

SUBJECT: Land Acquisition – Kettle Moraine State Forest-Loew Lake Unit – Washington County

FOR: MAY 2013 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 140 acres of land from Robert and Renotta Thompson for \$720,000 for the Kettle Moraine State Forest-Loew Lake Unit in Washington County. The item is being submitted because purchase price is more than \$150,000.

The Kettle Moraine State Forest-Loew Lake Unit is located in the scenic Kettle Moraine in the heart of Washington County in southeastern Wisconsin. Holy Hill Monastery is located one mile northwest of the property and Waukesha County's Glacier Hills Park is adjacent to the project boundary. Current Department ownership consists of 1,088.26 acres that is a combination of upland and riparian corridors, including the Oconomowoc River and Loew Lake that are within an identified primary environmental corridor. In addition, several rare species are found within the project boundary including the Queen Snake and Swamp Metalmark. The Unit offers a number of trail options including equestrian use and the Ice Age National Scenic Trail. There are a variety of hunting opportunities that draw participants from all over southern Wisconsin. These include, small game, turkey, deer and waterfowl hunting. Several accessible hunting blinds are distributed throughout the Loew Lake Unit providing opportunities for hunters of all abilities. Other recreational opportunities include fishing, birding and canoeing.

This 140-acre parcel is located in a picturesque valley unique to the Kettle Moraine area and is entirely within the Loew Lake project boundary. Loew Lake is a 23 acre lake with wilderness qualities and plentiful fishing opportunities; yielding panfish, northern pike and bass. The Oconomowoc River tranverses the lower part of the parcel for 1,275 feet and an unnamed spring-fed creek extends through the parcel for more than 5,550 feet. The overall mix of water resources, high quality wetlands, and rolling hills of mature oak woodlands, makes this property an exceptionally scenic and unique addition to the Loew Lake project.

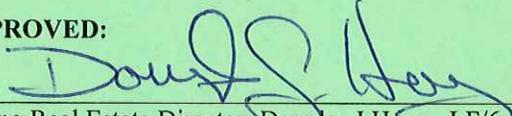
The scenic Oconomowoc River trip from Highway Q to Loew Lake is becoming more popular to canoeists and the Wisconsin Rustic Road system follows several roadways that border the property. During the fall color season, the motoring public has found the Loew Lake area to be a favorite destination, with some of the most spectacular tree color found in southeastern Wisconsin. This property is a centerpiece to the Loew Lake Unit offering unique recreational opportunities and providing a sense of wilderness within a very short drive of more than 1.4 million Wisconsin residents.

RECOMMENDATION: That the Board approves the purchase of 140 acres of land for \$720,000 for the Kettle Moraine State Forest-Loew Lake Unit in Washington County.

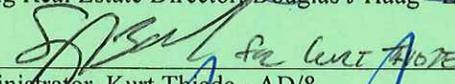
LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| 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 |

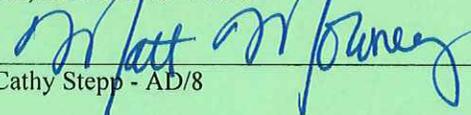
APPROVED:


Acting Real Estate Director, Douglas J Haag - LF/6

5-8-13
Date


Administrator, Kurt Thiede - AD/8

5-8-13
Date


Secretary, Cathy Stepp - AD/8

5/9/13
Date

- cc: S. Miller - LF/6
- D. Haag - LF/6
- L. Ross - AD/8
- T. Marty - FR/4
- J. Morrissey - SER - MILWAUKEE

CORRESPONDENCE/MEMORANDUM

DATE: May 6, 2013 FILE REF: SF 50020
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Robert and Renotta R Thompson Tract, File # SF 50020,
 Option Expires August 23, 2013

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest - Loew Lake Unit
 Washington County

Grantor:

Robert and Renotta Thompson
 N61W28597 Rybeck Rd
 Merton, WI 53056

Acres: 140

Price: \$720,000

Appraised Value: \$755,000 and \$980,000

Interest: Fee Title Purchase

Improvements: Farm house, detached garage, two sheds

Note: The Department's review appraiser established a reviewer's opinion of value at \$685,000.

Location: The property is located in Washington County five miles south of the City of Hartford

Land Description: The subject land is rolling with kettle moraine features

Covertypes Breakdown:

Type	Acreage
Upland Woodland	51.7
Lowland Woodland	30.3
Wetland	48.3
Grass / Pasture	8.7
Urban / Developed	1
Total:	140

Zoning: Agriculture and Conservancy

Present Use: Vacant residence and recreation

Proposed Use: Conservation and public recreation

Tenure: 23+ years

Property Taxes: \$9,265

Option Date: April 25, 2013

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:

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The scenic Oconomowoc River trip from Highway Q to Loew Lake is becoming more popular to canoeists and the Wisconsin Rustic Road system follows several roadways that border the property. During the fall color season, the motoring public has found the Loew Lake area to be a favorite destination, with some of the most spectacular tree color found in southeastern Wisconsin. This property is a centerpiece to the Loew Lake Unit offering unique recreational opportunities and providing a sense of wilderness within a very short drive of more than 1.4 million Wisconsin residents.

3. LAND MANAGEMENT:

The property will be managed as part of the Kettle Moraine State Forest-Loew Lake Unit that will follow the existing master plan goals and objectives. This includes managing the cover types for aesthetics, wildlife habitat and the continuous yield of forest products. In addition, this parcel will protect and enhance the surface and groundwater quality of the Oconomowoc River Priority Watershed. The improvements include a restored farmhouse and outbuildings that will be evaluated for use for visitor services and operations of the Loew Lake Unit. The Unit is managed by the Kettle Moraine State Forest - Pike Lake Unit located five miles to the north.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,201,227	\$0

5. ACQUISITION STATUS OF THE KETTLE MORAINE STATE FOREST-LOEW LAKE UNIT:

Established: 1996
Acres Purchased to Date: 1,088.26
Acquisition Goal: 2,133
Percent Complete: 51.02 %
Cost to Date: \$2,289,649

6. APPRAISAL #1:

Appraiser: Richard Zurowski

Valuation Date: January 09, 2013

Appraised Value: \$755,000

Highest and Best Use: Single family residential site

Allocation of Values:

- a. land with improvements: 140 acres @ \$5,400 per acre: \$755,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$5,319 - \$5,424

Appraisal Review: Gregory Markus - 3/26/2013

APPRAISAL #2:

Appraiser: Steve Stiloski

Valuation Date: March 06, 2013

Appraised Value: \$980,000

Highest and Best Use: Single family residential site.

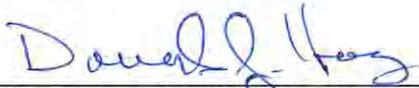
Allocation of Values:

- a. land with improvements: 140 acres @ \$7,000 per acre: \$980,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$5,050 - \$8,750

Appraisal Review: Gregory Markus - 3/26/2013

Comments: Reviewer submitted opinion of value of \$4900 per acre (\$685,000).

RECOMMENDED:



Douglas J Haag, Acting Real Estate Director

5-6-13

Date



Kristin A. Hess, Bureau of Legal Services

5/6/13

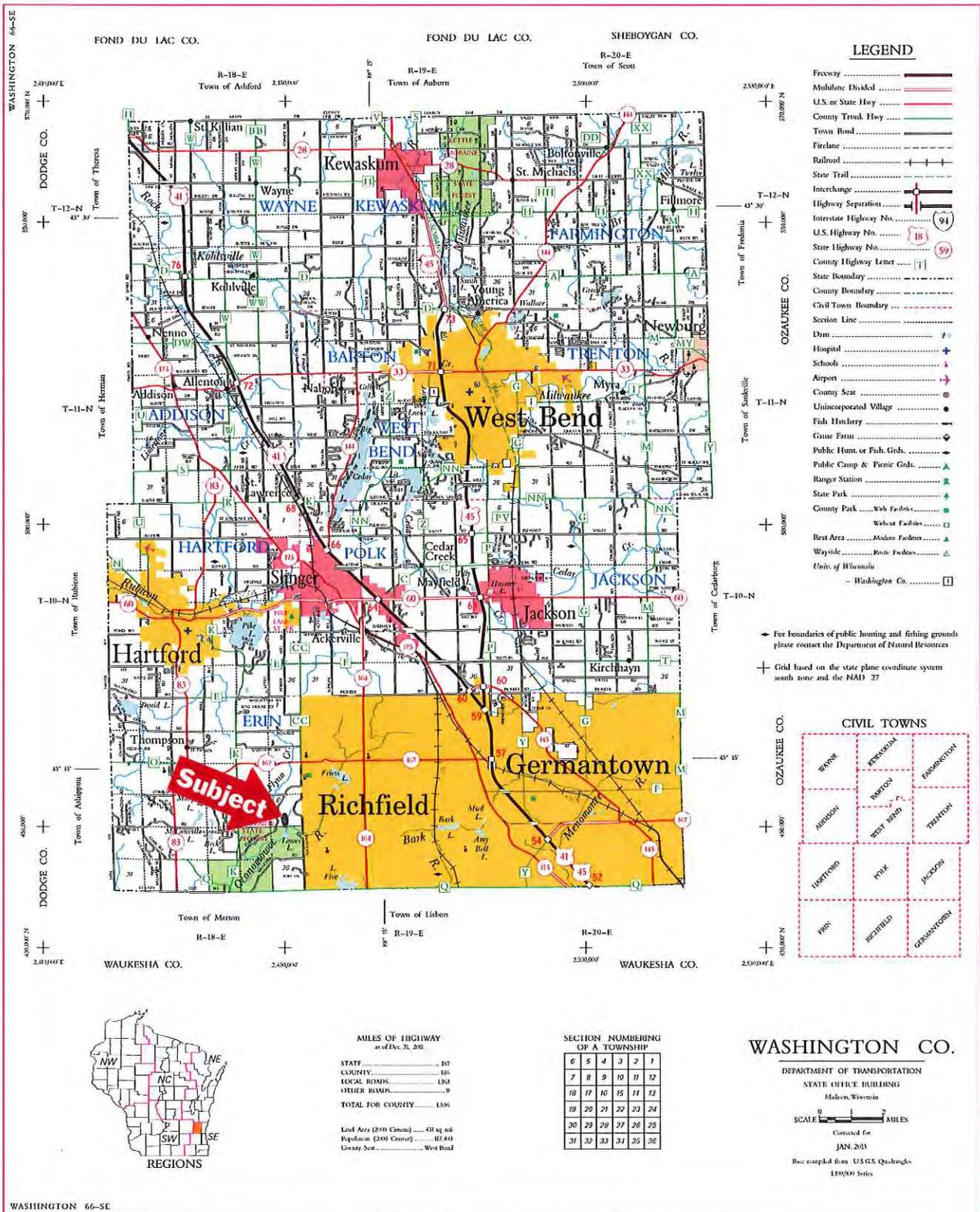
Date



Kurt Thiede, Land Division Administrator

5/8/13

Date



**Robert I & Renotta
R Thompson - Fee
Kettle Moraine State
Forest - Loew Lake Unit**

SF 50020

T9N R18E Sec 24
Town of Erin
Washington County

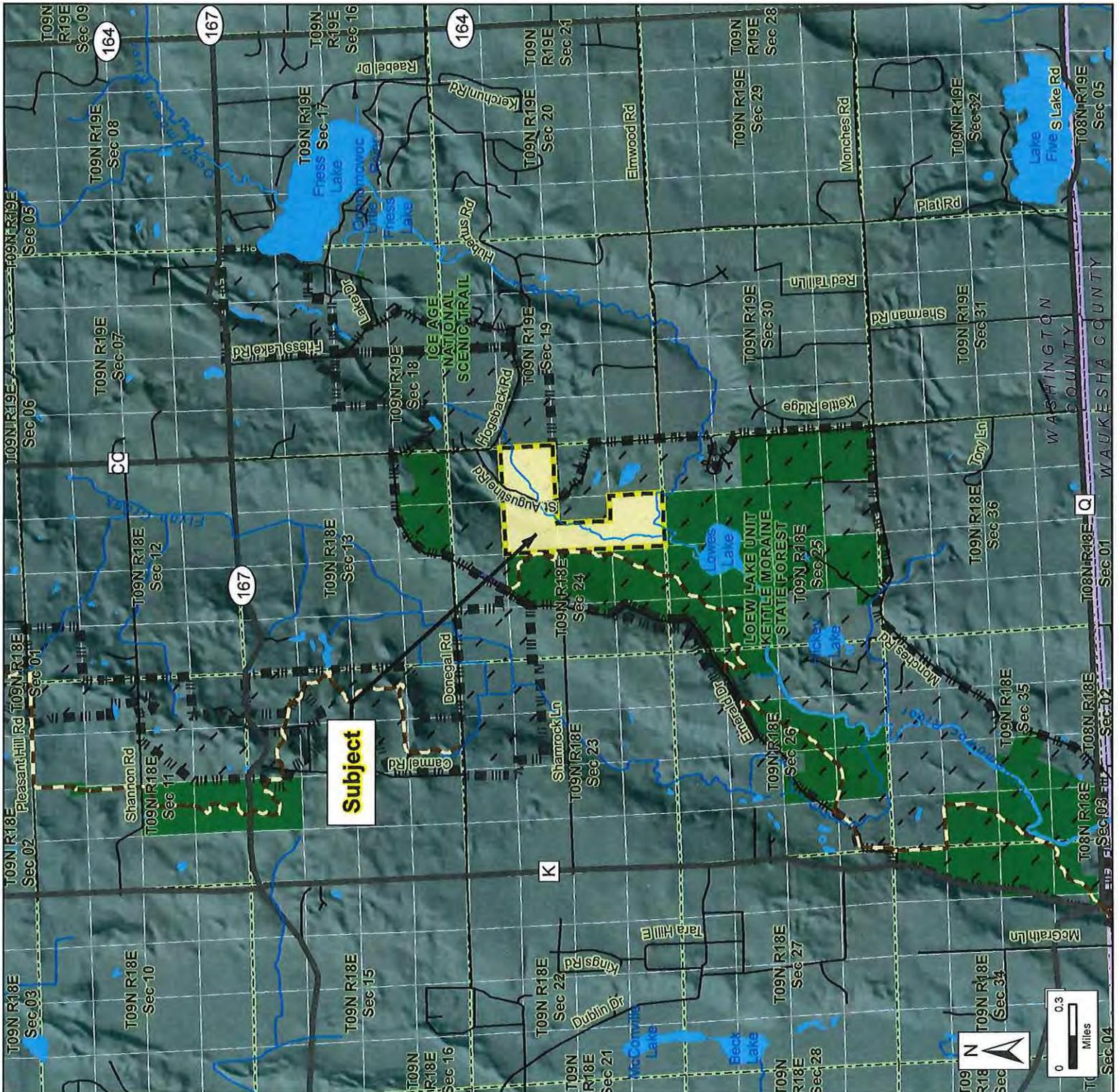


- Ice Age Trail
- WDNR Fee Title
- WDNR Easement
- DNR Project Boundary
- PLSS Section Line
- QQ Section Boundary

County View

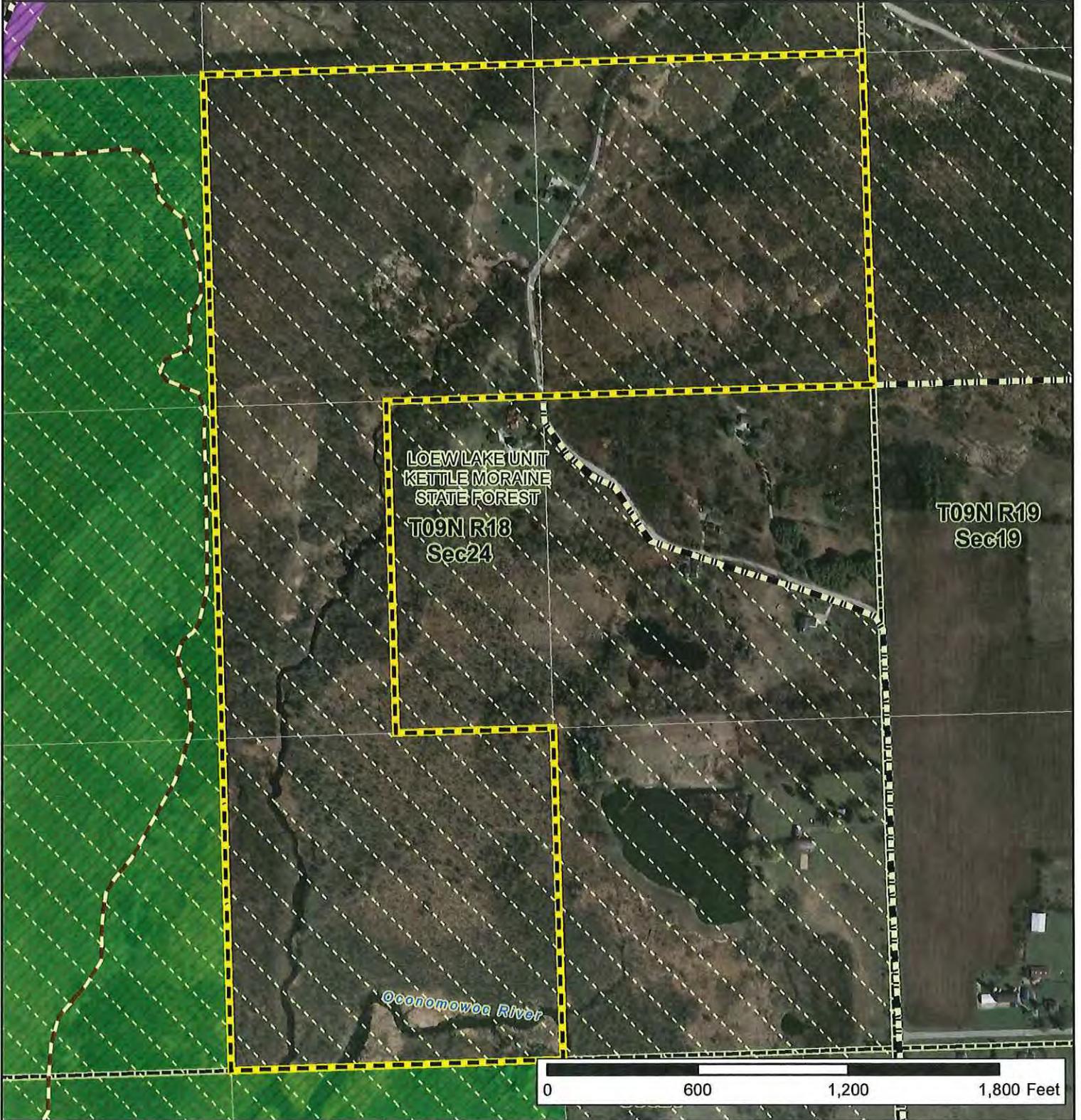
Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr. 30, 2013 kmh



Robert I & Renotta R Thompson - Fee

T9N R18E Sec 24, City of Erin, Washington County



**Paradise Valley
Wildlife Area**



Subject

DNR Fee Title DNR Project Boundary

DNR Eased Ice Age Trail

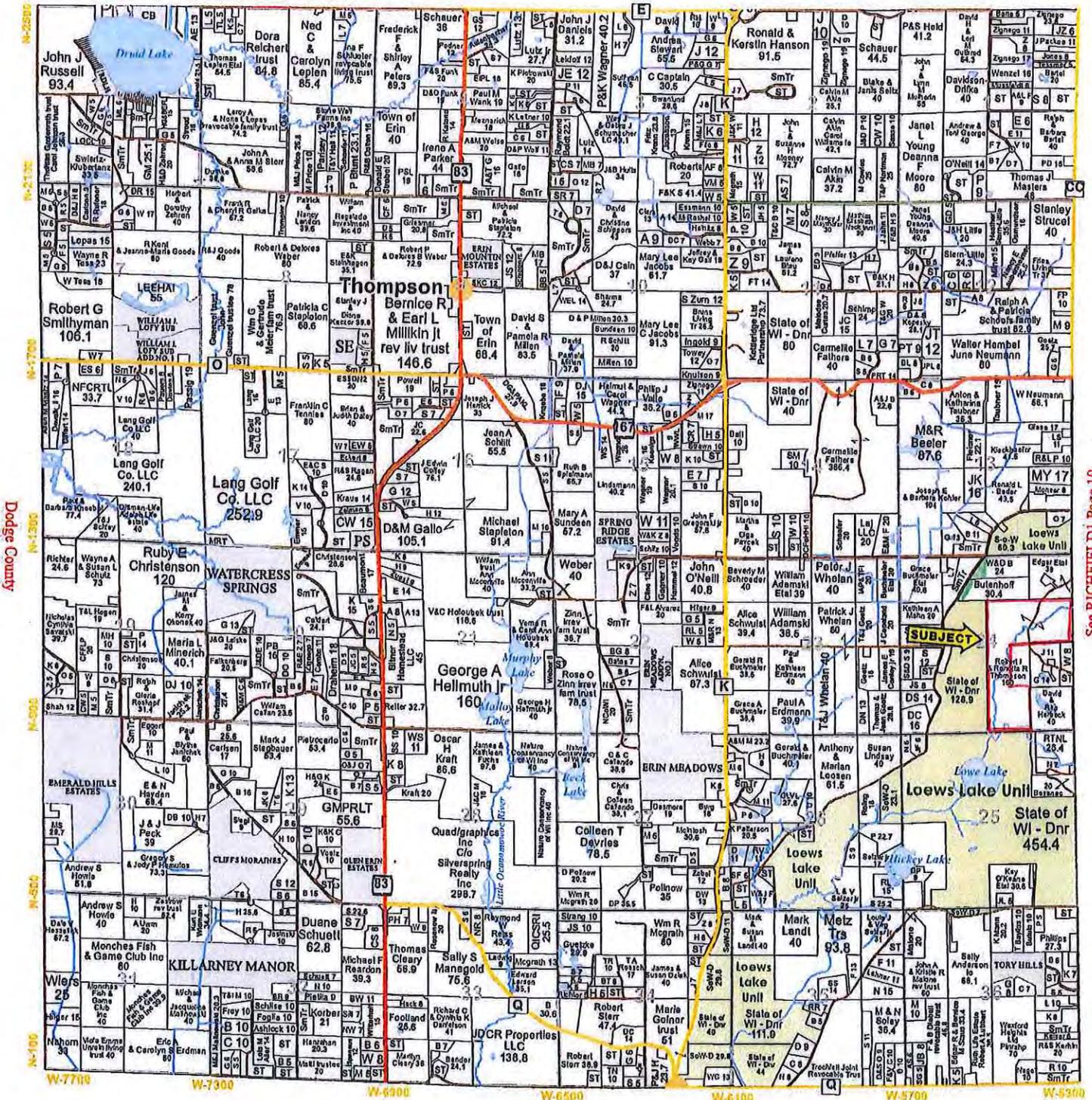
Section Line

QQ Section Lines



Apr 30, 2013 kmh
Real Estate Section
Bureau of Facilities and Lands

See HARTFORD Page 14



See RICHFIELD Page 10



GOEDEN PARK

Goeden Park is situated on the banks of the Milwaukee River and is a popular spot for canoeing and fishing. A winding nature trail takes you along the river and through a wetland.