Form LF 6-3
Rev. 5-01

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.4

SUBJECT: LAND ACQUISITION – KETTLE MORAINE STATE FOREST/SOUTHERN UNIT– WALWORTH COUNTY

FOR: OCTOBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 70 acres of land from Connelly-Daveler for $435,000 for the Kettle Moraine State Forest Southern Unit in Walworth County. The item is being submitted because the purchase price is greater than $150,000.

The 70-acre Connelly-Daveler property is proposed for purchase for forest management and natural resource protection, as well as for public recreation in the Kettle Moraine State Forest Southern Unit. The property abuts state-owned lands on the north, south and part of the east side. It is located in Walworth County in the Town of Whitewater about three miles east of the City of Whitewater. The parcel includes rare and threatened plants on the wooded hill. It is it is adjacent to the La Grange woods, which is the largest contiguous block of forestland in the Southern Unit and important for forest interior bird species such as the cerulean and hooded warblers. Acquisition of the parcel is important to protect valuable upland woods and glacial features from incompatible development and habitat fragmentation; to expand a significantly sized block of woods; and to provide opportunities for hunters, bird watchers, and passive outdoor recreation enthusiasts. The Department plans to restore about 20 acres to a wetland and to increase forest cover on the balance of the parcel.

The Kettle Moraine State Forest Southern Unit was established in 1936 to provide recreational opportunities in the southeastern portion of the state and to protect the natural and scenic values of the Kettle Moraine landscape. The property is used by the public for hunting, fishing, trapping, cross-country skiing, camping, hiking, and other outdoor recreation. In addition, the geologic and natural values of the area are used for research and education. The project, an all season property, is located in southeastern Wisconsin in Waukesha, Jefferson, and Walworth Counties. The forest is located about 35 miles west of Milwaukee, within 100 miles of five million people.

RECOMMENDATION: That the Board approve the purchase of 70 acres of land for $435,000 for Kettle Moraine State Forest/Southern Unit in Walworth County.

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

Administrator, Laurie Osterndorf - AD/8 — Date 9/26/08

Secretary, Matthew J. Frank - AD/8 — Date 10/7/08

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

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: September 19, 2008

FILE REF: SF 50002

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Connelly-Daveler Tract, File # SF 50002, Option Expires December 10, 2008

1 PARCEL DESCRIPTION:

Kettle Moraine State Forest Southern Unit
Walworth County

Grantor:

John Daveler
Eleanor Connelly
N9051 Connelly Road
Whitewater, WI 53190

Acres: 70
Price: $435,000
Appraised Value: $435,000; $540,000
Interest: Purchase of Fee Title
Improvements: None

Location: The property is located in Walworth County about three miles east of the City of Whitewater in the Town of Whitewater.

Land Description: The subject land varies significantly in topography with the highest areas of elevation being at the southwest portion of the property and the lowest areas being agricultural lands on the north-central portion.

Covertype Breakdown:	Type:	Acreage:
	Upland Woodland	8.5
	Cropland	56.0
	Grass Pasture	3.0
	Wetland	2.5
	TOTAL	70.0

Zoning: Agriculture and Upland Resource Conservation District
Present Use: Agriculture
Proposed Use: Resource Protection and Recreation
Tenure: Family ownership for several decades
Property Taxes: $4,004
Option Date: September 11, 2008

Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, fishing, trapping and cross-country skiing.

Comment: The landowners have requested a 2008 closing.

2. JUSTIFICATION:

The 70-acre Connelly-Daveler property is proposed for purchase for forest management and natural resource protection, as well as for public recreation in the Kettle Moraine State Forest/Southern Unit. The property abuts state-owned lands on the north, south and part of the east side. It is located in Walworth County in the Town of Whitewater about three miles east of the City of Whitewater. The parcel includes rare and threatened plants on the wooded hill. The parcel is adjacent to the La Grange Woods, which is the largest contiguous block of forestland in the Southern Unit and important for forest interior bird species such as the cerulean and hooded warblers. Acquisition of the parcel is important to protect valuable upland woods and glacial features from incompatible development and habitat fragmentation; to expand an already significantly sized block of woods, which is attractive to neo-tropical birds and other species that require unbroken blocks of habitat; and to provide opportunities for hunters, bird watchers, and passive outdoor recreation enthusiasts. The Department plans to restore wetland on about 20 acres of the lowest soil and to increase forest cover on the balance of the parcel.

The Kettle Moraine State Forest Southern Unit was established in 1936 to provide recreational opportunities in the southeastern portion of the state and to protect the natural and scenic values of the Kettle Moraine landscape. The property is used by the public for hunting, fishing, trapping, cross-country skiing, camping, hiking, and other outdoor recreation. In addition, the geologic and natural values of the area are used for research and education. The project, an all season property, is located in southeastern Wisconsin in Waukesha, Jefferson, and Walworth Counties. The forest is located about 35 miles west of Milwaukee, within 100 miles of five million people.

The entire parcel is part of the interlobate moraine that is the basis for the creation of the Kettle Moraine State Forest. The interlobate moraine consists of a roughly 75-mile long north south ridgeline that is formed from glacial deposits creating a variety of glacial features. To the west of this moraine in the Town of Eagle, which this parcel is located in, is the Scuppernong River Habitat Preservation Area. This Scuppernong River area is located in what had been a large glacial lake. Numerous springs exist in the moraine ridge that flow to the west and create the Scuppernong River, ultimately flowing to the Rock and Mississippi Rivers.

The Department recommends the purchase of the Connely-Daveler parcel to provide for public recreation, to prevent incompatible use, to consolidate state ownership and to achieve the goals of the Kettle Moraine State Forest/Southern Unit.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$6,164,642	$1,250,800

4. ACQUISITION STATUS OF THE KETTLE MORAINE STATE FOREST SOUTHERN UNIT:

Established: 1936
Acres Purchased to Date: 24,110.33
Acquisition Goal: 29,185.00
Percent Complete: 82.61
Cost to Date: $15,942,602.35

5. APPRAISALS:

Appraiser: Troy Kruser Linn Duesterbeck (Private Appraisers)
Valuation Date: July 29, 2008
Appraised Value: $435,000
Highest and Best Use: Low-density development and agricultural use land

Allocation of Values:
a. land: 70 acres @ $6,200 per acre: $435,000 (Rounded)
b. market data approach used. 4 comparable sales cited
c. adjusted value range: $6,050 to $6,725

Appraisal Review: Paul Scott - September 5, 2008

Appraiser: Phillip VanderMale (Private Appraiser)
Valuation Date: July 16, 2008
Appraised Value: $540,000
Highest and Best Use: Single rural residential site

Allocation of Values:
a. land: 70 acres @ $7,714 per acre: $540,000
b. market data approach used. 4 comparable sales cited
c. adjusted value range: $7,080 to $8,092

Appraisal Review: Paul Scott - September 8, 2008

Comment: The Duesterbeck appraisal was approved for negotiations.

RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville
Bureau of Legal Services — Date 9/23/08

Laurie Osterndorf — Date

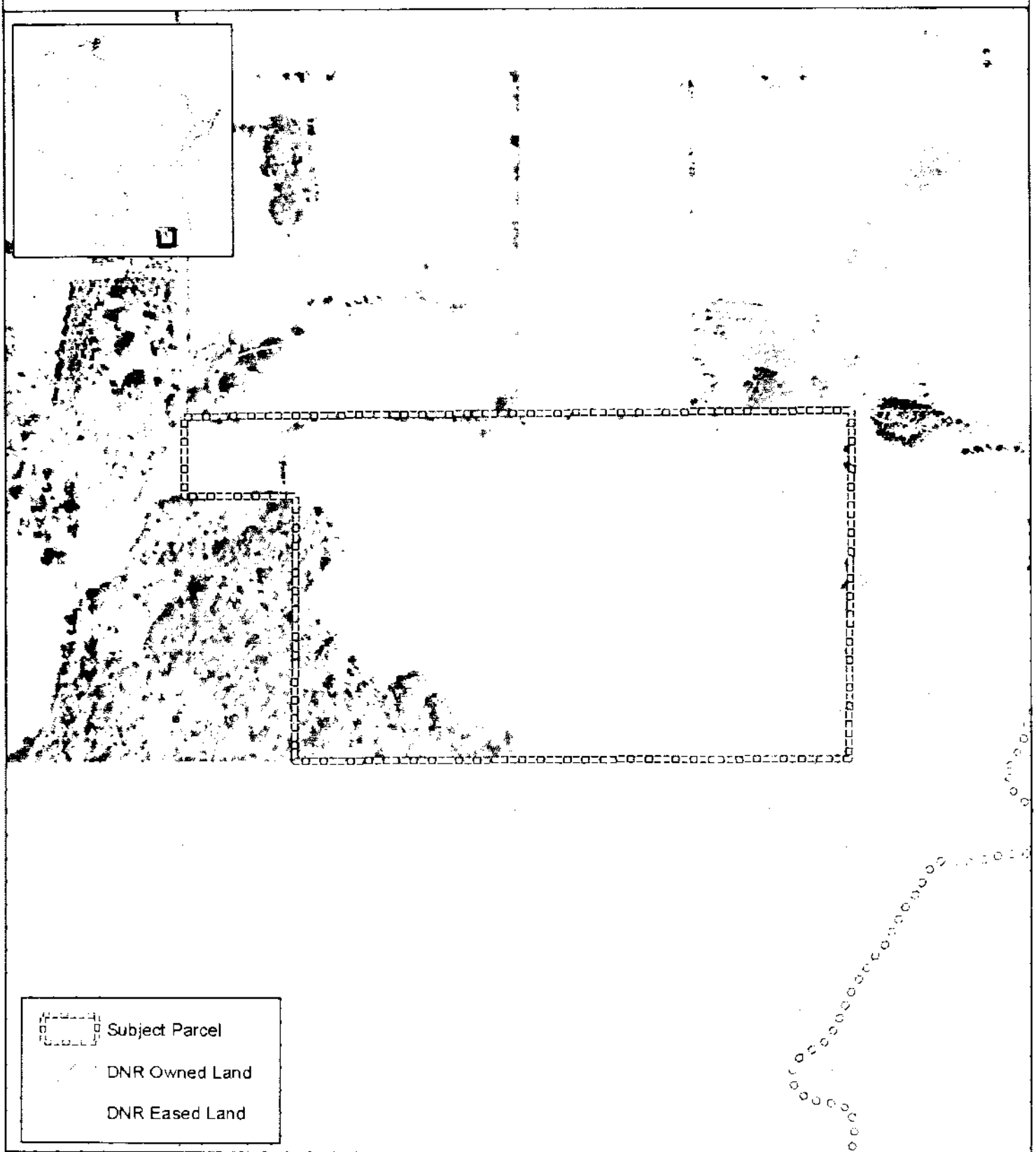
RES:dv

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

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

Connelly Property

T 4N, R 16E, Section 8, Town of La Grange, Walworth County



N

0 450 900 1,800 2,700 Feet

Prepared by: Bureau of Facilities and Lands
Real Estate Section
September 10, 2008

Connelly Property

Kettle Moraine State Forest
Southern Unit

Subject Property

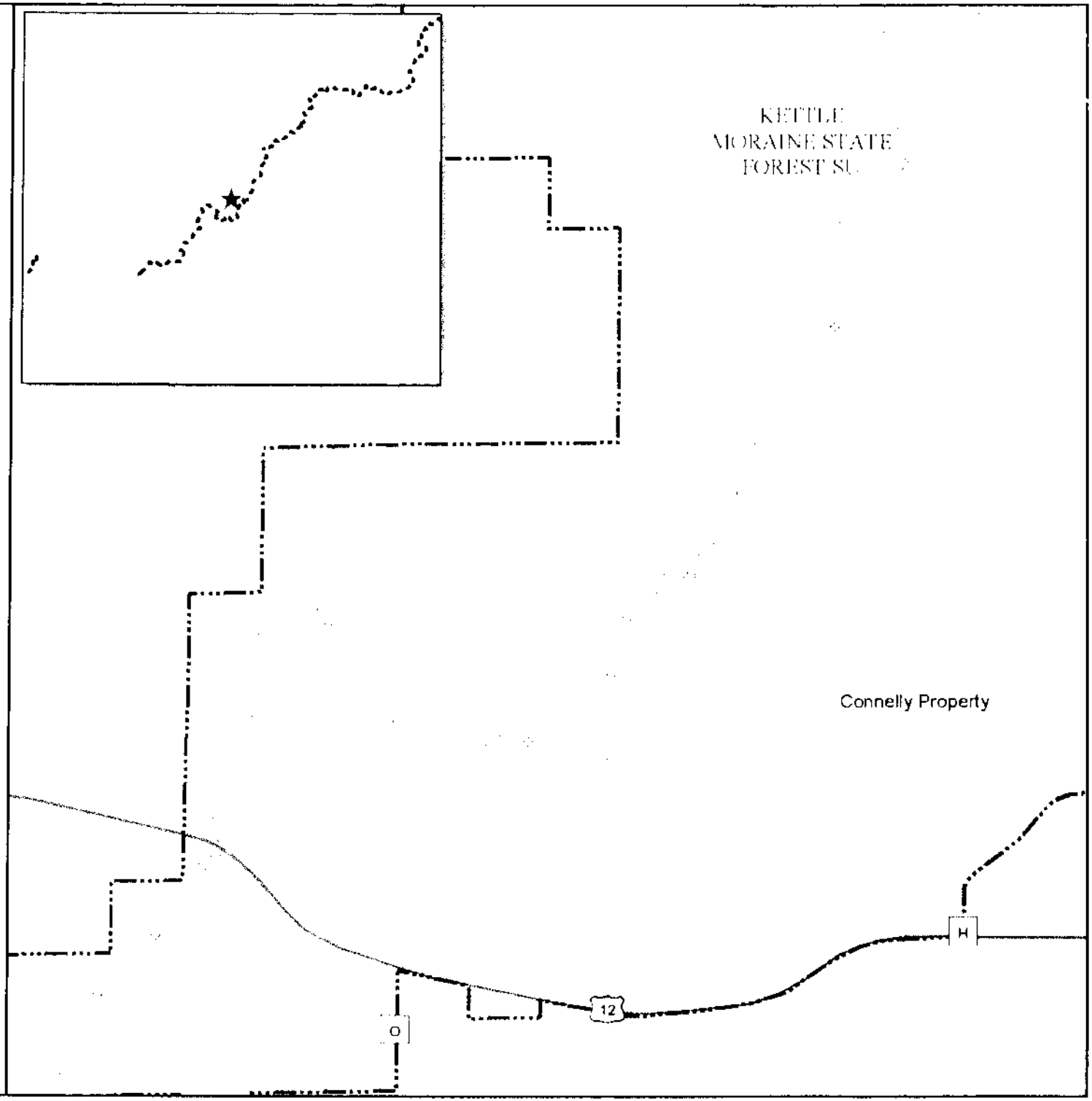
WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands