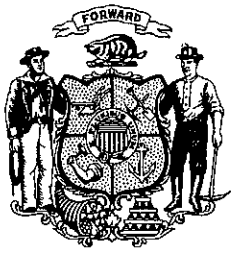
State of Wisconsin

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: August 4, 2016

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 August 4, 2016.

Please review the material and notify **Senator Darling** or **Representative Nygren** no later than **Tuesday, August 23, 2016,** 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

WISCONSIN DEPT. OF NATURAL RESOURCES

AUG 0 4 2016

AUG 0 4 2016
Jt. Finance

The Honorable Alberta Darling, Co-Chair
Committee on Joint Finance
Room 317 East
State Capitol
PO Box 7882
Madison WI 53707-7882

The Honorable John Nygren, Co-Chair
Committee on Joint Finance
Room 309 East
State Capitol
PO Box 8953
Madison, WI 53707-53708

Dear Senator Darling and Representative Nygren:

Pursuant to s. 23.0917(6m), Wis. Stats., the Department is notifying you as co-chairs of the Committee on Joint Finance of the proposed acquisition of 43.86 acres from Patricia L. Dick, using funds from the Knowles-Nelson Stewardship Program. The acquisition is located within the Kettle Moraine State Forest – Northern Unit – Ice Age National Scientific Reserve.

The purchase price of the acquisition is $250,000.00 to be funded by the Knowles-Nelson Stewardship Program. Miscellaneous fees associated with the transaction are estimated at $2,500.00. The payment in lieu of taxes is estimates at $2,037.22. There are no prohibitions of nature-based outdoor activities, as defined in s. 23.0916(1)(b), Wis. Stats.

As provided in s. 23.0917(6m)(a), Wis. Stats., if the Department does not receive notification of the scheduling of a hearing from either of the Joint Committee on Finance 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,

for Kurt Thiede
Deputy Secretary

C: Sanjay Olson, Administrator, Division of Fish, Wildlife and Parks
Craig Thompson, Director, Bureau of Facilities and Lands
Pamela Foster Felt, Stewardship Grant Manager
James Jackley, CFA Specialist, South East Region

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

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.

Covertype 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.

Printed on Recycled Paper

2. JUSTIFICATION:

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.

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 MORAINE 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

Form 1100-001N (Rev. 09/14) Wisconsin Department of Natural Resources Item No: 2.B.6.

Natural Resources Board Agenda Item

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.

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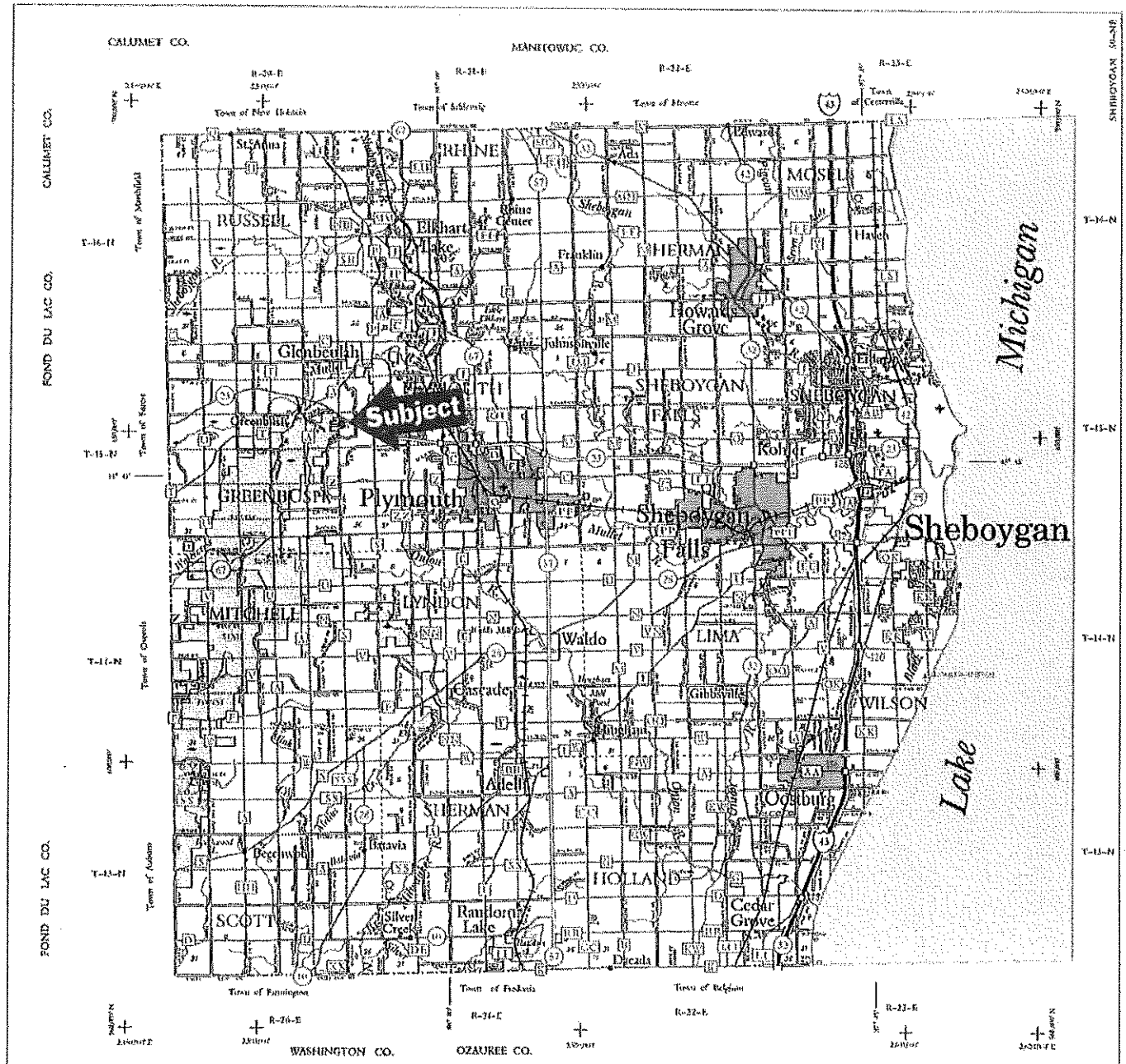
RECOMMENDATION: That the Board approve the purchase of 43.86 acres of land from Patricia Dick for $250,000.00 for the Kettle Moraine State Forest-Northern Unit-IANSR in Sheboygan County.

LIST OF ATTACHED MATERIALS (Check all that are applicable):
☒ Background Memo
☒ Maps and Documents

Approved By	Signature	Date
T. Bay Bureau Director	Tony Bay	7/1/16
Sanjay Olson Division Administrator		7/14/16
Cathy Stepp, Secretary	Ed Eberle	7/19/16



LEGEND

Freeway
Multilane Divided
U.S. or State Hwy
County Trunk Hwy
Town Road
Firebreak
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
Airport
County Seat
Unincorporated Village
Fish Hatchery
Game Farm
Public Hunt or Fish Gds.
Public Camp & Picnic Gds.
Ranger Station
State Park
County Park
Rest Area
Wayside
Public Access Site
Public Shooting Ground
Points of Interest

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

REGIONS

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

CIVIL TOWNS

RUSSELL | RHINE | HERMAN | MOSEL
GREENBUSH | SHEBOYGAN FALLS | SHEBOYGAN | SHEBOYGAN
MITCHELL | LYNDON | LIMA | WILSON
SCOTT | SHERMAN | HOLLAND | HOLLAND

MILES OF HIGHWAY
as of Dec. M, 20[illegible]

STATE 66
COUNTY 48
LOCAL ROADS 410
OTHER ROADS 6
TOTAL FOR COUNTY 930

Land Area (2000 Census) ..... 511 sq. mi.
Population (2000 Census) 112,646
County Seat ..... Sheboygan

SHEBOYGAN CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 1 2 MILES

Compiled in
JAN 2005

Base map 1:24,000 USGS Quadrangles
Digital Data

SHEBOYGAN 59-NE

4

Patricia L. Dick - Fee Title

* * *

Kettle Moraine State Forest - Northern Unit - IANSR

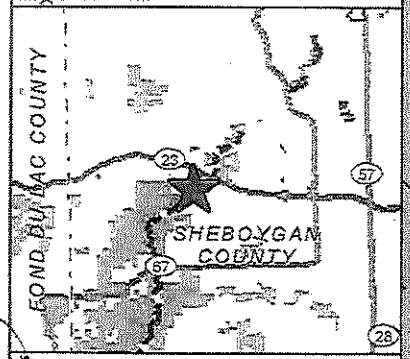
SF 50024

T15N R20E Sec 13
Town of Greenbush
Sheboygan County

Subject

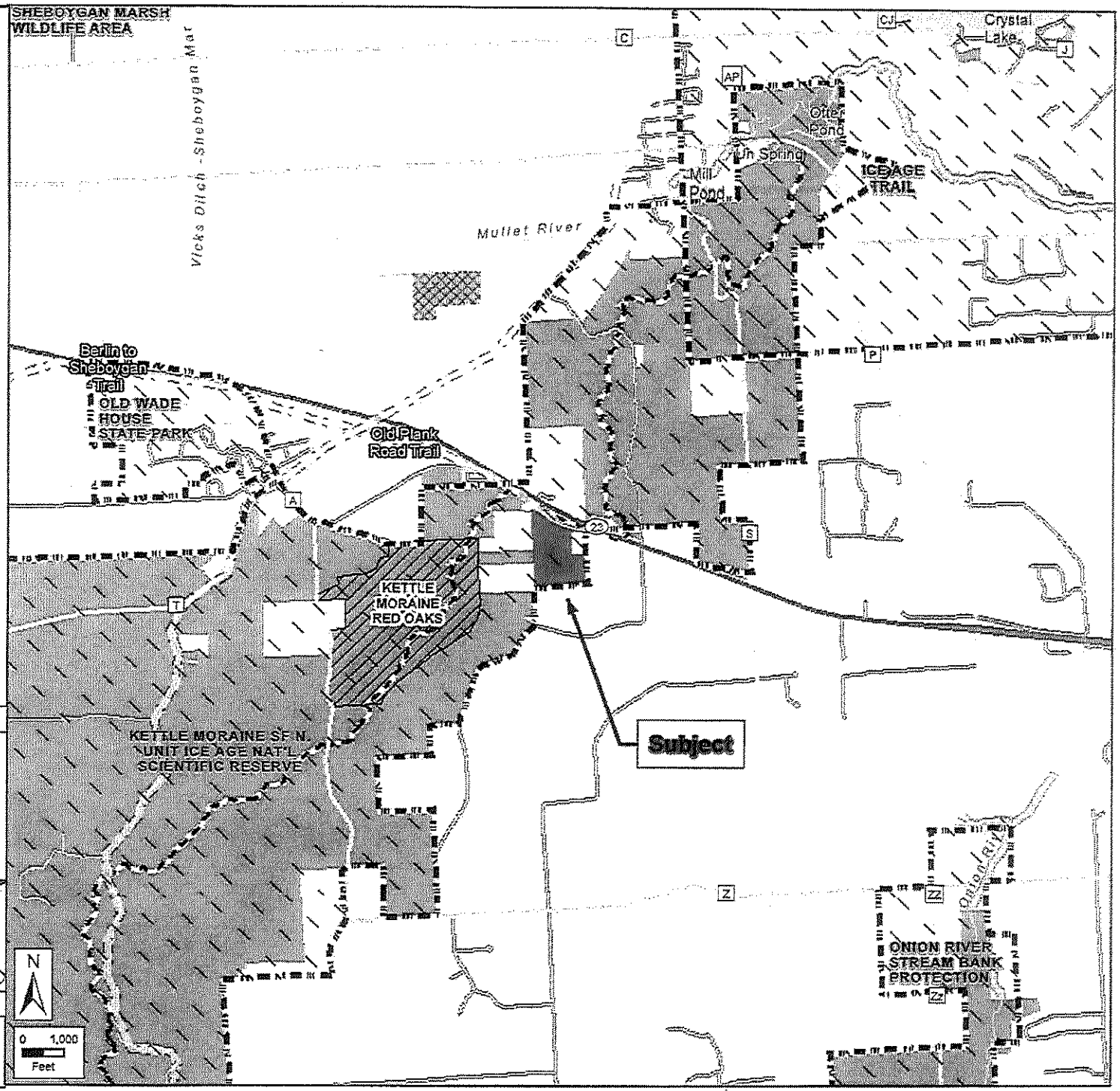
- Project Boundary Not Subject to Act 20 JFC Review
- DNR Fee Title
- DNR Easement
- State Natural Area
- NRCS - WRP (Wetland Reserve Program - Closed to public access)
- County Boundary
- Streambank Eligible Streams
- State Trail Network Project Boundary
- Ice Age Trail

Regional View



★ Location of Property

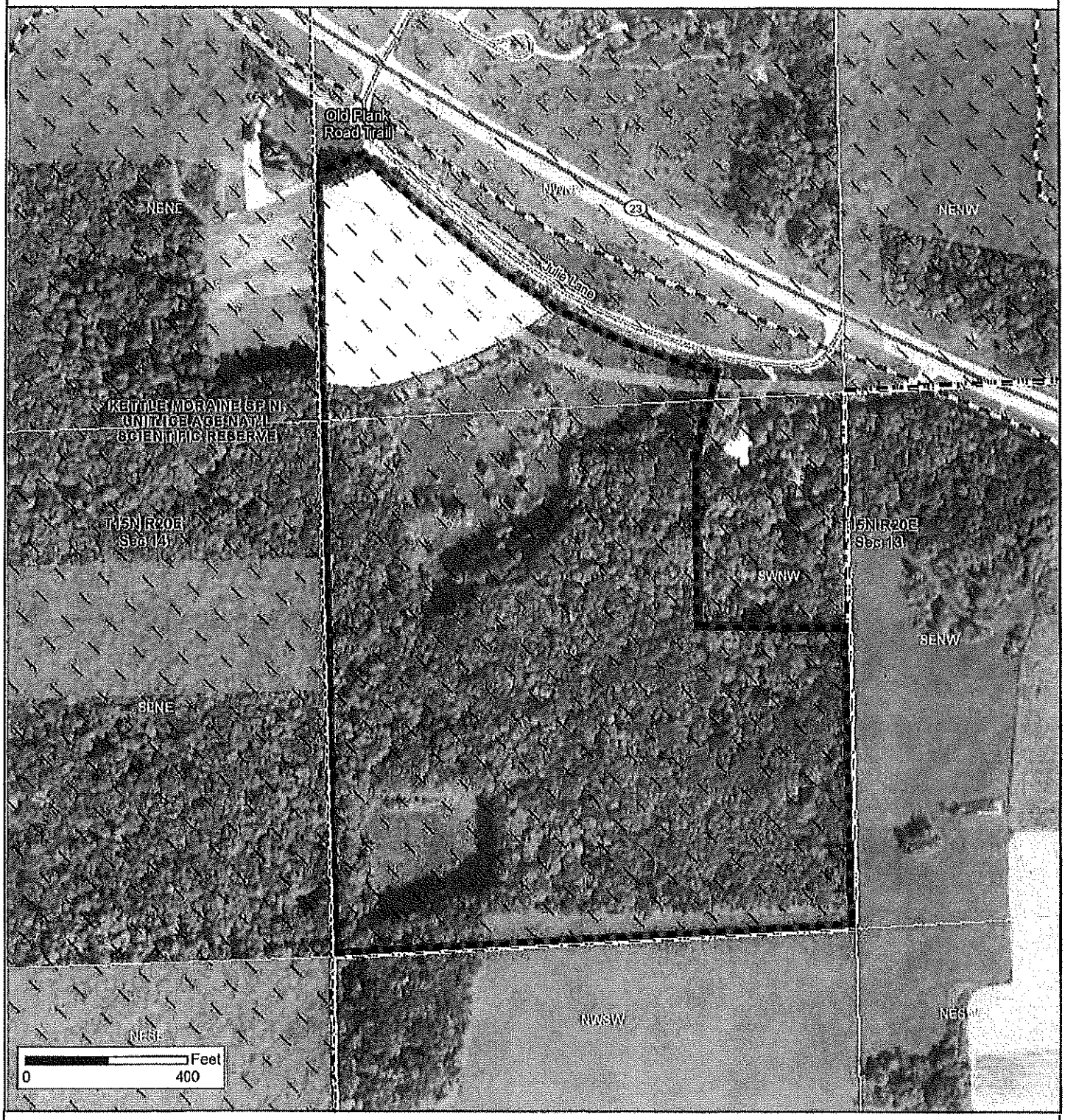
WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jun 28, 2016 jst



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.

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.

N

Jun 28, 2016 jst

Real Estate Section
Bureau of Facilities and Lands

6

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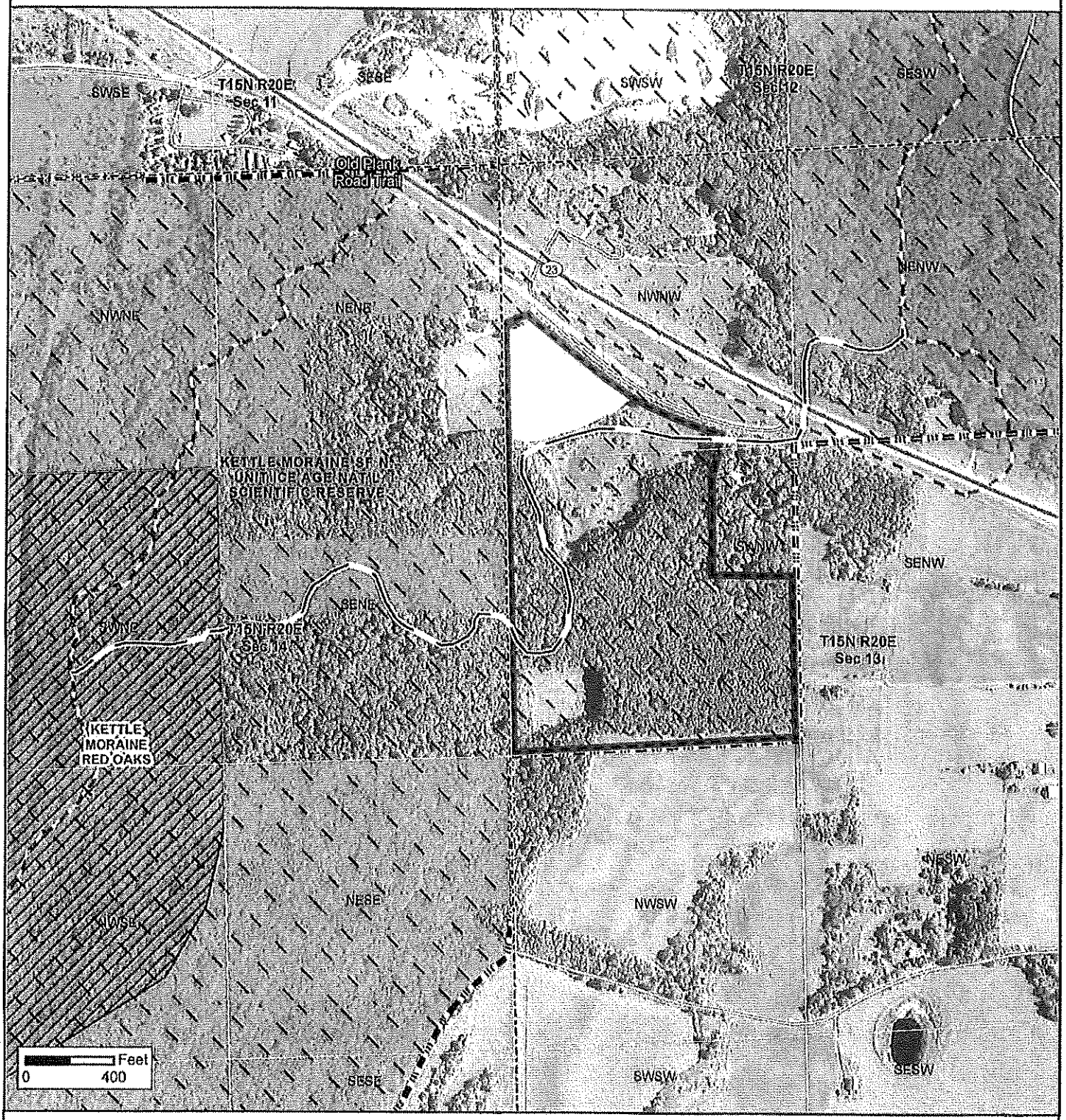
Patricia L. Dick - Fee Title

T15N R20E Sec 13, Town of Greenbush, Sheboygan County



Kettle Moraine State Forest - Northern Unit - IANSR

- Subject
- Proposed Trail Route
- Project Boundary Not Subject to Act 20 JFC Review
- DNR Fee Title
- DNR Easement
- State Natural Area
- State Trail Network Project Boundary
- Ice Age Trail
- Conservation easement held by Glacial Lakes Conservancy Inc.

N

Jul 01, 2016 kmh

Real Estate Section
Bureau of Facilities and Lands

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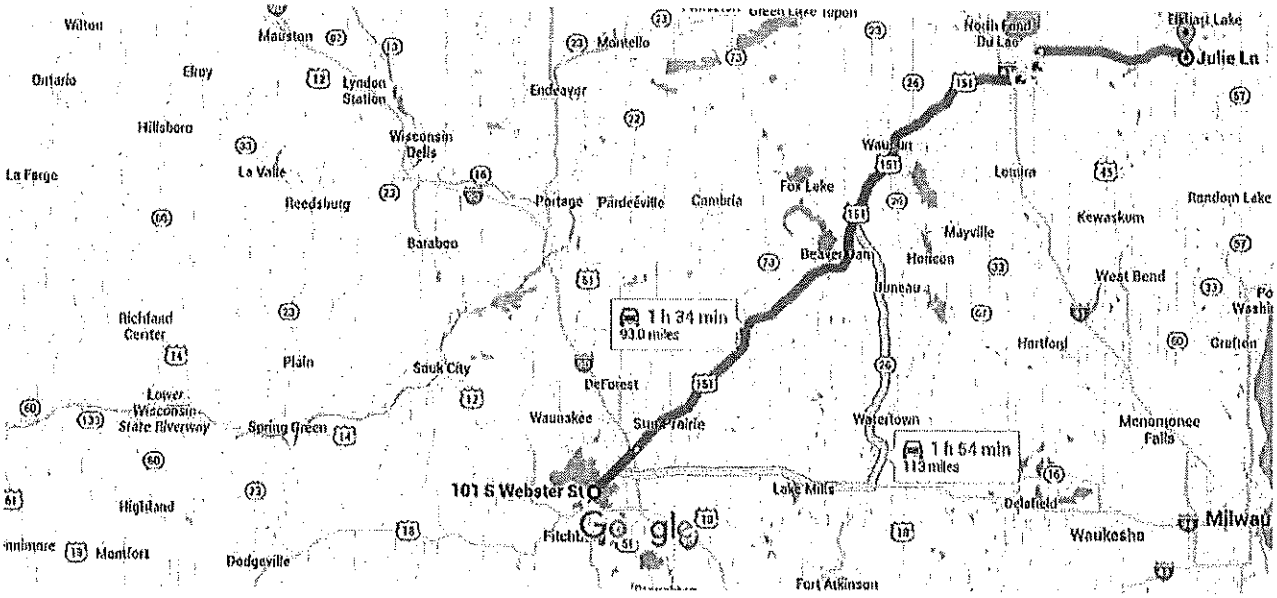
Google Maps 101 S Webster St, Madison, WI to Julie Ln, Glenbeulah, WI 53023 Drive 93.0 miles, 1 h 34 min



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
   - Continue to follow WI-23 E/WI-23 Trunk E

Julie Ln

Glenbeulah, WI 53023

B

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.