

**SUBJECT: LAND ACQUISITION – JACKSON MARSH WILDLIFE AREA - WASHINGTON COUNTY**

**FOR: OCTOBER 2007 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 85 acres of land from Allen and Margaret Klug for \$722,500 for the Jackson Marsh Wildlife Area in Washington County. The item is being submitted because the purchase price exceeds \$150,000.

Established in 1962, the Jackson Marsh Wildlife Area is a 2,350-acre property managed primarily for public hunting and provides habitat for those species. Other recreational uses of the property include wildlife viewing, hiking, nature study, canoeing and fishing. This project area has been classified as a natural area by the Southeast Wisconsin Regional Planning Commission, and is considered to have regional significance. This natural area includes high quality habitat for a number of rare species and species of special concern, including several interior forest nesting species.

Acquisition of the Klug property will block in ownership and compliment other purchases and habitat improvement projects in the Jackson Marsh Wildlife Area. The property is the largest block of private, single ownership remaining in the wildlife area and approximately one-third of the Klug parcel is within the core of Jackson Swamp Natural Area. In addition, the property contains high quality, wetland fringe habitat for Butlers Garter Snakes as Jackson Marsh is considered the most northern habitat area in the state where this snake species is found. Purchase of this parcel is in recommended by the Washington County Park and Open Space Plan as developed by the Southeastern Wisconsin Protection and Management Planning Commission (SEWRPC).

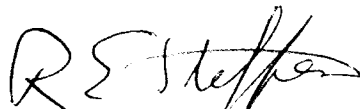
Department ownership of the parcel will allow for management of the land for wildlife habitat, will provide opportunities for public recreation in a densely populated area of the state, and will consolidate state ownership within the project.

**RECOMMENDATION:** That the Board approve the purchase of 85 acres of land for \$722,500 for the Jackson Marsh Wildlife Area.

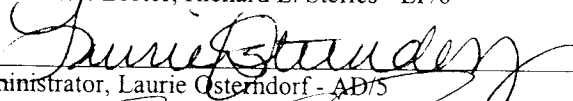
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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 |

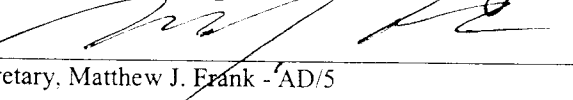
**APPROVED:**

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

9-19-07  
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Date

  
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Administrator, Laurie Osterndorf - AD/5

9/21/07  
\_\_\_\_\_  
Date

  
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Secretary, Matthew J. Frank - AD/5

10/2/07  
\_\_\_\_\_  
Date

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

DATE: September 20, 2007 FILE REF: W-1725  
 TO: Governor Doyle  
 FROM: Matthew J. Frank *MJF*  
 SUBJECT: Proposed Land Acquisition, Allen and Margaret Klug Tract, File # W-1725,  
 Option Expires December 14, 2007

1. PARCEL DESCRIPTION:

Jackson Marsh Wildlife Area  
 Washington County

Grantor:

Allen and Margaret Klug  
 3937 Country Aire Drive  
 Cedarburg, WI 53012

Acres: 85Price: \$722,500Appraised Value: \$722,500; \$680,000Interest: Purchase in fee.

Improvements: House, barn, three sheds, milk house, and silo, all of which are in poor condition and of no value. These structures will be sold for removal or razed and the site restored to a natural condition.

Location: The tract is located in the Town of Jackson in the east-central portion of Washington County.

Land Description: The subject area is about half cropland gently sloping to the marsh.

Water: There are approximately 1,500 feet of frontage on both banks of a small, unnamed creek, which traverses the property in addition to a small pond and several springs.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Lowland	21.0
	Wetland	20.0
	Cropland	44.0
	TOTAL	85.0

Zoning: Agriculture/ResidentialPresent Use: RecreationProposed Use: Wildlife protection and public recreationTenure: More than 10 yearsProperty Taxes: \$5,177Option Date: September 16, 20072. JUSTIFICATION:

The Department proposes to purchase an 85-acre parcel from the Allen and Margaret Klug for the Jackson Marsh Wildlife Area in Washington County. The property is the largest block of private, single ownership remaining in the wildlife area. The tract is located in the Town of Jackson in the east-central portion of Washington County near the rapidly urbanizing Milwaukee Metropolitan Area. The property also abuts state-owned lands on three sides. Department ownership of the parcel will allow for management of the land for wildlife habitat, will provide opportunities for public recreation in a densely populated area of the

state, and will consolidate state ownership within the project. State land borders on the southeast and part of the west sides. Access is by a well-developed road to the southeast and over abutting state land.

Established in 1962, the Jackson Marsh Wildlife Area is a 2,350-acre property managed primarily for public hunting and provides habitat for those species. Other recreational uses of the property include wildlife viewing, hiking, nature study, canoeing and fishing. Portions of this project area have been classified as a natural area by the Southeast Wisconsin Regional Planning Commission, and are considered to have regional significance. This natural area includes high quality habitat for a number of rare species and species of special concern, including several interior forest nesting species.

Acquisition of the Klug property will block in ownership and compliment other purchases and habitat improvement projects in the Jackson Marsh Wildlife Area. Approximately one-third of the Klug parcel is within the core of Jackson Swamp Natural Area. In addition, the property contains high quality wetland fringe habitat for Butlers Garter Snakes as Jackson Marsh is considered the most northern habitat area in the state where this snake species is found. Purchase of this parcel is recommended by the Washington County Park and Open Space Plan as developed by the Southeastern Wisconsin Protection and Management Planning Commission (SEWRPC)

The Department recommends acquisition of the Klug parcel to provide protection of rare species in the area, provide additional recreational opportunities in a heavily populated part of the state, consolidate state ownership in the area and prevent development within the project boundary that is incompatible with the goals of the wildlife area project.

3. FINANCING:

State Stewardship bond and Turkey Stamp funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship	\$6,524,000	\$326,984
Cost-share	\$50,000	\$0

4. ACQUISITION STATUS OF THE JACKSON MARSH WILDLIFE AREA:

Established: 1952  
Acres Purchased to Date: 2,351.16  
Acquisition Goal: 3,173.0 Acres  
Percent Complete: 74.1%  
Cost to Date: \$1,083,800

5a. APPRAISAL:

Appraiser: Steve Stiloski (Private Appraiser)  
Valuation Date: March 31, 2007  
Appraised Value: \$722,500  
Highest and Best Use: Low-density residential development

Allocation of Values:

- a. land: 85 acres @ \$8,500 per acre: \$722,500
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$7,016 to \$11,177 per acre

Appraisal Review: Paul Scott – July 19, 2007

5b. APPRAISAL:

Appraiser: Richard Zurowski (Private Appraiser)  
Valuation Date: April 20, 2007  
Appraised Value: \$680,000  
Highest and Best Use: One-home estate type residential property.


Allocation of Values:

- a. land: 85 acres @ \$8,000 per acre: \$680,000
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$7,642 to \$8024 per acre

Appraisal Review: Paul Scott – July 19, 2007

Comment: \$722,500 was the best price that could be negotiated. The appraisers revised the reports from the original 86.79-acre parcel size. The landowner, who has a residence to the southeast, requested the change to account for his septic system drain field area.

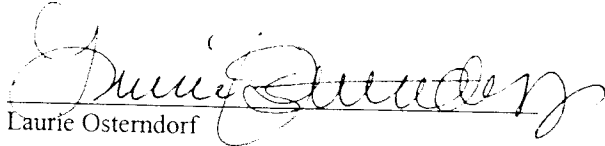
RECOMMENDED:

  
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 Richard E. Steffes

9-19-07  
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 Date

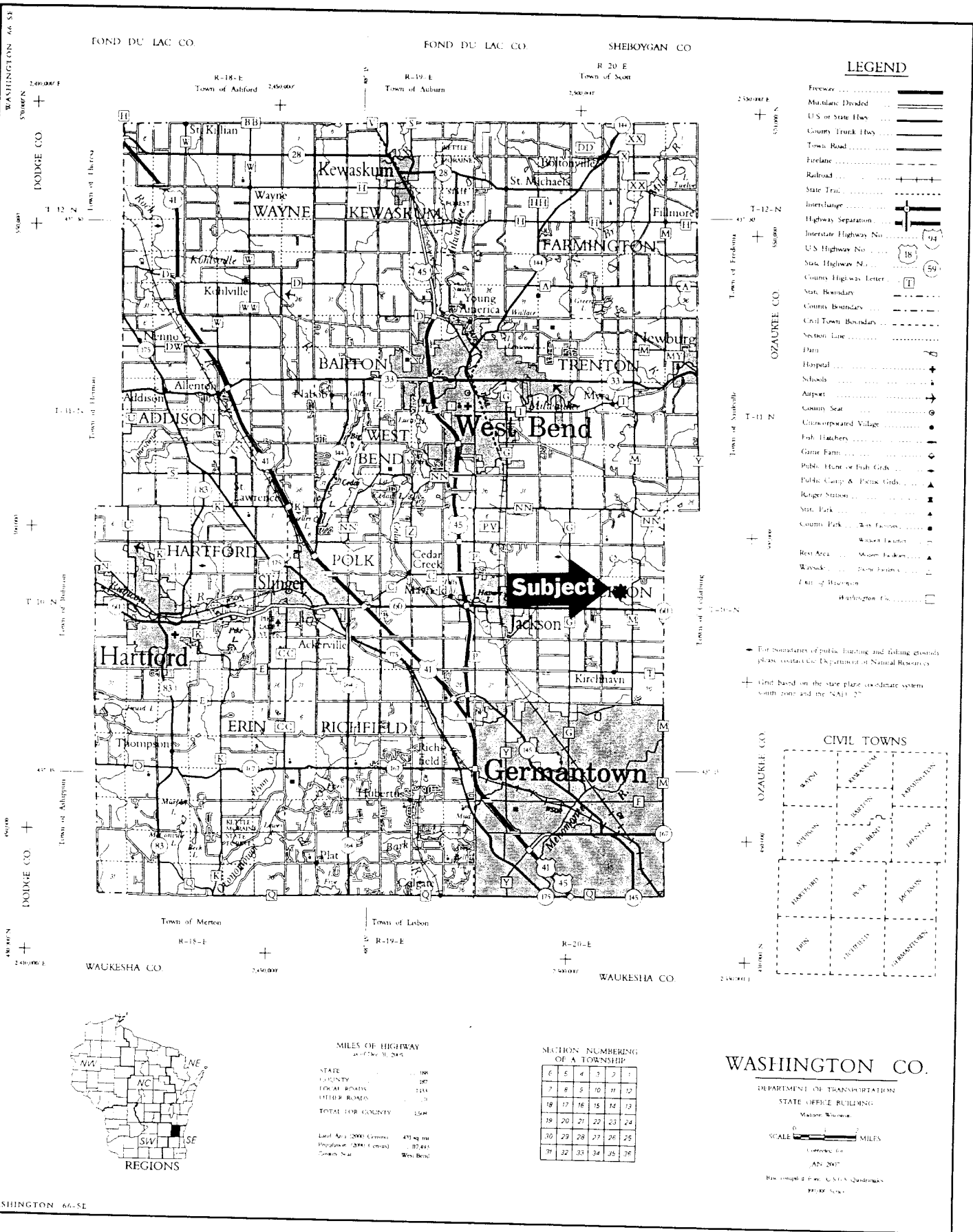
  
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 Laurie Osterndorf

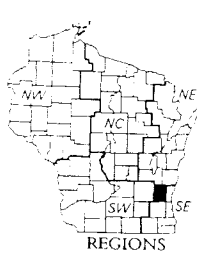
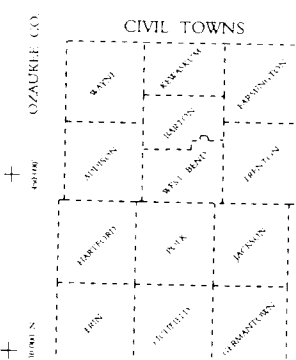
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RES:ch



**LEGEND**

- Freeway
- Multi-lane Divided
- US or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- US 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 Grid
- Public Camp & Picnic Grid
- Ranger Station
- State Park
- County Park
- Water Feature
- Rest Area
- Waste Transfer Station
- Wastewater Treatment Plant
- Line of Disposition
- Washington Co.



**MILES OF HIGHWAY**  
as of 12/31/2005

STATE	106
COUNTY	267
LOCAL ROADS	214
OTHER ROADS	13
<b>TOTAL FOR COUNTY</b>	<b>600</b>

Land Area (2000 Census) 473 sq mi  
Population (2000 Census) 87,443  
County Seat West Bend

**STATION NUMBERING OF A TOWNSHIP**

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

**WASHINGTON CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Madison, Wisconsin

SCALE 1" = 1 MILE

DATE: JAN 2007

File compiled from USGS Aerial Photographs

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