

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

FOR: MAY 2015 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 88.0 acres of land from the Robert W. Krahn Estate for \$660,000 for the Kettle Moraine State Forest-Southern Unit in Walworth County. The Krahn parcel is located on the south end of the Southern Unit in the vicinity of Whitewater Lake. Currently, the Department owns all abutting property to the west and north for total of 4,826 feet of common boundary. Facilities available to users in the area include; a 65 site family campground; a 7 site group campground with a capacity of 180 people; a portion of the Ice Age Trail; nature trails; 4 picnic areas; 2 boat launches (Whitewater Lake and Rice Lake); a swimming beach; and one reservation picnic shelter.

The Kettle Moraine State Forest-Southern Unit was established in 1936 to provide recreational opportunities in the southeastern portion of the state and to manage and enhance the natural and scenic values of the Kettle Moraine landscape. Attendance figures obtained in 2003 indicated that approximately 1,343,000 people visited the property, making it one of Wisconsin's busiest state parks/forests. The population of the region continues to grow as does the usage of the recreational facilities available in the forest. In 2014 over 32,550 visitors used Whitewater Lake Beach and Picnic area during the period from Memorial Day to Labor Day. The two boat landings facilitated 4,800 launches during the same period. There were a total of 11,400 camper nights in 2014, with 40% of the campers coming from Illinois.

The forest master plan, which was approved by the Natural Resources Board in 1991, calls for a single entrance to be created to serve the forest users and provide safe access to the forest facilities. Acquisition of the Krahn parcel will allow for relocation of the existing visitor entrance and the construction of a new park road that will provide improved access to the beach, boat launching facilities, campground and other day-use facilities. The current visitor entrance station is located along the town road and provides an unsafe and confusing entrance for visitors. The new park road will also offer walking and bicycling access to the recreation facilities from the campgrounds. In addition, this new road will reduce traffic on the existing township road that is traveled heavily by local residents.

This purchase will also allow for relocation of the Ice Age Trail from its current location near the Whitewater Campground. A 33 mile segment of the Ice Age Trail passes through this area and is heavily used by day hikers, long distance hikers and this segment also hosts two ultra-marathon events each year with over 800 participants. Although campers make use of the trail at its current location, the closeness of the trail to some of the sites has created some conflicts and complaints. Acquisition of the Krahn parcel will allow for a trail relocation that better serves the broad range of users that enjoy this trail opportunity and the other recreational amenities of the property.

This parcel contains diverse Kettle Moraine topography resulting in more than a 170 foot difference in elevation from high to low. There are four depressions which are currently small fields ranging in size from 3 to 13 acres in size. The remainder of the parcel contains more than 50 acres of oak-hickory woodlands on steep slopes. Five one-half acre kettle potholes and part of a larger five acre wetland complex extending onto Kettle Moraine State Forest offer a unique contrast to the steep wooded hillsides found on the property.

RECOMMENDATION: That the Board approve the purchase of the 88.00 acre Robert W. Krahn Estate at the price of \$660,000.00 for the Kettle Moraine State Forest-Southern Unit the 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:

[Handwritten Signature]

Bureau of Facilities and Lands, Douglas J Haag - LF/6

5-8-15

Date

800

[Handwritten Signature]

Administrator, Sanjay Olson - AD/8

5/8/15

Date

[Handwritten Signature]

Secretary, Cathy Stepp - AD/8

5/8/15

Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- D. Schuller - PR/6

CORRESPONDENCE/MEMORANDUM

DATE: May 4, 2015 FILE REF: SF 50023
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Robert W. Krahn Estate Tract, File # SF 50023,
 Option Expires May 31, 2015

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest-Southern Unit
 Walworth County

Grantor:

Robert W. Krahn Estate
 1616 Turtle Mound Circle
 Whitewater, WI 53190

Acres: 88.00

Price: \$660,000.00

Appraised Value: \$660,000.00

Interest: Fee

Improvements: Single family residence, barn, and four sheds/ utility buildings contributing no value

Location: The property is located in Walworth County 4 miles South of the City of Whitewater

Land Description: The subject land is rolling with elevation changes indicative of the Kettle Moraine

Covertypes Breakdown:

Type	Acreage
Grass / Pasture	1.00
Lowland Woodland	1.50
Cropland	29.50
Upland Woodland	50.20
Wetland	2.00
Building Site	1.50
Water	2.30
Total:	88.00

Zoning: C-2 (Upland Resource Conservation), P-1 (Recreational Park), R-1 (Single-Family)

Present Use: Agricultural and Recreational

Proposed Use: Forest Management, Natural Resource Recreation and Public Recreation

Tenure: 50 years

Property Taxes: \$3,050.30

Option Date: December 23, 2014

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:

The Kettle Moraine State Forest-Southern Unit has a Property Superintendent, an Assistant, four Rangers, four Maintenance and Trail staff, a Naturalist and Visitors Services Associate as permanent staff and seasonal help stationed out of the Eagle headquarters to manage this property. The Southern Unit has an annual allotment for management of the Unit and any development projects would go through the Capital Development process. The Ice Age Trail relocation will be assisted by the Ice Age Trail Alliance and their volunteers. Future forest management will be conducted by a Forester that is also stationed out of Eagle. The improvements will be removed from the site as funding allows.

4. AGRICULTURAL ANALYSIS:

Although the property is in a predominately agricultural region, both the Town of Whitewater and Walworth County have zoned this area as R-1. This is primarily because the cropland is marginally productive and isolated within the Kettle Moraine topography.

Four fields are currently being cropped, together totaling less than 30 acres in area. These fields are comprised of 10.7 acres of prime farmland, 5.5 acres that would be prime if drained, 5.5 acres of not prime farmland, and 7.7 acres of farmland of statewide importance. No Class I soils are found on the parcel, 10.7 acres are Class II and the remaining 19.3 acres range from Class III to Class VII. A sharecropper currently rents these four fields.

The Department will continue to work with the current farm tenant to keep the crop land in production for as long as it is practical for both parties.

5. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$890,000.00	\$190,400.00

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

Established: 1936
Acres Purchased to Date: 21,542.69
Acquisition Goal: 29,185.00
Percent Complete: 73.81 %
Cost to Date: \$32,988,740.12

7. APPRAISAL:

Appraiser: Linn A. Duesterbeck and Troy J. Kruser
Valuation Date: September 24, 2014
Appraised Value: \$660,000.00
Highest and Best Use: Agricultural and Recreational

Allocation of Values:

- a. land: 88.00 acres @ \$7,500.00 per acre:
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$6,087.00 - \$9,363.00 per acre

Appraisal Review:
Peter Wolter

Date: November 17, 2014

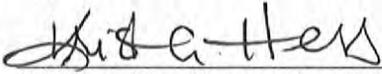
RECOMMENDED:



Douglas J Haag, Deputy Facilities and Lands Bureau Director



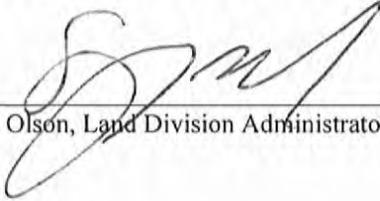
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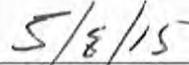
Kristin A. Hess, Bureau of Legal Services



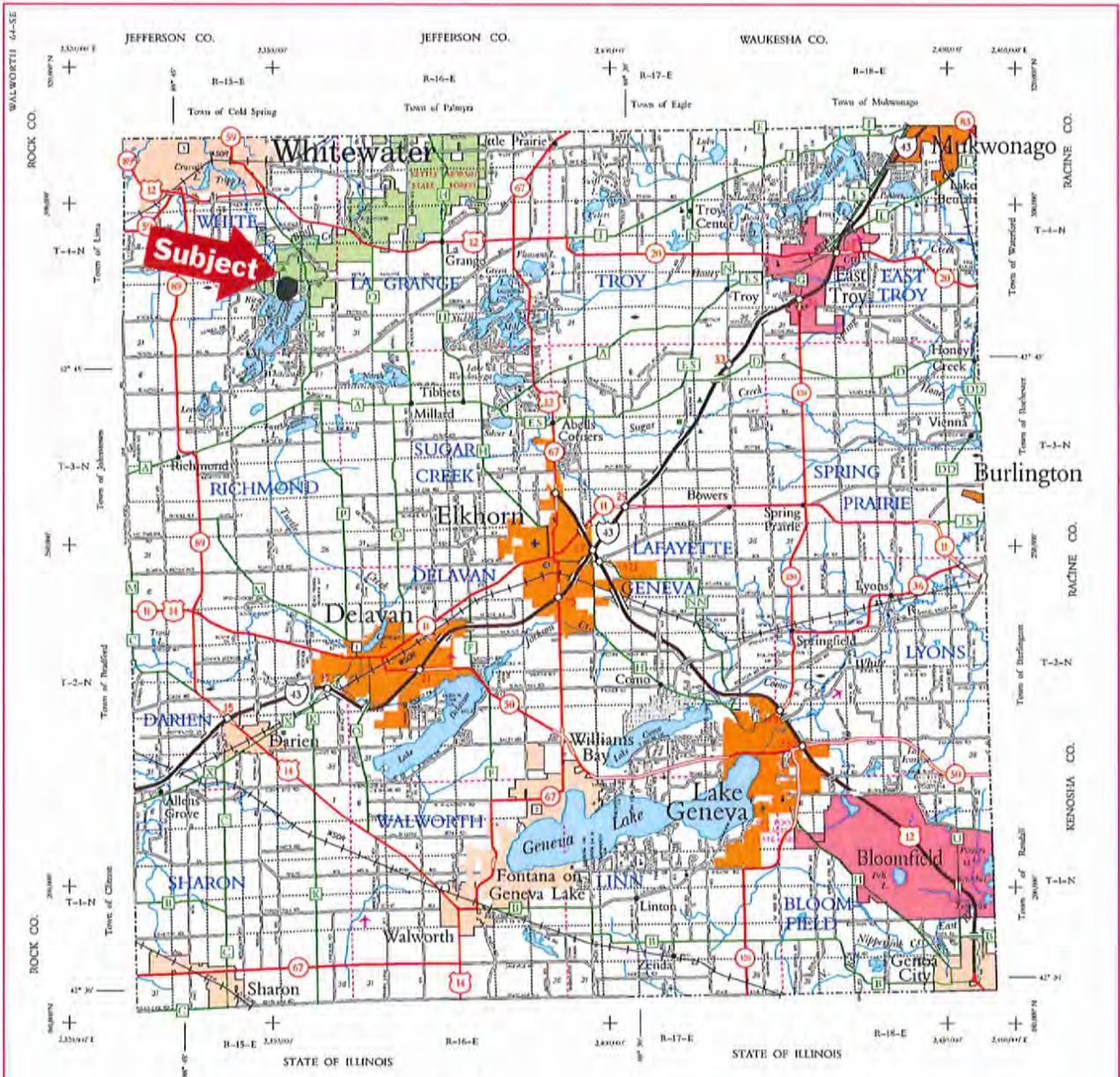
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Sanjay Olson, Land Division Administrator



Date

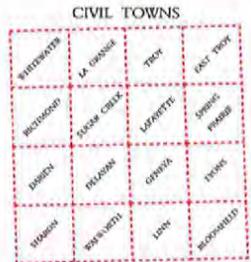


- LEGEND**
- Freeway 4
 - Multi-lane Divided 2
 - U.S. or State Hwy 1
 - County Trunk Hwy 1
 - Town Road 1
 - Fracture 1
 - Railroad 1
 - State Trail 1
 - Interchange 1
 - Highway Separation 1
 - Interstate Highway No. 1
 - U.S. Highway No. 1
 - State Highway No. 1
 - County Highway Letter 1
 - State Boundary 1
 - County Boundary 1
 - Civil Town Boundary 1
 - Section Line 1
 - Dam 1
 - Hospital 1
 - School 1
 - Airport 1
 - County Seat 1
 - Unincorporated Village 1
 - Fish Hatchery 1
 - Game Farm 1
 - Public Hunt or Fish Grd. 1
 - Public Camp & Picnic Grd. 1
 - Ranger Station 1
 - State Park 1
 - County Park 1
 - Rest Area 1
 - Wayside 1
 - School for Deaf 1
 - Water Observatory 1
 - University of Wisconsin - Whitewater 1



SECTION NUMBERING OF A TOWNSHIP

1	2	3	4	5	6
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 as of Dec. 31, 2011

STATE	217
COUNTY	319
LOCAL ROADS	432
OTHER ROADS	9
TOTAL FOR COUNTY	1377

Land Area (2010 Census) - 557 sq mi
Population (2010 Census) - 40,394
County Seat - Elkhorn

WALWORTH CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
SCALE 0 1 2 MILES
Contact For
JAN. 2011
Data compiled from USGS Quadrangle
1:100,000 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

Robert W. Krahn Estate - Fee

Kettle Moraine State Forest-Southern Unit

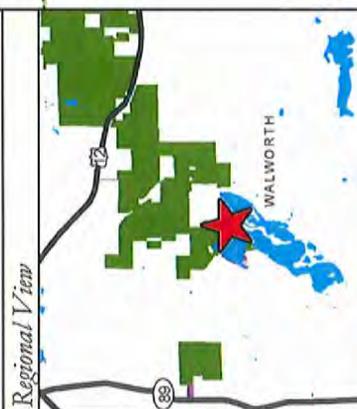
SF 50023

T4N R15E Sec 26
Town of Whitewater
Walworth County



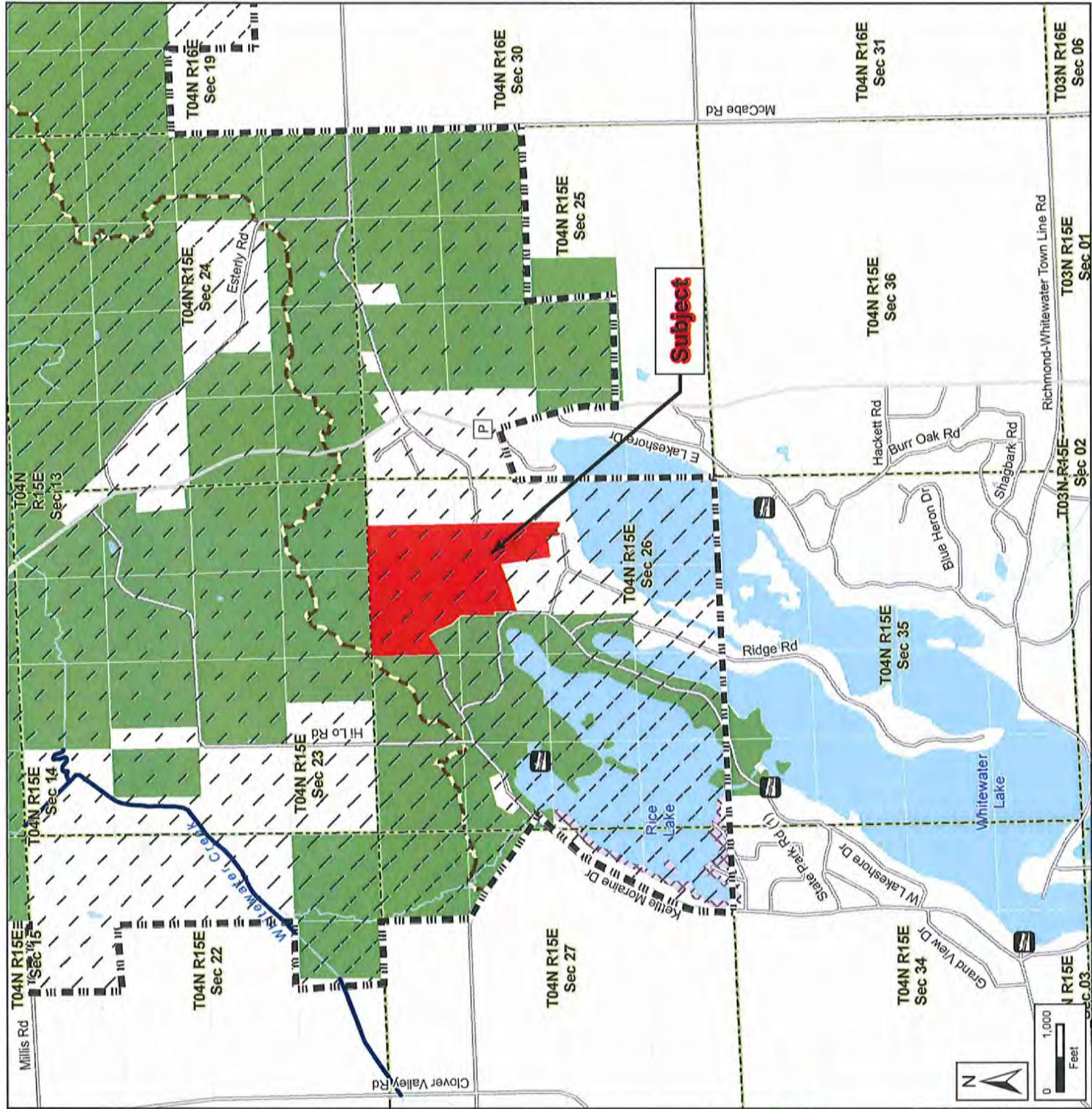
Subject

- DNR Fee Title
- DNR Easement
- DNR Easement (Closed to Public Access)
- DNR Project Boundary
- Public Hunting Grounds
- Voluntary Public Access
- Ice Age Trail
- Streambank Eligible Stream
- Ramp
- PLSS Section Line
- QQ Section Boundary



Location of Property

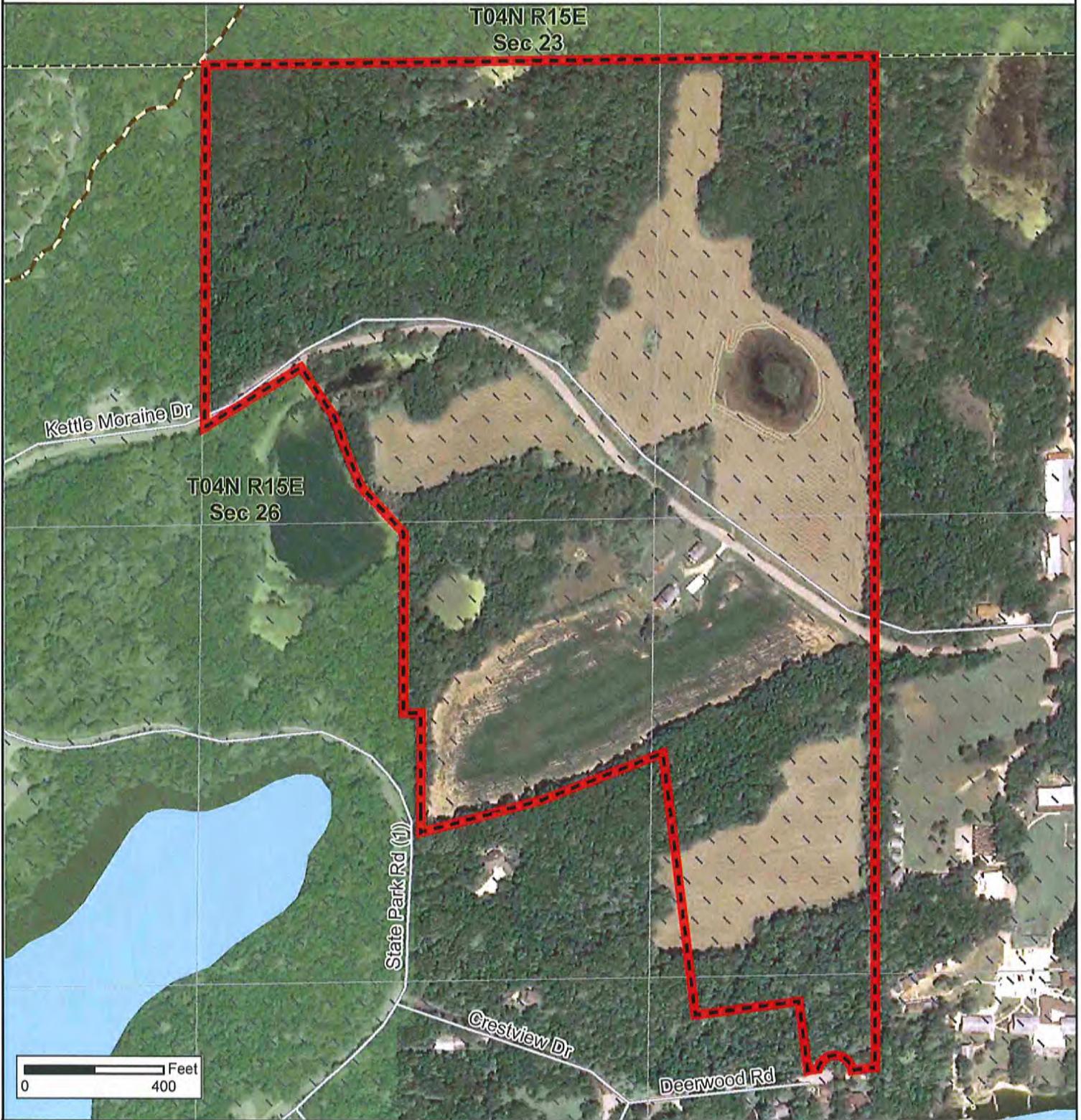
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities or Lands
Map Created: May 08, 2015 ark



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, completeness, or legality of the information depicted on this map.

Robert W. Krahn Estate - Fee

T4N R15E Sec 26, Town of Whitewater, Walworth County



Kettle Moraine State Forest-Southern Unit



Subject

 DNR Fee Title

 DNR Project Boundary

 Ice Age Trail

 Section Line

 QQ Section Lines



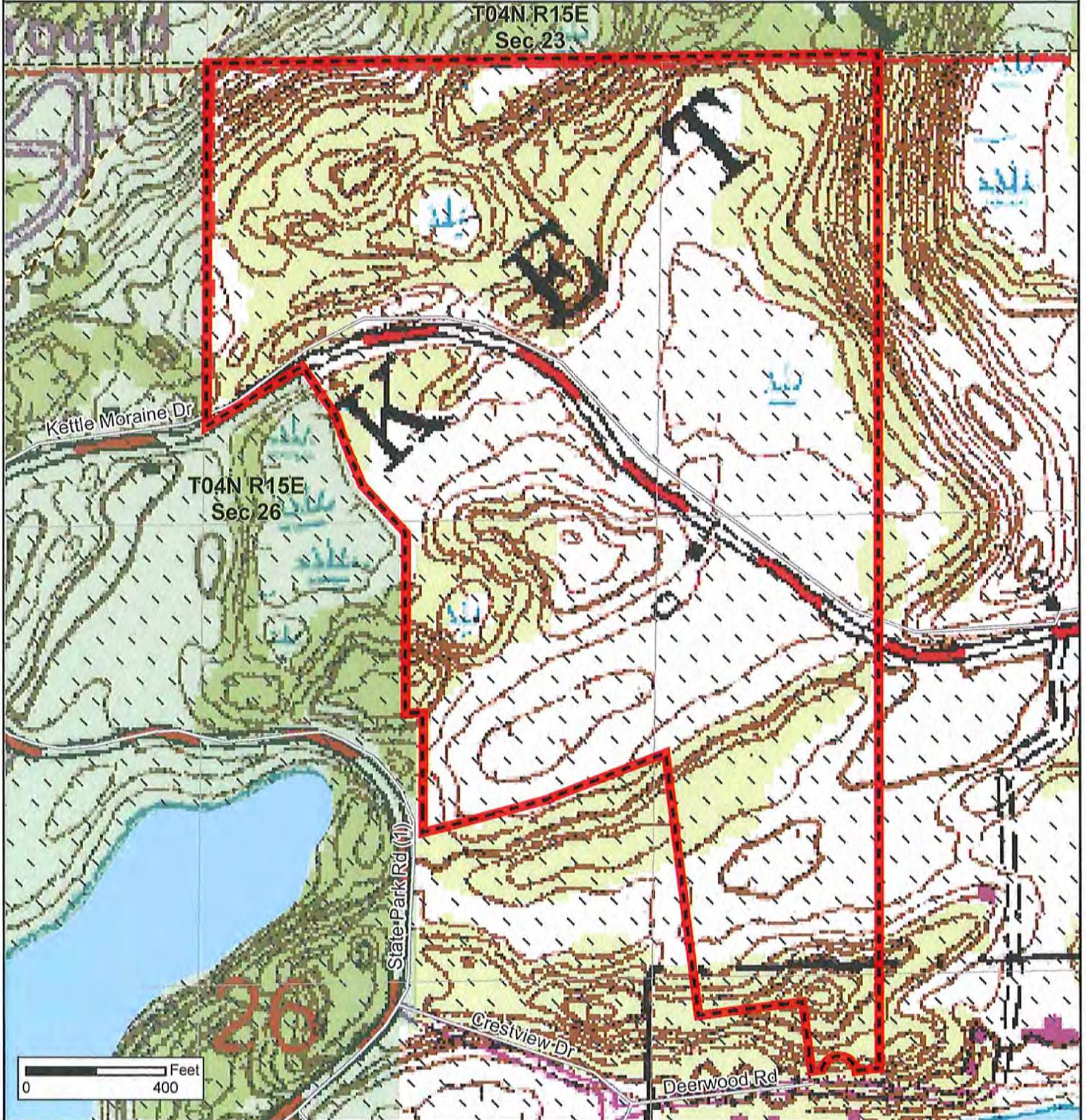
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Real Estate Section
Bureau of Facilities and Lands

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Robert W. Krahn Estate - Fee

T4N R15E Sec 26, Town of Whitewater, Walworth County



Kettle Moraine State Forest-Southern Unit

 **Subject**

-  DNR Fee Title
-  Section Line
-  DNR Project Boundary
-  QQ Section Lines
-  Ice Age Trail

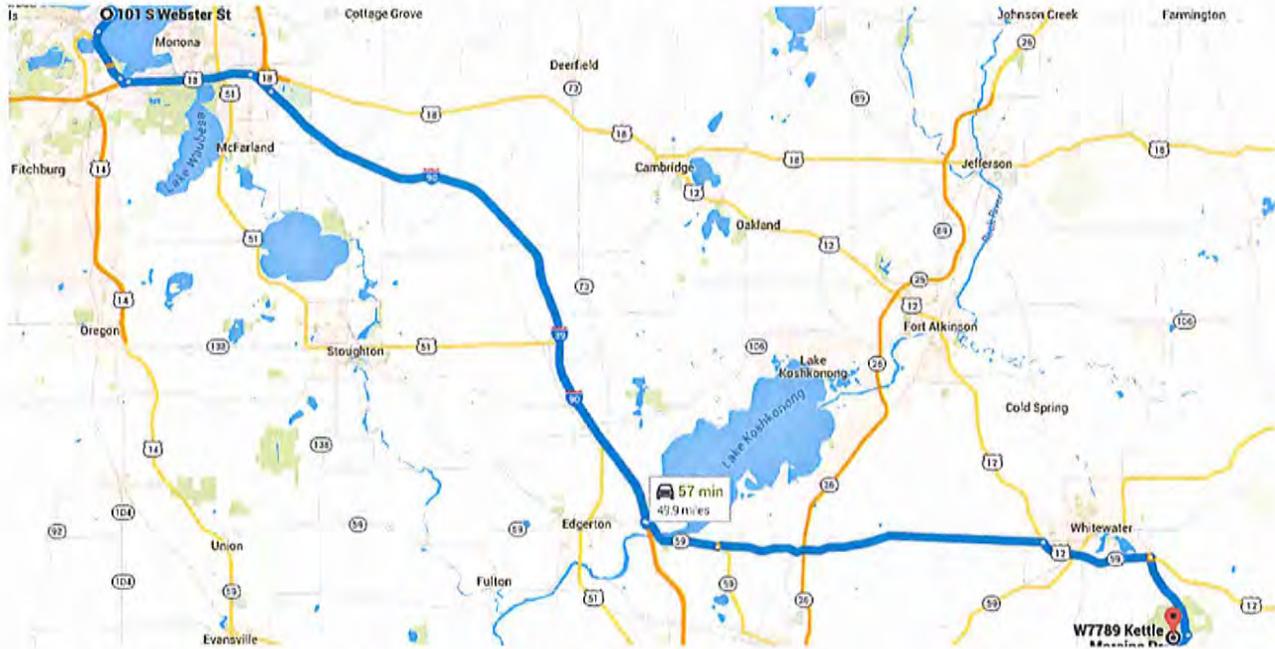



 May 08, 2015 ark
 Real Estate Section
 Bureau of Facilities and Lands

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Directions from 101 S Webster St to W7789 Kettle Moraine Dr

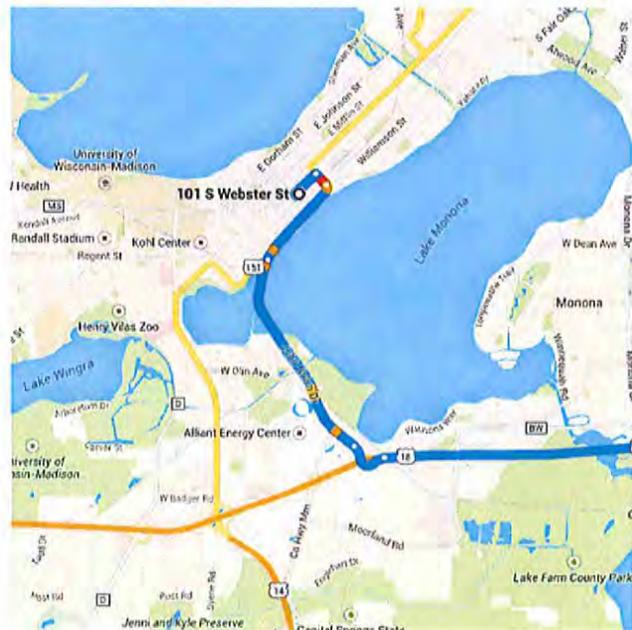


○ 101 S Webster St
Madison, WI 53703

Get on US-12 E/US-18 E from John Nolen Dr

3.4 mi / 8 min

- ↑ 1. Head northwest on S Webster St toward E Main St
135 ft
- 2. Turn right at the 1st cross street onto E Main St
0.2 mi
- 3. Turn right onto S Blair St
0.1 mi
- ↑ 4. Continue onto John Nolen Dr
0.8 mi
- ↑ 5. Continue straight to stay on John Nolen Dr
1.8 mi
- 6. Keep left at the fork, follow signs for US-12 E/US-18 E/I-90 and merge onto US-12 E/US-18 E



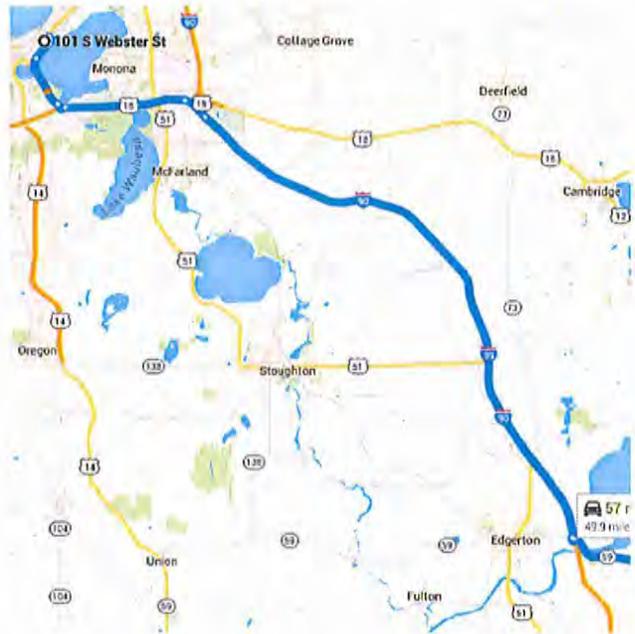
Map data ©2015 Google 0.4 mi

Take I-39 S/I-90 E to WI-59 E in Fulton.

Take exit 163 from I-39 S/I-90 E

25.5 mi / 23 min

-  7. Merge onto US-12 E/US-18 E 4.0 mi
-  8. Take exit 267A for Interstate 39 S/Interstate 90 E toward Janesville/Chicago 0.9 mi
-  9. Merge onto I-39 S/I-90 E 20.3 mi
-  10. Take exit 163 toward WI-59 E 0.2 mi



Take County Hwy N to Kettle Moraine Dr/Kettle Moraine Scenic Dr in Whitewater

21.0 mi / 25 min

-  11. Turn right onto WI-59 E 2.8 mi
-  12. Turn left onto County Hwy N 10.9 mi
-  13. Turn right onto US-12 E/WI-89 S
 Continue to follow US-12 E 3.8 mi
-  14. Turn right onto Co Hwy P 2.9 mi
-  15. Turn right onto Kettle Moraine Dr/Kettle Moraine Scenic Dr
 Destination will be on the left 0.6 mi



W7789 Kettle Moraine Dr

Whitewater, WI 53190

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.