

SUBJECT: LAND ACQUISITION - JOHN MICHAEL KOHLER STATE PARK – SHEBOYGAN COUNTY

FOR: DECEMBER 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 40 acres of land from Lloyd and David Gartman for \$372,000 for the John Michael Kohler State Park. The item requires Board action since the purchase price exceeds \$150,000.

The park is located in eastern Wisconsin on the shore of Lake Michigan two miles south of Sheboygan. It is one of two project areas that together are managed as the Kohler-Andrae State Park. The other project area is the Terry Andrae State Park, which abuts the south edge of John Michael Kohler State Park.

The Terry Andrae State Park established in 1929 with a gift of land and John Michael Kohler State Park was established in 1966. Together, the parks provides recreational opportunities on more than 1,100 acres of land along the Lake Michigan shoreline, including camping, fishing, swimming, picnicking, hiking, nature study, boating, cross-country skiing, and muzzleloader and late archery hunting for deer. Annual visitor numbers is 446,000 with 60,000 camper days. The park has 105 campsites, six miles of walking trails, and three miles of horse trails.

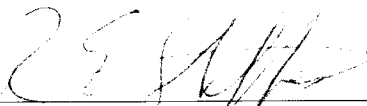
Acquisition of the property will help protect the state's ownership to the north, south and east, preventing incompatible development, as well as helping protect water quality of the Black River within the park. More than 2,000 feet of two small tributaries to Black Creek bisect the property. This parcel contains the shoreline of glacial Lake Nipissing that includes wetland complexes and remnant maple-beech forest community. The park's feasibility study proposes to protect the 14-foot scenic sand ridge of Lake Nipissing as a shortgrass prairie, providing habitat for several rare moth and butterfly species. The park will soon have a bird-hiking trail since bird watching is a significant activity enjoyed by the public. The parcel is frequented by killdeer and shorebirds. After wetland restorations and prairie plantings, the Gartman property will provide valuable wildlife habitat.

RECOMMENDATION: That the Board approve the purchase of 40 acres of land for \$372,000 for the John Michael Kohler State Park.

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 |

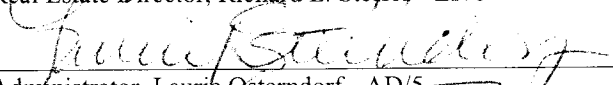
APPROVED:



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

10-19-07

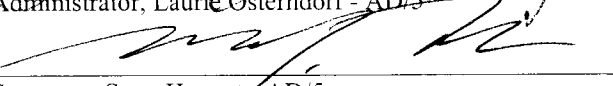
Date



Administrator, Laurie Osterndorf - AD/5

10/22/07

Date



Secretary, Scott Hassett - AD/5

11/7/07

Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/5
 W. Smith – PR/6
 R. Kazmierczak - NER

CORRESPONDENCE/MEMORANDUM

DATE: October 18, 2007
 TO: Governor Doyle
 FROM: Matthew J. Frank *AMF*
 SUBJECT: Proposed Land Acquisition, Gartman Tract, File # P-1916,
 Option Expires December 20, 2007

FILE REF: P-1916

1. PARCEL DESCRIPTION:

John Micheal Kohler State Park
 Sheboygan County

Grantor:

Lloyd Gartman
 David Gartman
 5509 Moenning Road
 Sheboygan, WI 53081

Acres: 40
Price: \$372,000*
Appraised Value: \$288,000; \$420,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located in eastern part of Sheboygan County in the Town of Wilson about two miles south of the City of Sheboygan.

Land Description: The subject area is gently rolling to level.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded lowland	1.0
	Cropland	35.0
	Wetland	2.0
	Brush	<u>2.0</u>
	TOTAL	40.0

Zoning: Agriculture
Present Use: Agriculture
Proposed Use: Resource protection and public recreation.
Tenure: 17 years
Option Date: September 21, 2007
Taxes: \$137
*Comment: \$372,000 is the best price that could be negotiated.

2. JUSTIFICATION:

The Department has obtained an option to purchase 40 acres of land from Lloyd and David Gartman for John Michael Kohler State Park. The park is located in eastern Wisconsin along the shore of Lake Michigan two miles south of Sheboygan and 42 miles north of Milwaukee. It is one of two project areas that together are managed as the Kohler-Andrae State Park. The other project area is the Terry Andrae State Park, which lies to the south of John Michael Kohler State Park.

The Terry Andrea State Park established in 1929 with a gift of land and John Michael Kohler was established in 1966. The joint park provides recreational opportunities on more than 1,100 acres of land along the Lake Michigan shoreline, including camping, fishing, swimming, picnicking, hiking, nature study, boating, cross-country skiing, and muzzleloader and late archery hunting for deer. Annual visitor numbers is 446,000 with 60,000 camper days. The park has 105 campsites, six miles of walking trails, and three miles of horse trails.

The park protects rare plant communities and critical habitat for endangered and threatened species. Some of the significant plant and animal communities and geologic features are the lake dunes, wetlands between the dunes, the beach, the former shoreline of an ancient lake, and the Black River fishery and associated wetlands.

Acquisition of the property will serve as a buffer to protect the state's ownership to the north, south and east, preventing incompatible development, as well as helping protect water quality of the Black River. More than 2,000 feet of two small tributaries to Black Creek bisect the property. This parcel contains the shoreline of glacial Lake Nipissing that includes wetland complexes and remnant maple-beech forest community. The park's feasibility study proposes to protect the 14-foot scenic sand ridge of Lake Nipissing as a short grass prairie, providing habitat for several rare moth and butterfly species. The park will soon have a bird-hiking trail since bird watching is a significant activity enjoyed by the public.

The Department recommends purchase of the Gartman 40-acre tract for \$372,000 for the John Michael Kohler State Park to provide additional recreational opportunities, prevent incompatible development, and to protect water quality. Restoration of wildlife habitat will be done with wetland restoration and prairie grass planting as the cropland use is phased out.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,400,000	\$1,519,312

4. ACQUISITION STATUS OF JOHN MICHAEL KOHLER STATE PARK:

Established: 1966
Acres Purchased to Date: 696.11
Acquisition Goal: 1,152.62 Acres
Percent Complete: 60.3%
Cost to Date: \$714,801

5a. APPRAISALS:

Appraiser: Gary Kramer (private appraiser)
Valuation Date: May 1, 2007
Appraised Value: \$288,000
Highest and Best Use: Agriculture/Residential

Allocation of Values:

- a. land: 40 acres @ \$7,200 per acre: \$288,000
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$6,565 to \$7,588 per acre

Appraisal Review: Paul Scott – July 19, 2007

5b. Appraiser: Sherryl Andrus (Private Appraiser)

Valuation Date: June 13, 2007

Appraised Value: \$420,000


Highest and Best Use: Rural Residential

Allocation of Values:

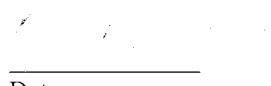
- a. land: 40 acres @ \$10,500 per acre: \$420,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$10,420 to \$10,629 per acre

Appraisal Review: Paul Scott — July 19, 2007

RECOMMENDED:



Richard E. Steffes



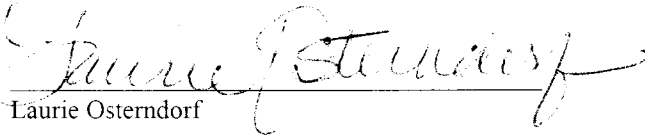
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Bureau of Legal Services

10/19/07

Date

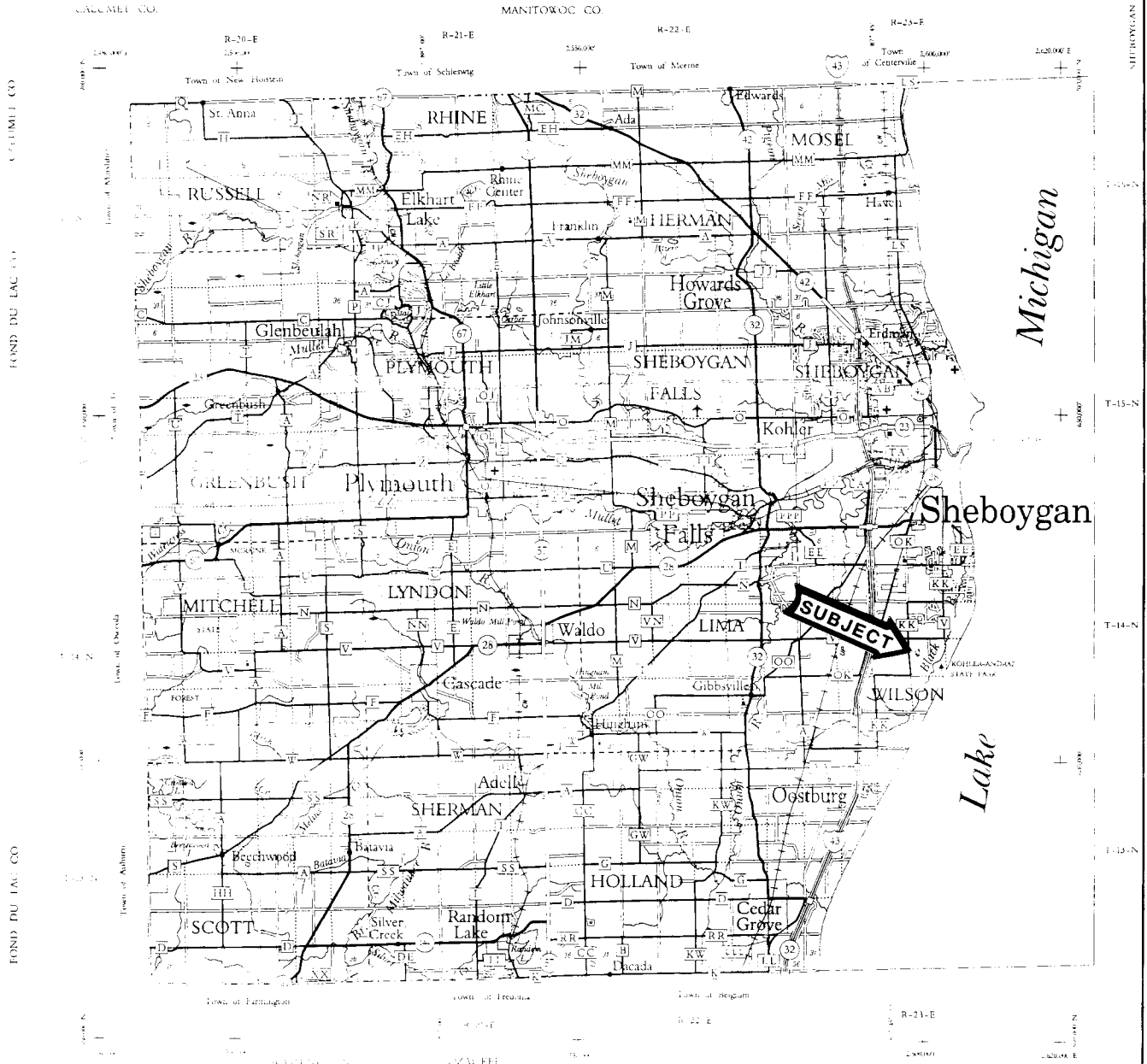


Laurie Osterndorf

10/22/07

Date

RES:dv



LEGEND

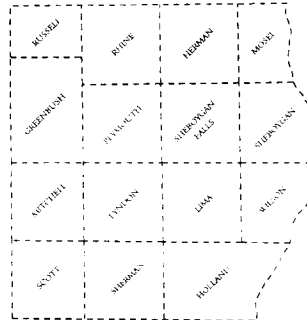
- Freeway
- Multiple Divided
- U.S. or State Hwy
- County Trunk Road
- County Road
- Frontage
- Railroad
- State Hwy
- Interchange
- Highway Separation
- Interstate Highway
- U.S. Highway No.
- State Highway No.
- County Highway No.
- State Boundary
- County Boundary
- City Limits
- Section Line
- Ditch
- Hospital
- Sanctuary
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Refuge
- Public House
- Public Camp & State Lands
- Ranger Station
- State Park
- County Park
- Wild Area
- Wayside
- Rail Station
- Section of 36
- Unit of Wisconsin - Sheboygan



SECTION No. MERIDIAN OF A TOWNSHIP

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

CIVIL TOWNS



MILES OF HIGHWAY

STATE	167
COUNTY	443
LOCAL ROADS	400
OTHER ROADS	113
TOTAL NOW OPEN	1,123

Land Area 244,000 ac. 94 sq. mi.
 Population 200,000
 Census 1960

SHEBOYGAN CO.

DEPARTMENT OF CONSERVATION

STATE OFFICE BUILDING

Madison, Wisconsin

SCALE 0 1 2 MILES

Compiled by





JAN 2065

Base compiled from U.S. Geological Survey 1:250,000 Series

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Gartman Property
John Michael Kohler
State Park

-  Subject Property
-  WDNR Owned
-  WDNR Eased
-  WDNR Leased

Ice Age Trail



Project Boundary

Open Water



The DNP Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages lands through ownership, easement, or lease rights. This data set is a spatial representation of the Wisconsin DNR's Managed Lands, as defined by the DNR Bureau of Facilities and Lands (BFL). It is not intended for use as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool. It is a listing of all DNP real estate transactions that have occurred on these lands over time.

For information about this data set, including public use and public access, contact the land management regional office. Contact information for the DNR, Bureau of Facilities and Lands, is provided on the following internet site:

<http://www.dnr.state.wi.us/bfl/land/interactions.htm>

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

October 11, 2007

