Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.13

SUBJECT: LAND ACQUISITION - KETTLE MORAINE STATE FOREST-SOUTHERN UNIT - WAUKESHA COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 10 acres of land from Robert and Barbara Jean McCann for $215,000 for the Kettle Moraine State Forest-Southern Unit in Waukesha County. The item is being submitted because the price exceeds $150,000

The Kettle Moraine State Forest-Southern Unit was established in 1936 to provide recreational opportunities in the southeastern portion of the state and to protect the natural and scenic values of the Kettle Moraine landscape. The property is used by the public for hunting, fishing, trapping, cross-country skiing, camping, hiking, and other outdoor recreation. In addition, the geologic and natural values of the area are used for research and education. The project, an all-season property, is located in southeastern Wisconsin in Waukesha, Jefferson, and Walworth Counties. The forest is located about 35 miles west of Milwaukee, within 100 miles of five million people. Total attendance in 2003 was 1,343,000 making it one of Wisconsin's busiest state parks/forests. The acquisition of this parcel will contribute to the creation of an adequate environmental corridor to connect larger tracts of the state forest.

The 10-acre McCann parcel connects an isolated 63-acre parcel of department ownership with other state land creating a link for a possible future trail as well as prevents habitat fragmentation within this Southern oak-hickory forested block of habitat west of Highway 67. The subject property is undeveloped in character and has about six acres of woodland, three acres of old field succession, and a one-acre wetland 'kettle' depression. The topography has typical sloping Kettle Moraine features with its small kettle depression and sloping aspect amongst adjacent hills.

Purchase of the McCann parcel will provide public recreation, preserve natural resource and geologic features, enhance natural resources through appropriate management, insure compatible land use with forest goals and consolidate state ownership.

RECOMMENDATION: That the Board approves the purchase of the McCann parcel containing 10 acres of land for $215,000 for the Kettle Moraine State Forest–Southern Unit.

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:

R E Steffes — 10-24-07
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Osterndorf — 11/5/07
Administrator, Laurie Osterndorf - AD/5 — Date

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

cc: S. Miller – LF/6
R. Steffes LF/6
L. Ross – AD/5
W. Smith – PR/6
G. McCutcheon – SER

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: October 24, 2007 FILE REF: SF-151

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Robert and Barbara Jean McCann Tract, File # SF-151, Option Expires January 10, 2008

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest-Southern Unit
Waukesha County

Grantor:

Robert and Barbara Jean McCann
W365 S8211 Hwy 67
Eagle, WI 53119

Acres: 10
Price: $215,000
Appraised Value: $215,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located in southwestern Waukesha County, ½-mile north of the Village of Eagle.

Land Description: The subject area is rolling terrain sloping to the northwest corner.

Covertype Breakdown:

Type	Acreage
Wooded Upland	6.0
Wetland	1.0
Grassland	3.0
TOTAL	10.0

Zoning: Rural Residential (Rural Estate)
Present Use: Recreation
Proposed Use: Resource protection and public recreation
Tenure:30 years
Property Taxes: $1,001
Option Date: October 12, 2007

2. JUSTIFICATION:

The 10-acre McCann property is proposed for purchase for forest management and natural resource protection, as well as for public recreation in the Kettle Moraine State Forest-Southern Unit (KMSF-SU). The subject property is located in southwestern Waukesha County, ½-mile north of the Village of Eagle. Land in this area frequently changes in a manner that is incompatible with forest goals and uses due to strong residential development potential. Currently, the Department owns abutting property to the north and the south.

The Kettle Moraine State Forest-Southern Unit was established in 1936 to provide recreational opportunities in the southeastern portion of the state and to protect the natural and scenic values of the

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Kettle Moraine landscape. The property is used by the public for hunting, fishing, trapping, cross-country skiing, camping, hiking, and other outdoor recreation. In addition, the geologic and natural values of the area are used for research and education. The project, an all season property, is located in southeastern Wisconsin in Waukesha, Jefferson, and Walworth Counties. The forest is located about 35 miles west of Milwaukee, within 100 miles of five million people. Total attendance in 2003 was 1,343,000 making it one of Wisconsin's busiest state park/forests. The project in this area is fairly narrow.

There is a particularly urgent need to acquire lands within the project boundary in the vicinity of the Village of Eagle. The 10-acre McCann parcel connects an isolated 63-acre parcel of department ownership creating a link for a possible future trail as well as prevents habitat fragmentation within this Southern oak-hickory forested block of habitat west of Highway 67. The subject property is undeveloped in character and has about six acres of woodland, three acres of old field succession, and a one-acre wetland 'kettle' depression. The topography has typical sloping Kettle Moraine features with its small kettle depression and sloping aspect amongst adjacent hills.

The entire parcel is part of the *interlobate* moraine that is the basis for the creation of the Kettle Moraine State Forest. The *interlobate* moraine consists of a roughly 75-mile long north-south ridgeline that is formed from glacial deposits creating a variety of glacial features. To the west of this moraine in the Town of Eagle, which this parcel is located in, is the Scuppernong River Habitat Preservation Area. This Scuppernong River area is located in what had been a large glacial lake. Numerous springs exist in the moraine ridge that flow to the west and create the Scuppernong River, ultimately flowing to the Rock and Mississippi Rivers.

One of these springs is Paradise Springs located roughly one-quarter mile southwest of the McCann parcel. Paradise Springs is a significant feature water resource that creates a quality trout stream and feeds the Scuppernong River. Thirty-thousand gallons/hour of water flow from Paradise Springs. The McCann parcel is within the water recharge area that serves Paradise Springs and is also part of a Primary Environmental Corridor designated by the Southeast Wisconsin Regional Planning Commission (SWRPC).

Acquisition of the 10-acre McCann parcel is important for many reasons; to protect valuable upland woods and glacial features from incompatible development and habitat fragmentation; to protect the regeneration area for Paradise Springs and the Scuppernong River Habitat Area; to expand an already significantly sized block of woods, which is attractive to neo-tropical birds and other species that require unbroken blocks of habitat; and to provide opportunities for hunters, bird watchers, and passive outdoor recreation enthusiasts. The Department recommends the purchase of the McCann parcel to provide for public recreation, to prevent incompatible use, to consolidate state ownership and to achieve the goals of the Kettle Moraine State Forest-Southern Unit.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,400,000	$1,151,232

4. ACQUISITION STATUS OF THE KETTLE MORAINE STATE FOREST-SOUTHERN UNIT:

Established: 1936
Acres Purchased to Date: 21,337.67
Acquisition Goal: 29,185.0 Acres
Percent Complete: 73.1%
Cost to Date: $15,807,989

5. APPRAISAL:

Appraiser: Philip Vander Male (Private Appraisers)
Valuation Date: December 19, 2006
Appraised Value: $215,000
Highest and Best Use: Rural Residential

Allocation of Values:

a. land: 10 acres @ $21,500 per acre: $215,000
b. market data approach used, three comparable sales cited
c. adjusted value range: $19,980 to $21,916 per acre

Appraisal Review: Paul Scott - February 2, 2007

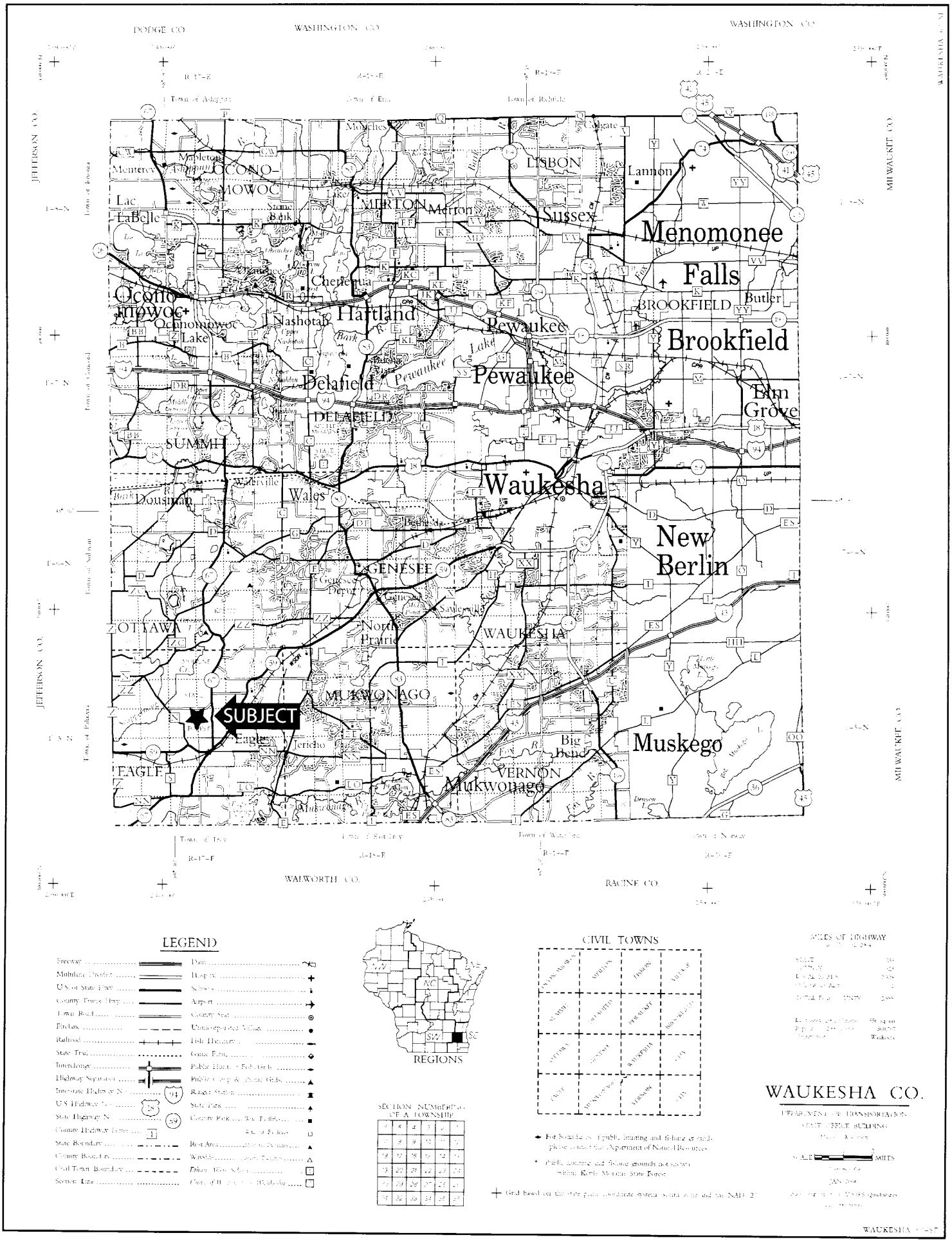
RECOMMENDED:

Richard E. Steffes — Date: 10-24-07

Bureau of Legal Services — Date: 10/25/07

Laurie Osterndorf — Date: 11/05/07

RES:ch


DODGE CO.
WASHINGTON CO.
WASHINGTON CO.
JEFFERSON CO.
MILWAUKEE CO.
WALWORTH CO.
RACINE CO.
Menomonee
Falls
Brookfield
Pewaukee
Waukesha
New Berlin
Muskego
Mukwonago
Hartland
Delafield
Oconomowoc
Lannon
Sussex
Merton
Lisbon
Mapleton
Menterey
Lac LaBelle
Stone Bank
Chenequa
Nashotah
Oconomowoc Lake
Pewaukee Lake
Butler
Elm Grove
Dousman
Wales
Genesee
Genesee Depot
North Prairie
Sayleville
Big Bend
Eagle
Jericho
Mukwonago
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SECTION NUMBERING OF A TOWNSHIP
MILES OF HIGHWAY
WAUKESHA CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
SCALE
MILES
WAUKESHA CO-ST

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McCann Property

T 5N R 17E Section 15, Town of Eagle, Waukesha County

N

0 315 630 1,260 1,890 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
October 22, 2007

McCann Property

Kettle Moraine State Forest

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water

0 0.5 1 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.

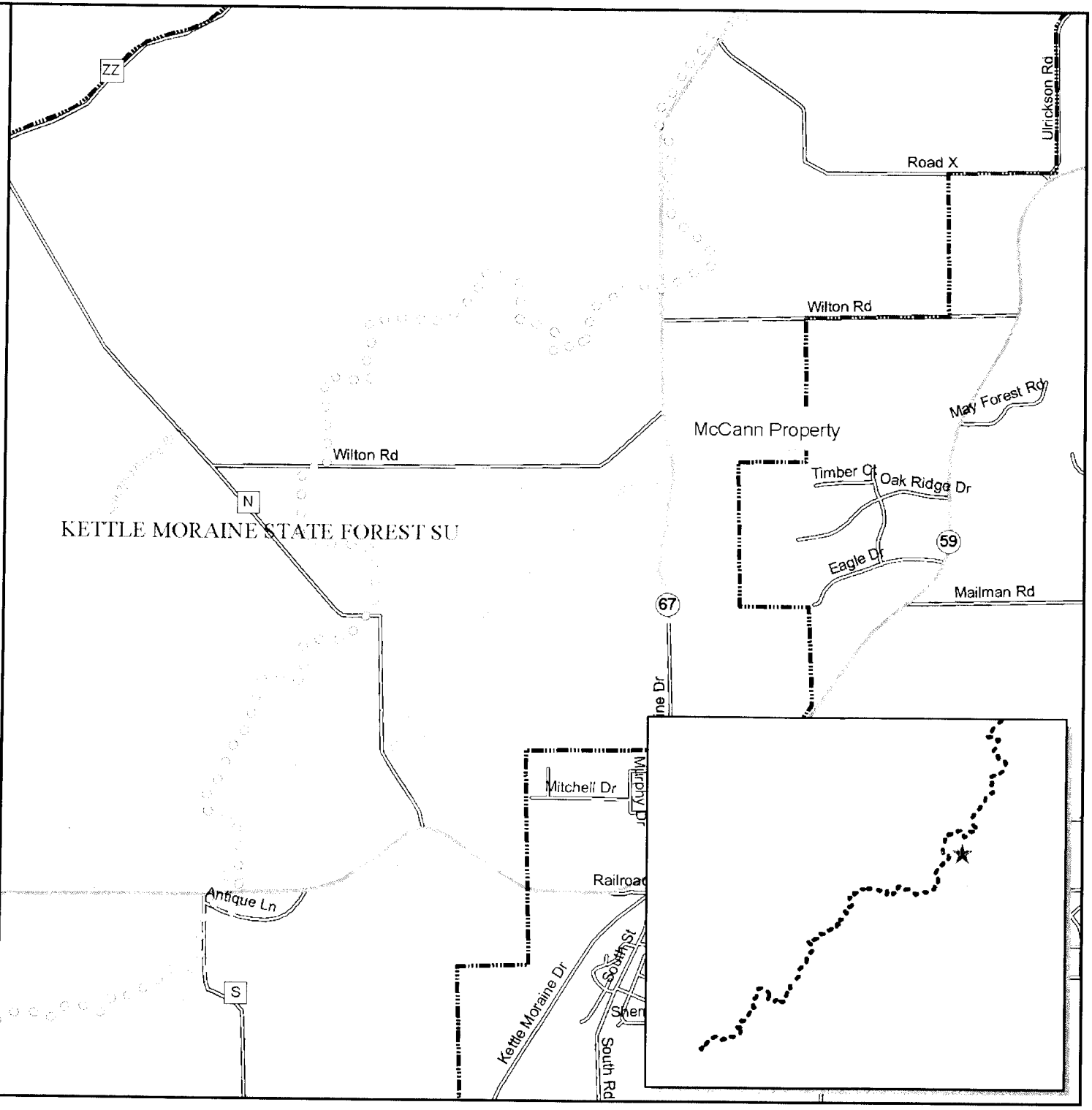
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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 22, 2007