

**SUBJECT: LAND ACQUISITION – KETTLE MORAINNE STATE FOREST-NORTHERN UNIT – SHEBOYGAN COUNTY**

**FOR: JUNE BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 100 acres of land from Vincent and Judith Strack for \$485,000 for the Kettle Moraine State Forest-Northern Unit in Sheboygan County. The item is being submitted because the purchase price exceeds \$150,000.

The 100-acre Strack property is located in the project boundary and about 17 miles southeast of the City of Fond du Lac. State-owned lands adjoin the property to the north, east and west. The property is level to rolling in nature and the tract has frontage on a town road along its northern and western sides. Ownership will provide opportunities for public recreation, allow natural resource management, and consolidate state ownership.

The Kettle Moraine State Forest-Northern Unit is located in east-central Wisconsin. The project was established in 1936 to provide recreational opportunities in the populated southeastern part of the state and to protect the outstanding glacial topography of the area for research and educational purposes. The Northern Unit consists of a unique glaciated landscape managed for a variety of uses. The property is used by the public for hunting, fishing, cross-country skiing, camping, horseback riding, hiking, and other outdoor recreation. Thirty-one miles of the Ice Age National and State Scenic Trail are located within the state forest. The parcel and this project are part of the Ice Age National Scientific Reserve, an area identified for having worldwide significant glacial features.

The land is covered primarily with croplands, with small pockets of wooded areas and wetlands interspersed throughout the site. A 20-acre improved farmstead, which is the owner's residence, is not considered for acquisition. This tract is improved with a house and farmstead outbuildings.

The main use of the tract will be for passive outdoor recreation pursuits such as bird watching and hunting along with providing wildlife habitat. The property's mix of open tillable land, hedgerows, and wetlands will provide opportunities for improving habitat for wild turkey and grassland bird species of greatest conservation needs such as short-eared owl, Bobolink, and Henslow's sparrow. The purchase of this tract will block in well with present state forest ownerships, which border this property to the east and west.

In the short-term, the land will be sharecropped by the owner allowing the continuation of dairy farming for approximately three years. After this period, the owner will retire from dairy farming, but continue to sharecrop the lands for up to ten years.

Acquisition of the 100-acre property will allow for wildlife habitat, consolidate state ownership and provide additional opportunities for public recreation in a heavily populated area of the state.

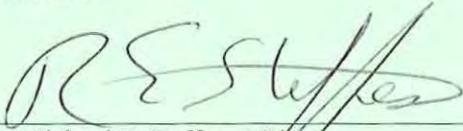
**RECOMMENDATION:** That the Board approve the purchase of 100 acres of land for \$485,000 for the Kettle Moraine State Forest-Northern Unit.

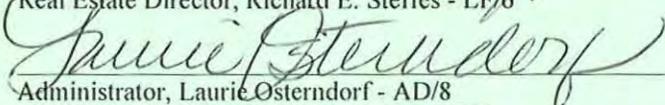
**LIST OF ATTACHED MATERIALS:**

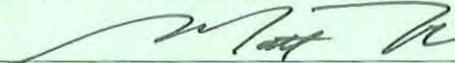
- No  Fiscal Estimate Required
- No  Environmental Assessment of Impact Statement Required
- No  Background Memo

- Yes  Attached
- Yes  Attached
- Yes  Attached

**APPROVED:**

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

  
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 Administrator, Laurie Osterndorf - AD/8

  
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 Secretary, Matthew J. Frank - AD/8

5-10-10  
 \_\_\_\_\_  
 Date

5/11/10  
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 Date

6-7-10  
 \_\_\_\_\_  
 Date

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

## CORRESPONDENCE/MEMORANDUM

DATE: May 10, 2010  
 TO: Governor Doyle  
 FROM: Matthew J. Frank *MJF*  
 SUBJECT: Proposed Land Acquisition, Strack Tract, File # SF 50010,  
 Option Expires August 15, 2010

FILE REF: SF 50010

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest-Northern Unit  
 Sheboygan County

Grantor:

Vincent and Judith Strack  
 W9101 Scenic Drive  
 Cascade, WI 53011

Acres: 100.0Price: \$485,000.00\*Appraised Values: \$500,000.00; \$450,000Interest: Fee Title PurchaseImprovements: None

\*Comment: Purchase price of \$485,000 was the best-negotiated price between appraised values.

Location: The property is located in Sheboygan County about 12 miles southwest of the City of Plymouth in the Town of Mitchell.

Land Description: The subject land is level to rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland Woodland	6.0
	Brush	2.0
	Cropland	75.0
	Grass	5.0
	Wetland	12.0
	TOTAL:	100.0

Zoning: AgriculturePresent Use: AgricultureProposed Use: Forest Management and Public RecreationTenure: 37 yearsProperty Taxes: \$758Option Date: April 16, 2010

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 acquire the 100.0-acre Strack property that is located within the project boundary of the Kettle Moraine State Forest-Northern Unit. The parcel is located in Sheboygan County in

the Town of Mitchell about 22 miles southwest of the City of Sheboygan and 17 miles southeast of the City of Fond du Lac. State owned lands adjoin the property to the north, east and west. The property is level to rolling in nature and the tract has frontage on a town road along its northern and western sides. Ownership will provide opportunities for public recreation, allow natural resource management, and consolidate state ownership.

The Kettle Moraine State Forest-Northern Unit is located in east-central Wisconsin. The project was established in 1936 to provide recreational opportunities in the populated southeastern part of the state and to protect the outstanding glacial topography of the area for research and educational purposes. The Northern Unit consists of a unique glaciated landscape managed for a variety of uses. The property is used by the public for hunting, fishing, cross-country skiing, camping, horseback riding, hiking, and other outdoor recreation. Thirty-one miles of the Ice Age National and State Scenic Trail is located within this the state forest. The parcel and this project are part of the Ice Age National Scientific Reserve, an area identified of having worldwide significant glacial features.

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The main use of the tract will be for passive outdoor recreation pursuits such as bird watching and hunting along with providing wildlife habitat. The property's mix of open tillable land, hedgerows, and wetlands will provide opportunities for improving habitat for wild turkey and grassland bird species of greatest conservation needs such as short-eared owl, Bobolink, and Henslow's sparrow. The purchase of this tract will block in well with present state forest ownerships, which border this property to the east and west.

In the short-term, the land will be sharecropped by the owner allowing the continuation of dairy farming for approximately three years. After this period, the owner will retire from dairy farming, but continue to sharecrop the lands for up to ten years.

The Department recommends the acquisition of the 100-acre Strack property to allow management of the state forest, to consolidate state ownership and to provide additional opportunities for public recreation in a heavily populated area of the state.

3. FINANCING:

State Stewardship Parks (FY11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$26,845,046

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

Established: 1936  
Acres Purchased to Date: 29,681.39  
Acquisition Goal: 36,391.0 Acres  
Percent Complete: 81.56%  
Cost to Date: \$9,383,700.29

5a. APPRAISAL:

Appraiser: Mark Letscher  
Valuation Date: July 18, 2009  
Appraised Value: \$500,000.00  
Highest and Best Use: Agriculture with one single-family residence

Allocation of Values:

- a. land: 100.0 acres @ \$5,000.00 per acre: \$500,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$4,883.00 to \$5,105.00 per acre

Appraisal Review: Paul Scott - September 22, 2009

5b. APPRAISAL:

Appraiser: Michael Stone

Valuation Date: September 3, 2009

Appraised Value: \$450,000.00

Highest and Best Use: Residential and Outdoor Recreation

Allocation of Values:

- a. land: 100.0 acres @ \$4,500.00 per acre: \$450,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$3,947.00 to \$4,678.00 per acre.

Appraisal Review: Paul Scott - September 22, 2009

RECOMMENDED:

  
 \_\_\_\_\_  
 Richard E. Steffes

5-10-10  
 \_\_\_\_\_  
 Date

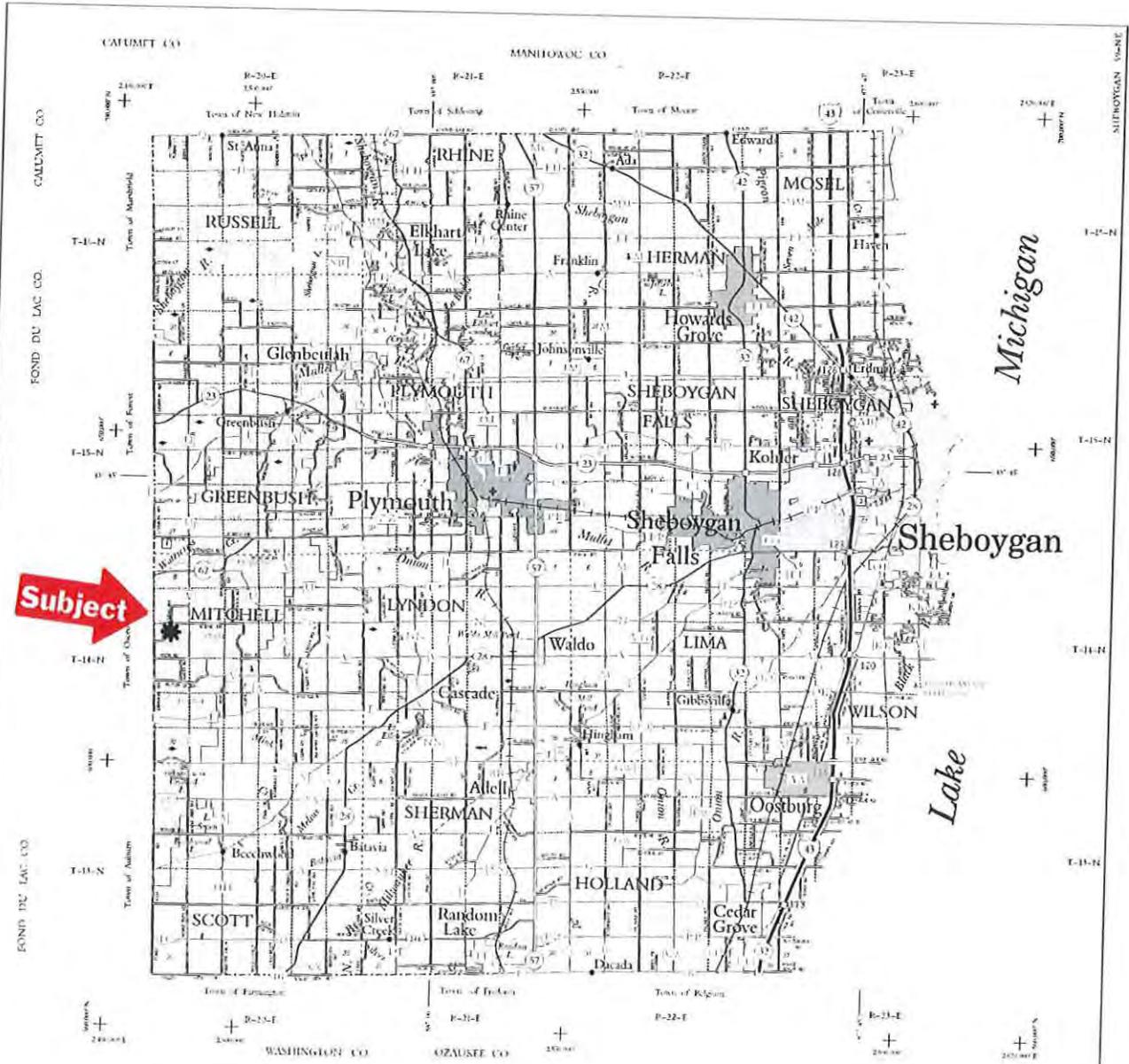
  
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 Laurie Osterndorf

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**Subject** →

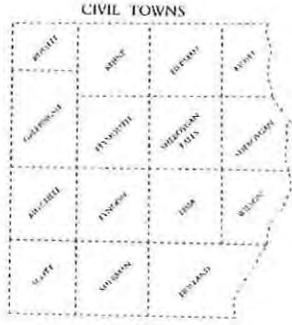
**LEGEND**

- Township
- Machine Road
- US or State Hwy
- County Trunk Hwy
- Town Road
- Feet
- Railroad
- State Trail
- Interchange
- Highway Separation
- Express Highway Hx
- US Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Grid Town Boundary
- Section Line
- Ditch
- Drainage
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Fence
- Pills, House or Fish Crk.
- Pills, Camp & Tent Gals.
- Bus Stop
- State Park
- County Park
- Water Feature
- Post Office
- State Election
- Wapack
- Arch. Mon. National Historic
- City of Wisconsin - Michigan



SECTION NUMBERING OF A TOWNSHIP

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



MILES OF HIGHWAY

STATE	27
COUNTY	17
US & STATE	21
OTHER TOWNS	1
TOTAL FOR COUNTY	66

Field Area (700 Acres) ... 5000 sq ft  
 Population (200 Census) ... 22,000  
 Census ... 10,000

**SHEBOYGAN CO.**

DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING

STATE OF WISCONSIN  
 JAN 20 1954

Scale 1:50,000  
 1 inch = 1 mile  
 1:50,000  
 1:50,000

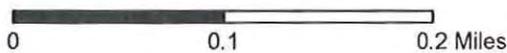
# Judith and Vincent Strack Parcel

T14N R20E Section 18, Town of Mitchell, Sheboygan County, WI (100.00 Acres)



### Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned



### Subject Property

**SF 50010**

Kettle Moraine State Forest  
Northern Unit-IANSR

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin  
May 4, 2010  
Real Estate Section  
Bureau of Facilities and Lands

Use Advisory: Neither the Wisconsin Department of Natural Resources (DNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or conclusions herein and assume no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The DNR provides mapped information on an "as is" basis. The DNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.

# Judith and Vincent Strack Parcel

SF 50010

Kettle Moraine State Forest  
Northern Unit-IANSR

T14N R20E Section 18  
Town of Mitchell  
Sheboygan County, WI  
(100.00 Acres)

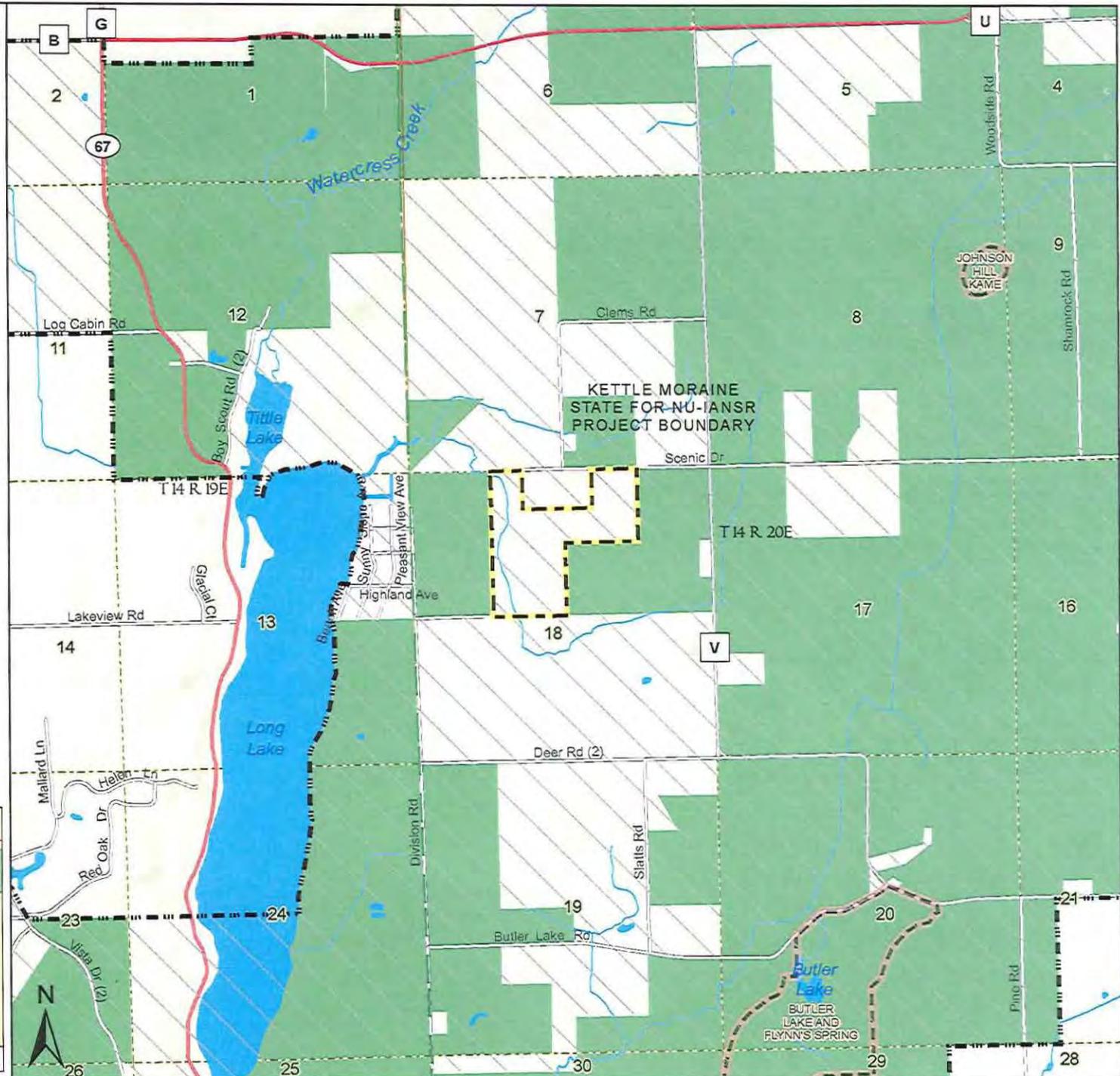
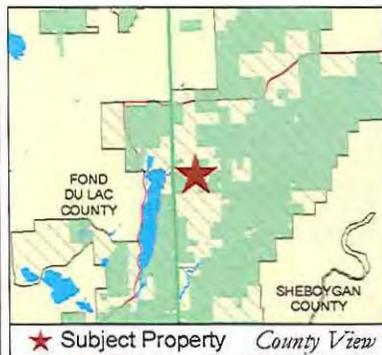
### Subject Property

-  Fee Simple
-  Easement
-  Ingress/Egress

### Legend

-  PLSS Section Line
-  DNR Project Boundary
-  DNR Owned
-  DNR Easement
-  County Boundary
-  State Natural Area

0 0.3 0.6 Miles



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 dataset 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 dataset 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/cawrcs/servicecenter/locations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.