

Wisconsin Department of Natural Resources  
**Natural Resources Board Agenda Item**

Item No: 2.B.6.

**SUBJECT: Land Acquisition – Kettle Moraine State Forest-Northern Unit-IANSR – Sheboygan County**

**FOR: AUGUST 2016 BOARD MEETING**

**TO BE PRESENTED BY: Douglas J Haag**

**SUMMARY:**

The Department has obtained an option to purchase 43.86 acres of land from the estate of Patricia Dick for \$250,000.00 for the Kettle Moraine State Forest-Northern Unit-Ice Age National Scientific Reserve. The property is located four miles west of Plymouth in Sheboygan County. The land is located entirely within the boundary of the Kettle Moraine State Forest-Northern Unit-IANSR and is adjacent to Department land on the west. The parcel is accessible to the public through Julie Court. The item is being submitted because the purchase price exceeds \$150,000.00.

The Kettle Moraine State Forest-Northern Unit is within a one-hour drive of forty percent of the state's population and within 100 miles of five million people. The forest is consistently one of the most heavily used properties in the State Parks and Forest system with over 850,000 visitors annually. Included within the Northern Unit are two recreation areas which offer picnicking, swimming and nature trails; three family campgrounds; one campground for equestrians; six backpack camping shelters; large public hunting areas; and an extensive trail system providing a variety of trail activities, including 32 miles of the Ice Age National Scenic Trail.

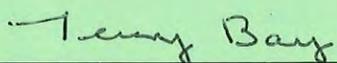
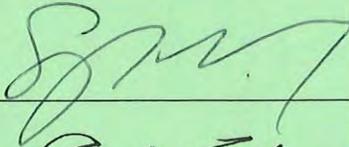
The Ice Age Trail is a cooperative project between the U.S. National Park Service, the Ice Age Trail Alliance, various volunteer groups and counties around the state, and the Department. The trail is one of only eleven national scenic trails in the United States and, when completed, will run for over one thousand miles through 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. The trail is intended for low impact pedestrian uses such as hiking, backpacking, snowshoeing, and in suitable areas, cross-country skiing.

The purchase of this property will consolidate Department ownership within the Kettle Moraine State Forest, allows the Ice Age Trail to be removed from a portion of the Sheboygan County Bike Path and will provide 1,050 feet of road access on Julie Court. The purchase will also provide improved access for forest management and recreational uses such as hunting, trapping, sightseeing, wildlife viewing, bird watching, cross-country skiing and snowshoeing.

**RECOMMENDATION:** That the Board approve the purchase of 43.86 acres of land from Patricia Dick for \$250,000.00 for the Kettle Moraine State Forest-Northern Unit-IANSR in Sheboygan County.

**LIST OF ATTACHED MATERIALS (Check all that are applicable):**

- Background Memo  
 Maps and Documents

Approved By	Signature	Date
T. Bay Bureau Director		7/1/16
Sanjay Olson Division Administrator		7/17/16
Cathy Stepp, Secretary		7/19/16

## CORRESPONDENCE/MEMORANDUM

DATE: June 30, 2016 FILE REF: SF 50024  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Patricia Dick Tract, File # SF 50024,

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest-Northern Unit-IANSR  
 Sheboygan County

Grantor:

Estate of Patricia Dick  
 Attn: Ms. Melissa Peyton  
 510 Welch Ave.  
 Madison, WI 53074

Acres: 43.86  
Price: \$250,000.00  
Appraised Value: \$250,000.00  
Interest: Fee Title Purchase  
Improvements: None

Location: The property is located five miles west of the City of Plymouth in Sheboygan County.

Land Description: Steep rolling topography and sandy soils are predominant, and represent typical kettle moraine features.

Covertypes Breakdown:

Type	Acreage
Urban / Developed	0.78
Brush	3.00
Grass / Pasture	6.00
Upland Woodland	34.08
Total:	43.86

Zoning: A-1 (Agriculture) and C-1 (Lowland Conservancy)

Present Use: Recreational

Proposed Use: Recreational/Trail

Tenure: 25 years

Property Taxes: \$1,810.13

Land Offer to Purchase Date: May 20, 2016

Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include fishing, hiking, cross country skiing, as well as hunting and trapping consistent with 2011 Wisconsin Act 168.

2. JUSTIFICATION:

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3. LAND MANAGEMENT:

Land management prescriptions will follow the current master plan for the Kettle Moraine State Forest-Northern Unit. This parcel is predominately mature upland hardwoods and will require minimal habitat management needs in terms of invasive plants or vegetative conversion. Two old field brome/bluegrass areas exist and could remain as small openings or be converted to upland forest.

A reduction of off-road property boundary line posting will be realized and improved public access from about 1,050 feet of frontage along Julie Court. Julie Court is an old section of Highway 23 and will provide excellent public access for the entire State ownership in this vicinity, which has been limited in the past by not having road frontage.

The Ice Age Trail will be maintained predominately by the Ice Age Alliance and not create additional workload for the Department

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,000,000.00	\$750,000.00

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

Established: 1936  
Acres Purchased to Date: 29,824.09  
Acquisition Goal: 36,391.00  
Percent Complete: 81.95 %  
Cost to Date: \$19,452,089.94

6. APPRAISAL:

Appraiser: Steve Stiloski

Valuation Date: February 29, 2016

Appraised Value: \$250,000.00

Highest and Best Use: Single family, rural residential

Allocation of Values:

- a. land: 43.86 acres @ \$5,699.95 per acre: \$250,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$4,411.00 - \$8,750.00 per acre

Appraisal Review:

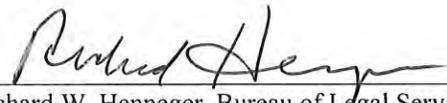
Jolene Brod

Date:3/31/2016

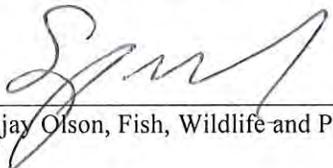
RECOMMENDED:

  
\_\_\_\_\_  
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

6-30-16  
Date

  
\_\_\_\_\_  
Richard W. Henneger, Bureau of Legal Services

7/14/16  
Date

  
\_\_\_\_\_  
Sanjay Olson, Fish, Wildlife and Parks Division Administrator

7/17/16  
Date

CALUMET CO.

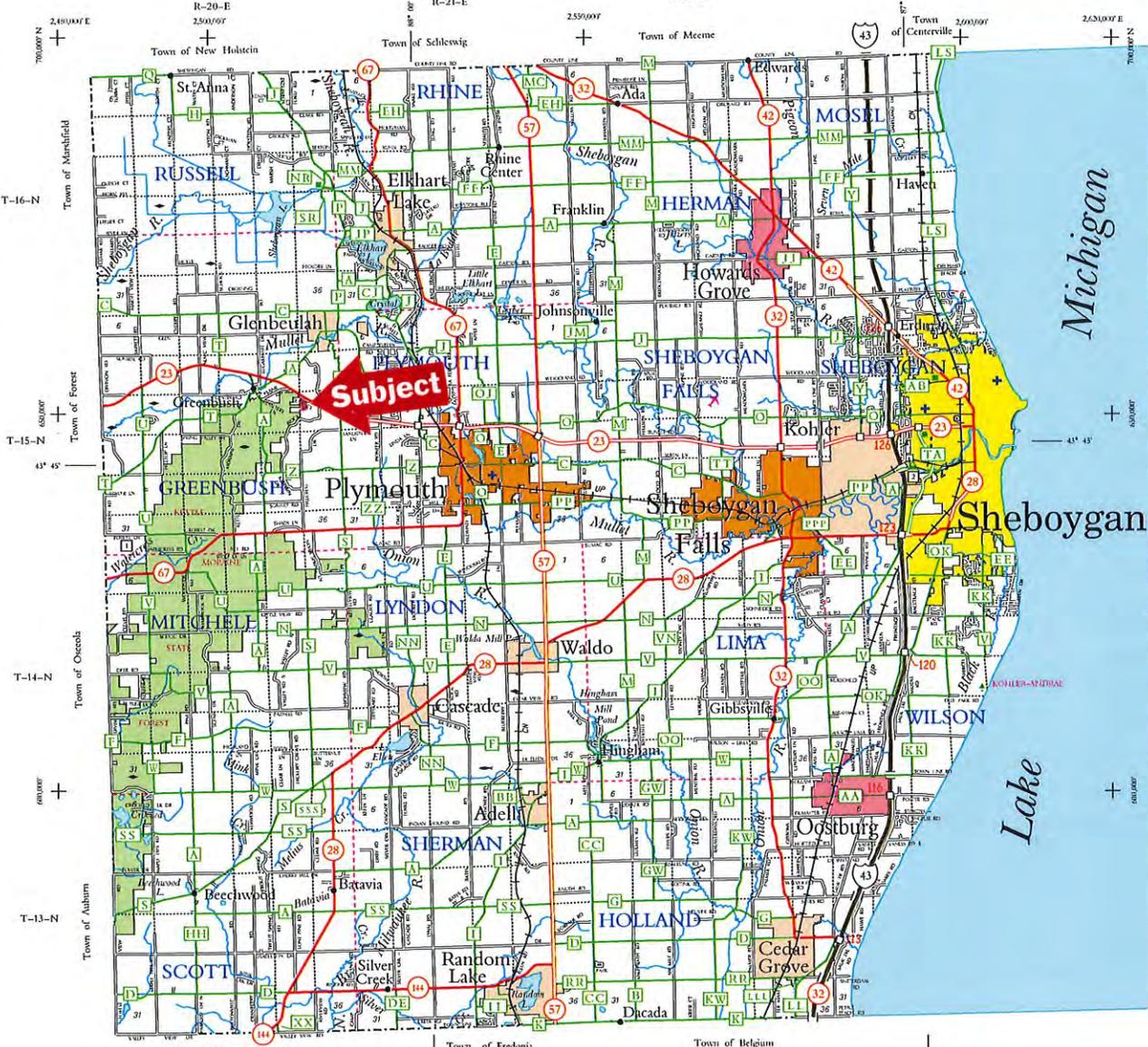
MANITOWOC CO.

SHEBOYGAN 59-NE

CALUMET CO.

FOND DU LAC CO.

FOND DU LAC CO.



2480000' E    2500000' E    2550000' E    2600000' E  
 700000' N    750000' N    800000' N    850000' N  
 Town of New Holstein    Town of Schleswig    Town of Meeme    Town of Centerville  
 R-20-E    R-21-E    R-22-E    R-23-E  
 Town of Marshfield    Town of Forest    Town of Ocoosh    Town of Auburn  
 T-16-N    T-15-N    T-14-N    T-13-N  
 41° 45'    41° 45'    41° 45'    41° 45'  
 2480000' E    2500000' E    2550000' E    2600000' E  
 800000' N    850000' N    900000' N    950000' N  
 Town of Farmington    Town of Fredonia    Town of Belgium  
 R-20-E    R-21-E    R-22-E    R-23-E  
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 WASHINGTON CO.    OZAUKEE CO.

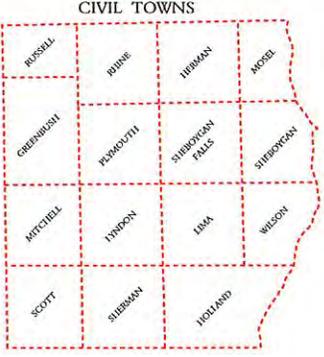
LEGEND

- Freeway ..... Dam
- Multilane Divided ..... Hospital
- U.S. or State Hwy ..... Airport
- County Trunk Hwy ..... County Seat
- Town Road ..... Unincorporated Village
- Firelane ..... Fish Hatchery
- Railroad ..... Game Farm
- State Trail ..... Public Hunt or Fish Grds.
- Interchange ..... Public Camp & Picnic Grds.
- Highway Separation ..... Ranger Station
- Interstate Highway No. 94 ..... State Park
- U.S. Highway No. 18 ..... County Park with Facilities
- State Highway No. 59 ..... Without Facilities
- County Highway Letter ..... Rest Area
- State Boundary ..... Wayside
- County Boundary ..... Kettle Moraine Correctional Facility
- Civil Town Boundary ..... Univ. of Wisconsin - Sheboygan
- Section Line



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, 2003

STATE ..... 196  
 COUNTY ..... 451  
 LOCAL ROADS ..... 944  
 OTHER ROADS ..... 0  
 TOTAL FOR COUNTY ..... 1591

Land Area (2001 Census) ..... 511 sq mi  
 Population (2001 Census) ..... 145,917  
 County Seat ..... Sheboygan

SHEBOYGAN CO.

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected for JAN. 2016

Use compiled from U.S.G.S. Quadrangles 1300,000 Series

→ For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources  
 + Grid based on the state plane coordinate system south zone and the NAD 27

**Patricia L. Dick -  
Fee Title**  
.....  
**Kettle Moraine State  
Forest - Northern  
Unit - IANSR**  
**SF 50024**

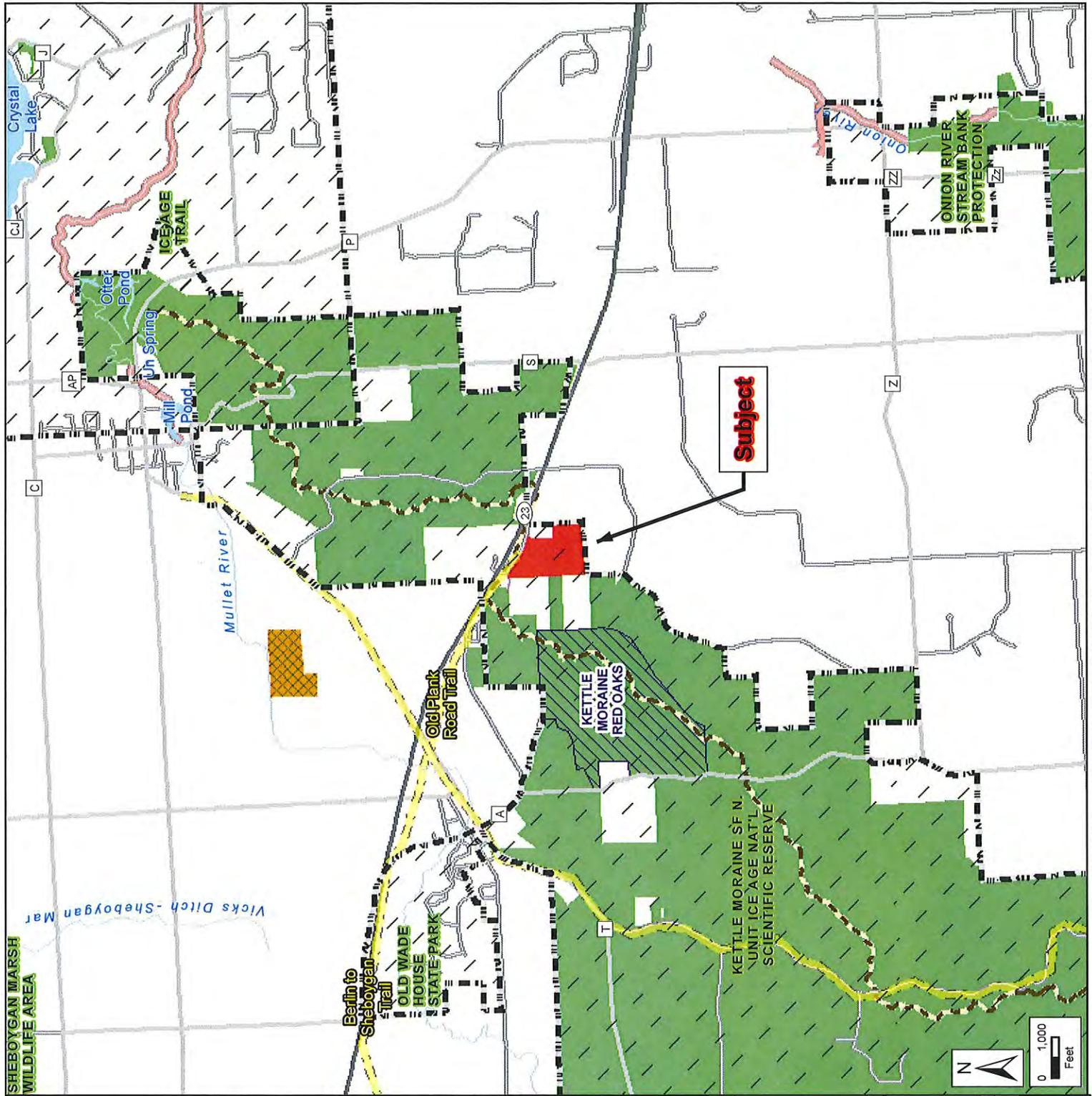
T15N R20E Sec 13  
Town of Greenbush  
Sheboygan County

**Subject**

-  Project Boundary Not Subject to Act 20 JFC Review
-  DNR Fee Title
-  DNR Easement
-  State Natural Area
-  NRCS - WRP (Wetland Reserve Program - Closed to public access)
-  County Boundary
-  Streambank Eligible Streams
-  State Trail Network
-  Project Boundary
-  Ice Age Trail



WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Jun 28, 2016 /jst

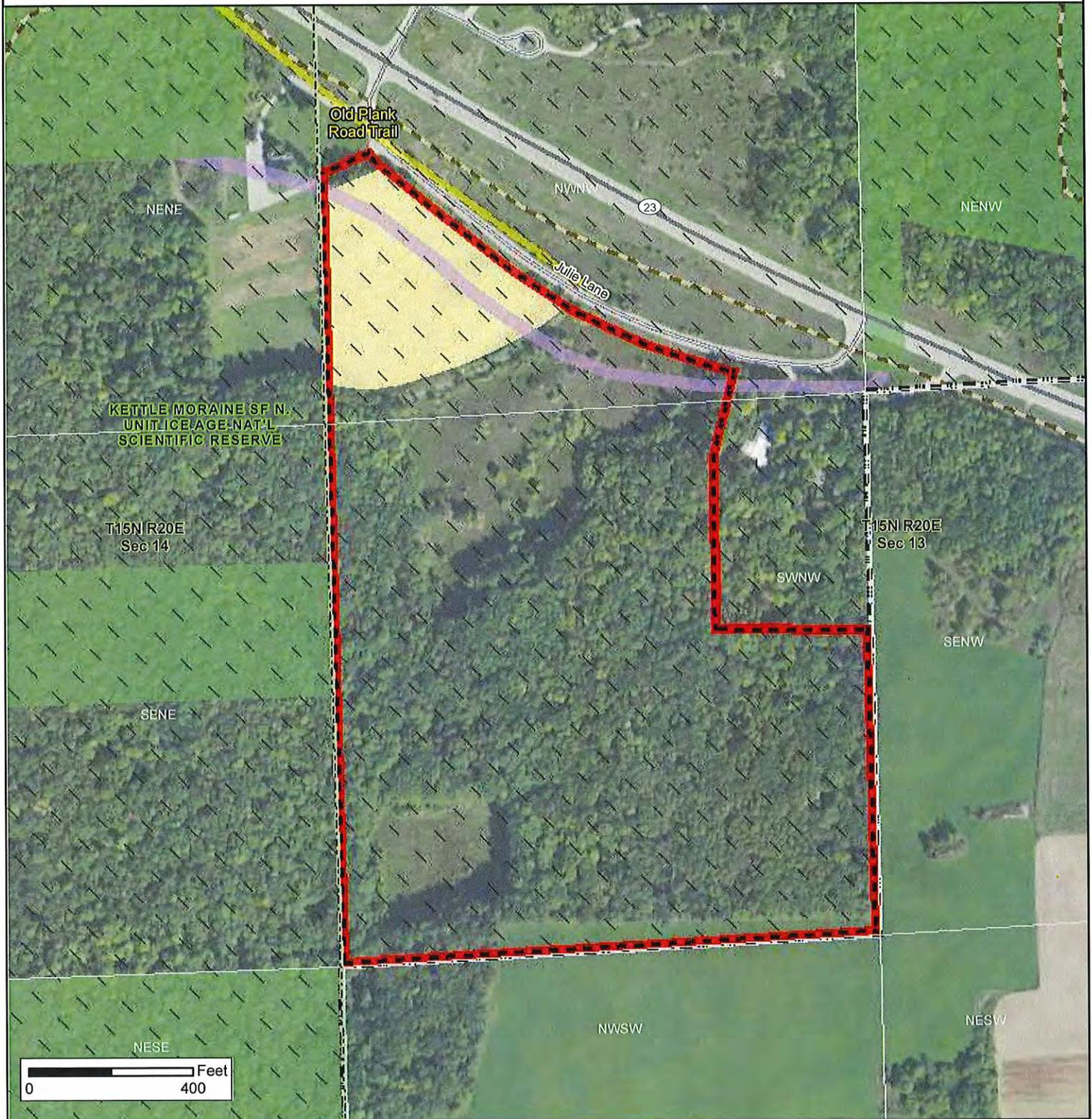


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# Patricia L. Dick - Fee Title

T15N R20E Sec 13, Town of Greenbush, Sheboygan County



## Kettle Moraine State Forest - Northern Unit - IANSR

 Subject

 Project Boundary Not Subject to Act 20 JFC Review

 DNR Fee Title

 DNR Easement

 State Trail Network Project Boundary

 Ice Age Trail

 Conservation easement held by Glacial Lakes Conservancy Inc.



Jun 28, 2016 jst

Real Estate Section  
Bureau of Facilities and Lands

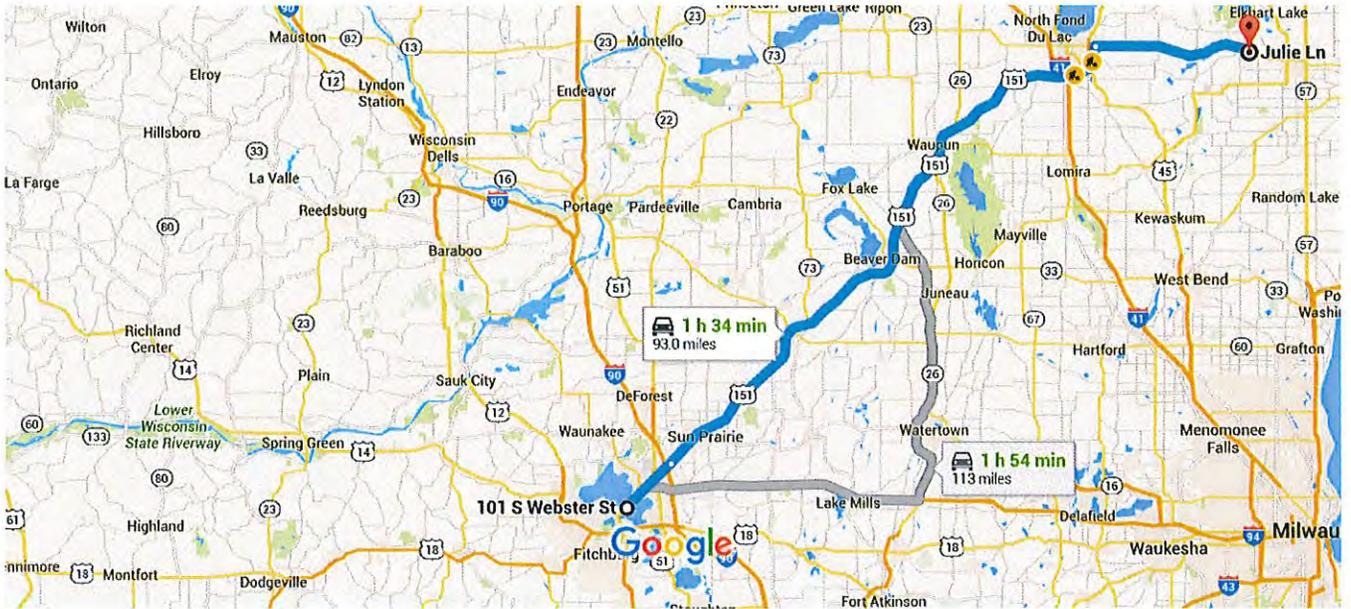
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101 S Webster St, Madison, WI to Julie Ln, Glenbeulah, WI 53023 Drive 93.0 miles, 1 h 34 min



Map data ©2016 Google 10 mi

### 101 S Webster St

Madison, WI 53703

- ↑ 1. Head northwest on S Webster St toward E Main St 0.1 mi
- ↪ 2. Use any lane to turn right at the 2nd cross street onto E Washington Ave 6.7 mi
- ↑ 3. Continue onto US-151 N 67.7 mi
- ↪ 4. Turn right onto Rienzi Rd 459 ft
- ↶ 5. Turn left at the 1st cross street onto Co Rd K 1.5 mi
- ↪ 6. Turn right onto WI-23 E/WI-23 Trunk E/E Johnson St 16.9 mi  
i Continue to follow WI-23 E/WI-23 Trunk E

### Julie Ln

Glenbeulah, WI 53023

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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