

SUBJECT: Land Acquisition – Kettle Moraine State Forest-Southern Unit – Walworth County

FOR: SEPTEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an agreement to purchase 169.33 acres of land from the Elaine D. Taylor Estate for \$796,000 for the Kettle Moraine State Forest-Southern Unit in Walworth County. The item is being submitted because purchase price exceeds \$150,000.

The 169.33-acre Taylor 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 (KMSF-SU). Kettle Moraine topography ranges from two high hills to level land along Whitewater Creek and a unique wetland mound. Currently, the Department owns all abutting property to the south and east and portions of the north and west for total of two miles of common boundary out of the total of three mile of perimeter. This blocking will allow expansion of the Whitewater Campground and provide area for public use.

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 and is nearly 22,000 acres. Total attendance in 2003 was 1,343,000 making it one of Wisconsin's busiest state park/forests and is within 100 miles of five million people. The property will be used to expand the Whitewater Campgrounds, restore Whitewater Creek, and expand hunting opportunities and other recreation activities. The 1991 master plan called for expanding the 35 unit campground to 100 units; this parcel is needed for that expansion.

A wetland mound eight to ten feet above the surrounding lowland, formed by accumulations of partially decayed vegetation around slowly flowing springs is one of a series of five that occur on State lands to the southwest in the Clover Valley Fen State Natural Area. In addition, the Bluff Creek State Natural Area adjoins the parcel on the northeast. It is anticipated that both Natural Areas would be expanded onto this parcel. Whitewater Creek, a trout stream, crosses the parcel for about 1,900 feet.

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. A snowmobile trail crosses the parcel. A future bike trail may cross it, connecting the city of Whitewater and the Departments, Whitewater Lake Recreation Area.

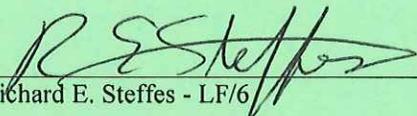
Acquisition of the 169.33-acre Taylor parcel is important for many reasons; to protect valuable upland woods and glacial features from habitat fragmentation; to expand an already significantly sized block of woods, which is attractive to neo-tropical birds and other species that require unbroken blocks of habitat; and to provide opportunities for hunters, bird watchers, and passive outdoor recreation enthusiasts. Purchase of the Taylor parcel will provide for public recreation, consolidate state ownership and help achieve the goals of the Kettle Moraine State Forest-Southern Unit.

RECOMMENDATION: Approve the purchase of 169.33 acres of land for \$796,000 for the Kettle Moraine State Forest-Southern Unit in Walworth County.

LIST OF ATTACHED MATERIALS:

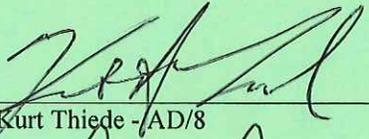
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



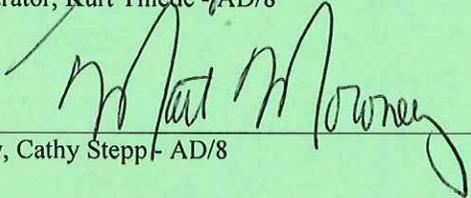
Real Estate Director, Richard E. Steffes - LF/6

8-21-12
Date



Administrator, Kurt Thiede - AD/8

8-24-12
Date



Secretary, Cathy Stepp - AD/8

9/4/12
Date

- cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/8
D. Schuller - PR/6
E. Nitschke - Milwaukee

CORRESPONDENCE/MEMORANDUM

DATE: August 23, 2012 FILE REF: SF 50017
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Elaine D. Taylor Estate Tract, File # SF 50017,
 Approval requested by October 24, 2012

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest-Southern Unit
 Walworth County

Grantor:

Elaine D. Taylor Estate
 John Callan, Personal Representative
 777 E Wisconsin Ave
 Milwaukee, WI 53027

Acres: 169.33

Price: \$796,000

Appraised Value: \$875,000; \$675,000.00

Interest: Fee Title Purchase

Improvements: Farm outbuildings, cabins – no value was assigned by appraisers for the improvements

Location: The property is located in Walworth County three miles southeast of the City of Whitewater

Land Description: The subject land is level to rolling.

Coverture Breakdown:

Type	Acreage
Cropland	51.33
Wetland	34
Upland Woodlands	48
Grass	30
Lowland Woodland	4
Water	2
Total:	169.33

Zoning: Conservation, Single-family residence, Agriculture

Present Use: Recreation and Agriculture

Proposed Use: Conservation and Public Recreation; future campground

Tenure: 20 years

Property Taxes: \$1,480

Agreement Date: July 23, 2012

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 has obtained an agreement to purchase 169.33 acres of land from the Elaine D. Taylor Estate for \$796,000 for the Kettle Moraine State Forest-Southern Unit in Walworth County.

The 169.33-acre Taylor 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 (KMSF-SU). Kettle Moraine topography ranges from two high hills to level land along Whitewater Creek with a unique wetland mound. Currently, the Department owns all abutting property to the south and east and portions of the north and west for total of two miles of common boundary out of the total of three mile of perimeter. This blocking will allow expansion of the Whitewater Campground and provide area for public use.

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 and is nearly 22,000 acres. Total attendance in 2003 was 1,343,000 making it one of Wisconsin's busiest state park/forests and is within 100 miles of five million people. The property will be used to expand the Whitewater Campgrounds, restore Whitewater Creek, and expand hunting opportunities and other recreation activities. The 21 year old master plan calls for campground expansion from 35 sites to 100 sites; this parcel provides area for that expansion.

A wetland mound eight to ten feet above the surrounding lowland, formed by accumulations of partially decayed vegetation around slowly flowing springs is one of a series of five that occur on State lands to the southwest in the Clover Valley Fen State Natural Area. In addition, the Bluff Creek State Natural Area adjoins the parcel on the northeast. It is anticipated that both Natural Areas would be expanded onto this parcel. Whitewater Creek, a trout stream, crosses the parcel for 1,900 feet.

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. A snowmobile trail crosses the parcel and it may be used for bike trail connection of the City of Whitewater to the Whitewater lake Recreation Area.

Acquisition of the 169.33-acre Taylor parcel is important for many reasons; to protect valuable upland woods and glacial features from 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 recommends the purchase of the Taylor parcel to provide for public recreation, to consolidate state ownership and to achieve the goals of the Kettle Moraine State Forest-Southern Unit.

3. LAND MANAGEMENT:

The Taylor parcel adjoins both the East and West loops of the Whitewater Lake campgrounds and the master plan describes expanding both campground loops onto this parcel. The Kettle Moraine State Forest-Southern Unit has fourteen permanent staff, with four being Rangers and five maintenance positions. The wetland and hydric soils portions will be restored and managed as part of the Clover Valley Fen State Natural Area and the creek will be restored as part of the Whitewater-Bluff Creek Trout stream complex. The cropland, mostly Class III soils, will be sharecropped with local farmers.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,910,000	\$1,065,173

5. ACQUISITION STATUS OF THE KETTLE MORAIN STATE FOREST-SOUTHERN UNIT:

Established: 1936
Acres Purchased to Date: 21,459.08
Acquisition Goal: 29,185
Percent Complete: 73.53 %
Cost to Date: \$16,957,851.57

6. APPRAISAL #1:

Appraiser: Linn Duesterbeck
Valuation Date: February 06, 2012
Appraised Value: \$675,000
Highest and Best Use: One residential site with ag and recreational uses

Allocation of Values:

- a. land: 169.33 acres @ \$3,986.30 per acre: \$675,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2,990 - \$5,811 per acre

Appraisal Review: Gregory Markus - 4/26/2012

APPRAISAL #2:

Appraiser: Philip Vander Male
Valuation Date: March 27, 2012
Appraised Value: \$875,000
Highest and Best Use: Large residential estate parcels

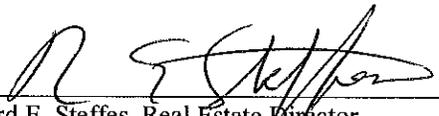
Allocation of Values:

- a. land: 169.33 acres @ \$5,167.42 per acre: \$875,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$4,813-\$5,525 per acre

Appraisal Review: Gregory Markus - 4/26/2012

Comments: A third appraisal was prepared by Paul Stone. This report was done late in the negotiation process. Mr. Stone estimated value at \$965,000 as of July 12, 2012

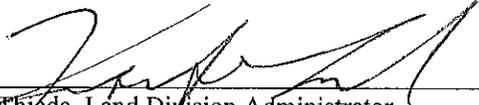
RECOMMENDED:


Richard E. Steffes, Real Estate Director

8-21-12
Date

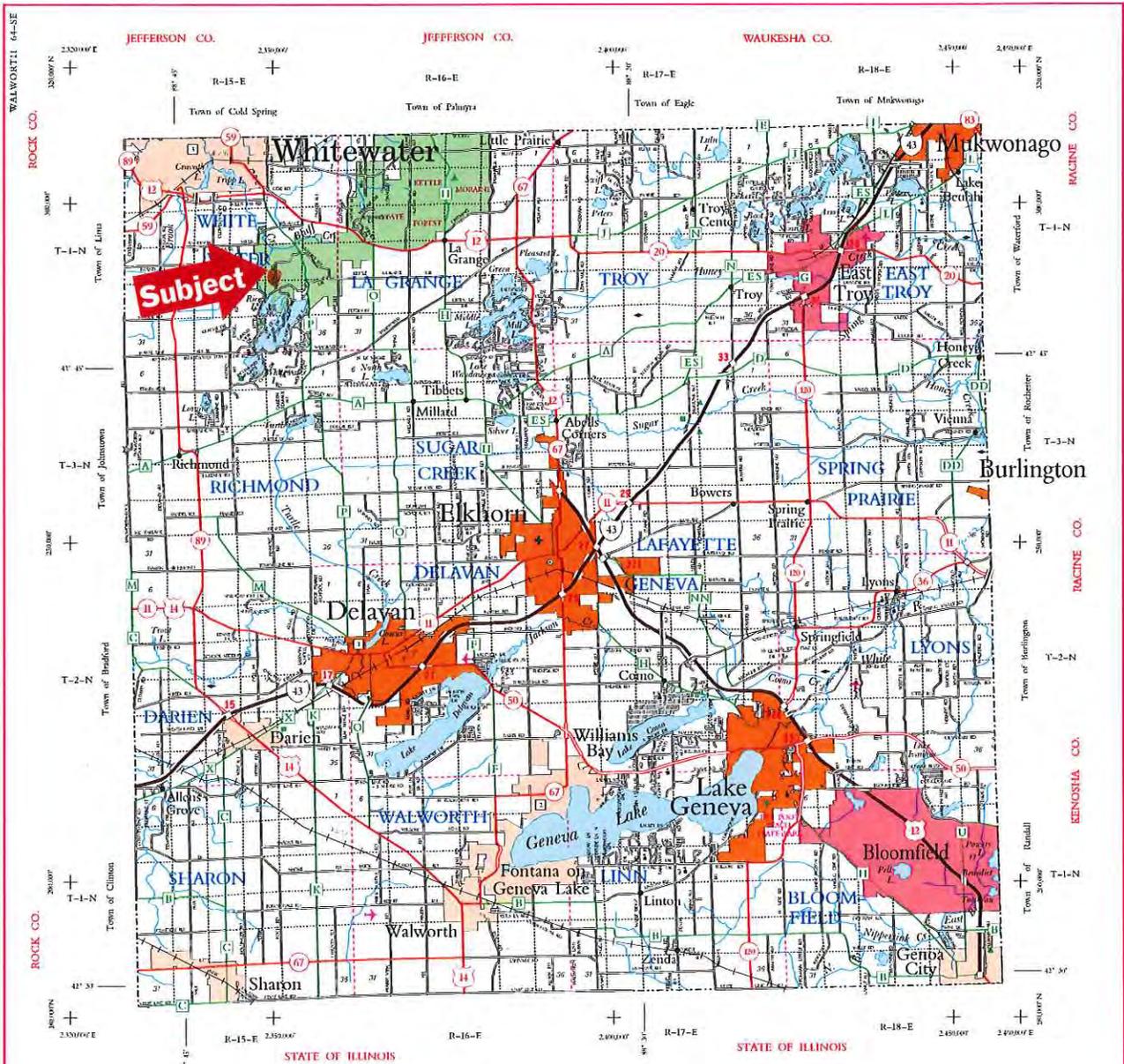

Kristin A. Hess, Bureau of Legal Services

8/22/12
Date


Kurt Thiede, Land Division Administrator

8/24/12
Date

RES:



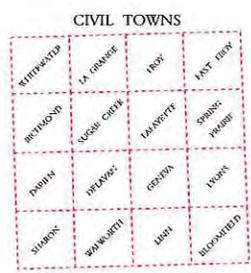
LEGEND

Freeway	.....	Dam	.....
Metrolink Divided	.....	Hospital	.....
U.S. or State Hwy	.....	Schools	.....
County Trunk Hwy	.....	Airport	.....
Town Road	.....	County Seat	.....
Fircline	.....	Unincorporated Village	.....
Railroad	.....	Fish Hatchery	.....
State Trail	.....	Game Farm	.....
Interchange	.....	Public Hunt or Fish Grds.	.....
Highway Separation	.....	Public Camp & Picnic Grds.	.....
Interstate Highway No.	.....	Ranger Station	.....
U.S. Highway No.	.....	State Park	.....
State Highway No.	.....	County Park	.....
County Highway Letter	.....	Without Facilities	.....
State Boundary	.....	Rest Area	.....
County Boundary	.....	Wayside	.....
Civil Town Boundary	.....	School for Deaf	.....
Section Line	.....	Yerkes Observatory	.....
		University of Wisconsin - Hildreth	.....



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



MILES OF HIGHWAY

as of Dec. 31, 2019

STATE	.....	35
COUNTY	.....	102
LOCAL ROADS	.....	117
OTHER ROADS	.....	9
TOTAL FOR COUNTY	.....	1527

Land Area (2019 Census) 553 sq mi
Population (2019 Census) 93,739
County Seat FORTUNA

WALWORTH CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

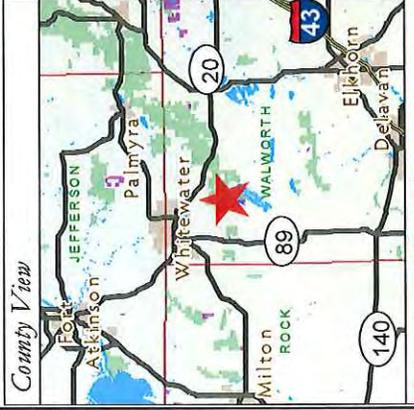
0 1 2 MILES
SCALE

Created for
JAN. 2021

Was compiled from USGS Quadrangles
1:100,000 Scale

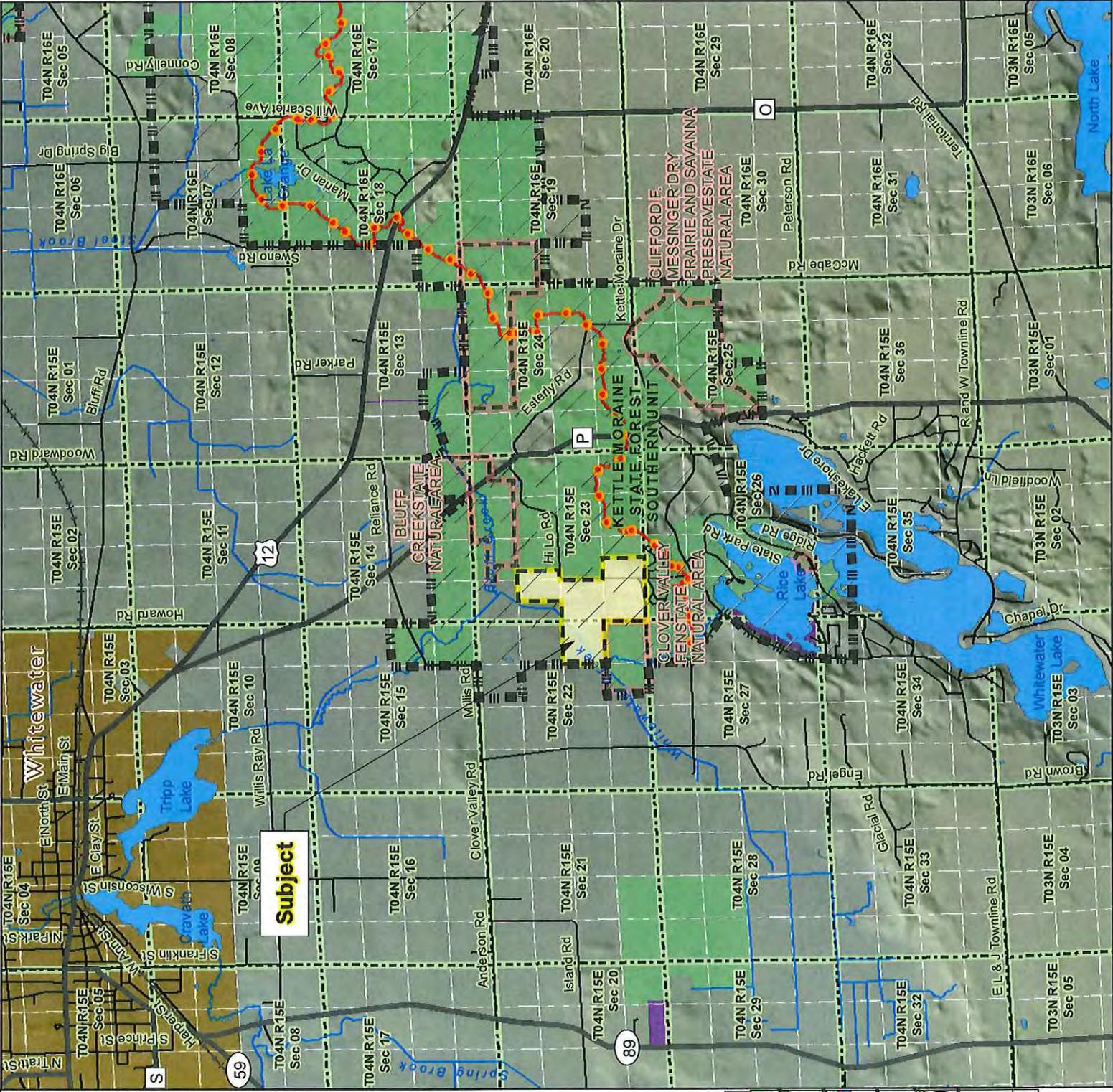
Elaine D.
Taylor Trust - Fee
 Kettle Moraine State
 Forest - Southern Unit
 SF 50017
 T4N R215E Sec 22 & 23
 Town of Whitewater
 Walworth County
 169.33 Acres
Subject

- Ice Age Trail
- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- State Natural Area
- PLSS Section Line
- QQ Section Boundary



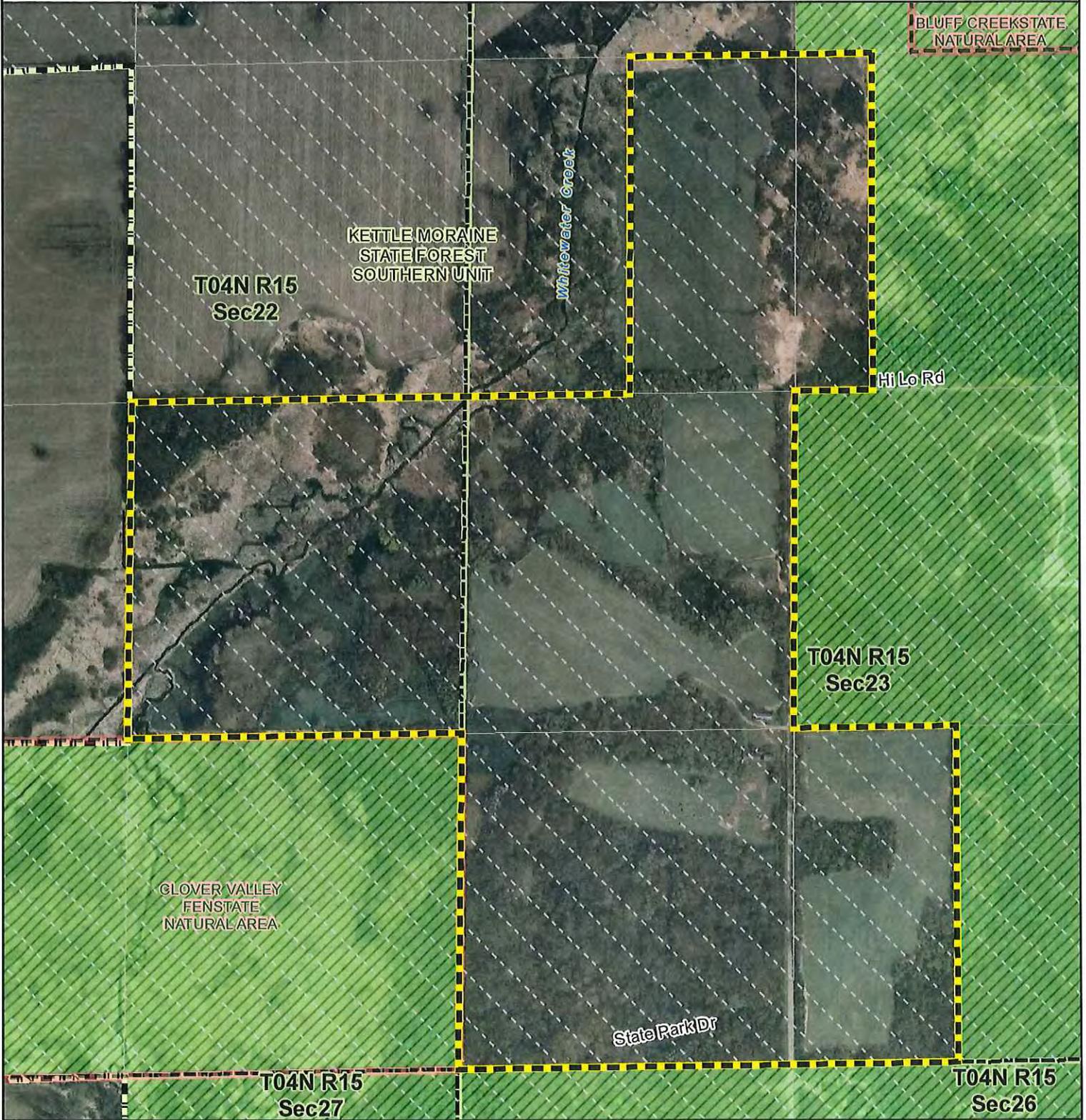
Location of Property

WISCONSIN DEPARTMENT
 OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Aug 03, 2012 KmH



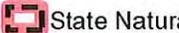
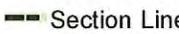
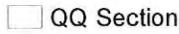
Elaine D. Taylor Trust - Fee

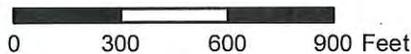
T4N R15E Sec 22 & 23 Town of Whitewater, Walworth County



Kettle Moraine State Forest - Southern Unit

 Subject

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  State Natural Area
-  Section Line
-  QQ Section Lines

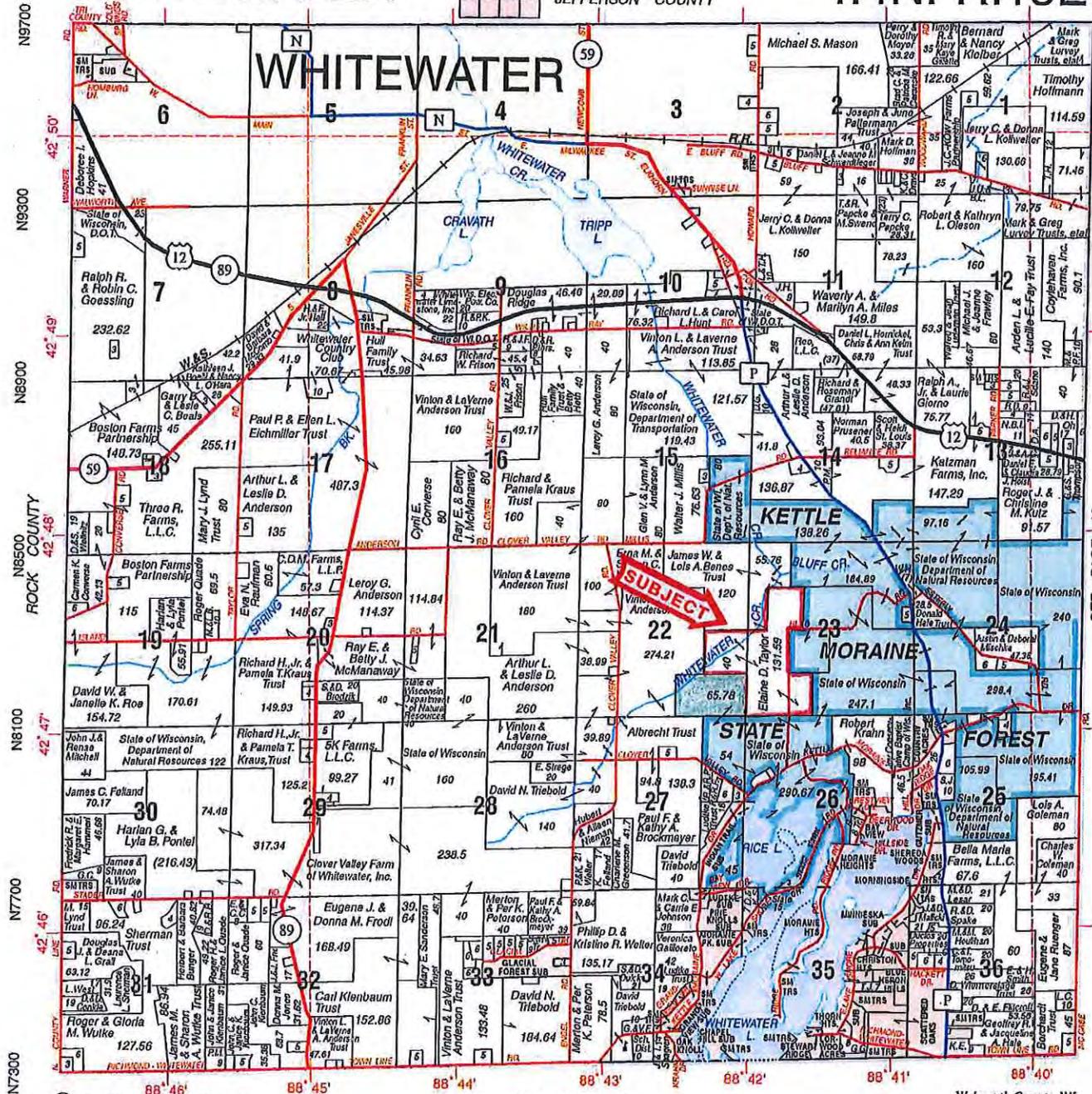


Aug 03, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands

WHITEWATER

JEFFERSON COUNTY

T.4N.-R.15E.



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W9700 W9300 W8900 W8500 W8100 W7700 W7300

SEE PAGE 18