

NATURAL RESOURCES BOARD AGENDA ITEM

SUBJECT: LAND ACQUISITION – STATEWIDE STEAM BANK PROTECTION AREA, HONEY CREEK - WALWORTH COUNTY

FOR: MAY 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 6.19 acres and improvements of land from Honey Creek Estates, LLC, Inc. for \$290,000 for the Statewide Stream Bank Protection Area-Honey Creek in Walworth County. The item is being submitted because the purchase price exceeds \$150,000 and the tract is outside of the project boundary.

The parcel is located in northeastern Walworth County about 1-1/2 miles south of the City of Mukwonago. The parcel includes a one-story wood framed metal-sided shop building built in 1998 and formerly used for retail produce sales. Department conservation wardens in the southeast region would use this as a storage building. This building also provides a meeting room, which would accommodate boating safety classes, regional meetings, and briefings for law enforcement groups. Several boats, associated trailers, canoes, tools and other equipment will be stored in the existing building. Although the 6.19-acre property is located outside the project boundary, 260 acres of bordering land, on the subject's south and west sides, are proposed for acquisition by DOT for restoration as wetland mitigation site. The Department will prepare a feasibility study to consider adding the 6.19 acres, the DOT mitigation site and another approximately 268 acres to the Honey Creek Stream Bank Protection project. The proposed addition will be presented to the Natural Resources Board after completion of the feasibility study and citizen input for the proposal

This building is ideally located and, in its current condition, meets the needs of the law enforcement program's storage needs. The Beulah Station project area is ideally located for use by the Law Enforcement program as it lies in close proximity to the high boating traffic areas of the Mukwonago Lakes area, Vernon Marsh, Muskego Lakes area, Fox River Lakes area, and the Beulah Lakes area. Having patrol boats stored at this facility will increase the efficiencies and response times of four warden stations. In addition, its close proximity to Interstate 43 also lends to better response time to Lake Michigan during the off-season in the event of an emergency.

The building has 5,880 square feet of open storage as well as 1,080 square feet of mezzanine office space with two restrooms, an office, retail open-space, lunchroom, and large covered porch and concrete patio. The site also has a graveled parking lot and driveway. Funding for the purchase is from Federal Coast Guard/Homeland Security monies.

RECOMMENDATION: That the Board approve the purchase of 6.19-acres of land and improvements for \$290,000 for the Statewide Stream Bank Protection Area - Honey Creek in Walworth 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

4-17-08

Date



Administrator, Laurie Osterdorf - AD/8

4/18/08

Date



Secretary, Matthew J. Frank - AD/8

4/18/08

Date

- cc: S. Crawford – AD/8
- S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- R. Stark – LE/8
- G. McCutcheon – SER/Milwaukee

CORRESPONDENCE/MEMORANDUM

DATE: April 17, 2008 FILE REF: FI-2893

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Honey Creek Estates, LLC Tract. File # FI-2893.
Option Expires July 15, 2008

I. PARCEL DESCRIPTION:

Statewide Stream Bank Protection Area - Honey Creek
Walworth County

Grantor:

Honey Creek Estates, LLC
c/o Erik Parlow
1840 North Farwell Avenue
Milwaukee, WI 53202

Acres: 6.19Price: \$290,000Appraised Value: \$290,000Interest: Purchase in fee.Improvements: Large wood frame pole building, older storage building, two deteriorated silos, two drilled wells and a conventional septic.Location: The tract is located one and one-half miles south of the City of Mukwonago in northeastern Walworth County.Land Description: The subject area is mostly level to gently rolling.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Building Site	6.19

Zoning: Agriculture Industry/WarehousingPresent Use: Idle; Former Retail Sales of ProduceProposed Use: Conservation warden storageTenure: Part of a 252-acre purchase for \$2,200,000 in July 2006Property Taxes: \$1397.94Option Date: March 27, 2008Stewardship Land Access: Access for the public will be limited as the property will be secured for equipment storage.2. JUSTIFICATION:

The Department proposes to acquire the Honey Creek Estates, LLC, a 6.19-acre parcel located in northeastern Walworth County about 1-1/2 miles south of the City of Mukwonago for the Statewide Stream Bank Protection Area-Honey Creek. The parcel includes a one-story wood framed metal-sided shop building built in 1998 and formerly used for retail produce sales. Department conservation wardens in the Southeast Region would use this as a storage building. The building also provides a meeting room, which would accommodate boating safety classes, regional meetings, and briefings for law enforcement groups.

Several boats, associated trailers, canoes, tools and other equipment will be stored in the existing building. Although the 6.19-acre property is located outside the project boundary, 260 acres of bordering land, on the subject's south and west sides, are proposed for acquisition by Department of Transportation (DOT for restoration as wetland mitigation site. The Department will prepare a feasibility study to add the 6.19 acres, the DOT mitigation site and another approximately 268 acres to the project.

This building is ideally located and, in its current condition, meets the needs of the law enforcement program's storage needs. It lies in close proximity to the high boating traffic areas of the Mukwonago Lakes area, Vernon Marsh, Muskego Lakes area, Fox River area and the Beulah Lakes area. Having patrol boats stored at this facility will increase the efficiencies and response times of four warden stations. In addition, its close proximity to Interstate 43 also lends to better response time to Lake Michigan during the off-season in the event of an emergency.

The building has 5,880 square feet of open storage as well as 1,080 square feet of mezzanine office space with two restrooms, an office, retail open-space, lunchroom, and large covered porch and concrete patio. The site also has a graveled parking lot and driveway. On the eastern portion of the parcel, there are several older agriculture-use buildings, likely built in the 1920's. These buildings are in fair to poor condition and included a series of additions to a hayloft and former dairy barn. The landowner currently leases this building space for storage of equipment to a neighboring farmer and a local contractor. If acquisition were approved, the newer one-story building would be used for department law enforcement office space in addition to cold storage of vehicles and equipment. The older farm buildings will be removed.

The Department recommends purchase of the Honey Creek Estates, LLC to provide a necessary work and storage space for Department wardens. After completion of the feasibility study and citizen input, the Department will request approval of the Natural Resources Board for a project boundary change to include the area.

3. FINANCING:

Law Enforcement Development, Homeland Security -Federal Grant Funds:

Funds allotted to this proposal:	Balance after proposed transaction:
\$290,000	\$0

4. ACQUISITION STATUS OF THE STATEWIDE STREAM BANK PROTECTION (FEE) AREA:

Established: 1994
Acres Purchased to Date: 5,711.8
Acquisition Goal: 30,334 Acres
Percent Complete: 18.8%
Cost to Date: \$9,922,597

5a. APPRAISAL:

Appraiser: Linn Dueterbeck and Troy Kruser
Valuation Date: February 28, 2008
Appraised Value: \$290,000
Highest and Best Use: Office and shop facility with one single-family home site.

Allocation of Values:

- a. building and lot: 6,960 sq. ft @ \$42/sq. ft: \$290,000(rounded)
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$38.77 to \$53.63 per sq. ft.

Appraisal Review: Paul Scott – March , 2008

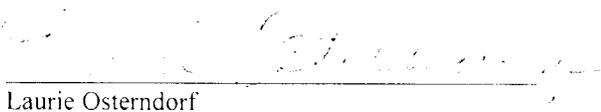
RECOMMENDED:


Richard E. Steffes

4-17-08
Date

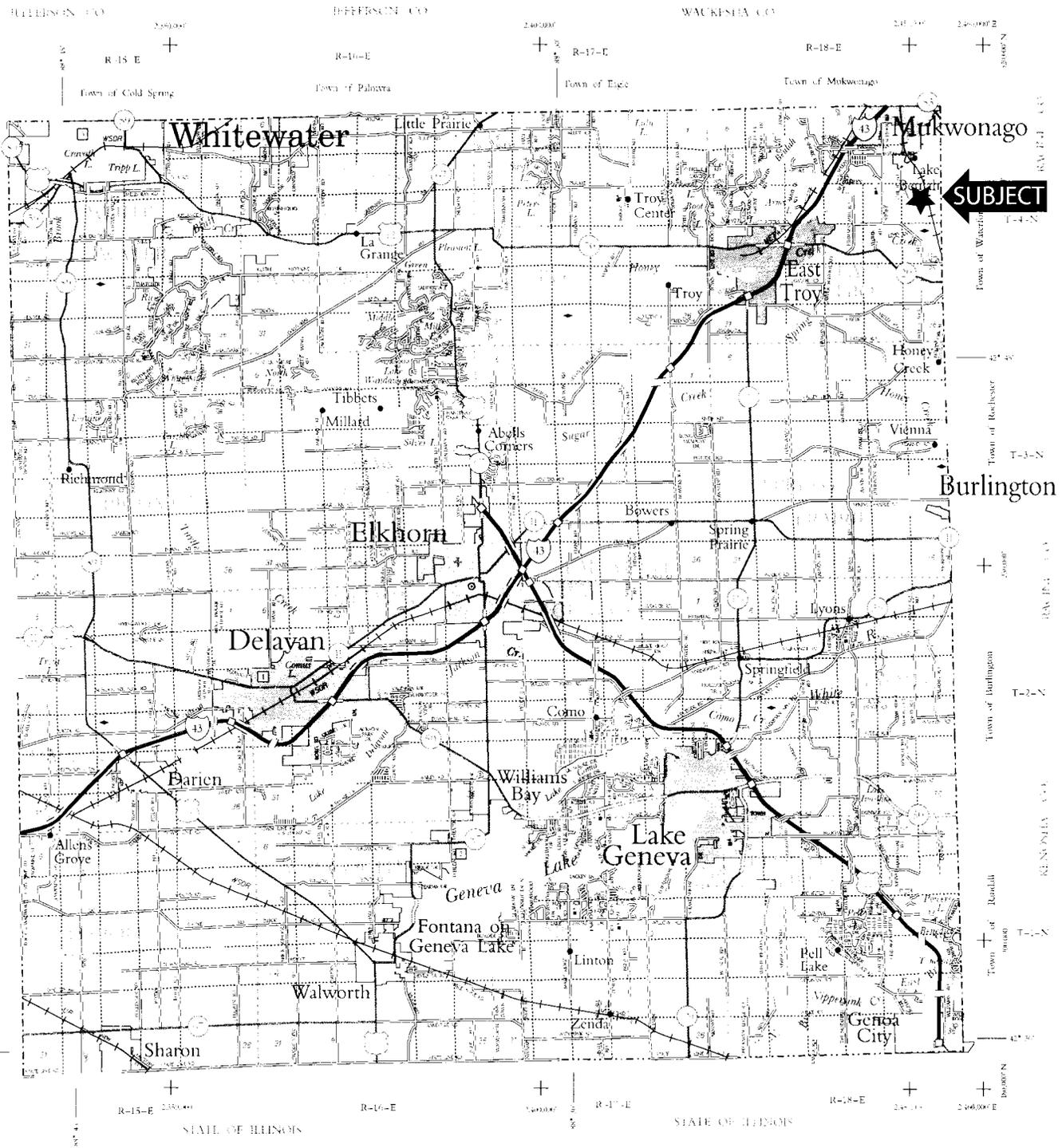

Bureau of Legal Services

4/17/08
Date


Laurie Osterndorf

Date

RES:ch



LEGEND

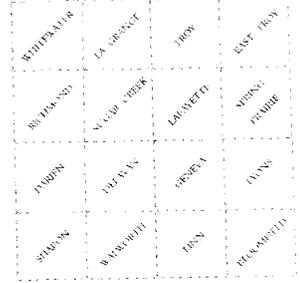
- Treeway Dike
- Multilane Divided Hospital
- U.S. or State Hwy Schools
- County Trunk Hwy Airport
- Town Road County Seat
- Firelane Unincorporated Village
- Railroad Fish Hatchery
- State Dike Game Farm
- Interchange Public Hunt or Fish Grds
- Highway Separation Public Camp & Picnic Grds
- Interstate Highway No. Ranger Station
- U.S. Highway No. State Park
- State Highway No. County Park
- County Highway Letter Wildlife Facility
- State Boundary Rest Area
- County Boundary Masonic Facility
- Civil Town Boundary Wayside
- Section Line School for Deaf
- Verke Observatory
- University of Wisconsin - Whitewater



SECTION 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

CIVIL TOWNS



MILES OF HIGHWAY

STATE	24
COUNTY	24
COUNTY TRUNK ROADS	109
OTHER ROADS	109
TOTAL FOR COUNTY	256

Total Area: 2000 Acres, 355 sq. mi.
Population: 2000 Census: 9374
1990 Census: 9800

WALWORTH CO.

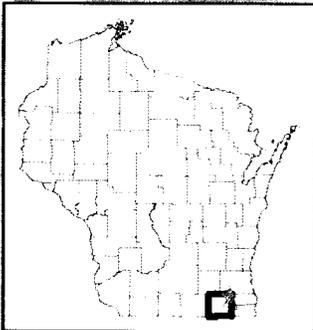
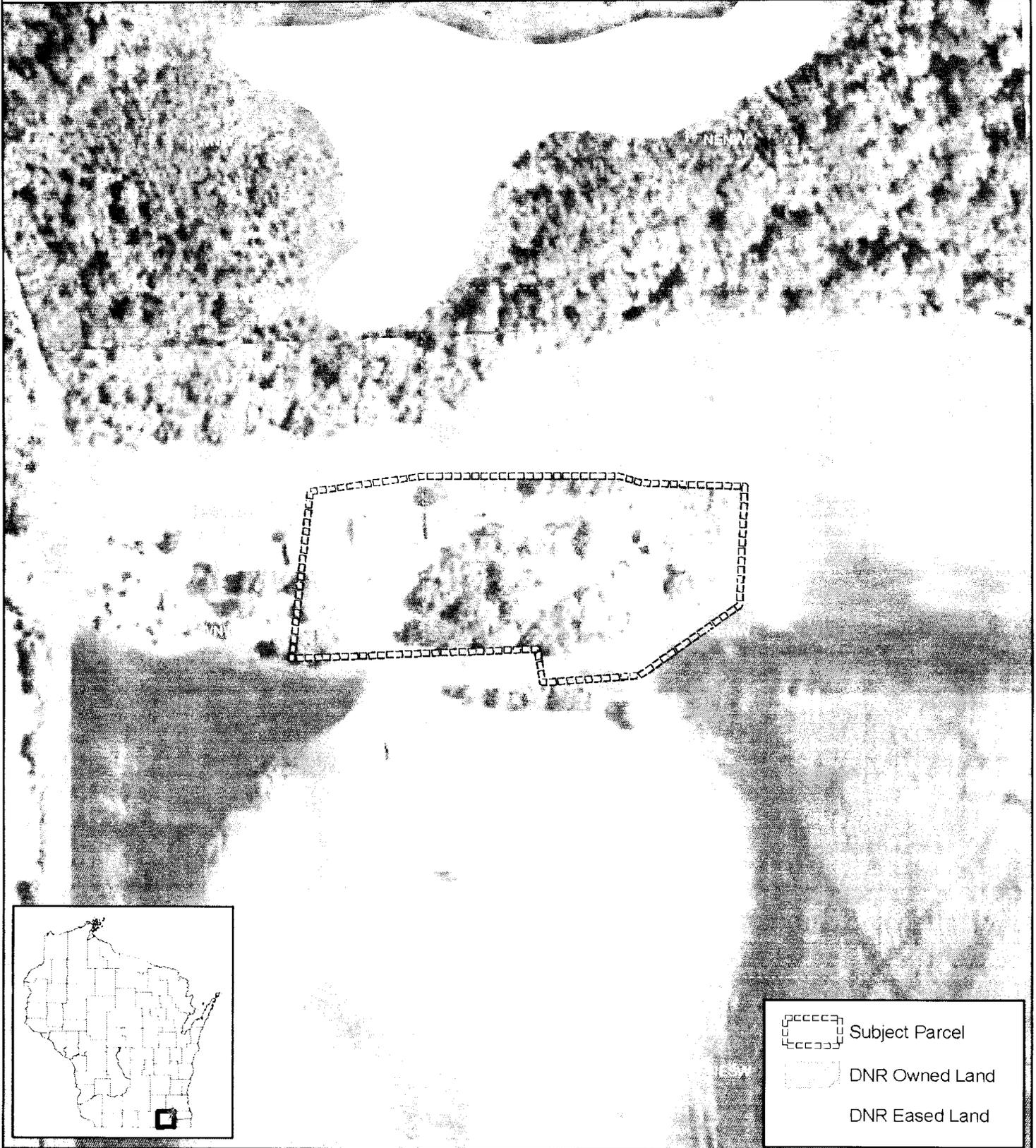
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Maine, Wisconsin

SCALE: MILES
Controlled for
JAN 2008

Base compiled from U.S.G.S Quadrangle
124-03 Series

Honey Creek Estates Property

T 4N R 18E Section 13, Town of East Troy, Walworth County



	Subject Parcel
	DNR Owned Land
	DNR Eased Land



Created by Bureau of Facilities and Lands
Real Estate Section
April 10, 2008



Honey Creek Estates Property

Honey Creek Streambank Protection Area

-  Subject Property
-  Honey Creek Feasibility Study Area
-  WDNR Owned
-  WNDR Eased
-  Project Boundary
-  Open Water



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/dmp/cae/ris/servecen/interofc.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

April 10, 2008

