Form 1101-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.19

SUBJECT: LAND DONATION – BIG MUSKEGO LAKE WILDLIFE AREA - MILWAUKEE COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Milwaukee Metropolitan Sewerage District (MMSD) has offered to donate 63.72 acres of land to the Department for the Big Muskego Lake Wildlife Area in Milwaukee County. The property was purchased by MMSD with the assistance of a stewardship grant in July to preserve the hydric soils and flood protection resources. As part of this transfer, MMSD will retain a conservation easement on the property to ensure the goals of water quality protection and flood control as established in their Greenseams Program are recognized in perpetuity.

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 63.72-acre parcel, located in southwestern Milwaukee County in the City of Franklin, will contribute to the Department's goal of creating wildlife habitat and providing public open space around Big Muskego Lake. The MMSD property lies entirely within the 3,800-acre Big Muskego Lake Wildlife Area project boundary and is on an associated large prairie pothole, locally called Dumke's Pond, which has about 30 acres of open water and more than 200 acres of associated wetlands. The property has more than 2,200 feet of water frontage on the large wetland complex and will provide about 25 acres of quality grassland habitat, which is a critical wildlife habitat need in this area of southern Wisconsin.

Acceptance of this donation will provide wildlife management, protect the shoreline and water quality, provide opportunities for public recreation in a heavily populated area of the state and protect the natural values of the property from the impacts of development incompatible with the goals of the project

RECOMMENDATION: That the Board approves the donation of 63.72 acres of land for the Big Muskego Lake Wildlife Area in Milwaukee County and that a certificate of appreciation be sent to the Milwaukee Metropolitan Sewerage District and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

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/5 — Date 10/18/07

Secretary, Matthew J. Frank - AD/5 — Date 11/7/07

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
T. Hauge – WM/6
G. McCutcheon – SER/Milwaukee

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: October 16, 2007

FILE REF: W-1728

TO: Natural Resources Board

FROM: Matthew J. Frank

SUBJECT: Proposed Land Donation, Milwaukee Metropolitan Sewerage District Tract, File # W-1728,

1. PARCEL DESCRIPTION:

Big Muskego Lake Wildlife Area
Milwaukee County

Grantor:

Milwaukee Metropolitan Sewerage District
c/o Dennis Stefanik
260 West Seeboth Street
Milwaukee, WI 53204-1466

Acres: 63.72
Price: N/A – Gift to the Department.
Appraised Value: $200,000; $395,000 and $557,000.
Interest: Donation in fee, subject to a conservation easement held by MMSD.
Improvements: Older farmhouse, shed and silo.

Location: The tract is located in southwestern Milwaukee County in the City of Franklin.

Land Description: The subject area is fairly level to gently rolling.

Water: There are 900 feet of frontage on Ryan Creek and 1,170 feet on Dumke's Pond.

Covertype Breakdown:

Type	Acreage
Wooded Lowland	2.0
Wooded Upland	4.0
Wetland	23.0
Cropland	23.72
Building Site	1.0
Water	10.0
TOTAL	63.72

Zoning: Residential, Suburban Estate and Conservancy District
Present Use: Agriculture and Recreation
Proposed Use: Resource protection and Public recreation
Property Taxes: Exempt
Option Date: September 24, 2007

2. JUSTIFICATION:

The Milwaukee Metropolitan Sewerage District (MMSD) has offered to donate 63.72 acres of land to the Department for the Big Muskego Lake Wildlife Area in Milwaukee County. The property was purchased by MMSD with the assistance of a Stewardship grant in July to preserve the hydric soils and flood protection resources. As part of this transfer, MMSD will retain a conservation easement on the property to ensure the goals of water quality protection and flood control as established in their Greenseams Program are recognized in perpetuity.

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Acceptance of this donation will provide wildlife management, protect the shoreline and water quality, provide opportunities for public recreation in a heavily populated area of the state and protect the natural values of the property from the impacts of development incompatible with the goals of the project

3. FINANCING:

No funding is needed for this donation. The district received a Stewardship grant of $197,500 toward the purchase in July of 2007. The property was acquired from The Conservation Fund who earlier acquired it from Vanderboom at a cost of $434,273.46.

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

Established: 1999
Acres Purchased to Date: 287.66
Acquisition Goal: 3,800.0 Acres
Percent Complete: 7.6%
Cost to Date: $1,148,024

5. APPRAISALS:

Three appraisal reports were done for Stewardship grant purposes. These values were $200,000; $395,000 and $557,000. The Department selected $395,000 as the value approved for grant purposes.

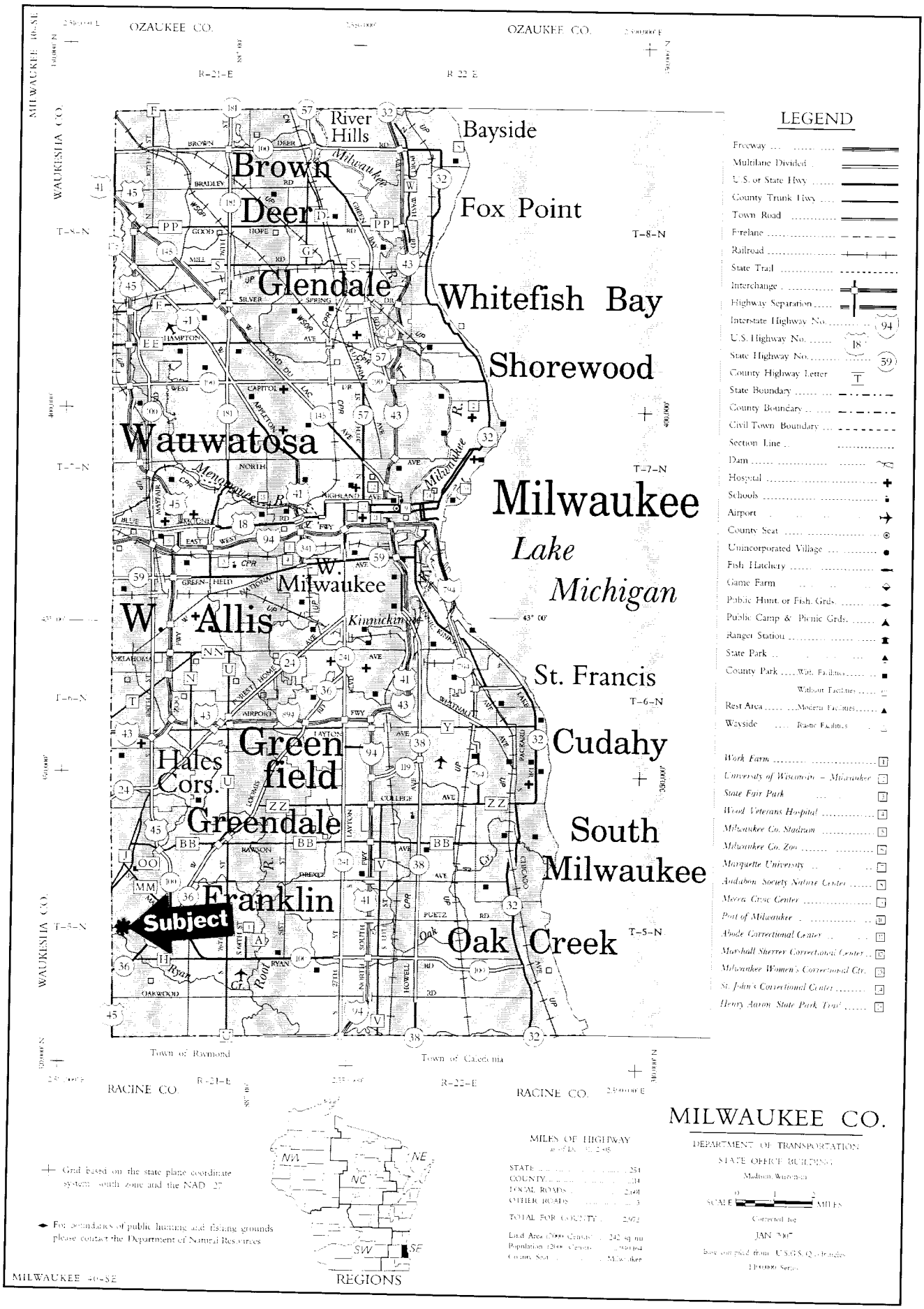
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville
Bureau of Legal Services — 10/18/07 Date

Laurie Osterndorf — 10/18/07 Date

RES:ch


OZAUKEE CO.
OZAUKEE CO.
MILWAUKEE 16-SE
WAUKESHA CO.
WAUKESHA CO.
R-21-E
R-22-E
T-8-N
T-7-N
T-6-N
T-5-N
River Hills
Bayside
Brown Deer
Fox Point
Glendale
Whitefish Bay
Shorewood
Wauwatosa
Milwaukee
Lake Michigan
W. Milwaukee
W. Allis
St. Francis
Cudahy
Hales Cors.
Greenfield
Greendale
South Milwaukee
Franklin
Subject
Oak Creek
Milwaukee River
Menomonee R.
Kinnickinnic
Oak Creek
Ryan Road
Town of Raymond
Town of Caledonia
RACINE CO.
RACINE CO.
43° 00'
LEGEND
Freeway
Multilane Divided
U. S. or State Hwy
County Trunk Hwy
Town Road
Frtelane
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. Grds.
Public Camp & Picnic Grds.
Ranger Station
State Park
County Park ....Wat. Facilities
Without Facilities
Rest Area ....Modern Facilities
Wayside ....Basic Facilities
Work Farm
University of Wisconsin - Milwaukee
State Fair Park
Wood Veterans Hospital
Milwaukee Co. Stadium
Milwaukee Co. Zoo
Marquette University
Audubon Society Nature Center
Mecca Civic Center
Port of Milwaukee
Abode Correctional Center
Marshall Sherrer Correctional Center
Milwaukee Women's Correctional Ctr.
St. John's Correctional Center
Henry Aaron State Park Trail
Grid based on the state plane coordinate system south zone and the NAD 27
For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
NW
NE
NC
SW
SE
REGIONS
MILES OF HIGHWAY
STATE 254
COUNTY 34
LOCAL ROADS 2,601
OTHER ROADS 3
TOTAL FOR COUNTY 2,972
Land Area (2000 Census) ..... 242 sq. mi.
Population (2000 Census) 959,164
County Seat ..... Milwaukee
MILWAUKEE CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE 0 1 2 MILES
Corrected for
JAN 2007
Base compiled from U.S.G.S. Quadrangles
1:100,000 Series
MILWAUKEE 40-SE

Millwaukee Metro Sewerage District

Big Muskego Lake WA

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Project Boundary

Open Water

N
W E
S

0 0.35 0.7 Miles

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 (LF), 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 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:

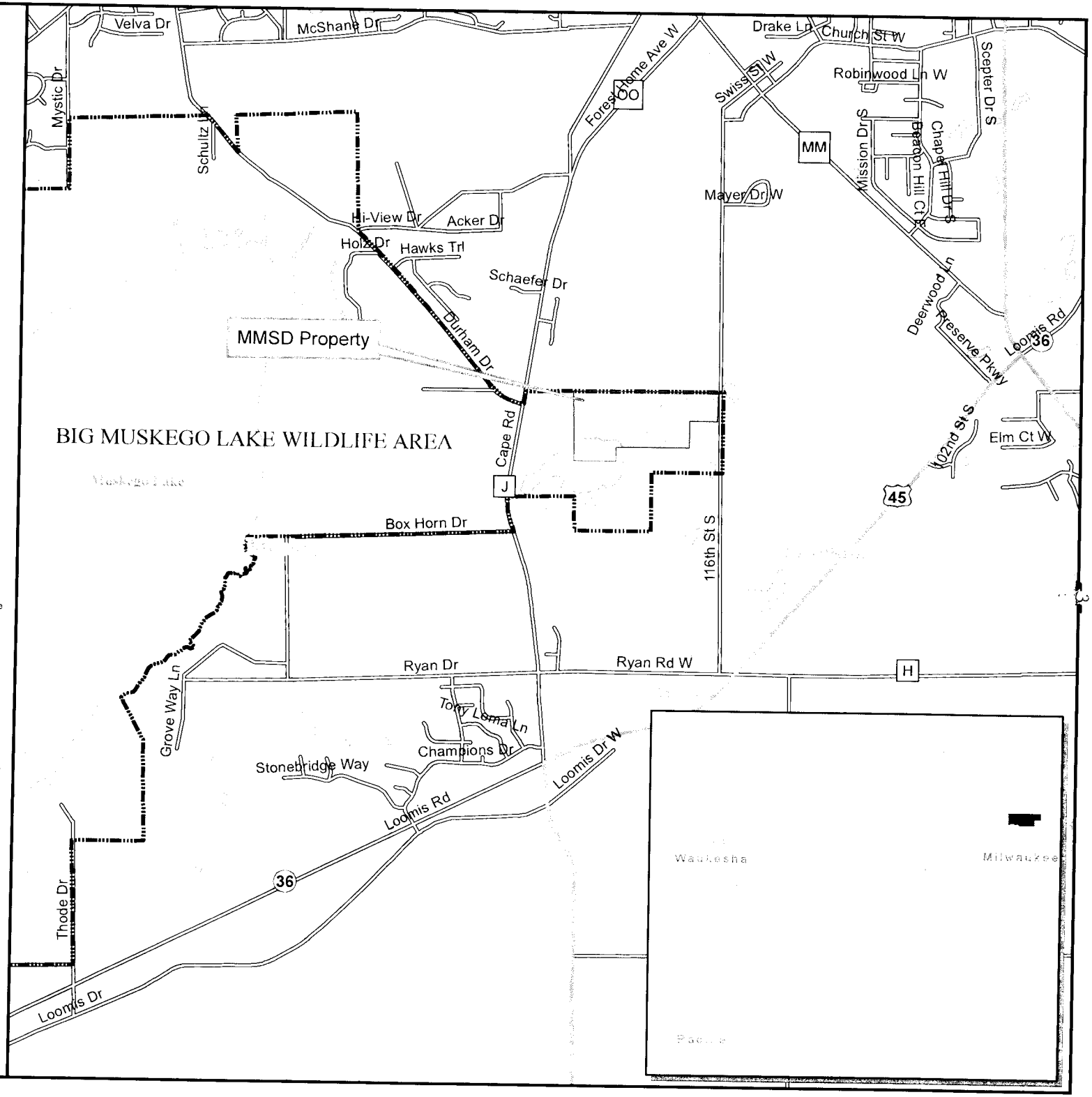
http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm

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

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

October 11, 2007



Acknowledgment of Gift

This is to certify that at its December 2007 meeting, the Natural Resources Board gratefully accepted a donation of 63.72 acres of land from the

MILWAUKEE METROPOLITAN SEWERAGE DISTRICT

This donation will protect more than 2,200 feet of frontage on Ryan Creek and Dumke's Pond as part of the Big Muskego Lake Wetland Complex in addition to the valuable wildlife habitat and natural resources on the property.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank the District for its generosity and strong conservation mission.

Natural Resources Board

Christine L. Thomas, CHAIR