

SUBJECT: LAND ACQUISITION - KETTLE MORAIN STATE FOREST-NORTHERN UNIT - SHEBOYGAN COUNTY

FOR: JANUARY 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 35.22 acres of land from Arnold and Constance Nelson for \$225,000 for the Kettle Moraine State Forest-Northern Unit in Sheboygan County. The item is being submitted because the purchase price is greater than \$150,000.

The parcel is about seven miles west of the Village of Cascade and adjoins state-owned lands to the south and to the west. Ownership of this parcel will provide a buffer for the state forest's wastewater spray irrigation field, allow natural resource management, consolidate state ownership, and provide additional opportunities for public recreation, specifically hunting.

Kettle Moraine State Forest was established in 1936 and is located in the scenic Kettle Moraine country in southeastern Wisconsin. Roadways follow the ridges, providing views of the relatively undeveloped, pastoral valley below. The goal is to protect and enhance the natural, scenic, historical, cultural, and geological resources of the Kettle Moraine State Forest while providing compatible, low-use, low-impact recreation, and environmental education experiences. Current recreational opportunities include hunting, horseback riding, hiking, fishing, birding, and canoeing. The Northern Unit is one of the nine Ice Age National Scientific Reserves designated by the National Park Service for Wisconsin.

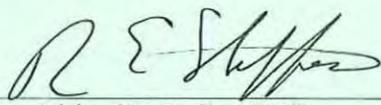
The Department recommends the purchase of the Nelson tract to allow for management of the state forestland and provide additional opportunities for public recreation in a heavily populated area of the state.

RECOMMENDATION: That the Board approve the purchase of 35.22 acres of land for \$225,000 for Kettle Moraine State Forest-Northern Unit in Sheboygan 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 |

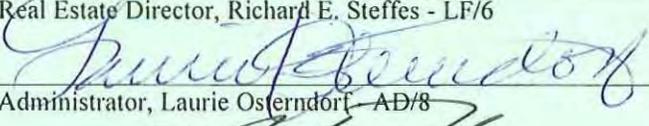
APPROVED:



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

12-8-09

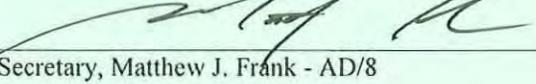
Date



Administrator, Laurie Osterndorf - AD/8

12/11/09

Date



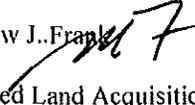
Secretary, Matthew J. Frank - AD/8

11/4/10

Date

- cc: S. Miller - LF/6
- R. Steffes - LF/6
- L. Ross - AD/8
- D. Schuller - PR/6
- G. McCutcheon - SER/Milwaukee

CORRESPONDENCE/MEMORANDUM

DATE: December 23, 2009
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Nelson Tract, File # SF 50007,
 Option Expires February 22, 2010

FILE REF: SF 50007

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest-Northern Unit
 Sheboygan County

Grantor:

Constance and Arnold Nelson
 W959 County Road B
 Campbellsport, WI 53010-1410

Acres: 35.22Price: \$225,000Appraised Value: \$225,000Interest: Fee Title PurchaseImprovements: None

Location: The property is located in Sheboygan County about seven miles west of the Village of Cascade in the Town of Mitchell.

Land Description: The subject land is level to rolling and primarily upland.

<u>Covertyp</u> e Breakdown:	Type:	Acreage:
	Wetland	1.22
	Upland Woodland	17.00
	Cropland	17.00
	TOTAL:	35.22

Zoning: AgriculturalPresent Use: Recreation/AgricultureProposed Use: Resource Protection and Public RecreationTenure: 5 yearsProperty Taxes: \$513Option Date: November 24, 2009

Stewardship 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 has obtained an option to purchase 35.22 acres for \$225,000 for the Kettle Moraine State Forest in Sheboygan County. State ownership will provide a buffer for the state forest's wastewater spray irrigation field which abuts the west side of the Nelson parcel. The Nelson parcel has two access strips that connect to public roads. While the configuration is unusual, these fee title corridors improve access and are needed for future ownership consolidation.

Kettle Moraine State Forest was established as a project boundary in 1936 and is located in the scenic Kettle Moraine country in southeastern Wisconsin. The land within the project boundary is a picturesque valley. Roadways follow the ridges, providing views of the relatively undeveloped, pastoral valley below. The goal is to protect and enhance the natural, scenic, historical, cultural, and geological resources of the Kettle Moraine State Forest while providing compatible, low-use, low-impact recreation, and environmental education experiences. Current recreational opportunities include hunting, horseback riding, hiking, fishing, birding, and canoeing.

The Department recommends the purchase of the Nelson tract to allow for management of the state forestland and provide additional opportunities for public recreation in a heavily populated area of the state.

3. FINANCING:

State Stewardship Parks (FY 10) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,000,000	\$366,110

4. ACQUISITION STATUS OF THE KETTLE MORAIN STATE FOREST-NORTHERN UNIT:

Established: 1936
Acres Purchased to Date: 29,681.39
Acquisition Goal: 36,391.00
Percent Complete: 81.56 %
Cost to Date: \$9,383,700.29

5. APPRAISAL:

Appraiser: Mark Letscher (CB Richard Ellis, Inc.)
Valuation Date: Monday, July 20, 2009
Appraised Value: \$225,000
Highest and Best Use: Agriculture/Recreation with a single residential home site

Allocation of Values:

- a. land: 35.22 acres @ \$6,388 per acre: \$225,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$5,381.00 to \$6,564.00

Appraisal Review: Ronald Olson - October 28, 2009

RECOMMENDED:


Richard E. Steffes

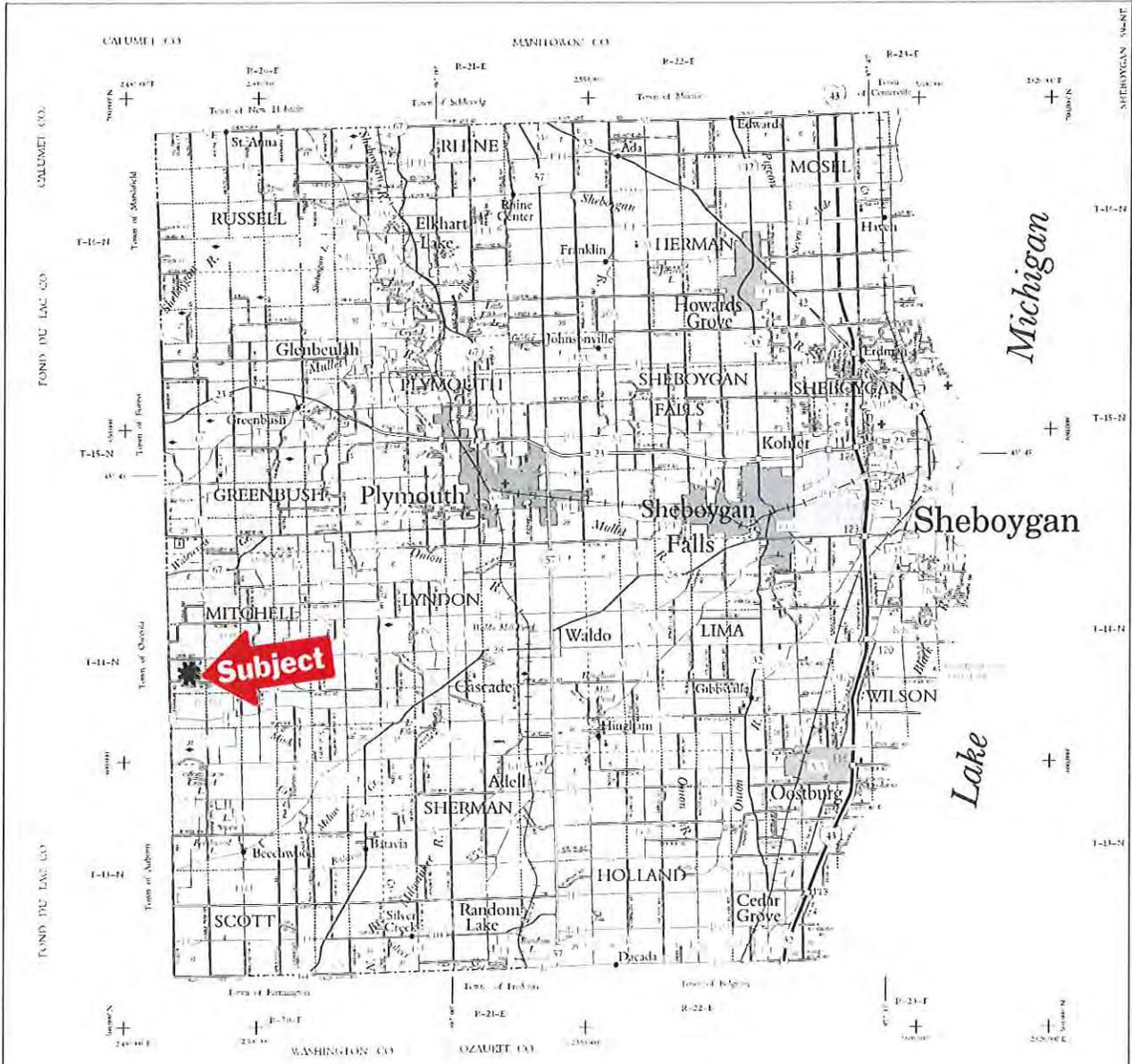
12-8-09
Date


Bureau of Legal Services

12/10/09
Date


Laurie Osterndorf

12/11/09
Date

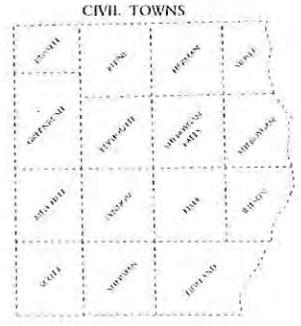


- LEGEND**
- Trunk Hwy. ————
 - Multiple Trunk Hwy. ————
 - US or State Hwy. ————
 - County Trunk Hwy. ————
 - Town Road. ————
 - Feet. ————
 - Public. ————
 - State Trunk. ————
 - Highway Station. ————
 - Intersect. Highway No. ————
 - US Highway No. ————
 - State Highway No. ————
 - County Highway Route. ————
 - State Boundary. ————
 - County Boundary. ————
 - Grid Tower Boundary. ————
 - Section Line. ————
 - Ditch. ————
 - Hospital. ————
 - School. ————
 - Appt. ————
 - County Seat. ————
 - Unincorporated Village. ————
 - Pub. Hwy. ————
 - Grass Field. ————
 - Public Boat or Fish Grd. ————
 - Public Camp & Game Grd. ————
 - Striped Street. ————
 - State Park. ————
 - County Park. ————
 - State Park. ————
 - Public Area. ————
 - Woods. ————
 - Public Utility Conduit. ————
 - Line of Boundary. ————



STATISTICAL BOUNDING OF A TOWNSHIP

1	2	3	4	5	6
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



MILES OF HIGHWAY

STATE	47
COUNTY	44
TOTAL COUNTY	91
OTHER COUNTY	36
TOTAL STATE (1954)	127

U.S. GEOLOGICAL SURVEY
 EXPLORE 1954 (1954)
 COUNTY MAP

SHEBOYGAN CO.
 DEPARTMENT OF CLERKSHIP
 STATE OFFICE BUILDING
 P.O. BOX 1000
 SHEBOYGAN, WISCONSIN
 SOFT COPY
 JAN 2009
 Prepared by U.S. GEOLOGICAL SURVEY
 1954 (1954)

Constance and Arnold Nelson Parcel

T14N R20E Section 19, Town of Mitchell, Sheboygan County, WI (35.22 Acres)



Legend

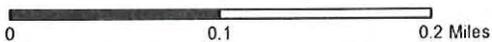
- - - PLSS Section Line
- PLSS Quarter-Quarter
- ▨ DNR Project Boundary
- ▨ County Boundary
- ▨ DNR Eased
- ▨ DNR Owned

Subject Property

SF 50007

Kettle Moraine State Forest
Northern Unit-IANSR

- ▨ Fee Simple
- ▨ Easement
- Ingress/Egress



Constance Nelson and Arnold Nelson Parcel

SF 50007

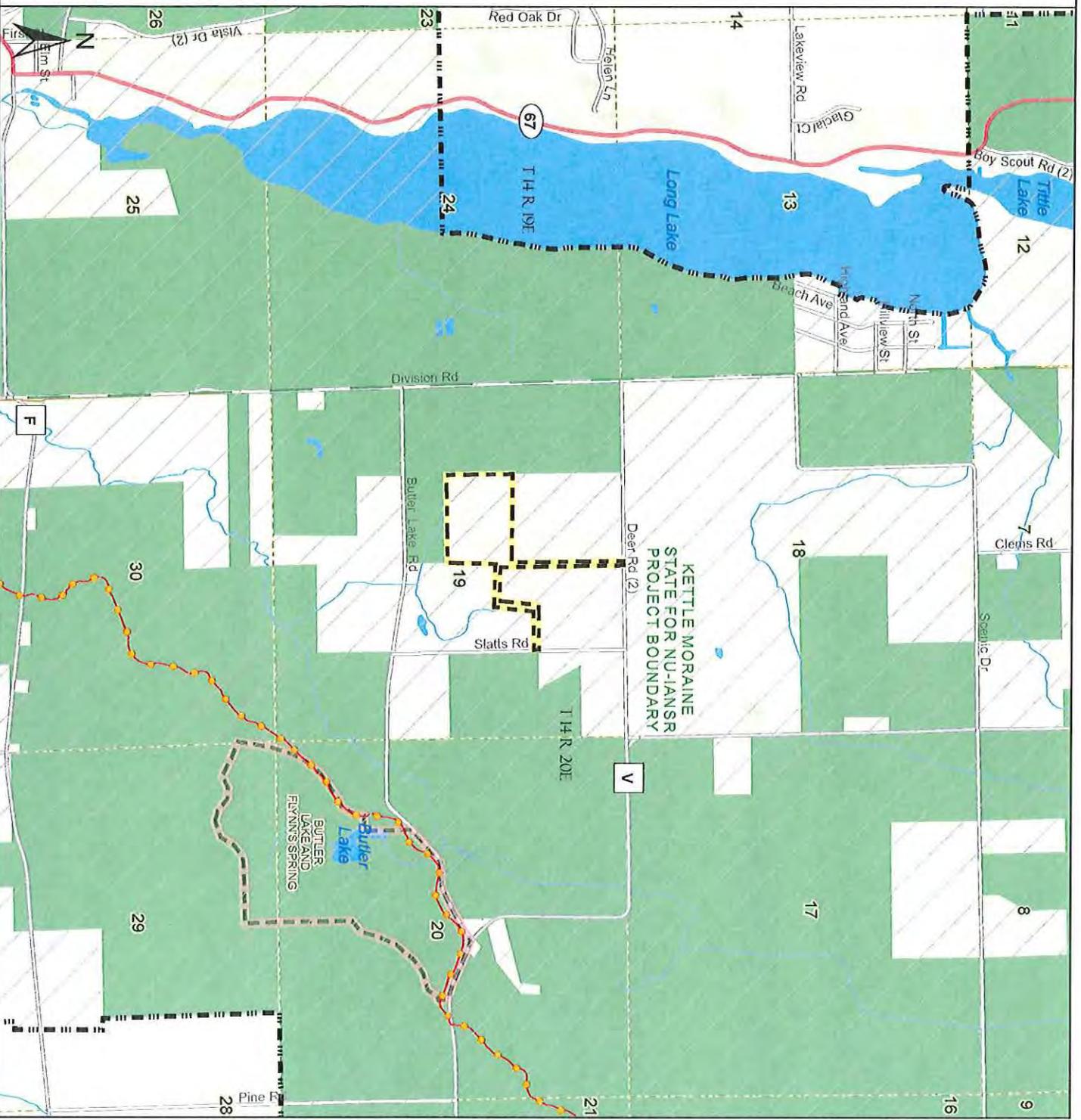
Kettle Moraine State Forest
Northern Unit-IANSR

T14N R20E Section 19
Town of Mitchell
Sheboygan County, WI
(35.22 Acres)

- Subject Property**
- Fee Simple
 - Easement
 - Ingress/Egress

Legend

- PLSS Section Line
- DNR Project Boundary
- DNR Owned
- DNR Easement
- County Boundary
- Ice Age Trail



The DNR digitized lines 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 dataset is a spatial representation of the Global Land Reserves System maintained by the DNR, Bureau of Facilities and Lands (BFL) and may include more and/or less land than what is shown on the ground. The data set does not differentiate between lands that are open 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 special limitations or restrictions on public use. The data is not intended for use in determining property boundaries. For more information on the data set, please 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/landwater/landwatercenter/regions.htm>. Updates to this data set are ongoing and will be incorporated into future versions when available.