

SUBJECT: Land Acquisition – Stream Bank Protection Fee Program – Walworth County

FOR: JUNE 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 17.04 acres of land from Honey Creek Estates LLC for \$217,300.00 for the Streambank Easement Fee Program in Walworth County. The item is being submitted because the purchase price exceeds \$150,000.

The Honey Creek Estates parcel is of particular interest because it blocks more than 715 acres of wetland and floodplain complex associated with Honey Creek in this particular area and has seven acres of an NA-2 parcel, which is a Natural Area of County or Regional significance. Public recreational use and quality of experience on the existing 715 acre complex will be improved by creating a solid block of open space in this urbanizing area of Southeastern Wisconsin. Additional upland acres will provide nesting habitat for waterfowl, grassland birds, and reptiles, including the state threatened Blanding's turtle. In addition, the sandy soils are a high groundwater recharge area and will improve water quality and help provide sustained flows to Honey Creek and the Thiede Road Tamarack Swamp, which is an NA-2 listed site in Southeastern Wisconsin Regional Planning Report #288, Walworth County Comprehensive Plan for 2035, dated November, 2009.

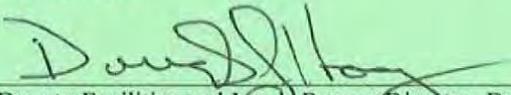
The 715 acre block of land consists of 260 acres of land purchased by the Department of Transportation (DOT) for a wetland mitigation site and more than 458 acres of existing Department ownership (fee and easement) within and adjacent to the boundary of the Honey Creek Streambank Protection Fee Area. At some point in the future the DOT site may be transferred to the Department and consolidated into the Honey Creek Streambank Protection Fee Area through the master planning process along with the Department land in the area that is located outside of the project boundary. Although outside of the current acquisition boundary, the 17.04 acre parcel provides critical blocking and ensures that this land can be managed as a large block of land open for all 5 nature based outdoor activities. Areas for public use are in high demand in southeast Wisconsin and this block of land will offer excellent opportunities for hunting, trapping, hiking and wildlife observation.

RECOMMENDATION: That the Board approve the purchase of 17.04 acres of land from Honey Creek Estates LLC for \$217,300 for the Streambank Easement Fee Program in Walworth County.

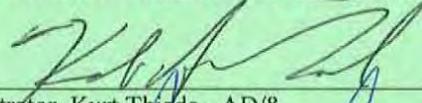
LIST OF ATTACHED MATERIALS:

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

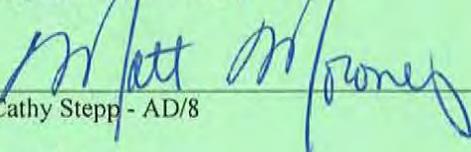
APPROVED:


Deputy Facilities and Lands Bureau Director, Douglas J Haag - LF/6

6-12-14
Date


Administrator, Kurt Thiede - AD/8

6-16-14
Date


Secretary, Cathy Stepp - AD/8

6/16/14
Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- M. Staggs - FH/4
- J. Morrissey - SOD - MILWAUKEE

CORRESPONDENCE/MEMORANDUM

DATE: June 12, 2014 FILE REF: FM 10206

TO: Scott Walker

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Honey Creek Estates LLC Tract, File # FM 10206,
Option Expires: August 1, 2014

1. PARCEL DESCRIPTION:

Stream Bank Protection Fee Program
Walworth County

Grantor:

Honey Creek Estates LLC
c/o Mr. Brian Godfrey
1344 Indian Spring Dr
Delafield, WI 53018

Acres: 17.04Price: \$217,300Appraised Value: \$205,000Interest: Fee SimpleImprovements: NoneLocation: The property is located 3 miles south of Village of Mukwonago in Walworth County.Land Description: The subject land is gently rolling open land with wooded wetland.Covertypes Breakdown:

Type	Acreage
Cropland	8.50
Wetland	7.04
Upland Woodland	1.50
Total:	17.04

Zoning: Lowland Resource Conservation District and Upland Resource Conservation District with minimum 5 acre lotsPresent Use: Recreational/InvestmentProposed Use: Public Recreation and Habitat ManagementTenure: 10+ yearsProperty Taxes: \$2408.48Option Date: May 5, 2015Stewardship 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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

The Department has obtained an option to purchase 17.04 acres of land from Honey Creek Estates LLC for \$217,300.00 for the Streambank Easement Fee Program in Walworth County. The item is being submitted because the purchase price exceeds \$150,000.

The Honey Creek Estates parcel is of particular interest because it blocks more than 715 acres of wetland and floodplain complex associated with Honey Creek in this particular area and has seven acres of a NA-2 parcel, which is a Natural Area of County or Regional significance. Public recreational use and quality of experience on the existing 715 acre complex will be improved by creating a solid block of open space in this urbanizing area of Southeastern Wisconsin. Additional upland acres will provide nesting habitat for waterfowl, grassland birds and reptiles, including the state threatened Blanding's turtle. In addition, the sandy soils are a high groundwater recharge area and will improve water quality and help provide sustained flows to Honey Creek and the Thiede Road Tamarack Swamp, which is an NA-2 listed site in Southeastern Wisconsin Regional Planning Report #288, Walworth County Comprehensive Plan for 2035, dated November, 2009.

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3. LAND MANAGEMENT:

This acquisition will block nearly 715 acres of the calcareous Honey Creek Sedge Meadow which contains lesser fringed gentian, downy willow-herb, beaked spike-rush and other special concern to endangered plant species. In addition, acquisition of seven acres of the Thiede Road Tamarack Swamp NA-2 site will provide management opportunities to reduce invasive species on this site. The protection of this large wetland complex is important for wetland dependent birds including rails, bitterns, sedge and marsh wrens, swamp sparrow, yellow warbler and sand-hill cranes.

Blocking existing ownership and DOT wetland mitigation site that will be transferred to the DNR will improve management capabilities, decrease posting boundaries, reduce neighbor conflicts and improve the public recreational use and enjoyment of the more than 715 acre Beulah Station Segment of the Honey Creek SBPA. A Wildlife Biologist, two Wildlife Technicians and several part-time Technicians work in Walworth and Waukesha Counties. This acquisition will improve management capabilities and allow prescribed burning of a larger block of habitat.

Agricultural Land Assessment:

Currently 8.5 acres are cropland, with one half acre as Prime Farmland, 6.5 acres as Farmland of Statewide Significance and 1.5 acres as Not Prime Farmland as per the NRCS Soil Survey Report. Non-irrigated Capability Classification lists 0.5 acres as Class 2 soils, 7.3 acres as Class 3 soils and 0.7 acres as Class 4 and 6. This is a highly sandy site with high groundwater recharge for the associated wetlands and Honey Creek flows and is currently zoned and proposed to allow two residences; therefore, cropping is not considered to be a long-term local and County zoning priority. The cropland is isolated from other large tracts of cropland in the area. The land is currently leased to a local farmer and the lease will continue at least through the 2015 cropping season.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,150,400	\$90,870

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

Established: 1994
Acres Purchased to Date: 5,640.43
Acquisition Goal: 30,340.40
Percent Complete: 18.59 %
Cost to Date: \$9,895,503.24

6. APPRAISAL:

Appraiser: Linn A. Duesterbeck
Valuation Date: March 24, 2014
Appraised Value: \$205,000
Highest and Best Use: Single family home site

Allocation of Values:

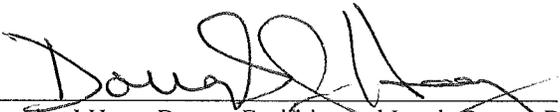
- a. land: 17.04 acres @ \$12,000 per acre: \$205,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$9056 - \$12,413 per acre

Appraisal Review:

Greg Markus Date: 4/15/2014

Comments: The appraiser arrived at a value of \$240,000 for the 2 adjacent lots, but then applied a bulk discount of 15% for the sale of 2 adjacent lots. This discount seemed high at 15% so the purchase price is discounted 10% to arrive at the price of \$217,300. It should be noted that both parcels were listed for sale separately at the price of \$119,900 and \$139,900 with ReMax and the listing agent reported considerable interest in the properties and offers submitted but never countered due to the Seller's interest in working with the Department.

RECOMMENDED:



 Douglas J Haag, Deputy Facilities and Lands Bureau Director

6-12-14

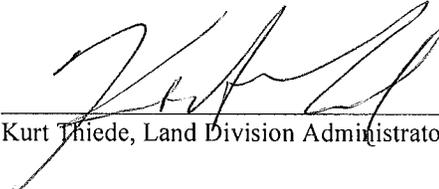
 Date



 Kristin A. Hess, Bureau of Legal Services

6-12-14

 Date



 Kurt Thiede, Land Division Administrator

6-16-14

 Date

Honey Creek Estates LLC - Fee Stream Bank Protection Fee Program FM 10206

T4N R18E Sec 13
Town of East Troy
Walworth County

John May to DNR

-  DNR Fee Title
-  DNR Easement
-  DNR Easement (Closed to Public Access)
-  DNR Project Boundary
-  Public Hunting Grounds
-  Voluntary Public Access

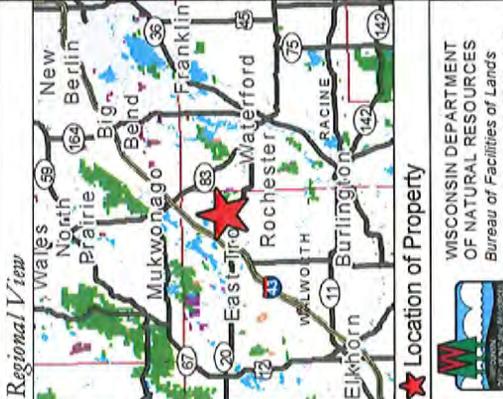
PLSS Section Line

QQ Section Boundary

NRCS - EWPP-FPE (Emergency Watershed Protection - Floodplain Easement Program - closed to public access)

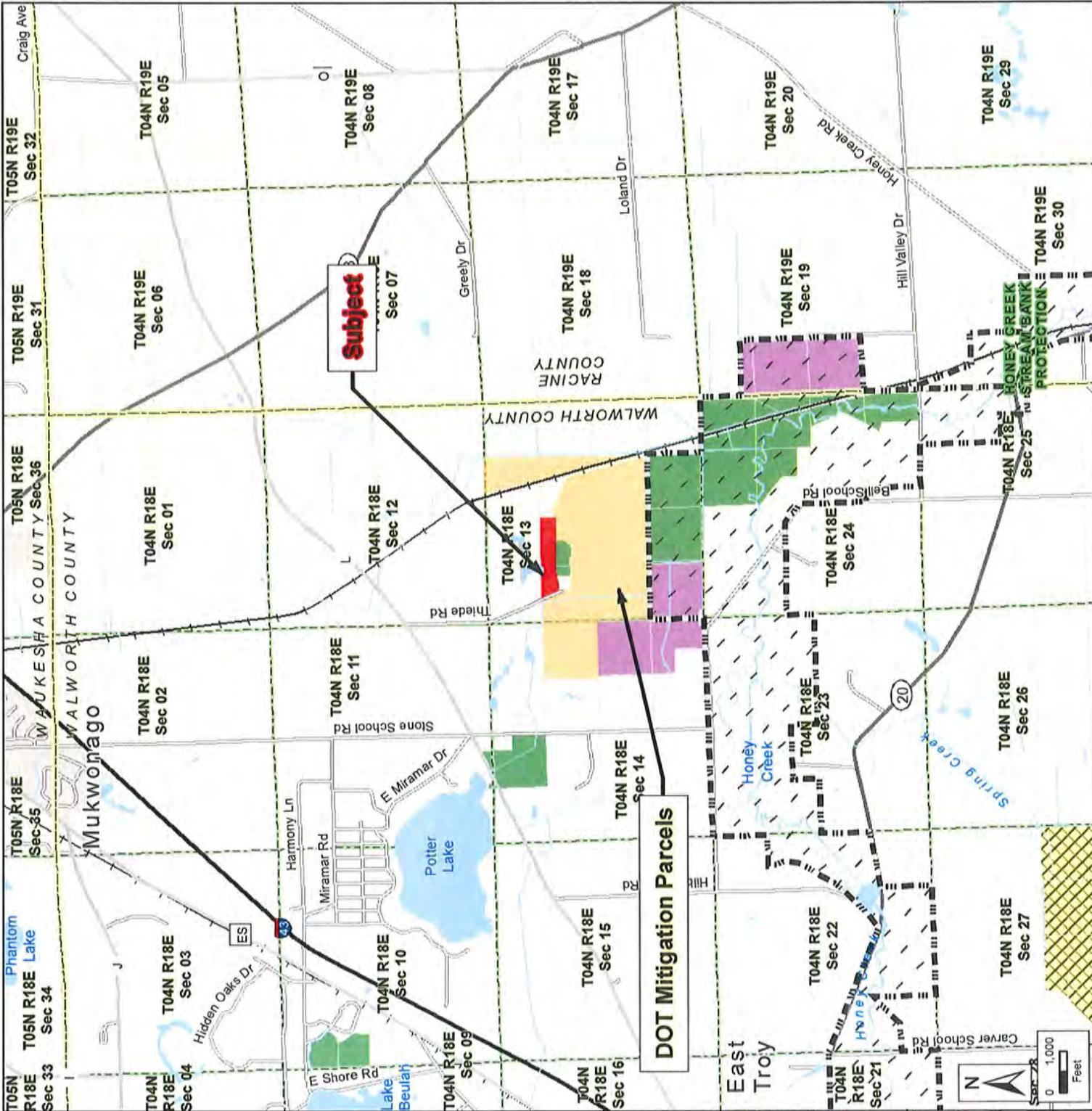
DOT Mitigation Parcels

Regional View



Location of Property

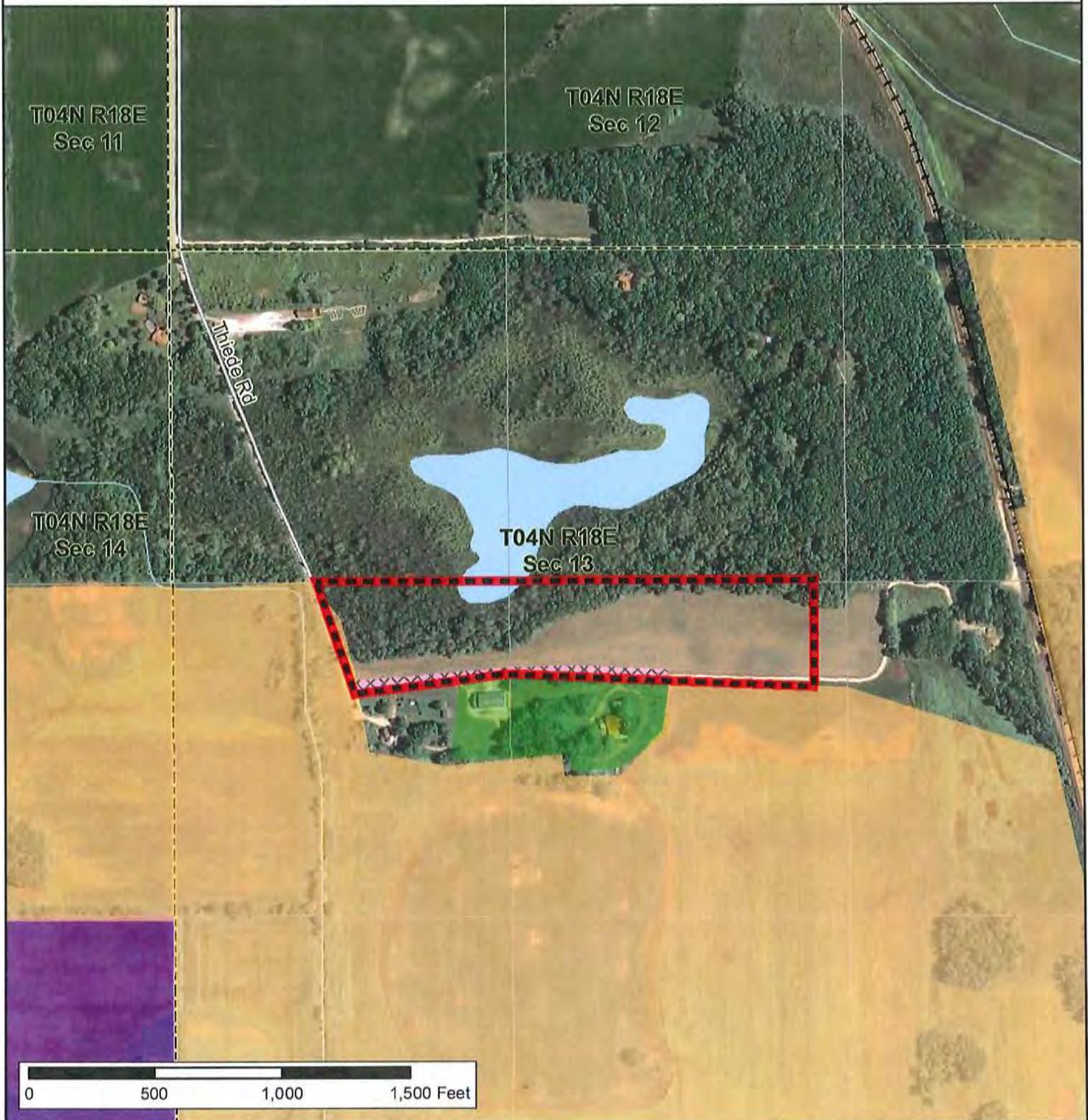
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jun 11, 2014 Km



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Honey Creek Estates LLC - Fee

T4N R18E Sec 13, Town of East Troy, Walworth County



Stream Bank Protection Fee Program



Subject

-  DNR Fee Title Land
-  DNR Easement Land
-  WDNR Easement (Closed to Public Access)
-  DOT Mitigation Parcels

-  Section Line
-  QQ Section Lines



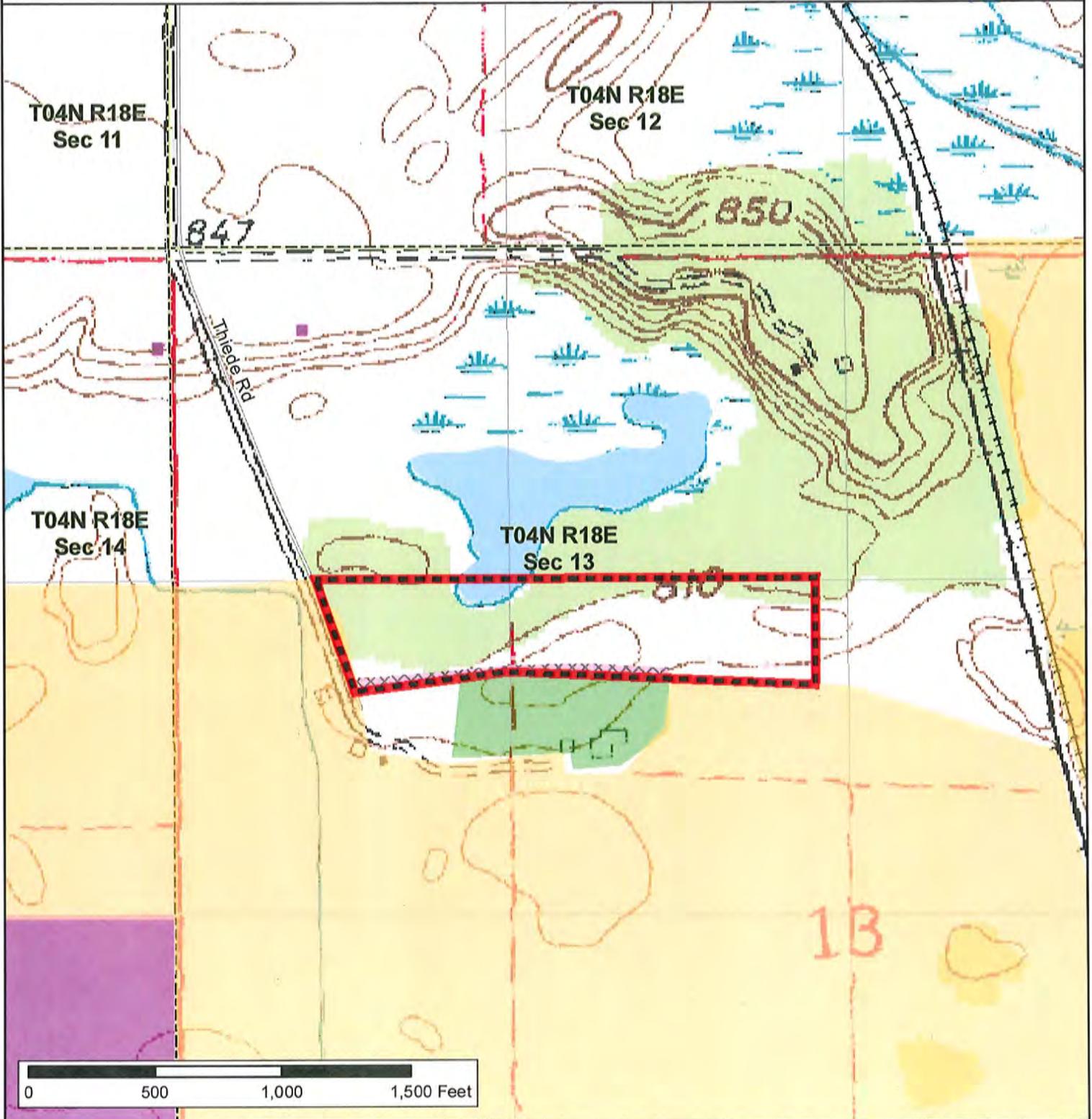
Jun 11, 2014 kmh

Real Estate Section
Bureau of Facilities and Lands

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T4N R18E Sec 13, Town of East Troy, Walworth County

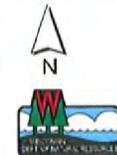


Stream Bank Protection Fee Program



- DNR Fee Title Land
- DNR Easement Land
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- DOT Mitigation Parcels

- Section Line
- QQ Section Lines



Jun 11, 2014 kmh

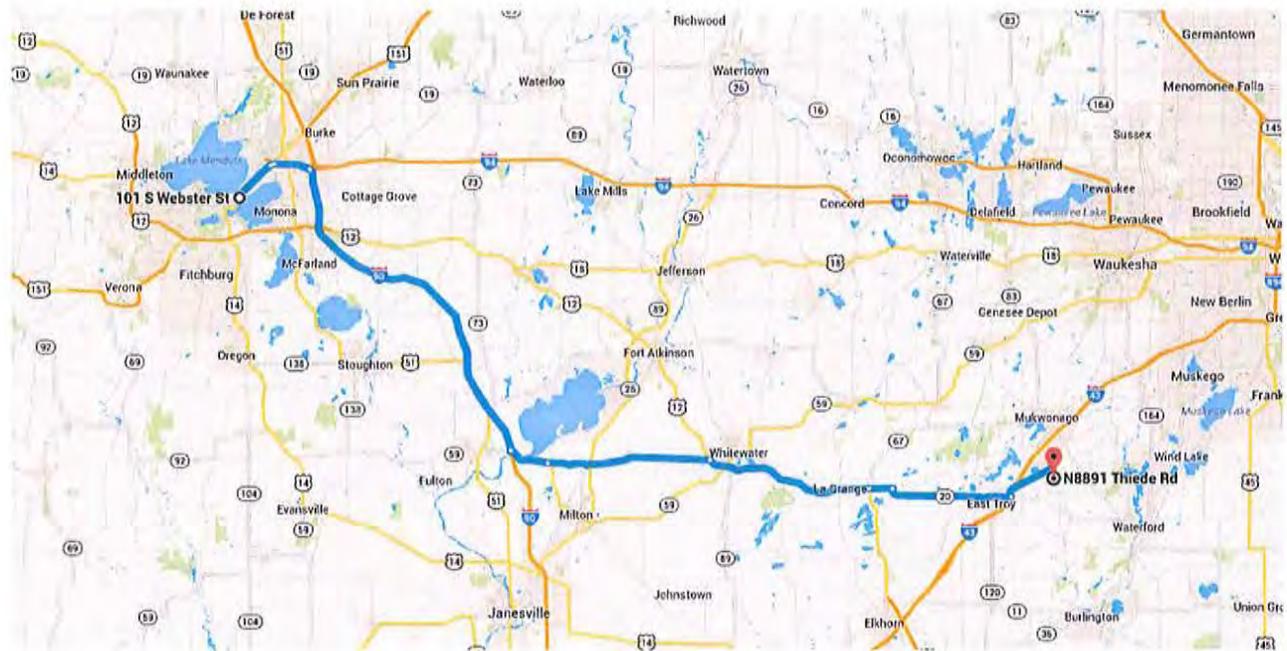
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Drive 69.7 miles, 1 h 18 min

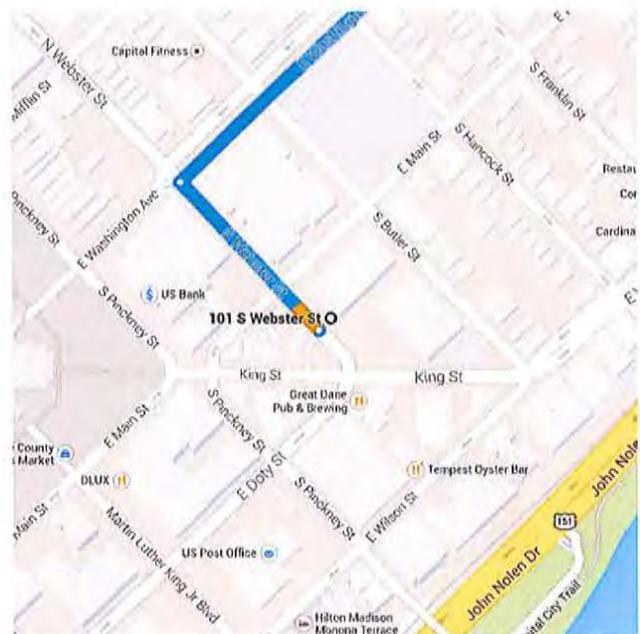
Directions from 101 S Webster St to N8891 Thiede Rd



○ 101 S Webster St
Madison, WI 53703

↑ Head northwest on S Webster St toward E Main St

0.1 mi / 18 s



Take I-39 S/I-90 E to E County Rd N in Milton

33.6 mi / 35 min



- 2. Take the 2nd right onto E Washington Ave
2.9 mi
- ⤴ 3. Take the Wisconsin 30 E ramp to Interstate 94/Interstate 90
0.2 mi
- ⤴ 4. Merge onto WI-30 E
2.4 mi
- 5. Take the exit onto I-39 S/I-90 E toward Janesville/Chicago
24.9 mi
- 6. Take exit 163 toward WI-59 E
0.2 mi
- 7. Keep right at the fork, follow signs for WI-59 E
125 ft
- 8. Turn right onto WI-59 E
2.8 mi

Turn left onto E County Rd N

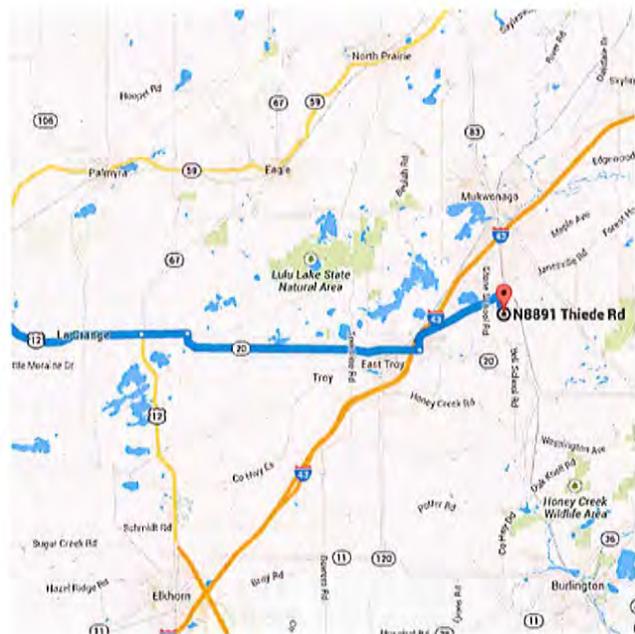
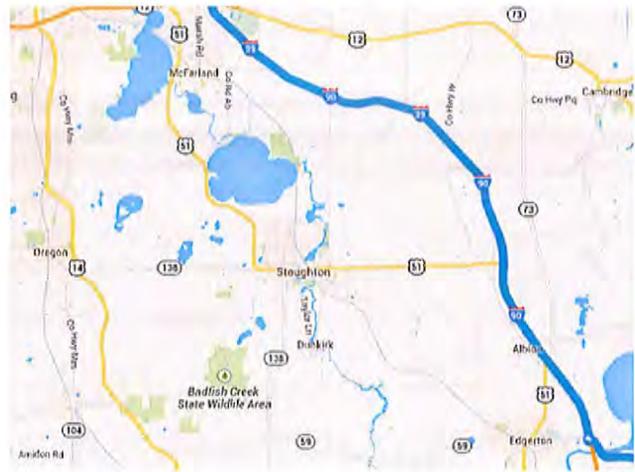
- ⤴ 10.9 mi / 12 min

Turn right onto US-12 E

- 11.2 mi / 12 min

Follow WI-20 E and Co Hwy L/Co Rd L to Thiede Rd in East Troy

- ⤴ 11. Turn left onto WI-20 E
1.5 mi
- 12. Turn right to stay on WI-20 E
8.1 mi
- ⤴ 13. Turn left onto Co Hwy L/Co Rd L
3.6 mi
- 14. Turn right onto Thiede Rd
0.7 mi



📍 N8891 Thiede Rd

East Troy, WI 53120

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the

map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google