

**SUBJECT:** Land Acquisition and Project Boundary Modification – Stream Bank Protection – Honey Creek Area – Walworth County

**FOR:** APRIL 2012 BOARD MEETING

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 43 acres of land from DWW Investments, LLC for \$85,000.00 for the Stream Bank Protection – Honey Creek Area in Walworth County. The item is being submitted because more than 40 acres are outside the project boundary. The current project boundary includes land both east and west of the DWW parcel so adding this land would help consolidate the project. Funding will be 50% federal and 50% state dollars.

This parcel is of particular interest because of the large drained wetland and floodplain complex associated with this portion of Honey Creek. More than 90 percent of this parcel is within the 100 year floodplain and it has more than 4,250 linear feet of agricultural ditching on or adjacent to it. The property is bordered by Department land on the west side and this acquisition will improve both public use and management capabilities.

The Department currently has fee title or easements on approximately 440 acres along Honey Creek. The proposed parcel area will provide approximately 2,400 linear feet of one-side agricultural ditch and 1,850 linear feet of two-sided agricultural ditching draining a large wetland complex that feeds Honey Creek. In addition, the Department of Transportation owns approximately 216 acres adjacent to DNR's existing ownership for a wetland mitigation site which we expect will be transferred to the Department of Natural Resources in the near future, totaling about 700 acres for public hunting, trapping and other nature based outdoor recreation.

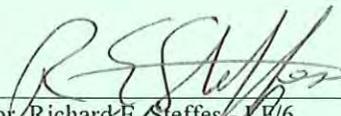
Approval of this land purchase will provide additional land for outdoor recreational opportunities in heavily populated Southeast Wisconsin and will complement wildlife habitat restoration work on land both east and west of the parcel.

**RECOMMENDATION:** That the Board approves the purchase of 43 acres of land for \$85,000 and modifications of the project boundary to include this parcel for the Honey Creek Stream Bank Protection Area.

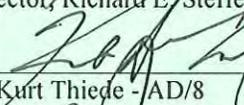
**LIST OF ATTACHED MATERIALS:**

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

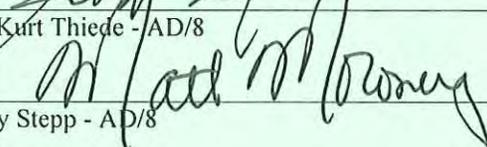
**APPROVED:**

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

3-22-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

3/28/12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Cathy Stepp - AD/8

4/2/12  
\_\_\_\_\_  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs - FH/4
- E. Nitschke – SER

## CORRESPONDENCE/MEMORANDUM

DATE: March 22, 2012 FILE REF: FM 10144  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, DWW Investments, LLC Tract, File # FM 10144,  
 Option Expires May 13, 2012

1. PARCEL DESCRIPTION:

Stream Bank Protection Fee Program  
 Walworth County

Grantor:

DWW Investments, LLC  
 c/o Donald Wilson  
 S86 W30485 Stonegate Dr  
 Mukwonago, WI 53149

Acres: 43Price: \$85,000.00Appraised Value: \$85,000.00Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Walworth County four miles east of Village of East TroyLand Description: The subject land is low and level.Covertypes Breakdown:

Type	Acreage
Wetland	22.7
Lowland Woodland	3.0
Grass	13.0
Brush	4.3
Total:	43

Zoning: Agriculture and Lowland Resource Conservation DistrictPresent Use: RecreationProposed Use: Public outdoor recreation and wildlife habitatTenure: 12 yearsProperty Taxes: 80.55Option Date: February 13, 2012

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 proposes to purchase 43 acres from DWW Investments LLC for \$85,000 for addition to the Honey Creek Stream Bank Protection Fee Program in Walworth County and to expand the project boundary to include this parcel. This parcel is of particular interest because of the large drained wetland and floodplain complex associated with this portion of Honey Creek. More than 90 percent of this parcel is within the 100 year floodplain and it has more than 4,250 linear feet of agricultural ditching on or adjacent to it. The property is bordered by Department land on the west side and this acquisition will improve both public use and management capabilities.

The Department currently owns and holds easements on approximately 440 acres along Honey Creek and the proposed parcel area will provide approximately 2,400 linear feet of one-side agricultural ditch and 1,850 linear feet of two-sided agricultural ditching draining a large wetland complex that feeds Honey Creek. In addition, the Department of Transportation owns approximately 216 acres adjacent to DNR's existing ownership for a wetland mitigation site which likely will be transferred to the Department of Natural Resources in the near future, totaling about 700 acres of public hunting, trapping and other nature based outdoor recreation.

The Statewide Stream Bank Protection Program was established in 1991 to protect and improve water resources and fisheries throughout Wisconsin. This project was designed to protect stream bank corridors and secure public fishing access while protecting and improving water quality. This proposed acquisition on Honey Creek will further the goals of the Stream Bank Protection Program by restoring wetlands and grasslands on a large ditched tributary and floodplain area. This will also provide a buffer to reduce runoff from adjacent crop fields that could negatively impact the downstream water quality of Honey Creek. To date, a considerable amount of habitat work has been completed within this area. Approval of this land purchase is recommended to provide additional outdoor recreational opportunities in this heavily populated area of Southeast Wisconsin. The purchase also compliments wildlife habitat restoration work on land both east and west of this parcel.

3. FINANCING:

\$42,500 USFWS-NAWCA grant funding  
\$42,500 State Stewardship bond funding

	Funds allotted to program:	Balance after proposed transaction:
State Stewardship	\$1,088,165	\$624,574
Federal NAWCA	\$ 769,400	\$376,900

4. ACQUISITION STATUS OF THE STREAM BANK PROTECTION FEE PROGRAM:

Established: 1994  
Acres Purchased to Date: 5,968.46  
Acquisition Goal: 30,340.40  
Percent Complete: 19.67 %  
Cost to Date: \$9,828,820.20

5. APPRAISAL:

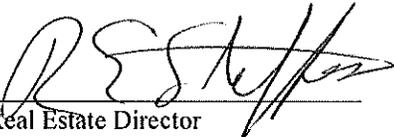
Appraiser: Philip Vander Male  
Valuation Date: December 24, 2010  
Appraised Value: \$85,000  
Highest and Best Use: Recreational

Allocation of Values:

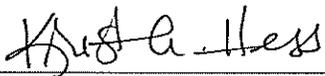
- a. land: 43 acres @ \$1,975.83 per acre: \$85,000
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$1,455 - \$2,500 per acre

Appraisal Review: Paul Scott - Date: January 19, 2011

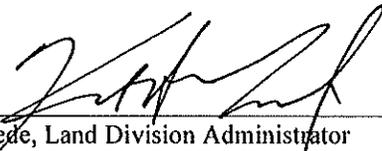
RECOMMENDED:

  
\_\_\_\_\_  
Richard E. Steffes, Real Estate Director

3-22-12  
Date

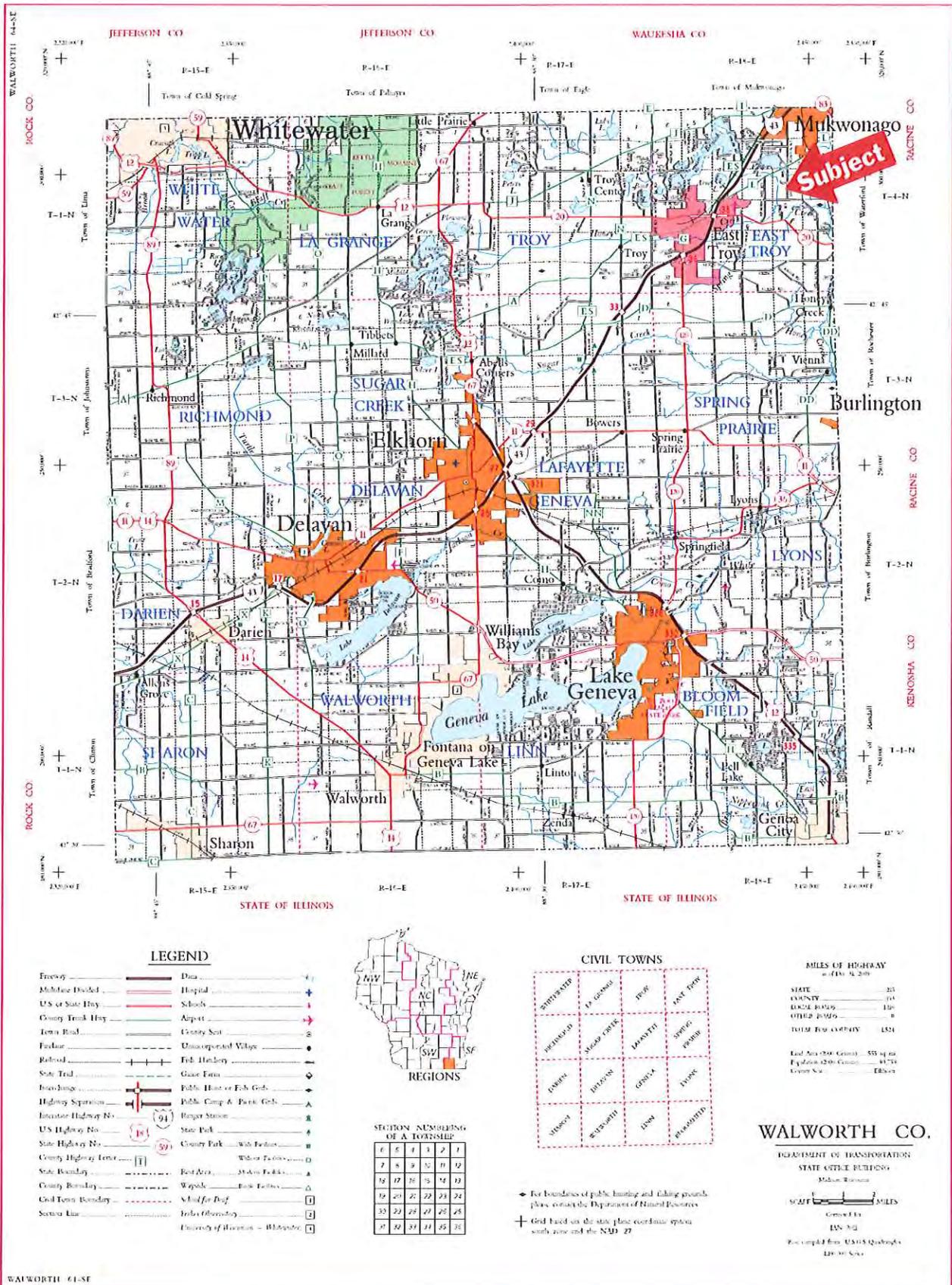
  
\_\_\_\_\_  
Kristin A. Hess, Bureau of Legal Services

3/22/12  
Date

  
\_\_\_\_\_  
Kurt Thiede, Land Division Administrator

3/28/12  
Date

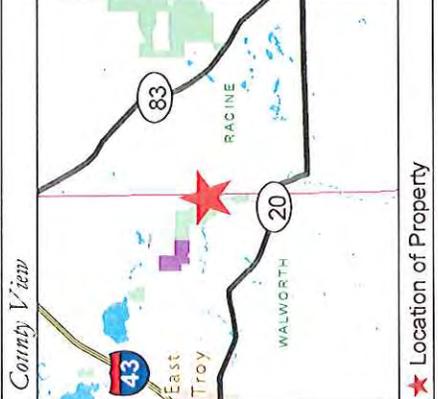
RES:



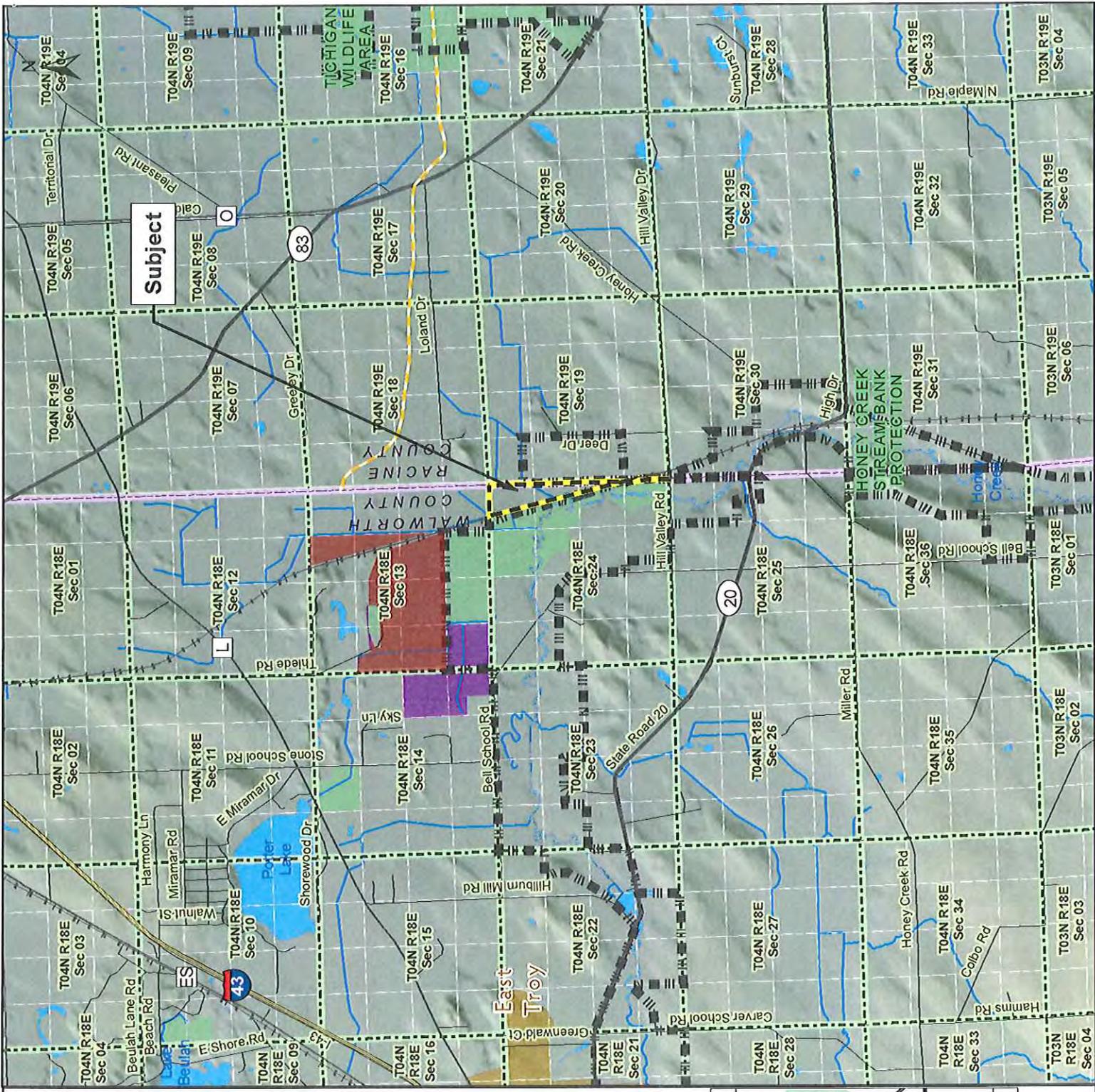
**DWW**  
**Investments, LLC - Fee**  
**Stream Bank**  
**Protection Fee Program**

**FM 10144**  
**T4N R18E Sec 24**  
**Town of East Troy**  
**Walworth County**  
**43 Acres**  
**Subject Parcel**

-  WDNR Owned
  -  WDNR Easement
  -  DNR Project Boundary
  -  DOT Wetland Mitigation Site
  -  State Natural Area
  -  Recreation
  -  Trail
  -  PLSS Section Line
  -  QQ Section Boundary
- 0 600  
 Feet

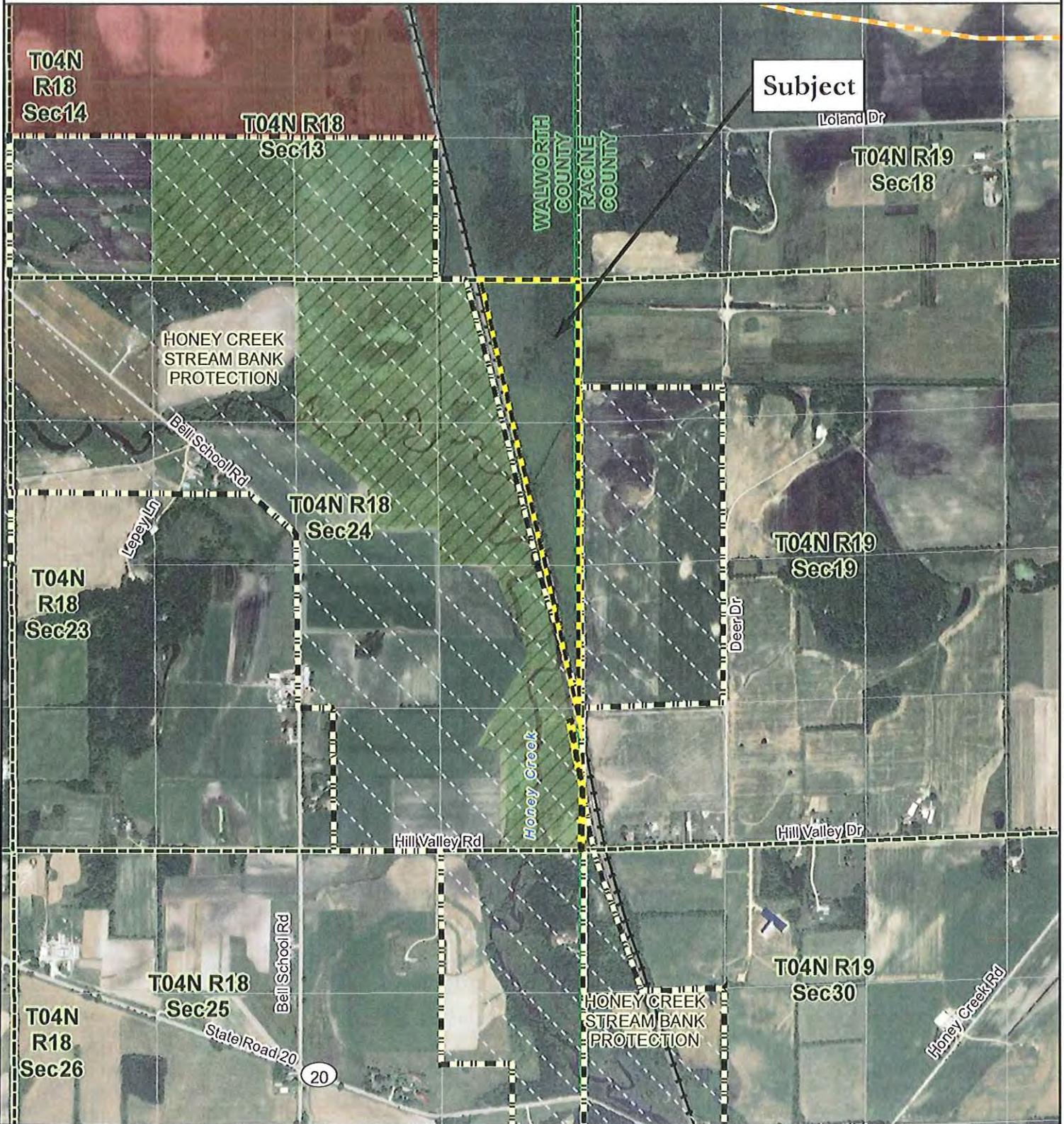


WISCONSIN DEPARTMENT  
 OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: Mar 22, 2012 . kmh



# DWW Investments, LLC - Fee

T4N R18E Sec 24, Town of East Troy, Walworth County



Subject

## Stream Bank Protection Fee Program

 Subject Parcel

 DNR Owned

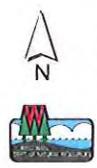
 DNR Project Boundary

 DOT Wetland Mitigation Site

 Section Line

 QQ Section Lines

 State Recreation Trail



Mar 22, 2012 kmh  
 Real Estate Section  
 Bureau of Facilities and Lands