Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.12

SUBJECT: LAND ACQUISITION AND DONATION – KETTLE MORAINE STATE FOREST-LOEW LAKE UNIT – WASHINGTON COUNTY

FOR: MAY 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 5.0 acres in fee title and a 0.08-acre trail easement from Kevin and Fran Kerrigan for $153,000 for the Kettle Moraine State Forest (KMSF)-Loew Lake Unit in Washington County. The item is being submitted because the landowner is donating $100,000 in land value.

The 5.0-acre fee title acquisition and 0.08-acre trail easement will help connect two department parcels creating a horse trail that was identified in the master plan for the Loew Lake project. In addition, the Department now can move the existing on-road Ice Age Trail route off-road. The two trails would be separate trails and run parallel to each other within 100 feet of the road right-of-way.

Kettle Moraine State Forest-Loew Lake Unit is located in the scenic Kettle Moraine country of Washington County in southeastern Wisconsin. The land within the Loew Lake project boundary is a picturesque valley. Roadways follow the ridges, providing views of the relatively undeveloped, pastoral valley below. The east branch of the Oconomowoc River winds through the valley, forming the 23-acre Loew Lake at the center of the project. The goal is to protect and enhance the natural, scenic, historical, cultural and geological resources of the Loew Lake Unit 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. There is a variety of hunting opportunities that draw participants from all over southern Wisconsin. Horseback riding is becoming one of the more popular recreational opportunities at Loew Lake. Approximately 2.5 miles of horse trails are currently in place and are used throughout the year.

The Ice Age National Scenic Trail traverses the property from the southwest at County Highways K and Q northward to Emerald Drive and Donegal Road. This trail is part of the larger 1,000-mile trail that follows the terminal moraine left by the glacier more than 10,000 years ago.

RECOMMENDATION: That the Board approve the purchase of 5.0 acres and a 0.08-acre trail easement for $153,000 for Kettle Moraine State Forest-Loew Lake Unit and that the Board accept the partial donation of land value.

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:

Real Estate Director, Richard E. Steffes - LF/6 — Date 4-21-09

Administrator, Laurie Osterndorf - AD/8 — Date 4/29/09

Secretary, Matthew J. Frank - AD/8 — Date 5-14-09

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

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: April 21, 2009 FILE REF: SF 50003

TO: Governor Doyle

FROM: Matthew J. Fra

SUBJECT: Proposed Land Acquisition, Kevin & Fran Kerrigan Tract, File # SF 50003, Option Expires: July 5, 2009

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest-Loew Lake Unit
Washington County

Grantor:

Kevin & Fran Kerrigan
1270 Emerald Drive
Hartford, WI 53027

Acres: 5.0 in fee title purchase and a 0.08-acre trail easement
Price: $153,000*
Appraised Value: $250,000 for fee title portion and $3,000 for the easement
Interest: Fee title purchase of 5 acres, plus an easement purchase on 0.08-acre
Improvements: None

Location: The property is located four miles south of the City of Hartford.

Land Description: The land is sloping upland.

Covertype Breakdown:	Type:	Acreage:
	Upland	1.50
	Grass	3.58
	TOTAL:	5.08

Zoning: Single Family Residential
Present Use: Vacant
Proposed Use: Resource Protection and Public Recreation
Tenure: 2 years; purchased as part of a 24-acre home site for $780,000
Property Taxes: $774.00
Option Date: March 30, 2009

Stewardship Land Access: This property will be open to the public for hiking, cross-country skiing and a horse trail as well as nature observation and enjoyment. Located close to a town road and three residences, the parcel is not suitable for hunting, trapping or fishing. The Department has mapped a 300-foot radius around the homes and has determined that rules would prohibit discharge of firearms on 90% of the area of the parcel. Thus, its conservation benefit will primarily be scenic protection and trail use.

*Comment: The landowners are donating $100,000 in land value.

2. JUSTIFICATION:

The Department has obtained an option to purchase 5.08 acres and a trail easement from Kevin and Fran Kerrigan for $153,000 for the Kettle Moraine State Forest-Loew Lake Unit in Washington County. The item is being submitted because the landowner is donating $100,000 in land value. The 5.08-acre parcel and 0.08-acre trail easement will connect two department parcels creating a horse trail that was identified in the master plan for the Loew Lake project. In addition, the department now can move the existing on-road

Printed on Recycled Paper

Ice Age Trail route off-road. The two trails would be separate trails and run parallel to each other within 100 feet of the road right-of-way. Ownership will provide opportunities for public recreation, allow natural resource management, and consolidate state ownership. State forestland abuts on the north and east sides.

Kettle Moraine State Forest-Loews Lake Unit is located in the scenic Kettle Moraine country of Washington County in southeastern Wisconsin. The land within the Loews Lake project boundary is a picturesque valley. Roadways follow the ridges, providing views of the relatively undeveloped, pastoral valley below. The east branch of the Oconomowoc River winds through the valley, forming the 23-acre Loew Lake at the center of the project. The goal is to protect and enhance the natural, scenic, historical, cultural and geological resources of the Loew Lake Unit 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. Horseback riding is becoming one of the more popular recreational opportunities at Loew Lake. Approximately 2.5 miles of horse trails are currently in place and are used throughout the year.

The Ice Age National Scenic Trail traverses the property from the southwest at County Highways K and Q northward to Emerald Drive and Donegal Road. This trail is part of the larger 1,000-mile trail that follows the terminal moraine left by the glacier more than 10,000 years ago. In addition, the trail connects six of the nine units of the Ice Age National Scenic Reserve and many other federal, state, county and local parks. The trail route extends from Door County, south through the Kettle Moraine to Janesville, and then north through Devil's Lake State Park to northwestern Wisconsin. The trail provides opportunities to observe a large number of landforms that are unique to continental glaciation such as eskers, kames, drumlins and kettles, as well as many other features and places of natural beauty. The trail is intended for low impact uses such as hiking, backpacking, snowshoeing, and in suitable areas, cross-country skiing.

The Department recommends the purchase of the Kerrigan 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 bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$6,139,642	$36,344

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

Established: 1996
Acres Purchased to Date: 1,086.39
Acquisition Goal: 2,133
Percent Complete: 50.93%
Cost to Date: $2,240,868

5. APPRAISAL:

Appraiser: Steven Vitale
Valuation Date: January 13, 2009
Appraised Value: $250,000.00
Highest and Best Use: Single residential site

Allocation of Values:

a. land: 5.0 acres @ $50,000.00 per acre: $250,000.00
b. market data approach used, seven comparable sales cited
c. adjusted value range: $40,924.00 to $58,404.00 per acre

Appraisal Review: Paul Scott - March 5, 2009

Comment: The appraiser valued the 0.08-acre trail easement at an additional $3,000.

RECOMMENDED:

R. E. Steffes — 4-14-09

Richard E. Steffes — Date

Joseph Wm. Renville — 4/15/09

Bureau of Legal Services — Date

Laurie Osterndorf — 4/29/09

Laurie Osterndorf — Date

RES:ch

Acknowledgment Of Gift

This is to certify that at its May 2009 meeting, the Natural Resources Board gratefully accepted a gift of $100,000 in land value from

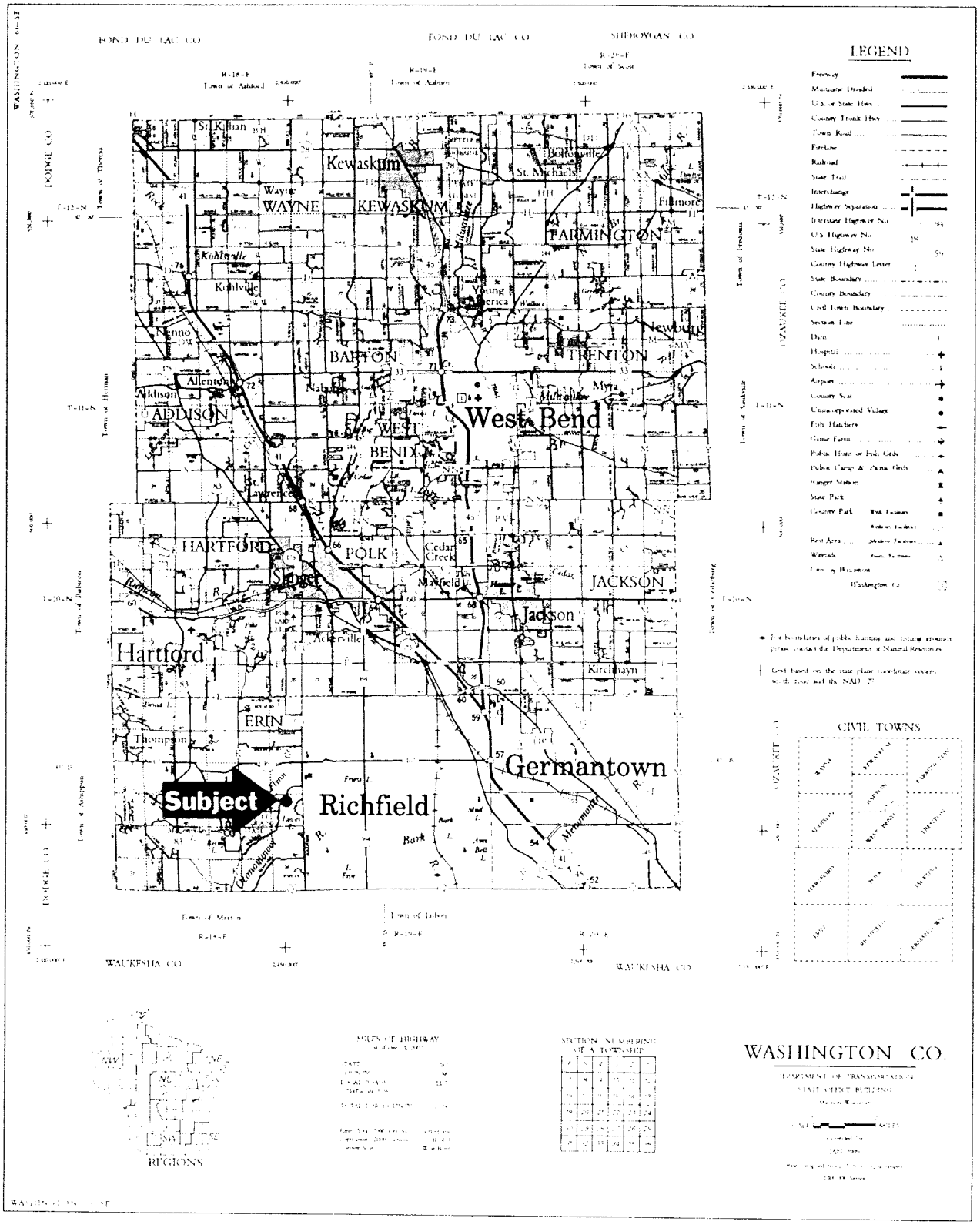
KEVIN AND FRAN KERRIGAN

The donation will be used to create a horse trail and part of the Ice Age Trail for the Loew Lake Unit at the Kettle Moraine State Forest in Washington County. It is significant that people like you are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

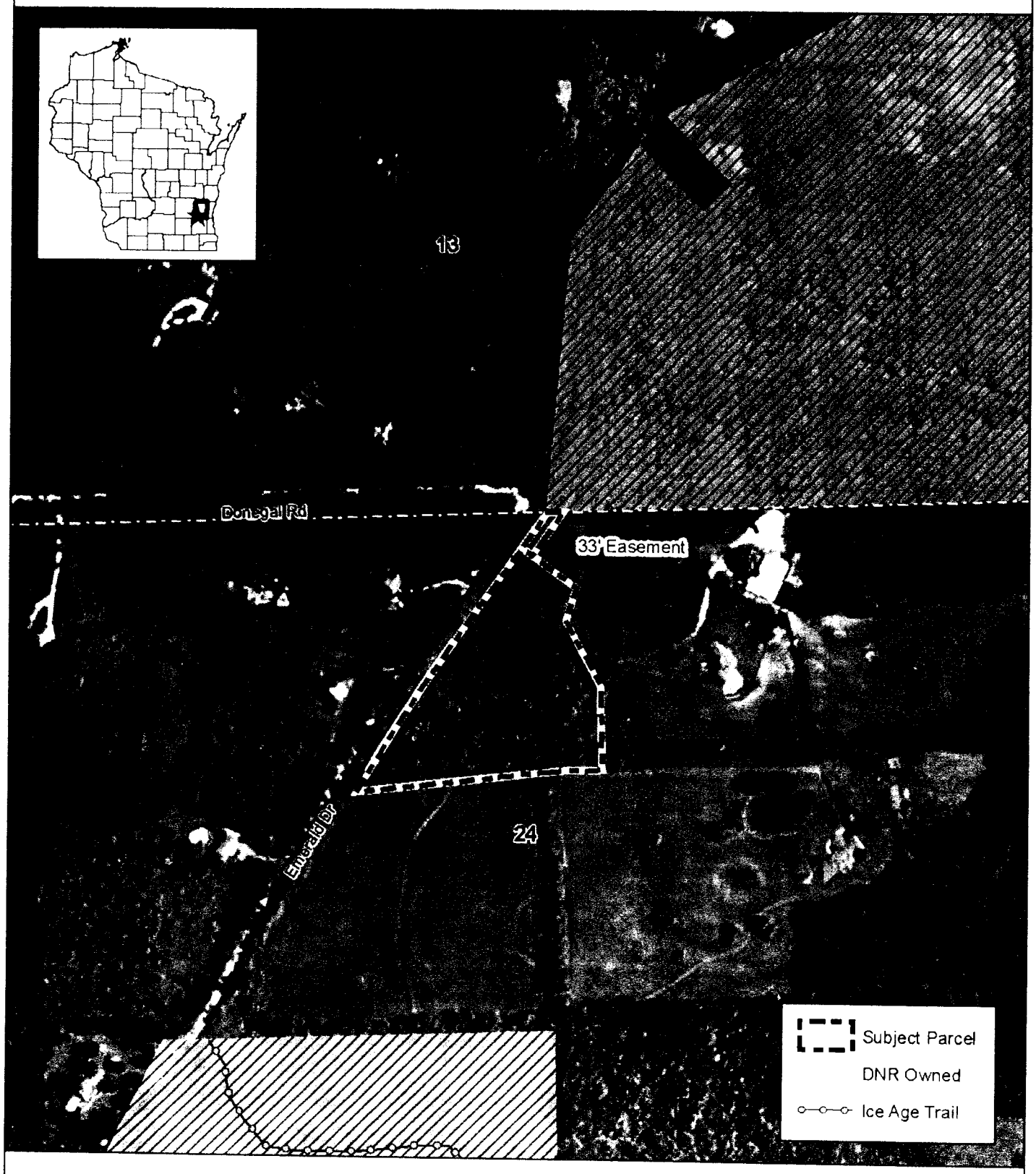
Natural Resources Board

Christine L. Thomas, CHAIR


FOND DU LAC CO
SHEBOYGAN CO
WAUKESHA CO
DODGE CO
OZAUKEE CO
LEGEND
CIVIL TOWNS
Kewaskum
WAYNE
KEWASKUM
FARMINGTON
BARTON
TRENTON
West Bend
ADDISON
WEST BEND
HARTFORD
POLK
JACKSON
Hartford
ERIN
Germantown
Subject
Richfield
REGIONS
WASHINGTON CO.

J. Kevin & Fran M. Kerrigan Property and Easement

T09N R18E Sec 24, Town of Erin, Washington County



N

0 Miles 0.25

Created by Bureau of Facilities and Lands
Real Estate Section
April 09, 2009

J. Kevin & Fran M. Kerrigan Property and Easement

Kettle Moraine State Forest– Loew Lake Unit

SF 50003

Subject Property

WDNR Owned

Project Boundary

Ice Age Trail

0 0.25 Mi

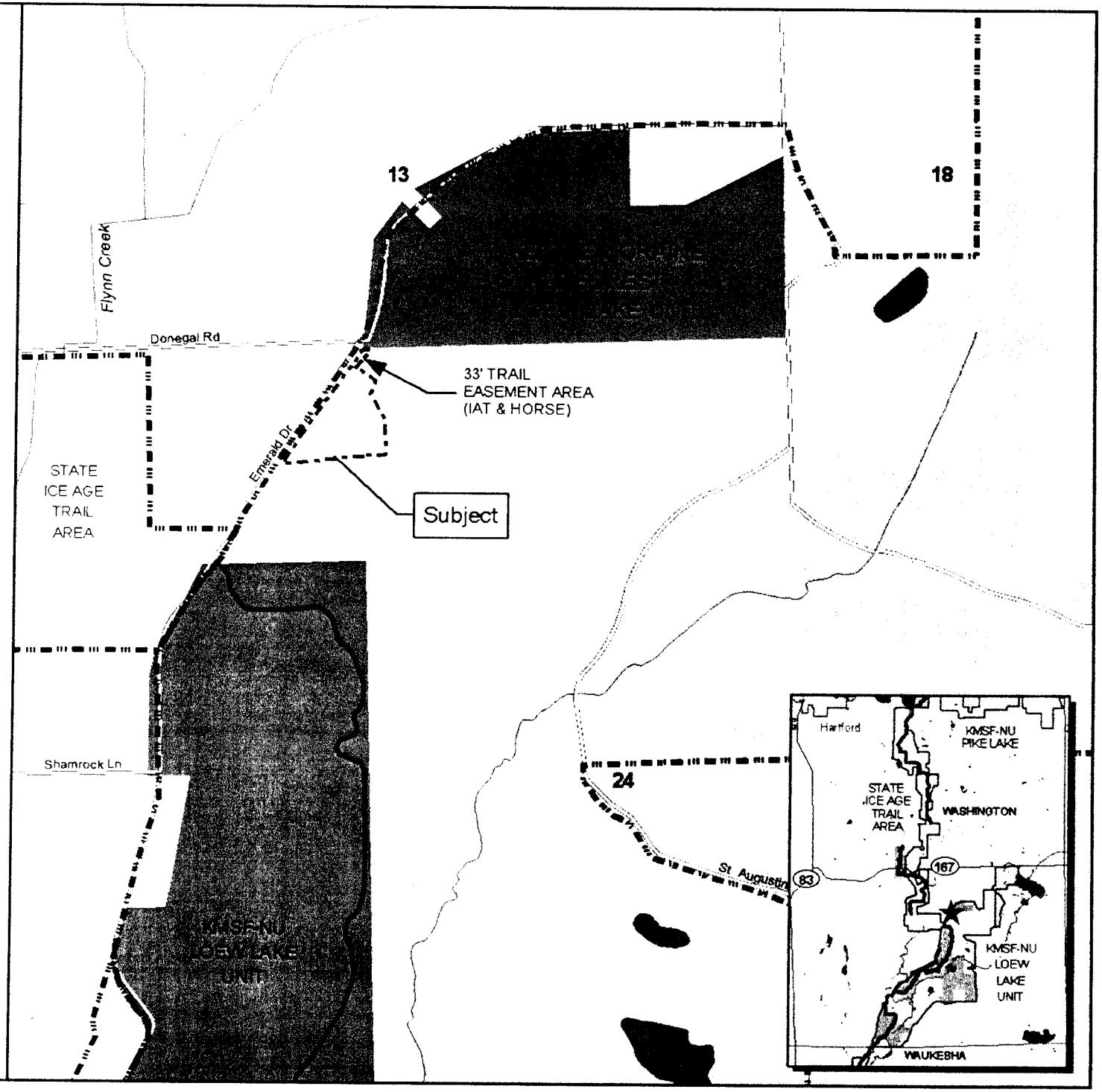
The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau 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/aer/cs/servicecenterlocations.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 09, 2009