.

This property was acquired by the airport in 1995 as a wetland mitigation site and is composed primarily of wetland consisting of lowland grasses and brush. It includes 2,285 feet of two bank frontage along Spring Creek. This transfer from Dane County will contain deed restrictions to protect the wetland hydrology of the site.

The Lodi Marsh Wildlife Area, established in 1958, is located approximately 25 miles north of Madison. Measuring approximately 1,200 acres, the wetland complex is managed for waterfowl and pheasant habitat. Because of its close proximity to Madison and Lodi, the Wildlife Area is used frequently for public waterfowl and pheasant hunting, along with trout fishing, trapping, hiking, nature observation, and cross country skiing.

Spring Creek is a Class II trout stream with approximately 10 miles of trout water. The stream eventually flows into Okee Bay of Lake Wisconsin and supports a very good population of brown trout and rainbow trout. It is a very popular trout fishing destination, with much of the riparian corridor publicly owned and accessible through WDNR Fish Management easements as well as WDNR owned lands. There has been extensive trout stamp funded habitat improvement projects completed on various stretches of the stream which have greatly improved the fishing and the access to the stream.

Lodi Marsh is vital to the water quality of Spring Creek. This large headwater wetland component filters the surface water runoff, protecting the stream from fine sediment infiltration that covers rocky substrate and suffocates fish eggs and aquatic invertebrates, as well as preventing the introduction of excess nutrients that strip dissolved oxygen from the water. These wetlands also help recharge the groundwater aquifer that supplies the surface springs and the coldwater flow of Spring Creek.

This parcel will be managed by Wildlife Management staff as part of the Lodi Marsh Wildlife Area for waterfowl and pheasant habitat, along with fisheries habitat. This will be accomplished under the existing budget with no additional land management funds required.

This transfer will provide increased opportunities for the management of fisheries habitat and provide additional public recreational access to the Lodi Marsh Wildlife Area.

RECOMMENDATION: That the Board accept the transfer of 63.2 acres and approve modification of the Lodi Marsh Wildlife Area project boundary to include the parcel.

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:

Richard E. Steffes
Real Estate Director, Richard E. Steffes - LF/6

6-1-12
Date

Kurt Thiede
Administrator, Kurt Thiede - AD/8

6/7/12
Date

Cathy Stepp
Secretary, Cathy Stepp - AD/8

6/6/12
Date

cc: S. Miller – LF/6
R. Steffes – LF/6

L. Ross – AD/8
T. Hauge – WM/6

M. Aquino - Fitchburg

CORRESPONDENCE/MEMORANDUM

DATE: June 1, 2012
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Transfer, Dane County, Wisconsin Tract, File # WM 60174,

FILE REF: WM 60174

1. PARCEL DESCRIPTION:

Lodi Marsh Wildlife Area
 Dane County

Grantor:

Dane County
 C/o Rodney Knight
 4000 International Lane
 Madison, WI 53704

Acres: 63.2Price: \$0 (transfer)Appraised Value: N/AInterest: Fee simpleImprovements: NoneLocation: The property is located 3 miles south of Lodi in Dane County.Land Description: The subject land is lowland grasses and brush lying adjacent to a marsh and includes 2,285 feet of two bank frontage along Spring Creek.Covertypes Breakdown:

Type	Acreage
Brush	5
Wetland	58.2
Total:	63.2

Zoning: Shoreland/WetlandPresent Use: Wetland mitigation siteProposed Use: Outdoor public recreation and fisheries habitat managementTenure: 17 yearsProperty Taxes: exemptLetter of Intent: December 16, 2011Stewardship 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:

Dane County, through the Dane County Airport, has offered to transfer to the Wisconsin Department of Natural Resources, a 63.2 acre property adjacent to the Lodi Marsh Wildlife Area. This property was acquired by the airport in 1995 as a wetland mitigation site and is composed primarily of wetland consisting of lowland grasses



and brush. It includes 2,285 feet of two bank frontage along Spring Creek. This transfer from Dane County will contain deed restrictions to protect the wetland hydrology of the site.

The Lodi Marsh Wildlife Area, established in 1958, is located approximately 25 miles north of Madison. Measuring approximately 1,200 acres, the wetland complex is managed for waterfowl and pheasant habitat. Because of its close proximity to Madison and Lodi, the Wildlife Area is used frequently for public waterfowl and pheasant hunting, along with trout fishing, trapping, hiking, nature observation, and cross country skiing.

Spring Creek is a Class II trout stream with approximately 10 miles of trout water. The stream eventually flows into Okee Bay of Lake Wisconsin and supports a very good population of brown trout and rainbow trout. It is a very popular trout fishing destination, with much of the riparian corridor publicly owned and accessible through WDNR Fish Management easements as well as WDNR owned lands. There has been extensive trout stamp funded habitat improvement projects completed on various stretches of the stream which have greatly improved the fishing and the access to the stream.

Lodi Marsh is vital to the water quality of Spring Creek. This large headwater wetland component filters the surface water runoff, protecting the stream from fine sediment infiltration that covers rocky substrate and suffocates fish eggs and aquatic invertebrates, as well as preventing the introduction of excess nutrients that strip dissolved oxygen from the water. These wetlands also help recharge the groundwater aquifer that supplies the surface springs and the coldwater flow of Spring Creek.

The Department recommends acceptance of this transfer and that it be added to the boundary of the Lodi Marsh Wildlife Area. This transfer will provide increased opportunities for the management of fisheries habitat and will provide for additional public recreational access to the Lodi Marsh Wildlife Area.

3. LAND MANAGEMENT:

This parcel will be managed by Wildlife Management staff as part of the Lodi Marsh Wildlife Area for waterfowl and pheasant habitat, along with fisheries habitat. This will be accomplished under the existing budget with no additional land management funds required.

4. FINANCING:

No State Stewardship bond funds are needed for this acquisition.

5. ACQUISITION STATUS OF THE LODI MARSH WILDLIFE AREA:

Established: 1958

Acres Purchased to Date: 1,122.98

Acquisition Goal: 1,211.20 *

Percent Complete: 92.72 %

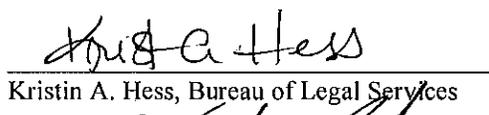
Cost to Date: \$280,898.50

* The acreage goal to be modified upon approval of this proposal

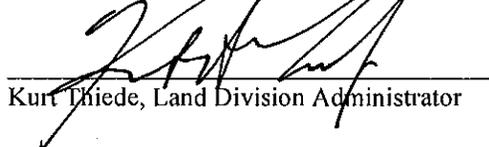
RECOMMENDED:


Richard E. Steffes, Real Estate Director

6-1-12
Date


Kristin A. Hess, Bureau of Legal Services

6/1/12
Date


Kurt Thiede, Land Division Administrator

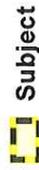
6/4/12
Date

**Dane County,
Wisconsin - Fee/Transfer**

Lodi Marsh
Wildlife Area

WM 60174

T9N R8E Sec 9
Town of Dane
Dane County
63.2 Acres



Subject

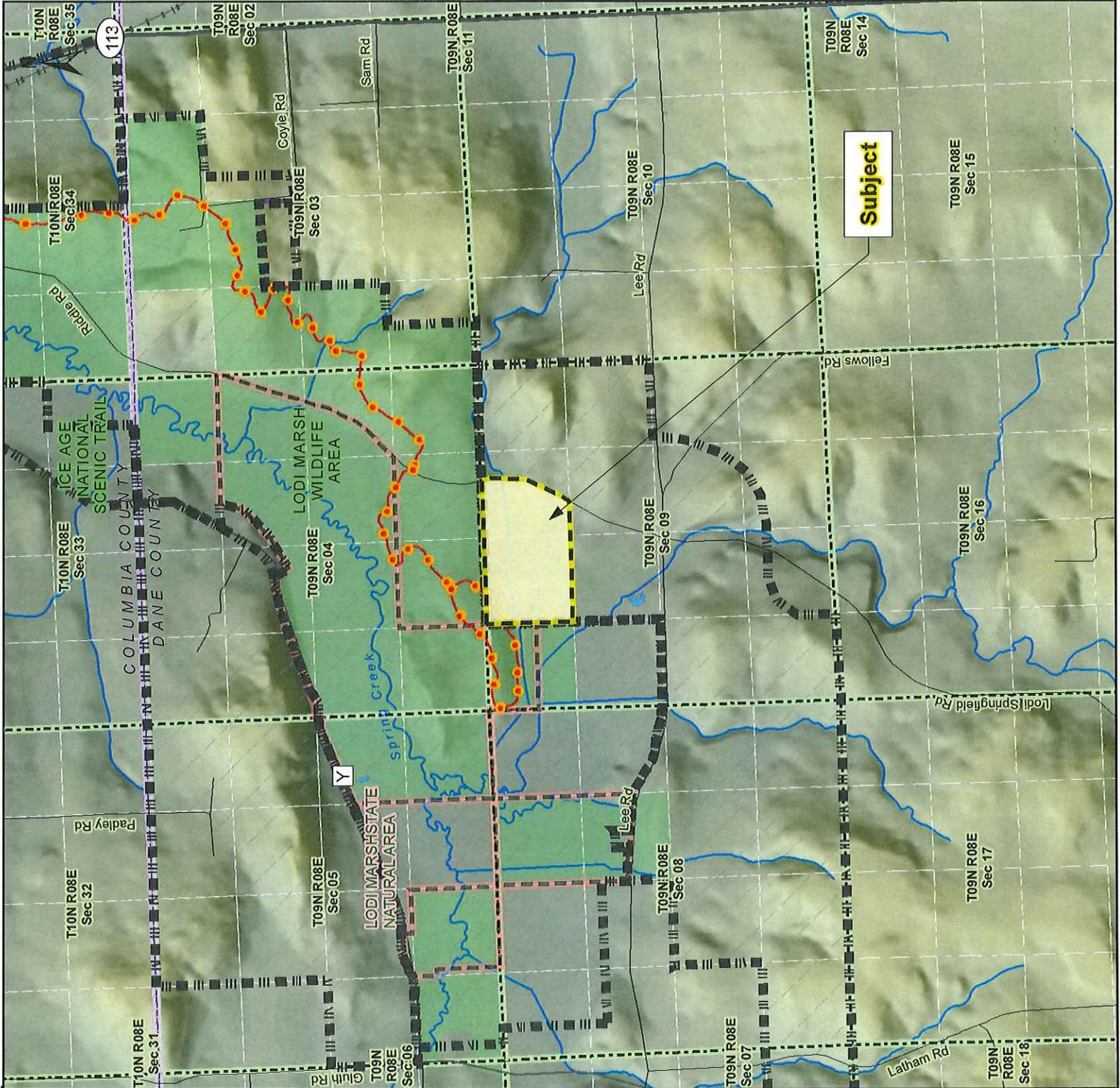
- Ice Age Trail
- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- State Natural Area
- PLSS Section Line
- QQ Section Boundary

0 600
Feet



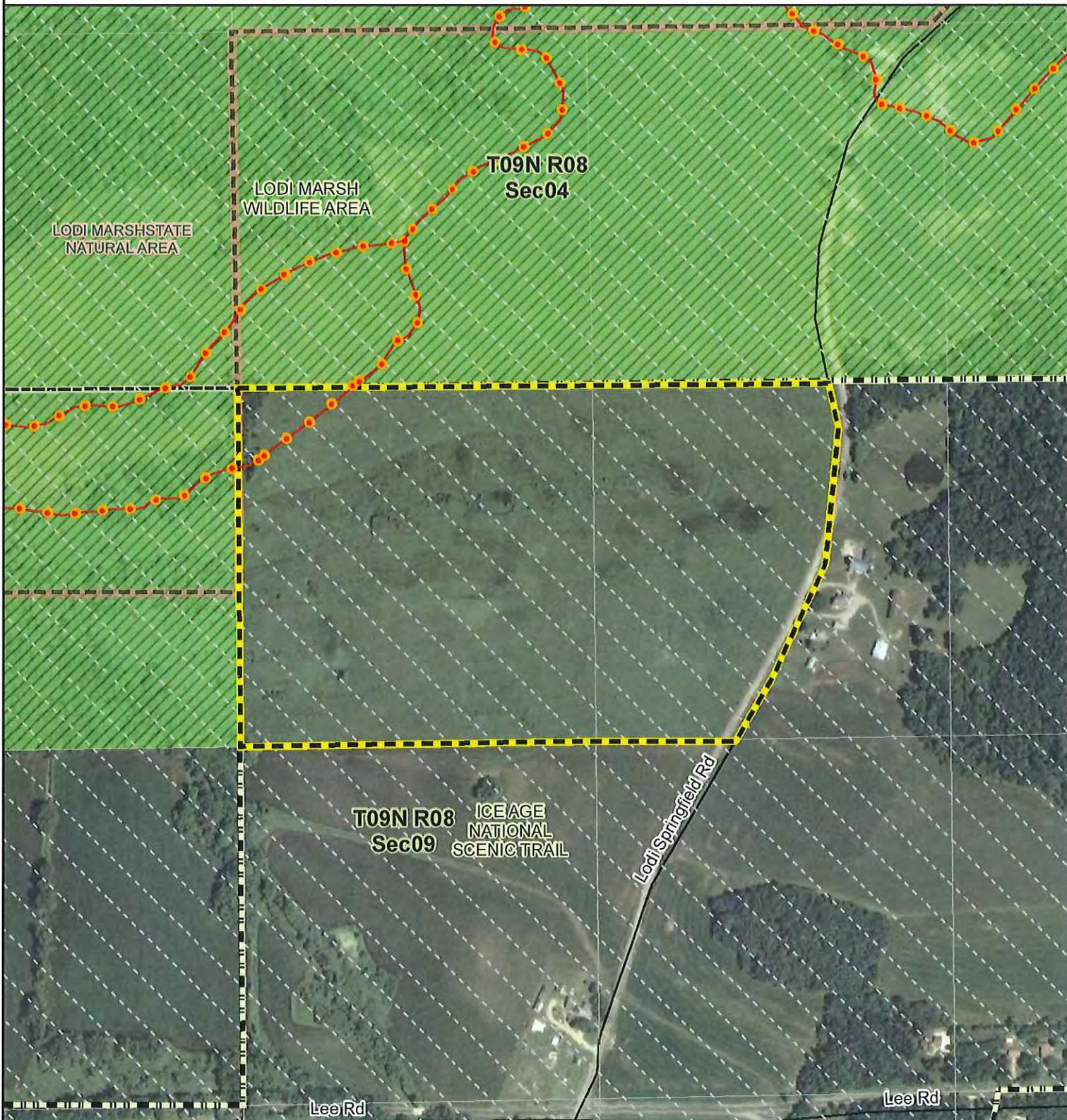
★ Location of Property

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



Dane County, Wisconsin - Fee/Transfer

T9N R8E Sec 9, Town of Dane, Dane County



Lodi Marsh Wildlife Area

 Subject

-  DNR Owned
-  DNR Eased
-  Ice Age Trail
-  DNR Project Boundary
-  State Natural Area
-  Section Line
-  QQ Section Lines



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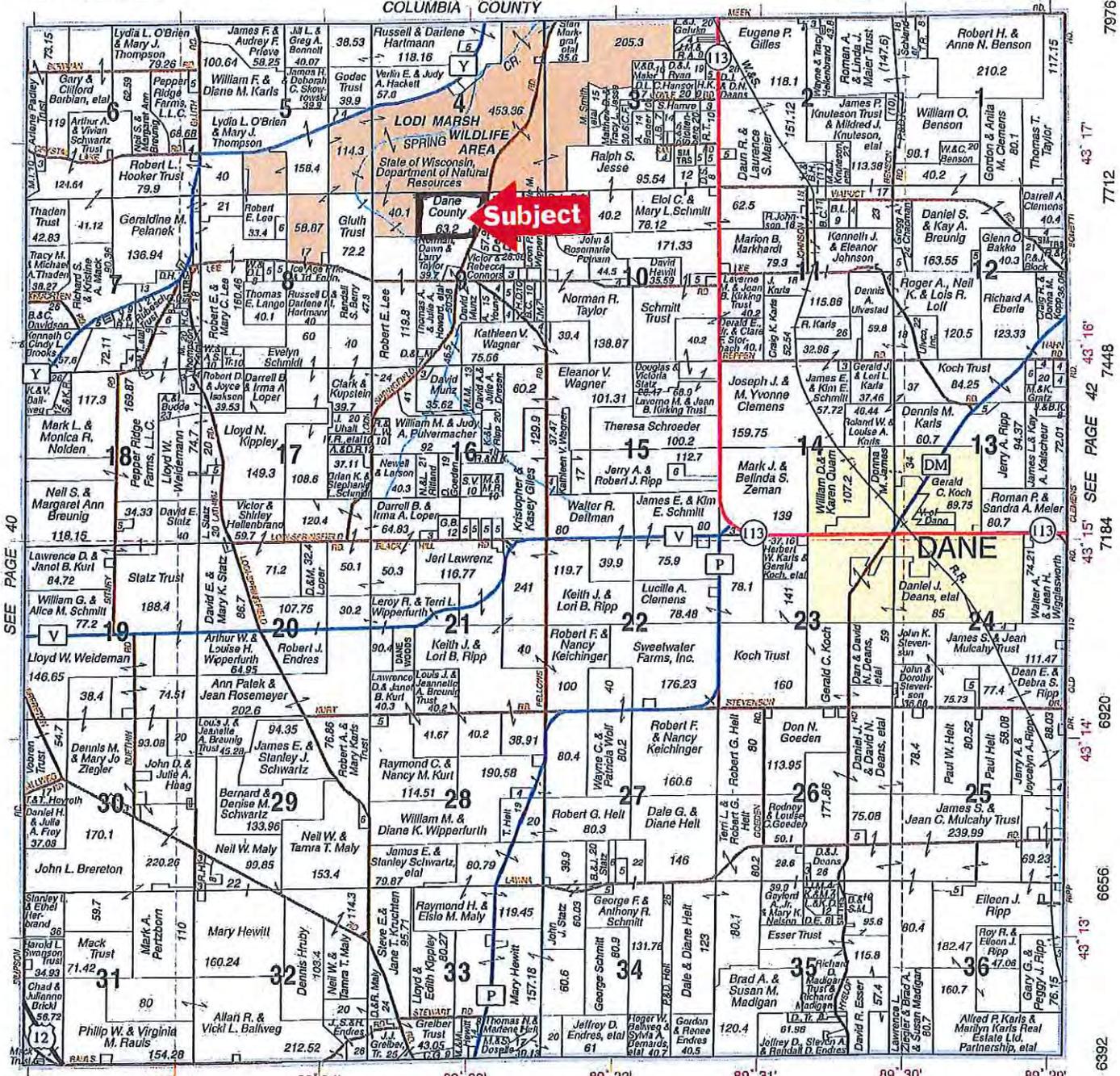


May 16, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands

DANE

T.9N.-R.8E.

COLUMBIA COUNTY



Subject

LODI MARSH
 SPRING
 WILDLIFE
 AREA
 State of Wisconsin,
 Department of Natural
 Resources

SEE PAGE 40

7976
 43' 17"
 7712
 43' 15" SEE PAGE 42 43' 16"
 7448
 7184
 43' 14"
 6920
 6656
 43' 13"
 6392