Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3B6

SUBJECT: LAND ACQUISITION - ICE AGE TRAIL – MARATHON COUNTY

FOR: FEBRUARY 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department proposes to purchase 757.75 acres of land from Wausau Timberland Company, LLC for $1,375,000 for the Ice Age Trail in Marathon County. The item is being submitted since the cost exceeds $150,000. The Department's cost was negotiated lower than the lowest appraised value. Fifty percent of the funding for the purchase will come from the Federal Land and Water Conservation Fund. Initially, The Conservation Fund reached agreement with the landowner. However, that group is assigning its agreement to the Department. Of the purchase price, $25,000, will be paid to The Conservation Fund. The landowner concurs with this agreement and with the Department's proposed purchase.

The Wausau Timberland Company, LLC parcel is important for the Ice Age Trail, and is located in an area experiencing growth and development in a mostly wooded environment in Marathon County about 12 miles east of Wausau. The parcel will provide two miles of already existing Ice Age Trail that includes outstanding topographic features. The unique feature of this parcel is that it straddles the terminal moraine of the last Wisconsin Glaciation. The trail on this land is already in place via a handshake agreement, but could be lost if the land is sold to others. The property will protect the terminal moraine, provide opportunities for public recreation, allow natural resource management and protect the undeveloped, scenic and largely natural character of this scenic parcel. The Board approved the acquisition of a 157-acre parcel in June of 2007 that is a short distance north of this parcel.

In 1987, the Wisconsin Legislature passed legislation that established the Ice Age State Scenic Trail as a state project. The Legislature and Board authorized the Department to develop a trail to promote public awareness and appreciation of Wisconsin's glacial heritage, to preserve and protect significant glacial features and other natural and cultural features associated with the period of glaciation, and to provide a continuous off-road trail for recreational use. The Ice Age Trail is a cooperative project with the U.S. Park Service, the Ice Age Park and Trail Foundation and its various volunteer groups around the state, and some counties through which the trail passes.

Acquisition of this parcel will provide opportunities for public recreation, allow natural resource management and protect the undeveloped, scenic and largely natural character of this scenic property. Acceptance of this parcel will provide a highly visible and scenic parcel to the Ice Age Trail while protecting an important glacial feature, the terminal moraine. It is anticipated the land, given its size and characteristics, will be open to hunting and other nature based outdoor activities.

RECOMMENDATION: That the Board approve the purchase of 757.75 acres of land for $1,375,200 for the Ice Age Trail.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

R E Steffes — Real Estate Director, Richard E. Steffes - LF/6 — Date 1-18-08

Laurie Osterndorf — Administrator, Laurie Osterndorf - AD/5 — Date 1/18/08

Secretary, Matthew J. Frank - AD/5 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/6
W. Smith – PR/6
S. Humrickhouse – WCR/Eau Claire

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: January 14, 2008 FILE REF: P-1923

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Land Acquisition, Marathon County, Wausau Timberlands Company, LLC, File #P-1923
Approval requested by March 14, 2008

1. PARCEL DESCRIPTION:

Ice Age Trail
Marathon County

Grantor:

Wausau Timberlands Company, LLC
c/o Robin Kudick
2290 County Road X, Suite A
Mosinee, WI 54455

Acres: 757.75
Price: $1,375,200*
Appraisal: $1,421,000; $1,553,400
Interest: Fee simple title.
Improvements: None
Location: The tract is located in Marathon County about 12 miles east of Wausau in the Town of Ringle.
Land Description: The subject area includes both flat ground as well as rolling to gently rolling lands.

*Comments: As part of this cost The Conservation Fund (TCF) is receiving approximately $25,000 for costs related to this acquisition. Wausau Timberlands agreed to a sale price below appraisal in order to allow TCF to recoup its costs. Wausau timberlands will receive $1,350,200.

Covertype Breakdown:

Type	Acreage
Wooded Upland	700.00
Wetland	57.75
TOTAL:	757.75

Zoning: Agriculture, that in this town allows for Forestry
Present Use: Forestry
Proposed Use: Resource Protection and Public Recreation
Tenure: several decades
Agreement Date: January 18, 2008

Stewardship Land Access:

As part of the approved 07-09 Biennial Budget, Stewardship land access was emphasized. Except as described below, any land acquired by the Department is to be open for nature based outdoor activity. The new law did provide for the Department to limit hunting and other outdoor activities at state parks, fish hatcheries, wildlife refuges and with 1,700 feet of hospitals, sanitariums and school grounds, in accordance with existing statutes.

This parcel, as part of the Ice Age Trail, will be analyzed for potential uses appropriate to its size, configuration and neighboring land uses. Since it has been open to hunting for many years via the

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Managed Forest Law program, has excellent size, a forest cover and no conflicting neighborhood issues, it will be open to hunting in the future.

In addition to hunting, the land will be managed for hiking trails, nature watching, photography, mushroom and berry picking.

2. JUSTIFICATION:

The Wausau Timberlands Company, LLC has agreed to sell 757.75 acres of land to The Conservation Fund, which in turn is assigning the contract for sale to the Department for purpose of acquiring land for the Ice Age Trail in Marathon County. Fifty percent of the funding for the purchase will come from the Federal Land and Water Conservation Fund. The parcel, located in Marathon County in the Town of Ringle about 12 miles east of Wausau, is important for the future of the Ice Age Trail and is located in an area experiencing growth and development. It will provide for a mile of Ice Age Trail that includes outstanding topographic features in a mostly deep-woods environment. The unique feature of this parcel is that it straddles the terminal moraine of the last Wisconsin Glaciation. The property will protect the terminal moraine, provide opportunities for public recreation, allow natural resource management and protect the undeveloped, scenic and largely natural character of this scenic parcel. The Board approved the acquisition of a 157-acre parcel in June of 2007 that is a short distance north of this parcel.

In 1987, the Wisconsin Legislature passed legislation that established the Ice Age State Scenic Trail as a state project and authorized the Department to develop a trail to promote public awareness and appreciation of Wisconsin's glacial heritage, to preserve and protect significant glacial features and other natural and cultural features associated with the period of glaciation, and to provide a continuous off-road trail for recreational use. The Ice Age Trail is a cooperative project with the U.S. Park Service, the Ice Age Park and Trail Foundation and its various volunteer groups around the state, and some counties through which the trail passes.

The Department recommends the acquisition of this parcel for the Ice Age Trail in Marathon County. The parcel will provide opportunities for public recreation allow natural resource management and protect the undeveloped, scenic and largely natural character of this scenic property.

3. FINANCING:

LAWCON and State Stewardship funds are anticipated:

Stewardship Funds allotted for State Trails: $3,175,000	Stewardship Balance after proposed transaction: $1,889,767
LAWCON Funds allotted to program: $1,378,000	LAWCON Balance after proposed transaction: $702,895

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 4,897
Acquisition Goal: 9,673 acres
Percent Complete: 50.6%
Cost to Date: $5,544,671

5. APPRAISALS:

5a. Appraiser: Mike Augustyn (Private Appraiser)
Valuation Date: January 3, 2007
Appraised Value: $1,421,000
Highest and Best Use: Recreation with ancillary use of forestry

Allocation of Values:
a. land: 757.75 acres @ $1,875 per acre: $1,421,000 (Rounded)
b. market data approach used, three comparable sales cited
c. adjusted value range: $1,825 to $1,880 per acre

Appraisal Review: Phil Lepinski, July 19, 2007

5b. Appraiser: Bush Appraisal Service (Private Appraiser)
Valuation Date: June 12, 2007
Appraised Value: $1,553,400
Highest and Best Use: Recreational, Sustained Yield Timber Production, Possible Future Residential

Allocation of Values:
a. land: 757.75 acres @ $2,050 per acre: $1,553,400
b. market data approach used, three comparable sales cited
c. adjusted value range: $2,002 to $2,099 per acre

Comment: The Bush appraisal covered additional parcels owned by this owner, with $1,553,400 allocated to the subject parcel. The Augustyn report was selected as the best value estimate.

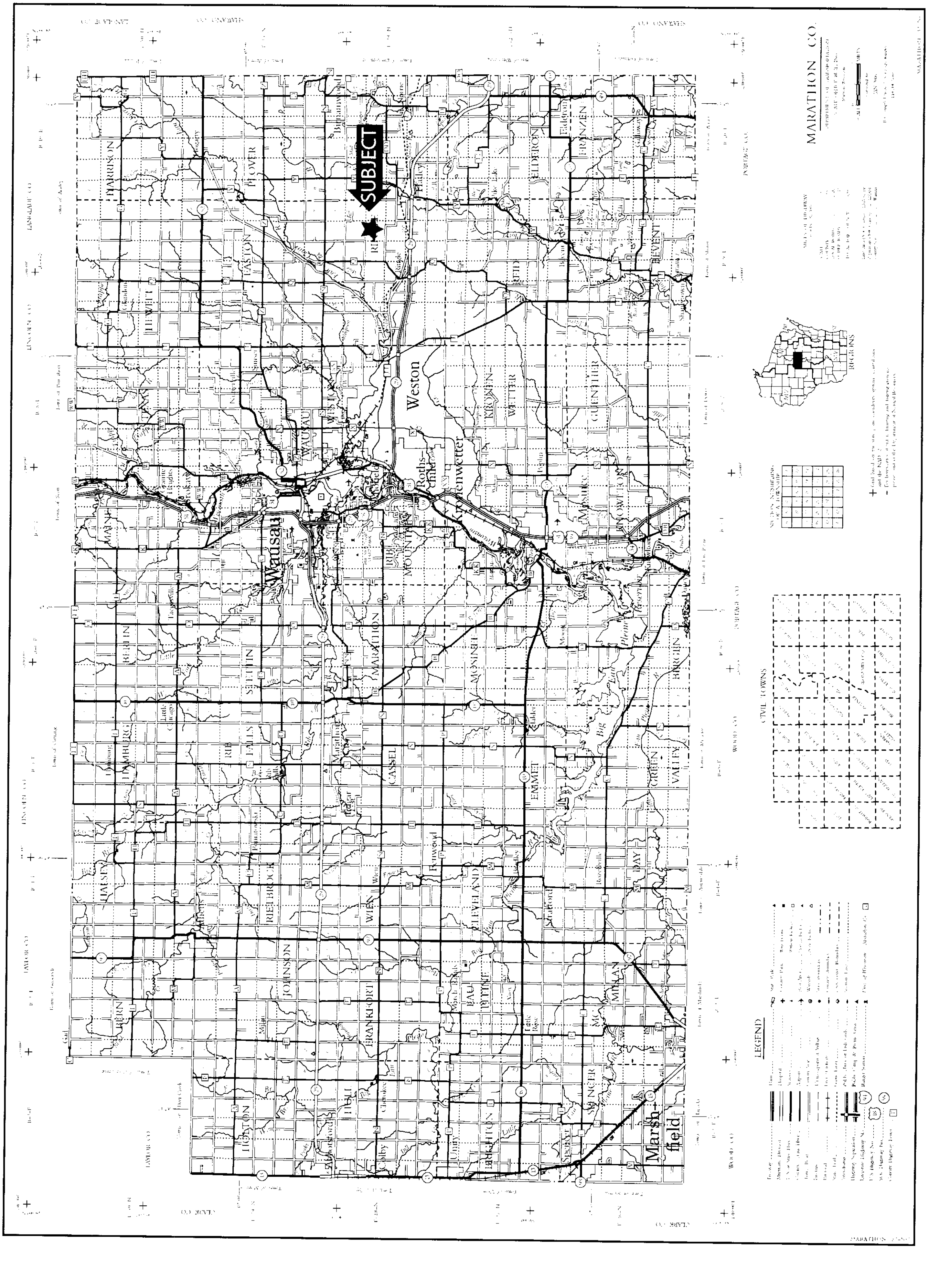
RECOMMENDED:

Richard E. Steffes — Date: 1-15-08

Bureau of Legal Services — Date: 1/15/08

Laurie Osterndorf — Date: 1/17/08

RES:dv


SUBJECT
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Wausau
Weston
Marsh-
field
HARRISON
PLOVER
EASTON
HEWITT
ELDERON
FRANZEN
REID
BEVENT
KRONEN-
WETTER
GUENTHER
Rothschild
MAINE
BERLIN
STETTIN
MARATHON
MOSINEE
HAMBURG
CASSEL
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GREEN
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HALSEY
RIETBROCK
WIEN
CLEVELAND
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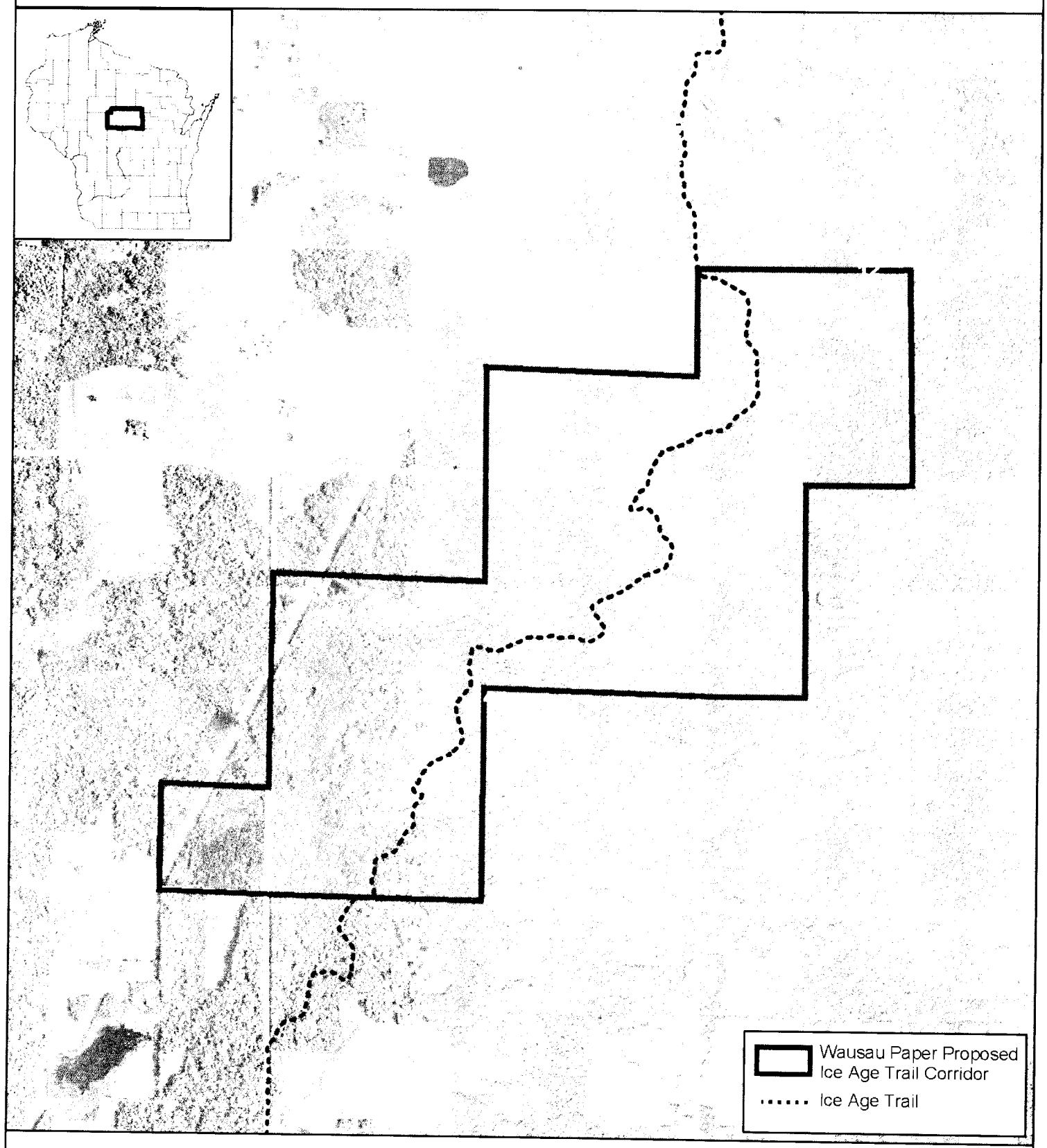
Wausau Paper Mills Co. Property

Aerial Photo



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0 1,350 2,700 5,400 8,100 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
May 31, 2007

Wausau Timberland Co Property

Ice Age Trail - Marathon County

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water

Miles

0 0.5 1

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

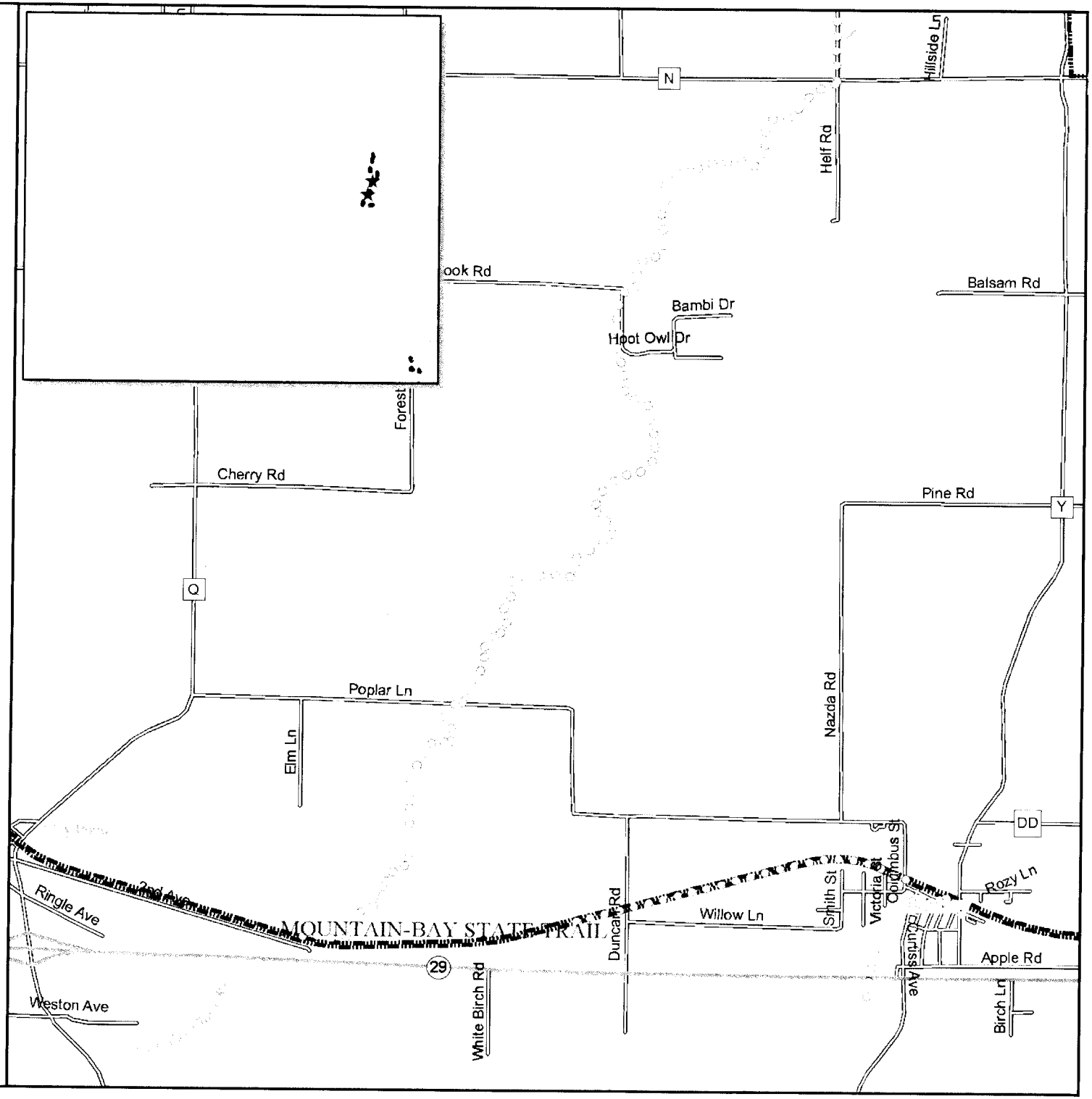
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended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

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site:

http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.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

January 7, 2008