

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.

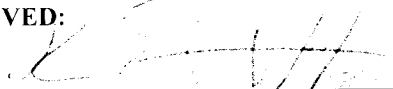
Acquisition of the Hubacher property will protect and enhance wildlife habitat, consolidate state ownership, and provide opportunities for public recreation

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:

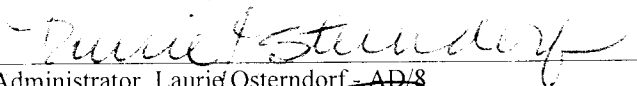
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



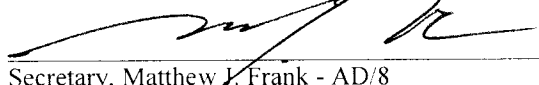
Real Estate Director, Richard E. Steffes - LF/6

Date



Administrator, Laurie Osterndorf - AD/8

Date 11/11/08

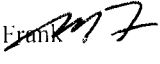


Secretary, Matthew J. Frank - AD/8

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

CORRESPONDENCE/MEMORANDUM

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

FILE REF: WM 60022

1. PARCEL DESCRIPTION:

Waterloo Wildlife Area
 Dodge County

Grantor:

William Hubacher
 W10950 Port Road
 Reeseville, WI 53579

Acres: 61.21Price: \$184,000.00Appraised Value: \$184,000.00Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Dodge County four miles northeast of Waterloo.Land Description: The land is level lowland.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Lowland/Woodland	61.21

Zoning: AgriculturePresent Use: RecreationProposed Use: Wildlife Management and Public RecreationTenure: 10 yearsProperty Taxes: \$1,686.13Option Date: October 10, 2008Stewardship 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:

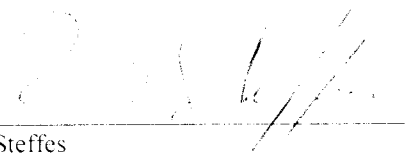
Appraiser: Michael Augustyn
Valuation Date: June 26, 2008
Appraised Value: \$184,000.00
Highest and Best Use: Recreation

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


 Bureau of Legal Services

11/11/08

 Date


 Laurie Osterndorf

11/11/08

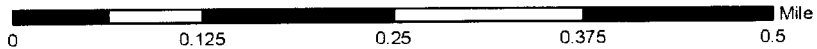
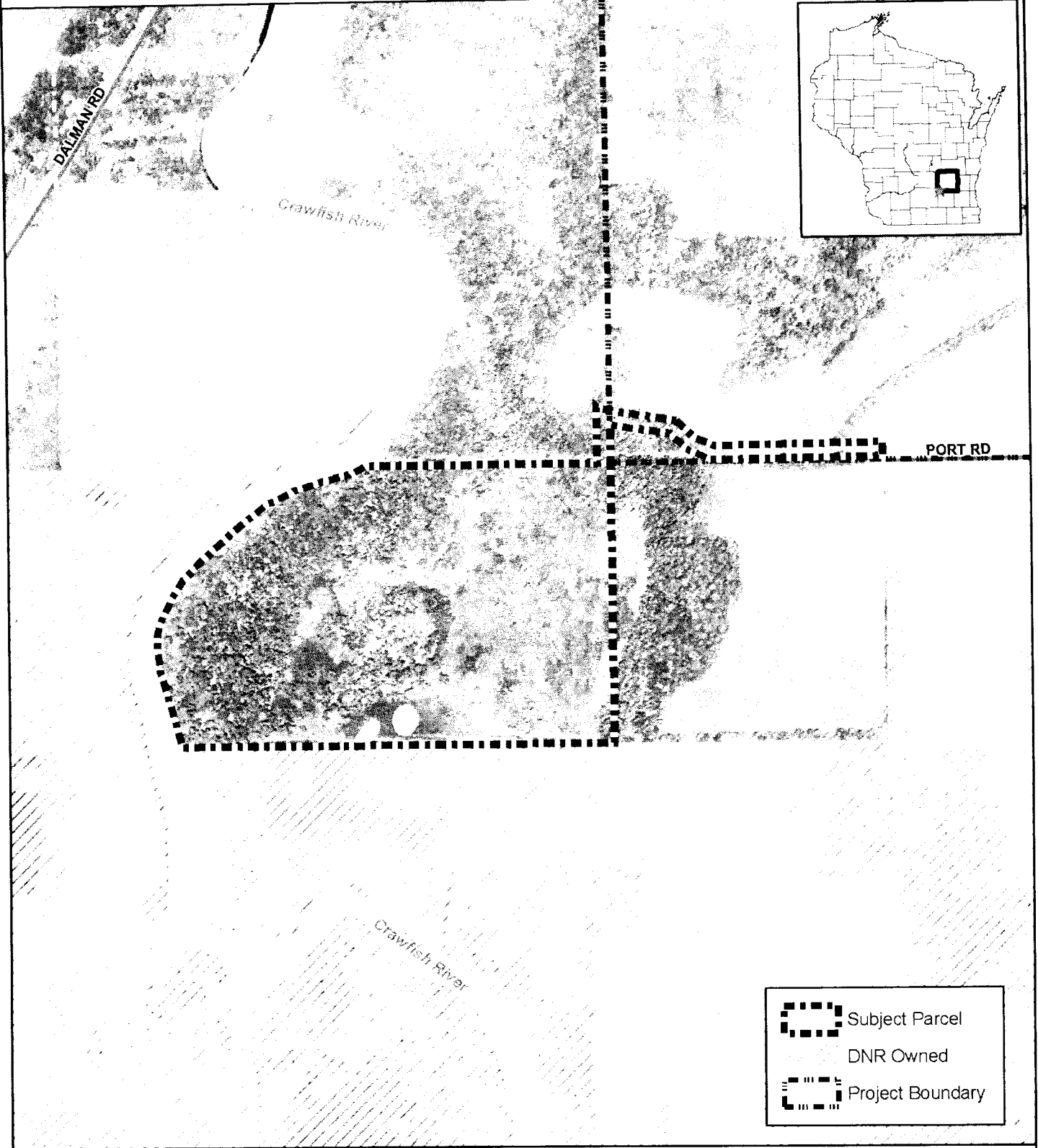
 Date

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for a hard copy of this document.**

William R. Hubacher Property and Easement

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



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



