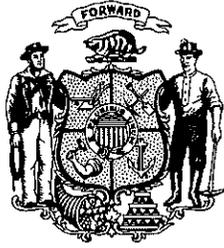


State of Wisconsin

SENATE CHAIR
Alberta Darling

317 East, State Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-5830



ASSEMBLY CHAIR
John Nygren

309 East, State Capitol
P.O. Box 8593
Madison, WI 53708-8953
Phone: (608) 266-2343

Joint Committee on Finance

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Alberta Darling
Representative John Nygren

Date: June 11, 2015

Re: 14-Day Passive Review Approval – DNR

Pursuant to s. 23.0917(6m), Stats., attached is a 14-day passive review request from the Department of Natural Resources, received on June 11, 2015.

Please review the material and notify **Senator Darling** or **Representative Nygren** no later than **Tuesday, June 30, 2015**, if you have any concerns about the request or if you would like the Committee to meet formally to consider it.

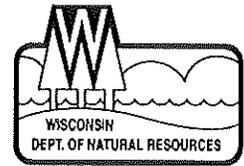
Also, please contact us if you need further information.

Attachments

AD:JN;jm

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



JUN 08 2015

The Honorable Alberta Darling
Committee on Joint Finance
317 East, State Capitol
Madison, WI 53701

The Honorable John Nygren, Co-Chair
Committee of Joint Finance
309 East, State Capitol
Madison, WI 53701

Dear Senator Darling and Representative Nygren:

Pursuant to §23.0917(6m), Wis. Stats., the Department is notifying you as co-chairs of the Committee on Joint Finance of the proposed land acquisition from the Robert W. Krahn Estate using funds from the Knowles-Nelson Stewardship Program.

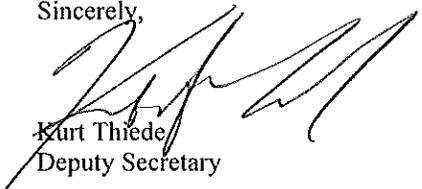
The purchase price of the land is \$660,000.00 for 88.0 acres to be funded by the Knowles-Nelson Stewardship program. Miscellaneous fees associated with the transaction are estimated at \$9800.00. The payment in lieu of taxes is estimated at \$2840.79 per year.

The transaction was approved at the May 2015 Natural Resources Board meeting. I have attached the materials that were presented to the Board.

As provided in §23.0917(6m), if the Department does not receive notification of the scheduling of a hearing from either of the JFC co-chairpersons within 14 working days from today, the Department will forward the proposal to the Governor for his consideration. If there are questions about the proposal, please contact Douglas Haag at 608-266-2136.

Thank you for this consideration.

Sincerely,


Kurt Thiede
Deputy Secretary

Attachment

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:

- | | | | |
|-------------------------------------|---|---|----------|
| <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| <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:

Douglas J Haag

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

5-8-15

Date

800

Sanjay Olson

Administrator, Sanjay Olson - AD/8

5/8/15

Date

Cathy Stepp

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

FILE REF: SF 50023

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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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 each 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.

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 MORaine 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. Dueterbeck 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



Date

FAN



Kristin A. Hess, Bureau of Legal Services



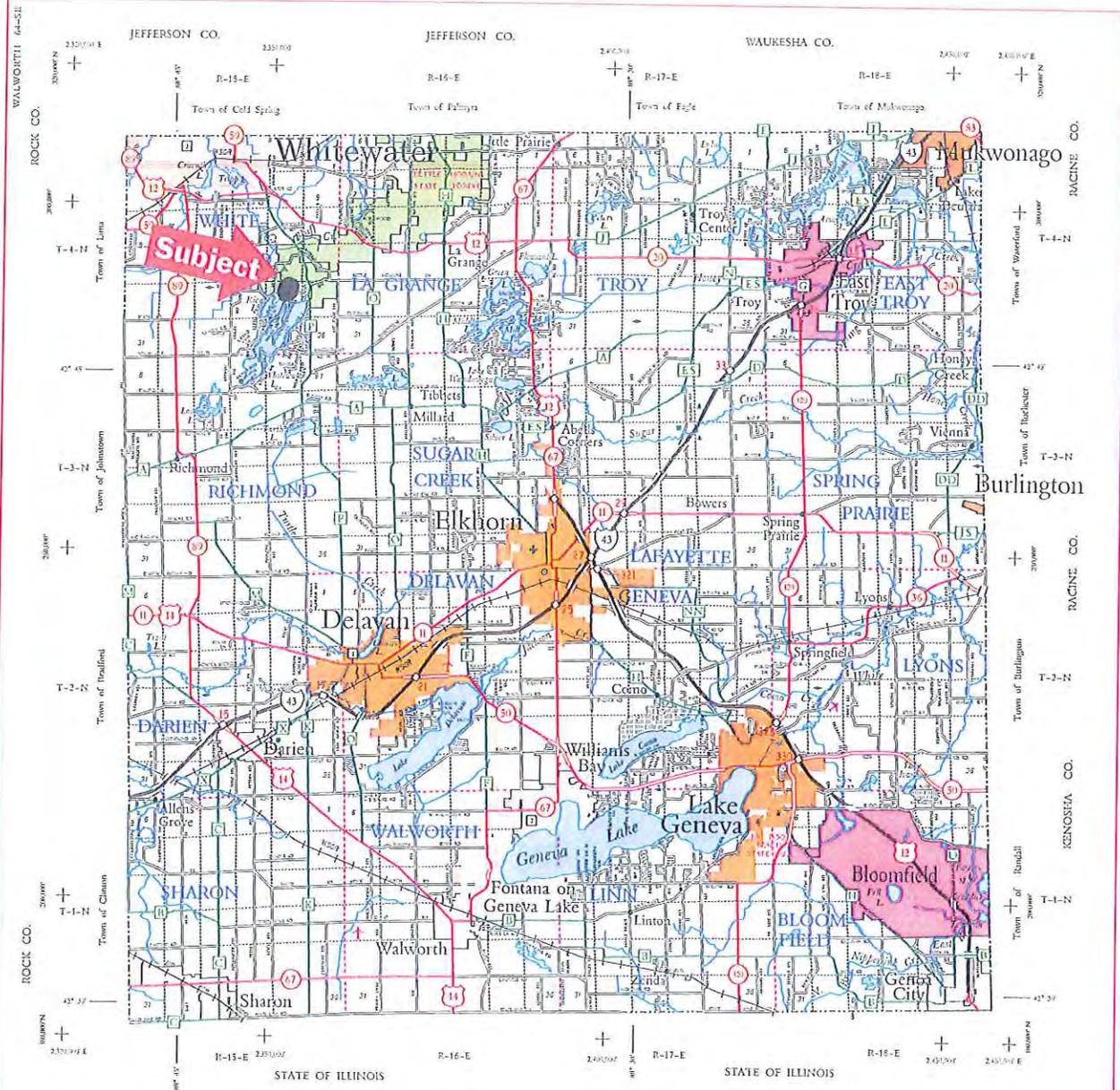
Date



Sanjay Olson, Land Division Administrator



Date



LEGEND

- Freeway
- Multiple Dotted
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fairway
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- School
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Grd.
- Public Camp & Boats Grd.
- Panor. Station
- State Park
- County Park
- Post Area
- Wildlife
- State-Use Trail
- Nature Observation
- University of Illinois

REGIONS

SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
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

CIVIL TOWNS

WHITEWATER	LA GRANGE	TROY	EAST TROY
WALWORTH	SUGAR CREEK	SPRING PRAIRIE	LYONS
SHARON	DELAWARE	GENEVA	BLOOMFIELD
WALWORTH	WALWORTH	WALWORTH	WALWORTH

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
 † GSA based on the state plane coordinate system south zone and the NAD 83

MILES OF HIGHWAY as of Dec. 31, 2013

STATE	207
COUNTY	113
LOCAL ROAD	1,121
OTHER ROADS	5
TOTAL FOR COUNTY	1,546

Land Area (2010 Census) ... 313 sq. mi.
 Population (2010 Census) ... 33,729
 County Seat ... Elmhurst

WALWORTH CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wis. 53703

SCALE _____ MILES
 Created by
 JAN 2014
 Re-compiled from USGS Q-headers
 11/10/14 baf

**Robert W. Krahn
Estate - Fee**

*Kettle Moraine State
Forest-Southern Unit*

SF 50023

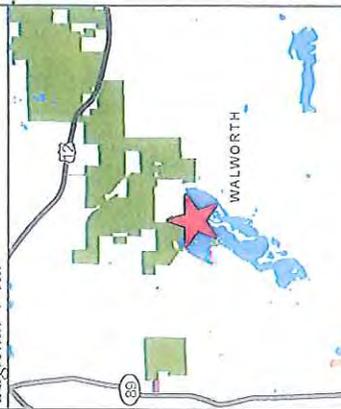
T4N R15E Sec 26
Town of Whitewater
Walworth County

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

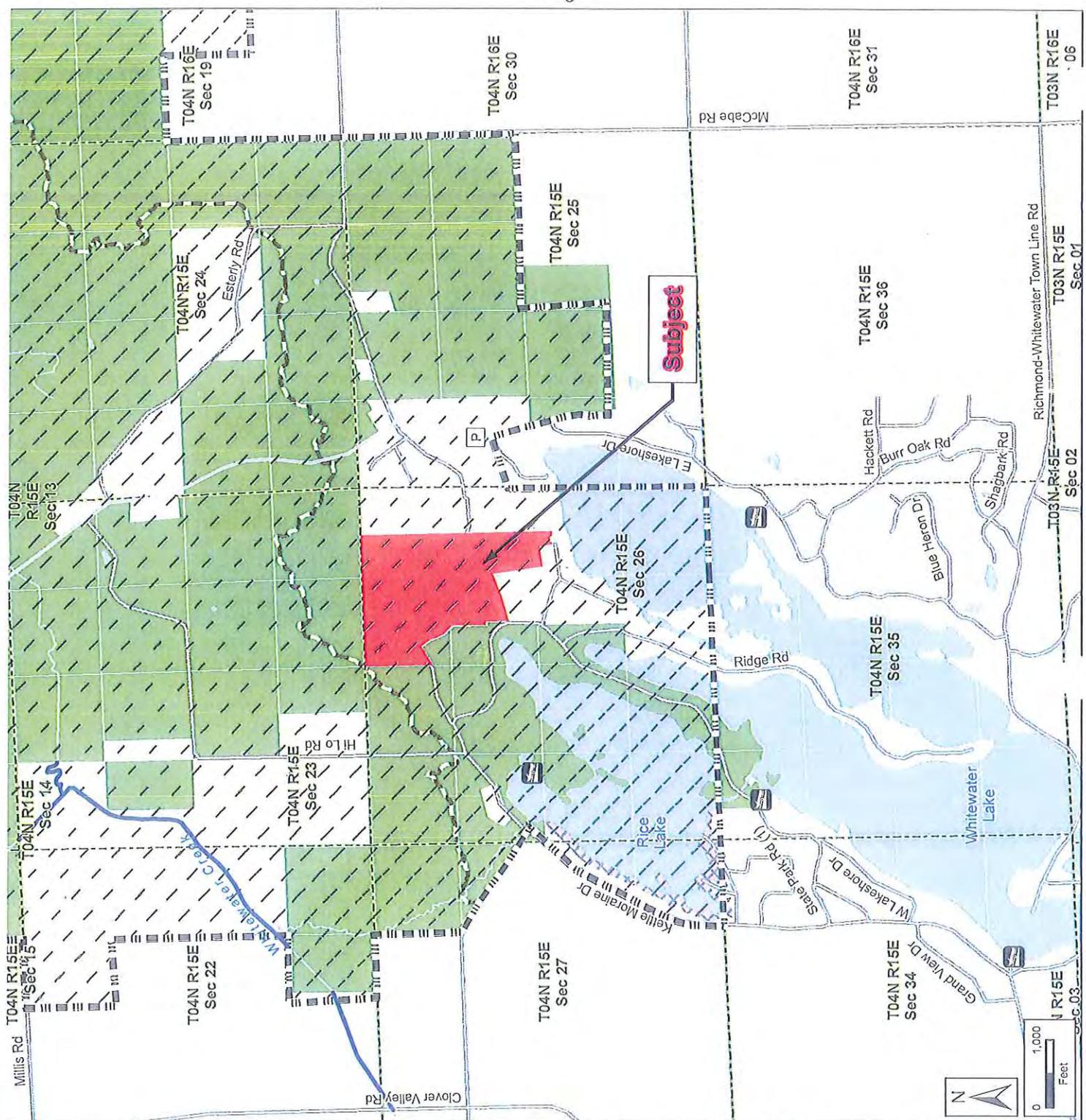
-  Ramp
-  PLSS Section Line
-  QQ Section Boundary

Regional View



 Location of Property

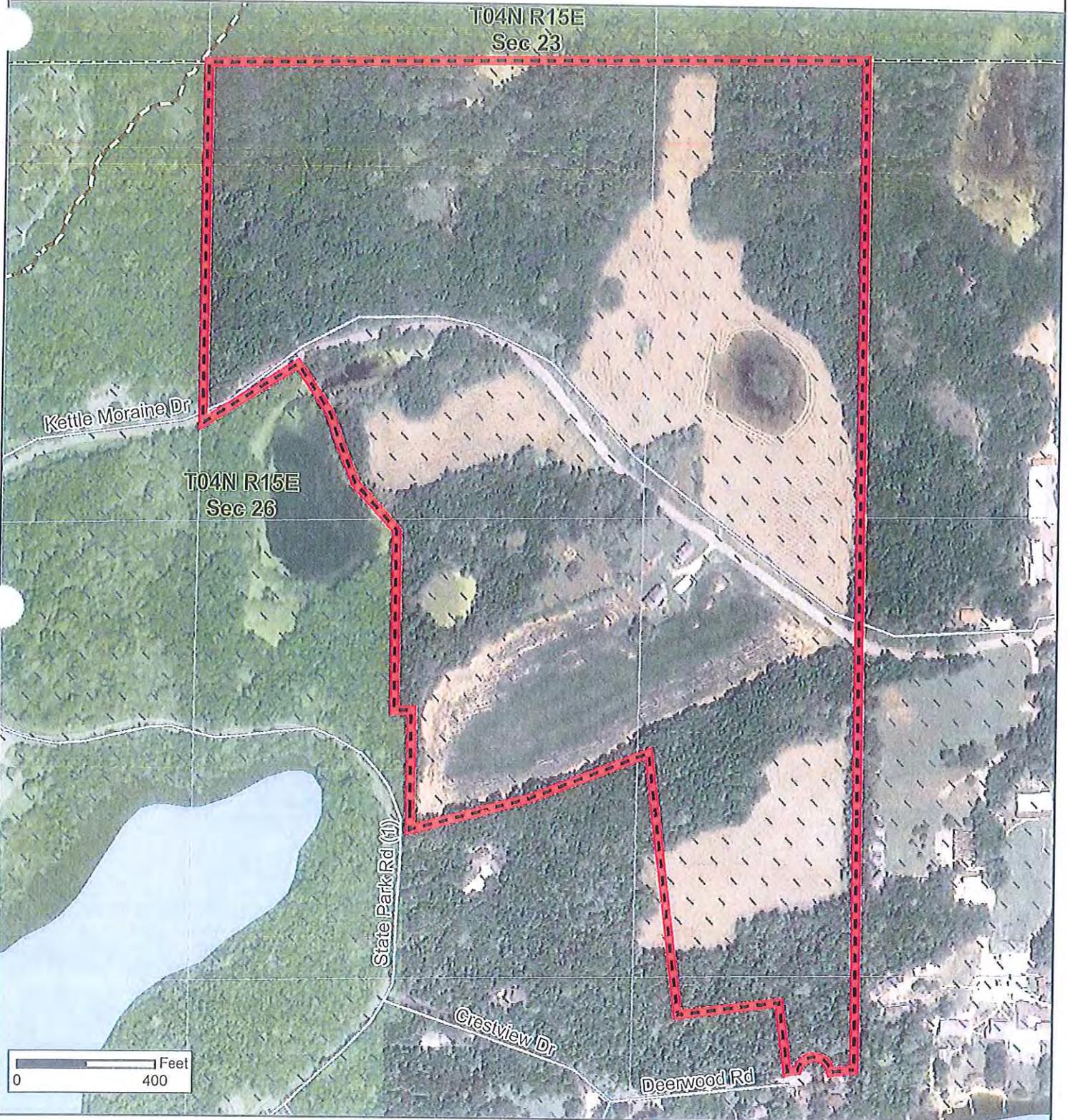
WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map of May 08, 2015 ark



The data shown on this map has 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



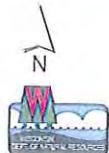
DNR Project Boundary

--- Section Line

□ QQ Section Lines



Ice Age Trail



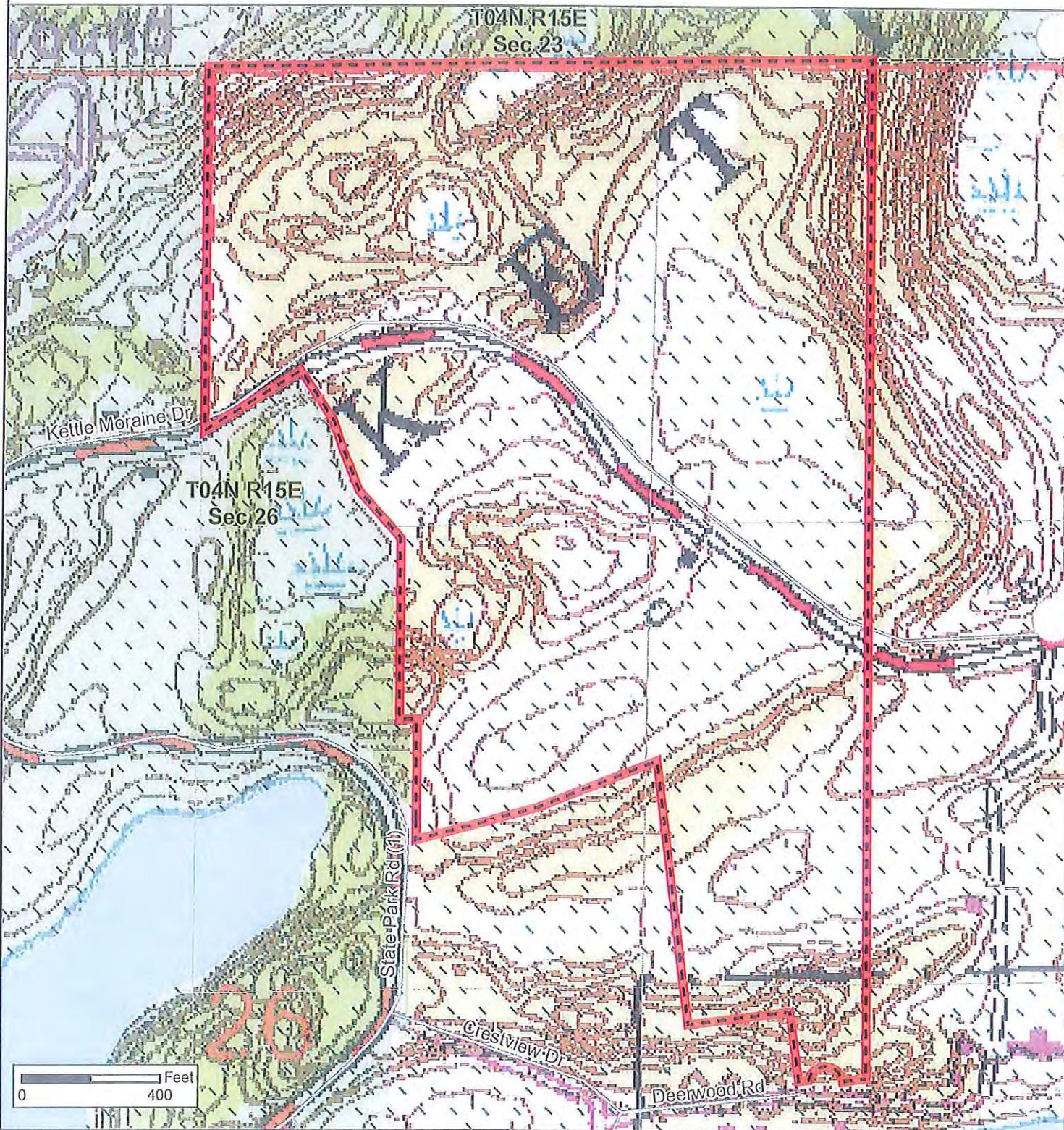
May 08, 2015 ark

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**

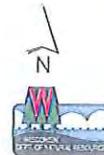
 DNR Fee Title

 DNR Project Boundary

 Ice Age Trail

 Section Line

 QQ Section Lines



May 08, 2015 ark

Real Estate Section
Bureau of Facilities and Lands