

SUBJECT: EASEMENT ACQUISITION AND PROJECT BOUNDARY MODIFICATION – KETTLE MORaine STATE FOREST-NORTHERN UNIT – WASHINGTON COUNTY

FOR: JUNE 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department proposes to purchase a conservation easement on 75 acres of land owned by Allen Staehler for the Kettle Moraine State Forest-Northern Unit. The easement prohibits any new structures, but will allow continued farming on the 52 acres currently used for agriculture. The item is being submitted to the Natural Resources Board because the purchase price of \$350,000 exceeds \$150,000 and because the easement area is outside of the project boundary.

The easement provides an important corridor for the Ice Age Trail. The parcel shape is irregular, there are several homes in the north-central part of the parcel and the trail will be routed around these homes.

The Ice Age Trail extends from the north edge of the state forest near the Old Wade House southerly to the vicinity of the Staehler farm. The area proposed for easement acquisition borders state forestland on the east and land acquired for the trail on the west. It connects to the Eisenbahn State Trail and to other easement parcels designed to extend the trail to West Bend to the south. This segment of the Ice Age Trail is more than 30 miles in length.

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.

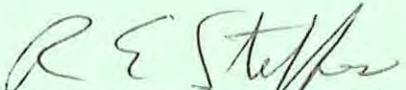
The Staehler Farm is about 140 acres in size and has been in the family since 1093. Mr. Staehler agreed that the easement include hunting rights for the public in addition to hiking and skiing. Except for the designated trail corridor, the Department will limit access at times when agricultural crops could sustain substantial damage by public access.

RECOMMENDATION: That the Board approve the purchase of a conservation easement on 75.0 acres of land for the Kettle Moraine State Forest-Northern Unit and approve project boundary modification to include the parcel.

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 |

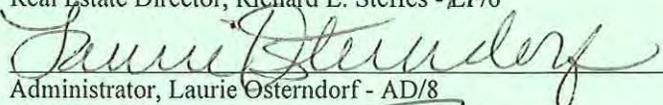
APPROVED:



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

5-14-10

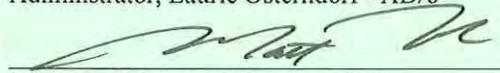
Date



Administrator, Laurie Osterndorf - AD/8

5/21/10

Date



Secretary, Matthew J. Frank - AD/8

6-7-10

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: May 21, 2010 FILE REF: SF 50011
 TO: Natural Resources Board
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Easement on the Allen Staehler Tract, File # SF 50011

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest-Northern Unit
 Washington County

Grantor:

Allen Staehler
 8134 Sandy Ridge Road
 Kewaskum, WI 53999

Acres: 75.0Price: \$350,000.00Appraised Values: \$280,700; \$323,000; \$490,000Interest: EasementImprovements: NoneLocation: The tract is located in Washington County about a mile southeast of Kewaskum.Land Description: The subject land is varies from level to rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Lowland Woodland	3.0
	Upland Woodland	11.0
	Wetland	3.0
	Grass	6.0
	Cropland	<u>52.0</u>
	TOTAL:	75.0

Zoning: Agriculture and Lowland ConservancyPresent Use: AgricultureProposed Use: Scenic Protection and Public RecreationTenure: In family for more than 100 yearsEasement Date: May 4, 2010Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, fishing, hiking and cross-country skiing.2. JUSTIFICATION:

The Department proposes to purchase a 75.0-acre conservation easement from Allen Staehler for the Kettle Moraine State Forest-Northern Unit in Washington County for \$350,000.

The 75.0-acre conservation easement on the Staehler tract is located outside but adjacent to the project boundary of the Kettle Moraine State Forest-Northern Unit, as well as adjacent to department Ice Age Trail lands. The property is located in the town of Kewaskum, Washington County, about a mile southeast of the Village of Kewaskum. The easement consists of 52 acres of cropland, which will be protected from development and continually managed by the landowner as agriculture under the conservation easement.

The easement property will also provide a connection via a trail corridor for the public to hike and ski from KMSF-NU to existing department Ice Age Trail lands. The easement will also permit the public to hunt and fish on the parcel. Acquisition will provide additional 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. The Ice Age Trail winds several miles through the Northern Unit of the KMSF.

The Ice Age Trail extends from the north edge of the state forest near the Old Wade House southerly to the vicinity of the Staehler farm. The area proposed for easement acquisition borders state forestland on the east and land acquired for the trail on the west. It connects to the Eisenbahn State Trail and to other easement parcels designed to extend the trail to West Bend to the south. This segment of the Ice Age Trail is more than 30 miles in length.

The Department recommends the purchase of the 75.0-acre Staehler Easement tract to and provides additional opportunities for public recreation in a heavily populated area of the state.

3. FINANCING:

State Stewardship Parks/Southern Forests (FY 11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$26,030,046

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: Steve Stiloski
Valuation Date: April 20, 2009
Appraised Value: \$490,000.00*
Highest and Best Use: Agriculture and residential development

Allocation of Values:

Before Value: \$980,000.00
After Value: \$490,000.00
Easement: \$490,000.00

Appraisal Review: Paul Scott – November 2, 2009

5b. APPRAISAL:

Appraiser: Michael Stone
Valuation Date: October 1, 2009
Appraised Value: \$280,700.00*
Highest and Best Use: Hobby Farm

Allocation of Values:

Before Value: \$771,700.00
After Value: \$491,000.00
Easement: \$280,700.00

Appraisal Review: Paul Scott – October 28, 2009

5c. APPRAISAL:

Appraiser: Paul Scott
Valuation Date: October 1, 2009
Appraised Value: \$323,000.00*
Highest and Best Use: Hobby Farm

Allocation of Values:

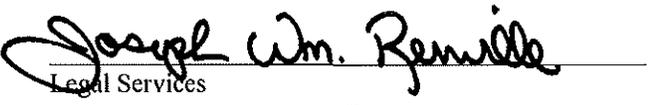
Before Value: \$814,000.00
After Value: \$491,000.00
Easement: \$323,000.00

*Comment: The appraisal reviewer completed an Opinion of Value using the comparable sales presented in the appraisals completed by Steve Stiloski and Michael Stone. The results of the opinion reconciled the values and established the conservation easement value at \$323,000. The purchase price of \$350,000 was the best-negotiated value.

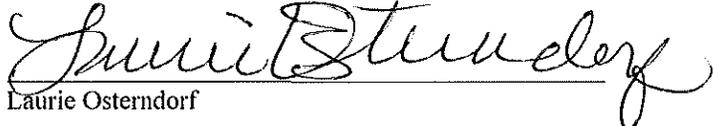
RECOMMENDED:


Richard E. Steffes

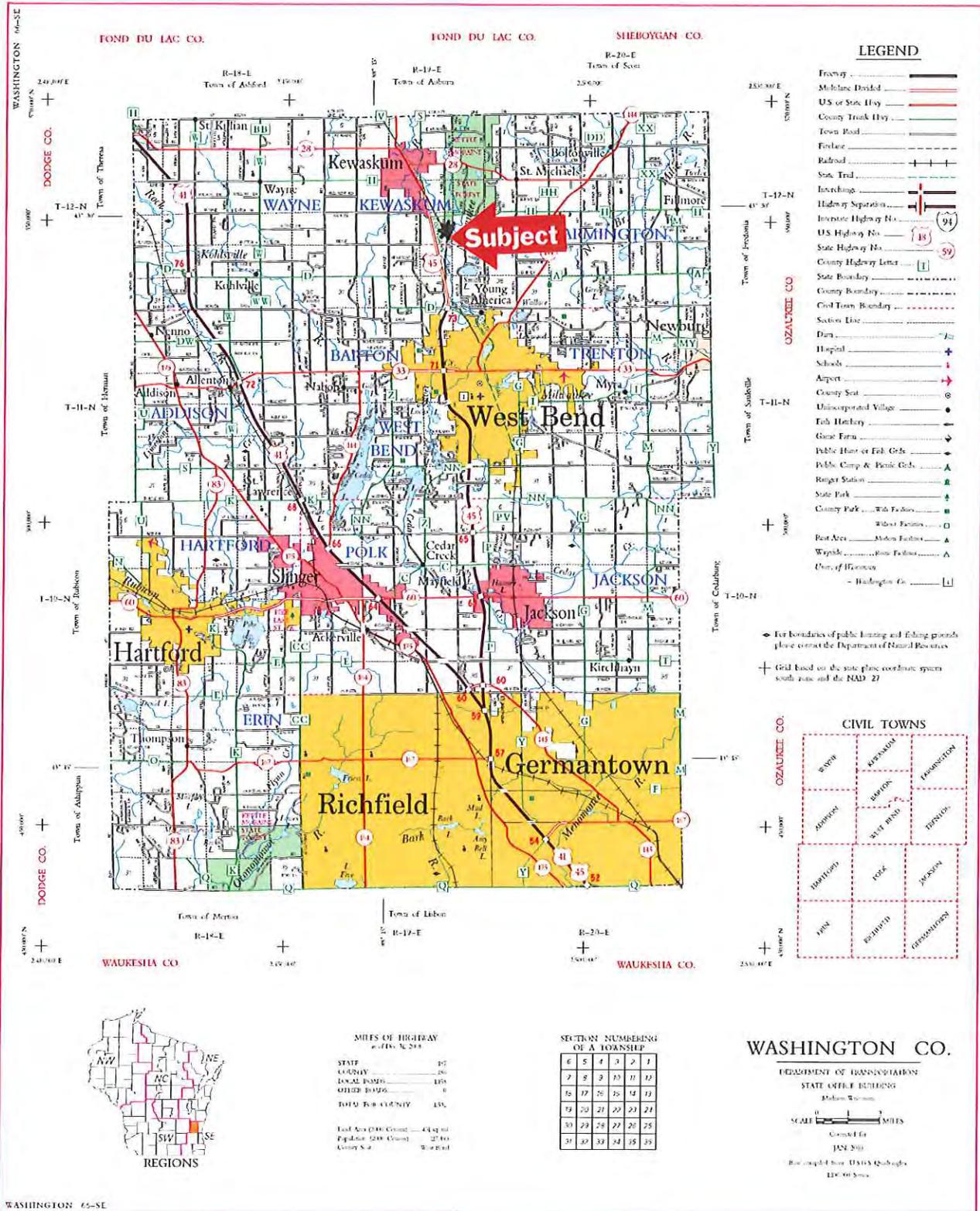
5-14-10
Date


Joseph Wm. Remille
Legal Services

5/24/10
Date


Laurie Osterndorf

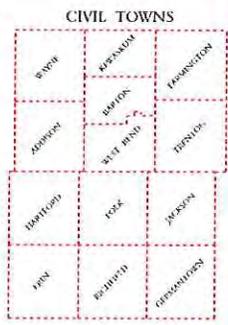
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LEGEND

- Freeway
- Multiple Divided
- US or State Hwy
- County Trunk Hwy
- Town Road
- Fireline
- Railroad
- State Trunk
- Interchange
- Highway Separation
- Interstate Highway No.
- US Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Ditch
- Hospital
- School
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Great Farm
- Public Hunt or Fish Gnd
- Public Camp & Picnic Gnd
- Ranger Station
- State Park
- County Park
- Wilderness
- Rest Area
- Wayside
- Use of Historical

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



MILES OF HIGHWAY

as of Dec. 31, 2005

STATE	107
COUNTY	26
LOCAL DISTRICT	105
COLLECTOR	0
TOTAL PUBLIC HIGHWAY	138

Total Area (DNR) County: 44 sq mi
 Population (2000 Census): 27,000
 County S.A.: 360 sq mi

SECTION NUMBERING OF A TOWNSHIP

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

WASHINGTON CO.

DEPARTMENT OF TRANSPORTATION

STATE OFFICE BUILDING

Madison, Wisconsin

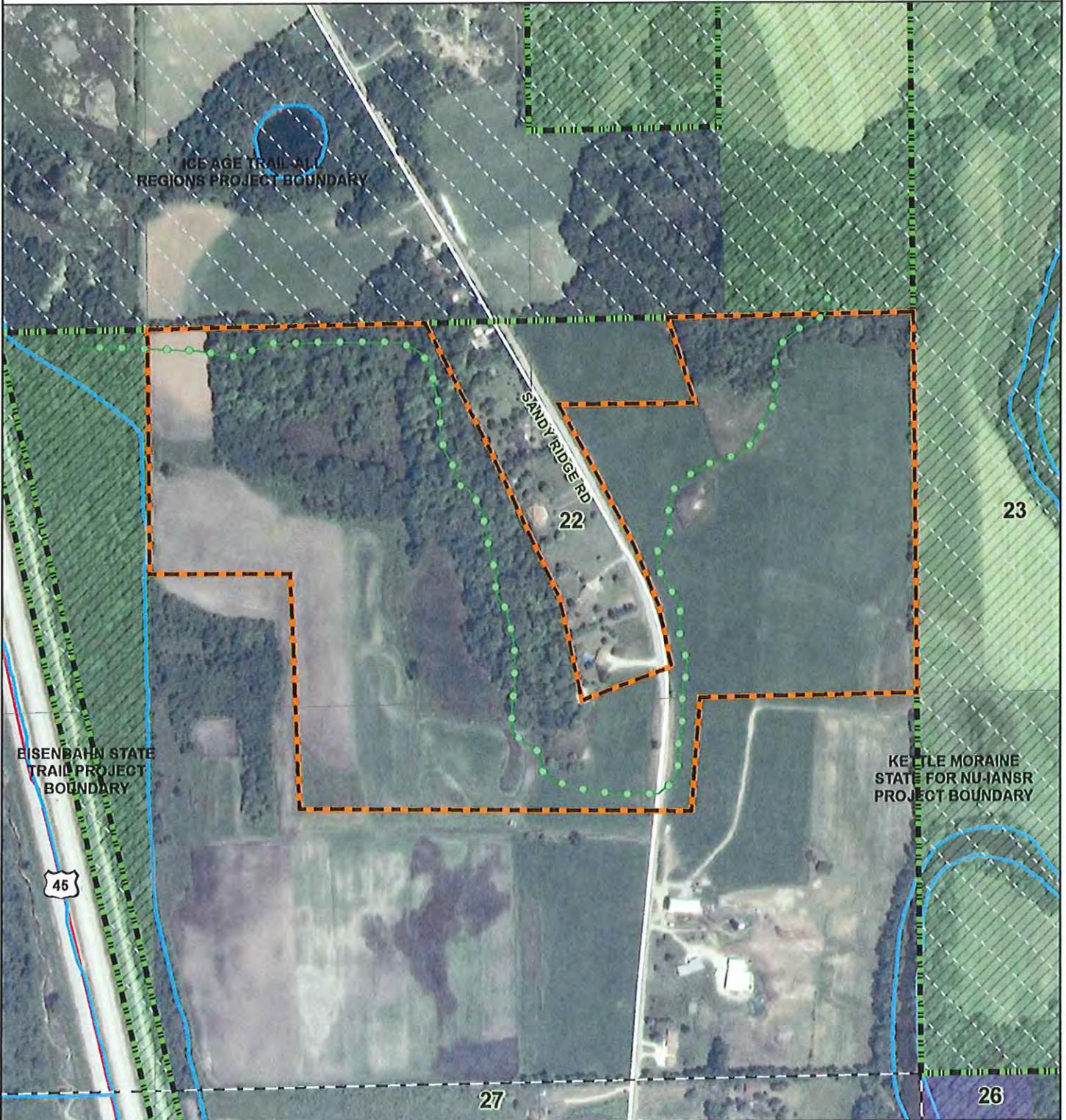
SCALE 0 1 2 MILES

Corrected for JAN 2010

Revised from USGS Quadangles 119-00 Series

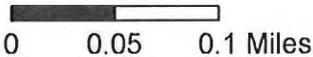
Allen Staehler Parcel

T12N R19E Section 22, Town of Kewaskum, Washington County, WI (75.00 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- Possible Ice Age Trail
- Ice Age Trail
- ▨ DNR Project Boundary
- ▧ County Boundary
- DNR Eased
- DNR Owned



Subject Property

SF 50011

Kettle Moraine State Forest
Northern Unit -IANSR

- ▨ Fee Simple
- ▨ Easement
- ▨ Ingress/Egress

State of Wisconsin

May 12, 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 contained herein and assumes 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.

