Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.7

SUBJECT: LAND ACQUISITION - JOHN MICHAEL KOHLER STATE PARK – SHEBOYGAN COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 40 acres of land from Lloyd and David Gartman for $372,000 for the John Michael Kohler State Park. The item requires Board action since the purchase price exceeds $150,000.

The park is located in eastern Wisconsin on the shore of Lake Michigan two miles south of Sheboygan. It is one of two project areas that together are managed as the Kohler-Andrae State Park. The other project area is the Terry Andrae State Park, which abuts the south edge of John Michael Kohler State Park.

The Terry Andrea State Park established in 1929 with a gift of land and John Michael Kohler State Park was established in 1966. Together, the parks provides recreational opportunities on more than 1,100 acres of land along the Lake Michigan shoreline, including camping, fishing, swimming, picnicking, hiking, nature study, boating, cross-country skiing, and muzzleloader and late archery hunting for deer. Annual visitor numbers is 446,000 with 60,000 camper days. The park has 105 campsites, six miles of walking trails, and three miles of horse trails.

Acquisition of the property will help protect the state's ownership to the north, south and east, preventing incompatible development, as well as helping protect water quality of the Black River within the park. More than 2,000 feet of two small tributaries to Black Creek bisect the property. This parcel contains the shoreline of glacial Lake Nipissing that includes wetland complexes and remnant maple-beech forest community. The park's feasibility study proposes to protect the 14-foot scenic sand ridge of Lake Nipissing as a shortgrass prairie, providing habitat for several rare moth and butterfly species. The park will soon have a bird-hiking trail since bird watching is a significant activity enjoyed by the public. The parcel is frequented by killdeer and shorebirds. After wetland restorations and prairie plantings, the Gartman property will provide valuable wildlife habitat.

RECOMMENDATION: That the Board approve the purchase of 40 acres of land for $372,000 for the John Michael Kohler State Park.

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 10-17-07

Administrator, Laurie Osterndorf - AD/5 — Date 10/22/07

Secretary, ~~Scott Hassett~~ AD/5 — Date 11/7/07

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
W. Smith – PR/6
R. Kazmierczak - NER

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: October 18, 2007 FILE REF: P-1916

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Gartman Tract, File # P-1916, Option Expires December 20, 2007

1. PARCEL DESCRIPTION:

John Micheal Kohler State Park
Sheboygan County

Grantor:

Lloyd Gartman
David Gartman
5509 Moenning Road
Sheboygan, WI 53081

Acres: 40
Price: $372,000*
Appraised Value: $288,000; $420,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located in eastern part of Sheboygan County in the Town of Wilson about two miles south of the City of Sheboygan.

Land Description: The subject area is gently rolling to level.

Covertype Breakdown:	Type	Acreage
	Wooded lowland	1.0
	Cropland	35.0
	Wetland	2.0
	Brush	2.0
	TOTAL	40.0

Zoning: Agriculture
Present Use: Agriculture
Proposed Use: Resource protection and public recreation.
Tenure: 17 years
Option Date: September 21, 2007
Taxes: $137
*Comment: $372,000 is the best price that could be nogitiated.

2. JUSTIFICATION:

The Department has obtained an option to purchase 40 acres of land from Lloyd and David Gartman for John Michael Kohler State Park. The park is located in eastern Wisconsin along the shore of Lake Michigan two miles south of Sheboygan and 42 miles north of Milwaukee. It is one of two project areas that together are managed as the Kohler-Andrae State Park. The other project area is the Terry Andrae State Park, which lies to the south of John Michael Kohler State Park.

Printed on Recycled Paper

The Terry Andrea State Park established in 1929 with a gift of land and John Michael Kohler was established in 1966. The joint park provides recreational opportunities on more than 1,100 acres of land along the Lake Michigan shoreline, including camping, fishing, swimming, picnicking, hiking, nature study, boating, cross-country skiing, and muzzleloader and late archery hunting for deer. Annual visitor numbers is 446,000 with 60,000 camper days. The park has 105 campsites, six miles of walking trails, and three miles of horse trails.

The park protects rare plant communities and critical habitat for endangered and threatened species. Some of the significant plant and animal communities and geologic features are the lake dunes, wetlands between the dunes, the beach, the former shoreline of an ancient lake, and the Black River fishery and associated wetlands.

Acquisition of the property will serve as a buffer to protect the state's ownership to the north, south and east, preventing incompatible development, as well as helping protect water quality of the Black River. More than 2,000 feet of two small tributaries to Black Creek bisect the property. This parcel contains the shoreline of glacial Lake Nipissing that includes wetland complexes and remnant maple-beech forest community. The park's feasibility study proposes to protect the 14-foot scenic sand ridge of Lake Nipissing as a short grass prairie, providing habitat for several rare moth and butterfly species. The park will soon have a bird-hiking trail since bird watching is a significant activity enjoyed by the public.

The Department recommends purchase of the Gartman 40-acre tract for $372,000 for the John Michael Kohler State Park to provide additional recreational opportunities, prevent incompatible development, and to protect water quality. Restoration of wildlife habitat will be done with wetland restoration and prairie grass planting as the cropland use is phased out.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,400,000	$1,519,312

4. ACQUISITION STATUS OF JOHN MICHAEL KOHLER STATE PARK:

Established: 1966
Acres Purchased to Date: 696.11
Acquisition Goal: 1,152.62 Acres
Percent Complete: 60.3%
Cost to Date: $714,801

5a. APPRAISALS:

Appraiser: Gary Kramer (private appraiser)
Valuation Date: May 1, 2007
Appraised Value: $288,000
Highest and Best Use: Agriculture/Residential

Allocation of Values:
a. land: 40 acres @ $7,200 per acre: $288,000
b. market data approach used, five comparable sales cited
c. adjusted value range: $6,565 to $7,588 per acre

Appraisal Review: Paul Scott – July 19, 2007

5b. Appraiser: Sherryl Andrus (Private Appraiser)
Valuation Date: June 13, 2007
Appraised Value: $420,000
Highest and Best Use: Rural Residential

Allocation of Values:
a. land: 40 acres @ $10,500 per acre: $420,000
b. market data approach used, four comparable sales cited
c. adjusted value range: $10,420 to $10,629 per acre

Appraisal Review: Paul Scott — July 19, 2007

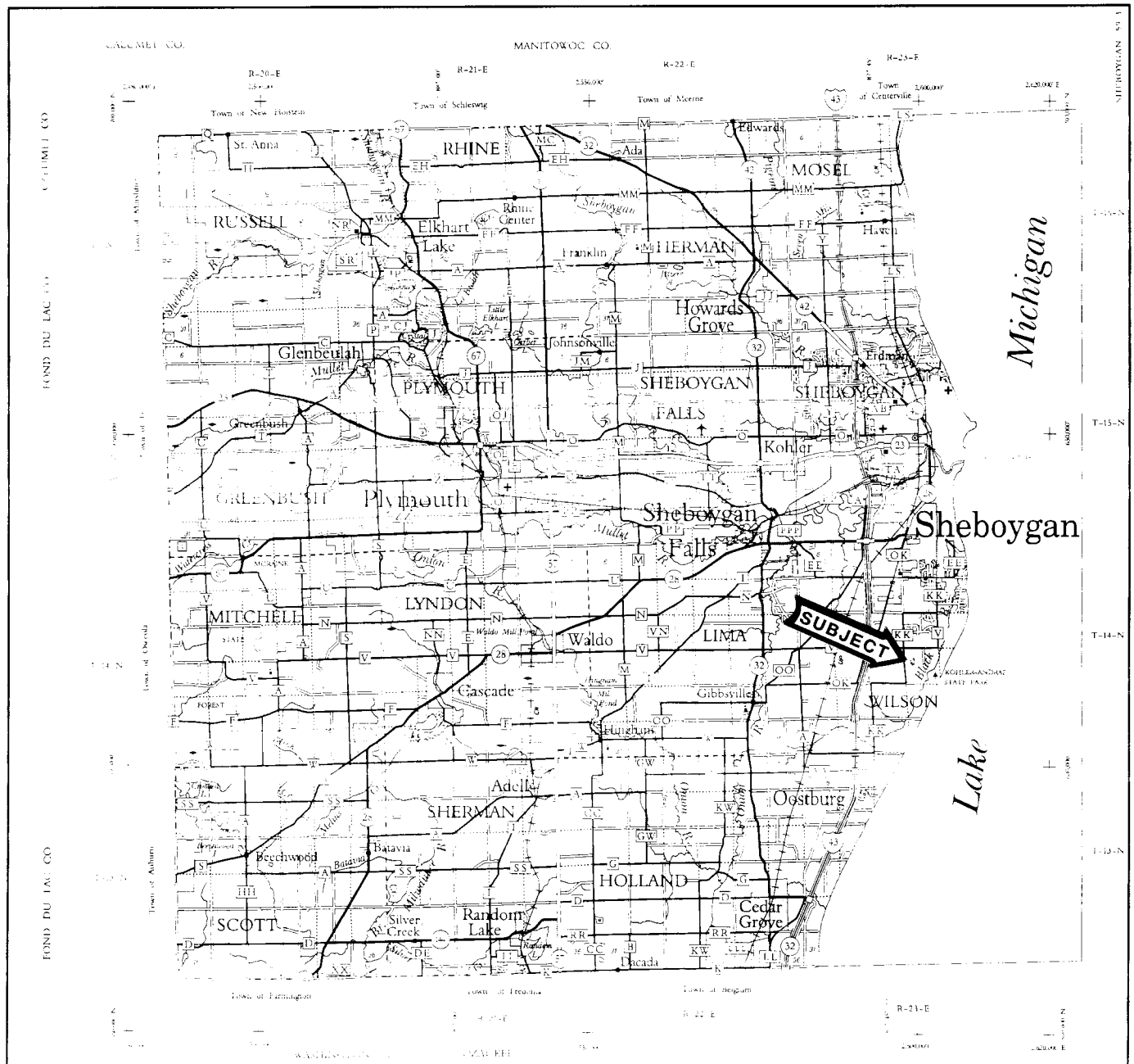
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville
Bureau of Legal Services — Date 10/19/07

Laurie Osterndorf — Date 10/22/07

RES:dv

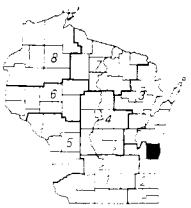


LEGEND

Freeway
Multiple Divided
U.S. or State Hwy
County Trunk Hwy
County Road
Forelane
Railroad
State Line
Interchange
Highway Separation
Interstate Highway No. 94
U.S. Highway No. 18
State Highway No. 59
County Highway Letter
State Boundary
County Boundary
City Limits (Incorporated)
Section Line
Hospital
Schools
Airport
County Seat
Unincorporated Village
Fish Hatchery
Grain Elevator
Public Hunting & Fishing Grounds
Ranger Station
State Park
County Park
Rest Area
Wayside
Rivers, Harbors
Rivers, Facilities
Unit of Wisconsin - Sheboygan

For information on public hunting and fishing grounds please contact the Department of Natural Resources

Grid ticks represent the State coordinate system, zone and the NAD 27



DISTRICTS

SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

CIVIL TOWNS

RUSSELL	RHINE	HERMAN	MOSEL
GREENBUSH	PLYMOUTH	SHEBOYGAN FALLS	SHEBOYGAN
MITCHELL	LYNDON	LIMA	WILSON
SCOTT	SHERMAN	HOLLAND	

MILES OF HIGHWAY

as of Dec. 31, 1965

STATE	167
COUNTY	493
LOCAL ROADS	1,630
OTHER ROADS	3
TOTAL FOR COUNTY	1,836

Land Area (1965 Census) 514 sq. mi.
Population (1965 Census) 112,666
County Seat Sheboygan

SHEBOYGAN CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected to
JAN 2005

Base compiled from USGS quadrangles
1:100,000 Series

SHEBOYGAN 59-3

Due to copyright laws, this page is not available online.

Please contact laurie.ross@wisconsin.gov for a hard copy of this document.

Gartman Property

John Michael Kohler State Park

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water

Miles

0 0.3 0.6

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.

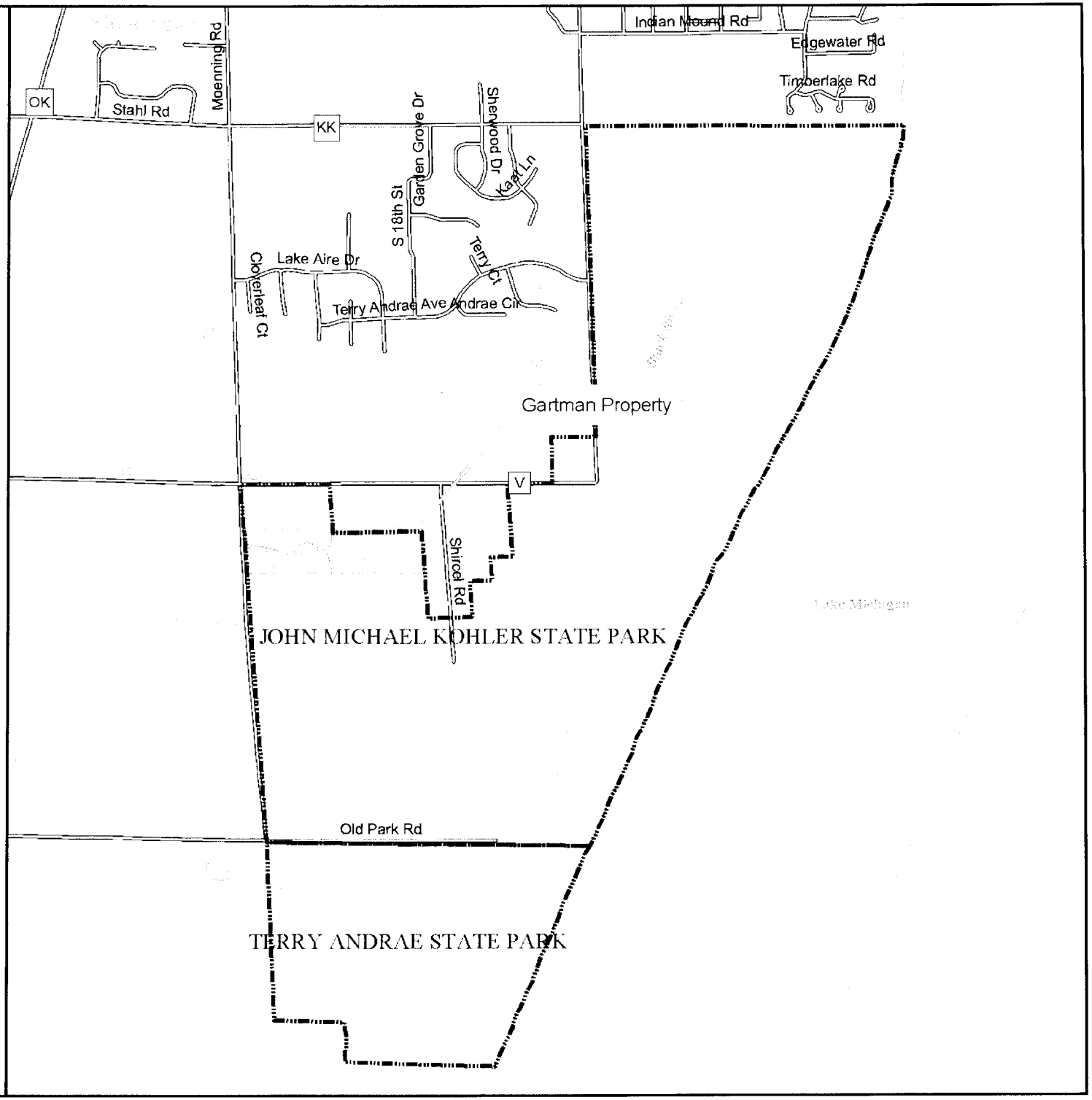
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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 11, 2007