

SUBJECT: LAND ACQUISITION & DONATION - ICE AGE TRAIL – WASHINGTON, DANE AND SAUK COUNTIES

FOR: MARCH 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 37.4 acres in Sauk County from the Ice Age Park and Trail Foundation (IAPTF) for \$125,000. In addition, the IAPTF has offered a donation of five parcels totaling 46.7 acres, described in the table below, for the Ice Age Trail in Washington and Dane Counties.

Property (Based on Nearby DNR Projects)	County	Acres	Cost
Lower Narrows	Sauk	37.4	\$125,000
Pike Lake	Washington	3.2	donation
Mid Kettle Moraine	Washington	6.2	donation
Black Earth Creek	Dane	13.7	donation
Lodi Marsh	Dane	19.0	donation
Cross Plains Reserve	Dane	4.6	donation
TOTAL		84.1	\$125,000

In 1987, the Wisconsin Legislature passed legislation that established the Ice Age State Scenic Trail as a state project and directed 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.

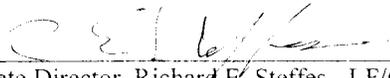
The Sauk County parcel was appraised for \$205,800, thus, a purchase for \$125,000 includes a partial donation of value of \$80,800. The parcel is within a state natural area and has unique geological features arising from glacial melting and water flow.

RECOMMENDATION: That the Board approve the purchase of 37.4 acres for the Ice Age Trail and that the Board accept the donation of five parcels for the trail, that a certificate of appreciation be sent to the donor, and that an expression of appreciation be made part of the official records of the Natural Resources Board.

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 |

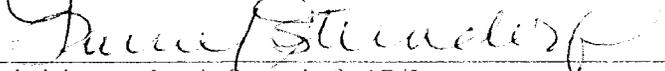
APPROVED:



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

2-19-08

Date



Administrator, Laurie Osterndorf - AD/5

2/23/08

Date

Secretary, Matthew J. Frank - AD/5

Date

- cc:
- S. Miller – LF/6
 - R. Steffes – LF/6
 - L. Ross – AD/5
 - W. Smith – PR/6
 - B. Brown – PR/6
 - G. McCutcheon – SER
 - L. Eagan – SCR/Fitchburg

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: February 19, 2008

FILE REF: P-1925 & A-E

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Purchase & Donation of Five Parcels, Ice Age Park & Trail Foundation Tracts,
File # P-1925 & A-E
Approval is Requested by April 30, 2008

1. PARCEL DESCRIPTION:

Ice Age Trail
Washington, Dane and Sauk Counties

Grantor:

Ice Age Park & Trail Foundation (IAPTF)
c/o Michael Wollmer, Executive Director
306 East Wilson Street (Lower Level)
Madison, WI 53703

Acres and Price:

Property**	County	Acres	Cost	Hunting***
Lower Narrows Natural Area	Sauk	37.4	\$125,000	Yes
Pike Lake State Park	Washington	3.2	Donation	No
Mid Kettle Moraine	Washington	6.2	Donation	No
Black Earth Fishery Area	Dane	13.7	Donation	No
Lodi Marsh Wildlife Area	Dane	19.0	Donation	Yes
Cross Plains State Park	Dane	4.6	Donation	No
TOTAL		84.1*	\$125,000	

* Gifted acres total 46.7 acres.

** Identified based on nearby department projects.

*** Hunting use will be allowed on the two parcels that have sufficient size and shape for that use. The other four parcels are too small and/or narrow for hunting use.

Appraised Value: \$205,800 (First parcel only)

Improvements: None

Location and land description:

- The first parcel is located in Sauk County within the boundary of the Lower Narrows State Natural Area. Terrain is very steep and the parcel is partly wooded.
- The second parcel is located in Washington County near Pike Lake State Park within the Mid Kettle Moraine priority acquisition area. This is a narrow, wooded corridor.
- The third parcel is located in Washington County adjacent to other State Ice Age Trail Area (SIATA) property within the Mid Kettle Moraine priority acquisition area. This is mostly narrow and open, near a transmission line.
- The fourth parcel is located in Dane County within the Black Earth Creek State Fishery Area. The parcel has Black Earth Creek stream frontage and is marshy land.

- The fifth parcel is located in Dane County adjacent to the Lodi Marsh State Wildlife Area. The parcel is rectangular in shape and is about half grass covered and half wooded.
- The sixth parcel is located in Dane County near the Cross Plains State Park. It is long and narrow, with a forest cover.

Present Use: Recreational lands

Proposed Use: Public Recreational Trail and Scenic Protection

Tenure: The Foundation has owned the Sauk County parcel since 1991

Agreement Date: February 15, 2008

2. JUSTIFICATION:

In 1987, the Wisconsin Legislature passed legislation that established the Ice Age State Scenic Trail as a state project and directed 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 between the U.S. National Park Service, the Ice Age Park and Trail Foundation and its various volunteer groups around the state, and the counties through which the trail passes. The trail is one of only eight national scenic trails in the United States and when completed, will run for over a thousand miles through much of Wisconsin.

The trail route extends from Door County, south through the Kettle Moraine to Janesville, and then north through Devil's Lake State Park to northwestern 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, as well as many other features and places of natural beauty. The trail is intended for low impact uses such as hiking, backpacking, snowshoeing, and in suitable areas, cross-country skiing. To date, about half of the trail is completed in numerous segments. Management, development and maintenance of the trail are shared between the Department and the Ice Age Park and Trail Foundation.

The Department has obtained an agreement to purchase 37.4 acres in Sauk County from the Ice Age Park and Trail Foundation for \$125,000. The land to be purchased was appraised for \$205,800 so the agreement includes a partial donation of value. The Foundation acquired the property in 1991 without public funds. It is steep and rocky land within the boundary of Lower Narrows State Natural Area. The unique geological features of the natural area resulted from a rapid flow of water when the glaciers melted after the last ice age.

The Department is proposing to accept the following parcels as donations from the IAPTF:

- **Washington County parcel near Pike Lake State Park.** This 3.2-acre parcel, acquired with public funds, within the Department's Mid Kettle Moraine priority acquisition area. It contains about a quarter-mile of Ice Age Trail.
- **Washington County parcel.** This 6.20-acre parcel, acquired with public funds, is adjacent to other Department Ice Age Trail property is within the Department's Mid Kettle Moraine priority acquisition area. It contains about a quarter-mile of Ice Age Trail.
- **Dane County parcel within the Black Earth Creek State Fishery Area.** This 13.7-acre parcel was acquired with public funds. The parcel does not contain any existing Ice Age Trail. The property contains about a quarter-mile of Black Earth Creek upstream from the Village of Cross Plains. Black Earth Creek is a Class I trout stream identified as an outstanding resource water in the state. Trout Unlimited rated the creek as one of the best 100 streams in the nation.
- **Dane County parcel adjacent to the Lodi Marsh State Wildlife Area.** This 19-acre parcel was acquired with public funds. It will contain a quarter-mile of Ice Age Trail.
- **Dane County parcel near the Cross Plain Ice Age Reserve.** This 4.6-acre parcel located in the Town of Middleton was acquired with public funds. This parcel is critical to closing a gap in the Ice Age Trail and will contain a quarter-mile of Ice Age Trail. The property contains 100 feet of vertical

relief. It is in the unglaciated Driftless Area of southwest Wisconsin, but only about a half-mile from the terminal moraine of the late Wisconsin glaciation. The steep slopes on the property will require technical, sustainable trail layout, design and construction by skilled trail builders.

Purchase of the Sauk County property and acceptance of the five other parcels as gifts from the Ice Age Park and Trail Foundation is recommended to provide for the establishment and maintenance of a portion of the Ice Age Trail and provide opportunities for public recreation while simultaneously protecting the natural and scenic character of the land within these corridors of the trail.

3. FINANCING:

State Stewardship bond funds are anticipated and no funds are required for the other five parcels:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship:	\$3,000,000	\$1,746,367

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 6,031.06 Acres
Acquisition Goal: 9,673.00 Acres
Percent Complete: 62%
Cost to Date: \$10,677,711.00

5. APPRAISAL:

Appraiser: Michael Stone (Private Appraiser)
Valuation Date: September 27, 2007
Appraised Value: \$205,800
Highest and Best Use: Rural Residential

Allocation of Values:

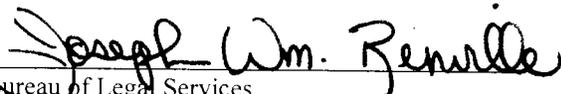
- a. land: 37.442 acres @ \$5,500 per square acre: \$205,800 (Rounded)
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$5,085 to \$6,065

Appraisal Review: Ron Olson, October 18, 2007

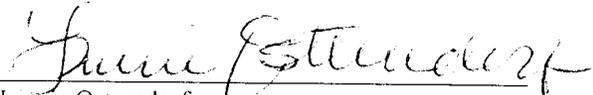
RECOMMENDED:


Richard E. Steffes

2-19-08
Date


Bureau of Legal Services

2/21/08
Date


Laurie Osterndorf

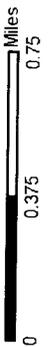
2/23/08
Date

Ice Age Park and Trail Foundation Property

Lower Narrows State Natural Area - IAT

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

-  Ice Age Trail
-  Project Boundary
-  SNA Project Boundary
-  Open Water



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

<http://www.dnr.state.wi.us/dnp/contactservicecenter.htm>

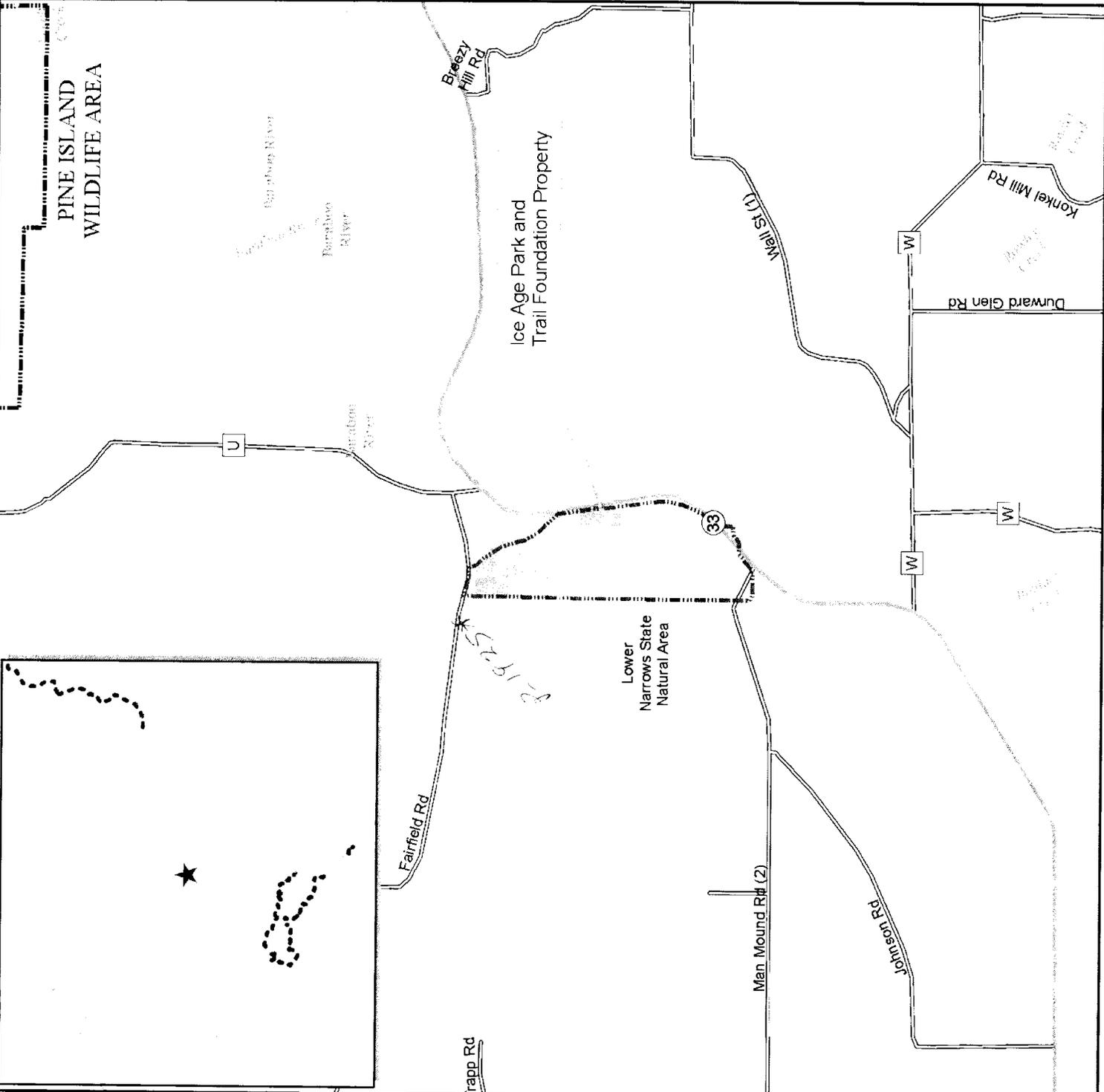
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STATE OF WISCONSIN DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

February 14, 2009

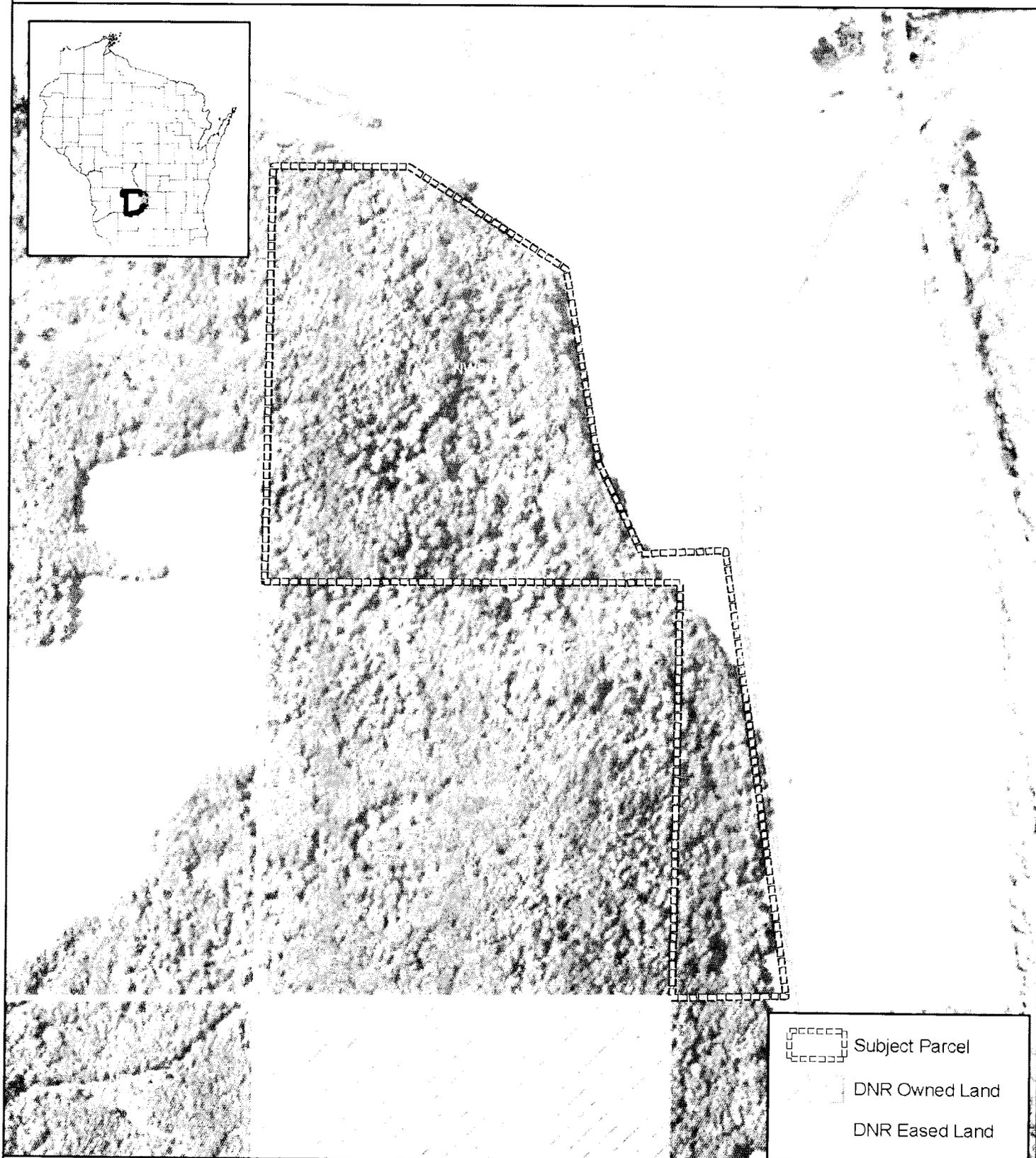
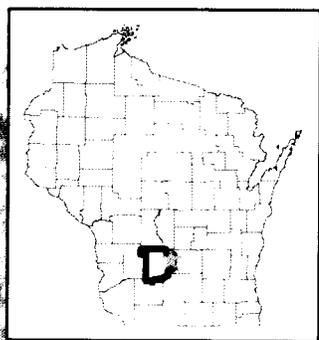


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Ice Age Park and Trail Foundation Property

T 12N R7E Section 23, Town of Fairfield, Sauk County



-  Subject Parcel
-  DNR Owned Land
-  DNR Eased Land



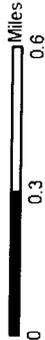
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Real Estate Section
February 14, 2008



Ice Age Park and Trail Foundation Property

Ice Age Trail

-  Subject Property
-  WDNR Owned
-  WNDR Eased
-  WDNR Leased
-  Ice Age Trail
-  Project Boundary
-  Open Water



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<http://www.dnr.state.wi.us/org/owens/serv/center/information.htm>

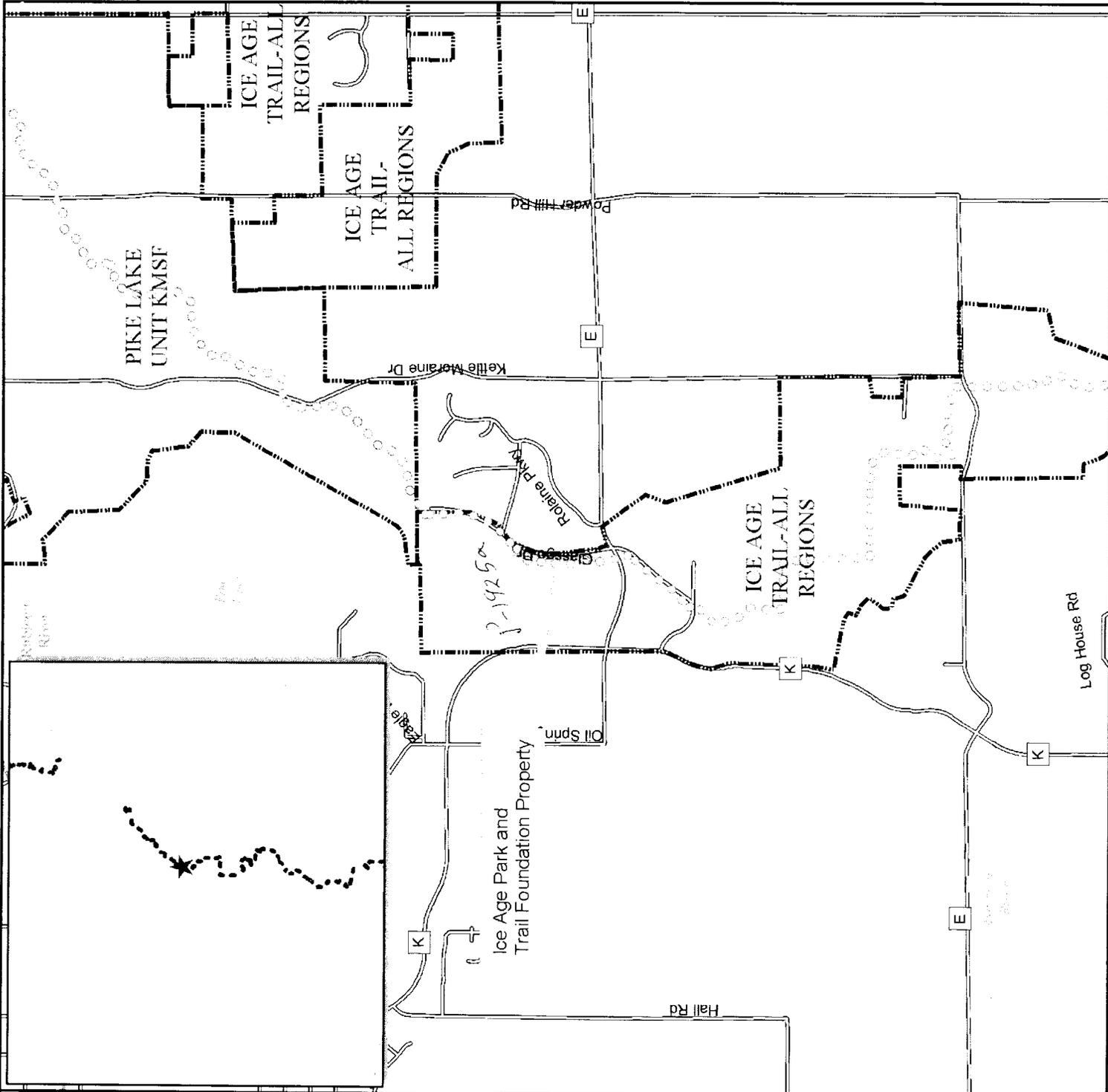
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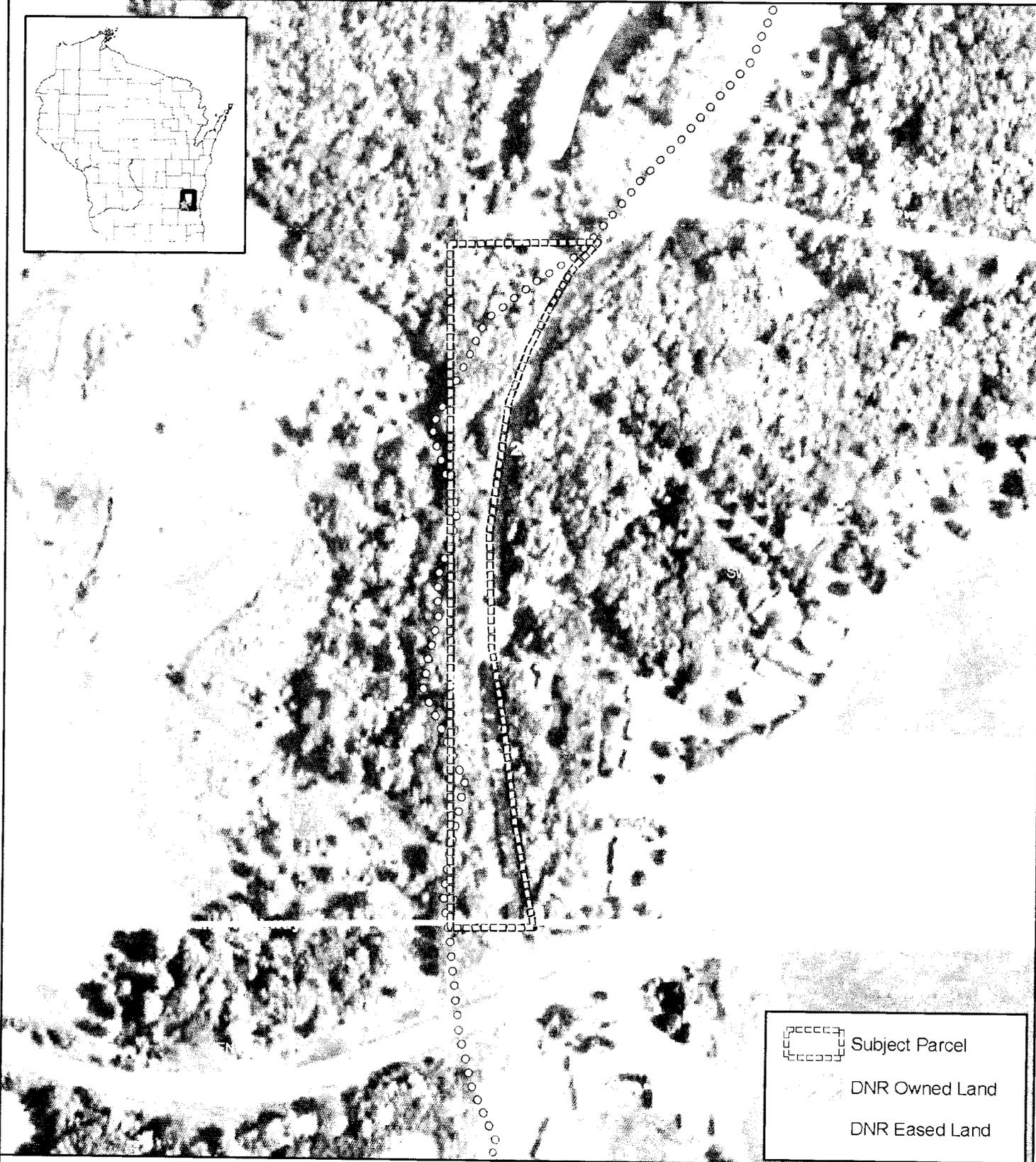
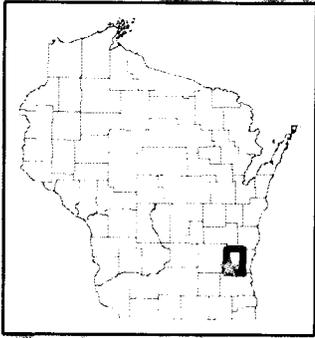


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Ice Age Park and Trail Foundation Property

T 10N R18E Section 26, Town of Hartford, Washington County



Legend:

-  Subject Parcel
-  DNR Owned Land
-  DNR Eased Land



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Real Estate Section
February 14, 2008



Ice Age Park and Trail Foundation Property

Ice Age Trail

Subject Property

WDNR Owned

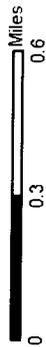
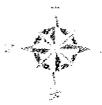
WNDR Eased

WNDR Leased

Ice Age Trail

Project Boundary

Open Water



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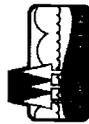
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<http://www.dnr.state.wi.us/org/owm/2/services/index.cfm>

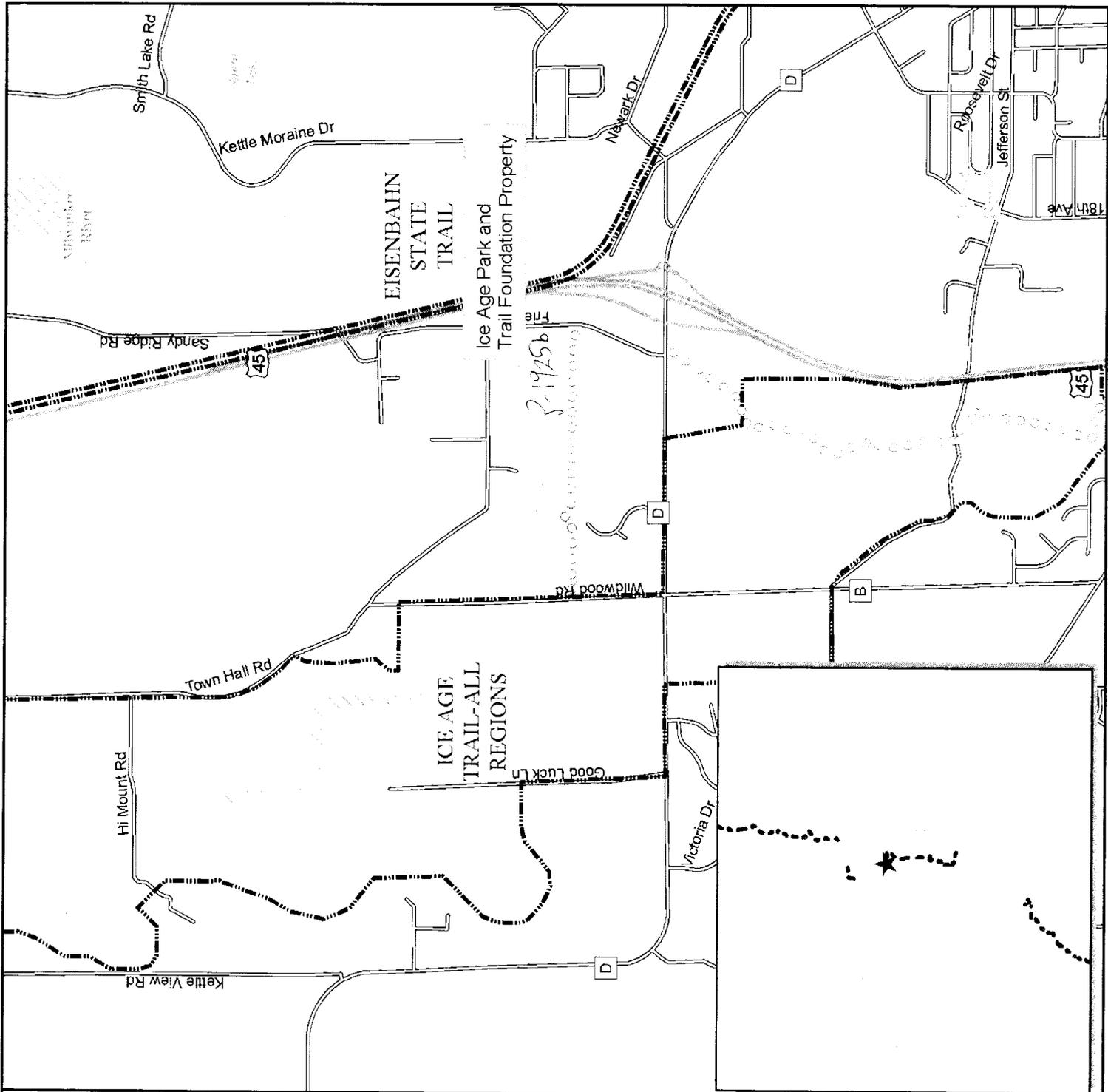
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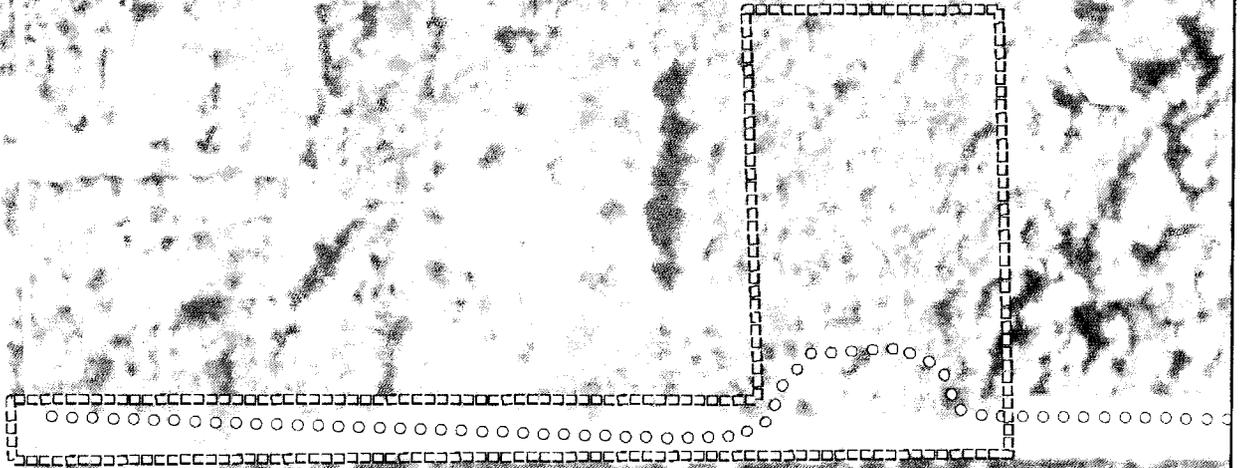
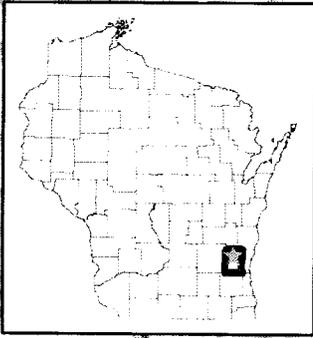


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Ice Age Park and Trail Foundation Property

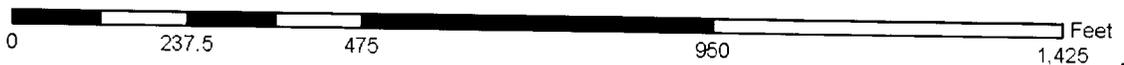
T 12N R19E Section 34, Town of Barton, Washington County



 Subject Parcel

 DNR Owned Land

 DNR Eased Land



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February 14, 2008

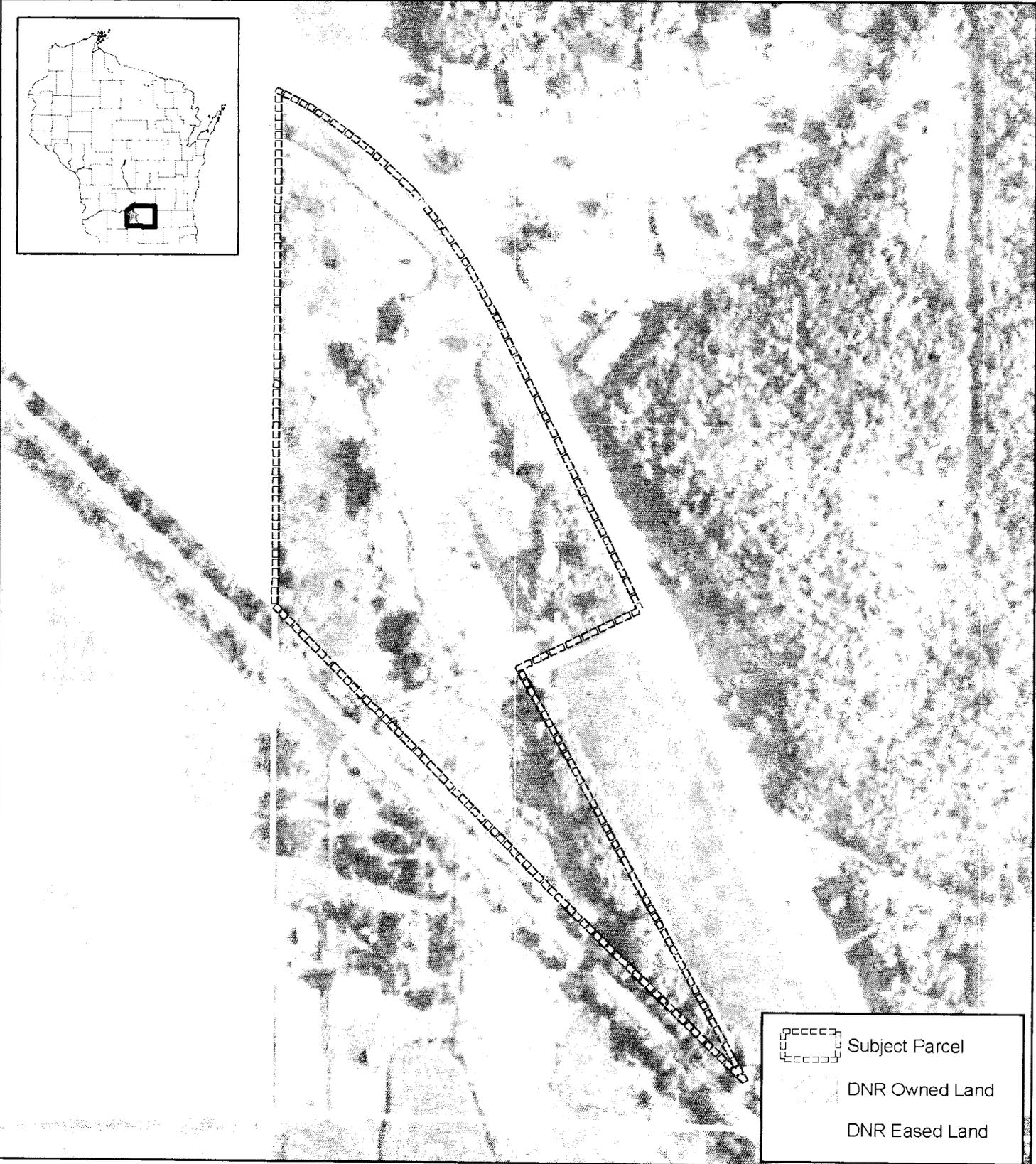
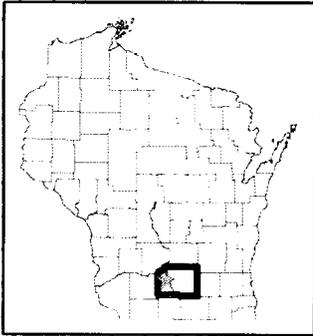


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Ice Age Park and Trail Foundation Property

T 7N R 7E Section 2, Town of Cross Plains, Dane County



 Subject Parcel

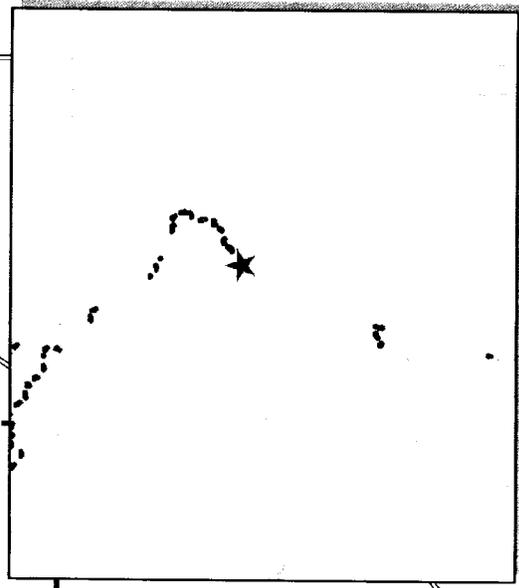
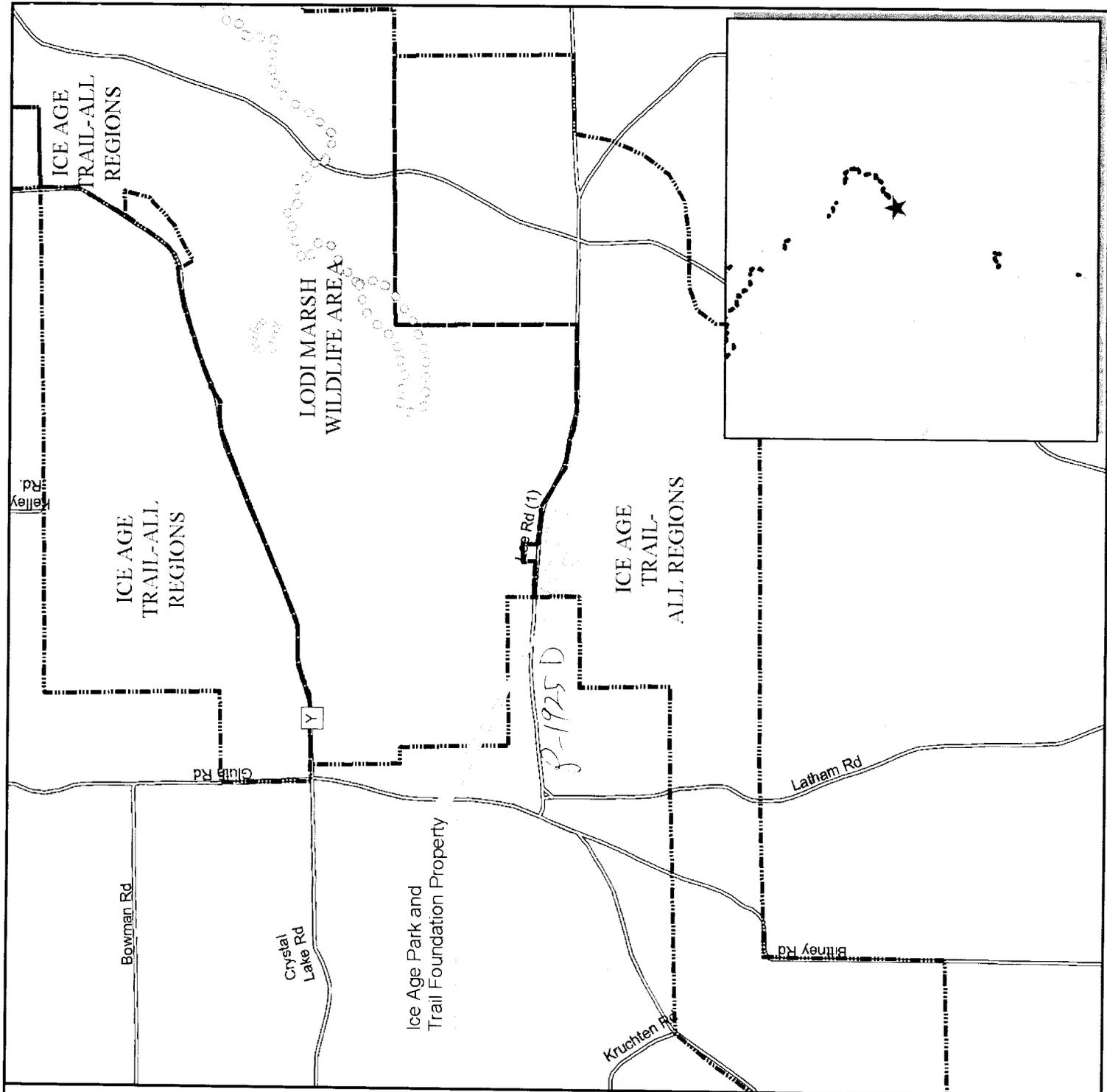
 DNR Owned Land

 DNR Eased Land



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Real Estate Section
February 14, 2008





Ice Age Park and Trail Foundation Property

Ice Age Trail

Subject Property

W D N R Owned

W N D R Eased

W D N R Leased

Ice Age Trail

Project Boundary

Open Water



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<http://www.dnr.state.wi.us/dnp/land/serve/centerlocations.htm>

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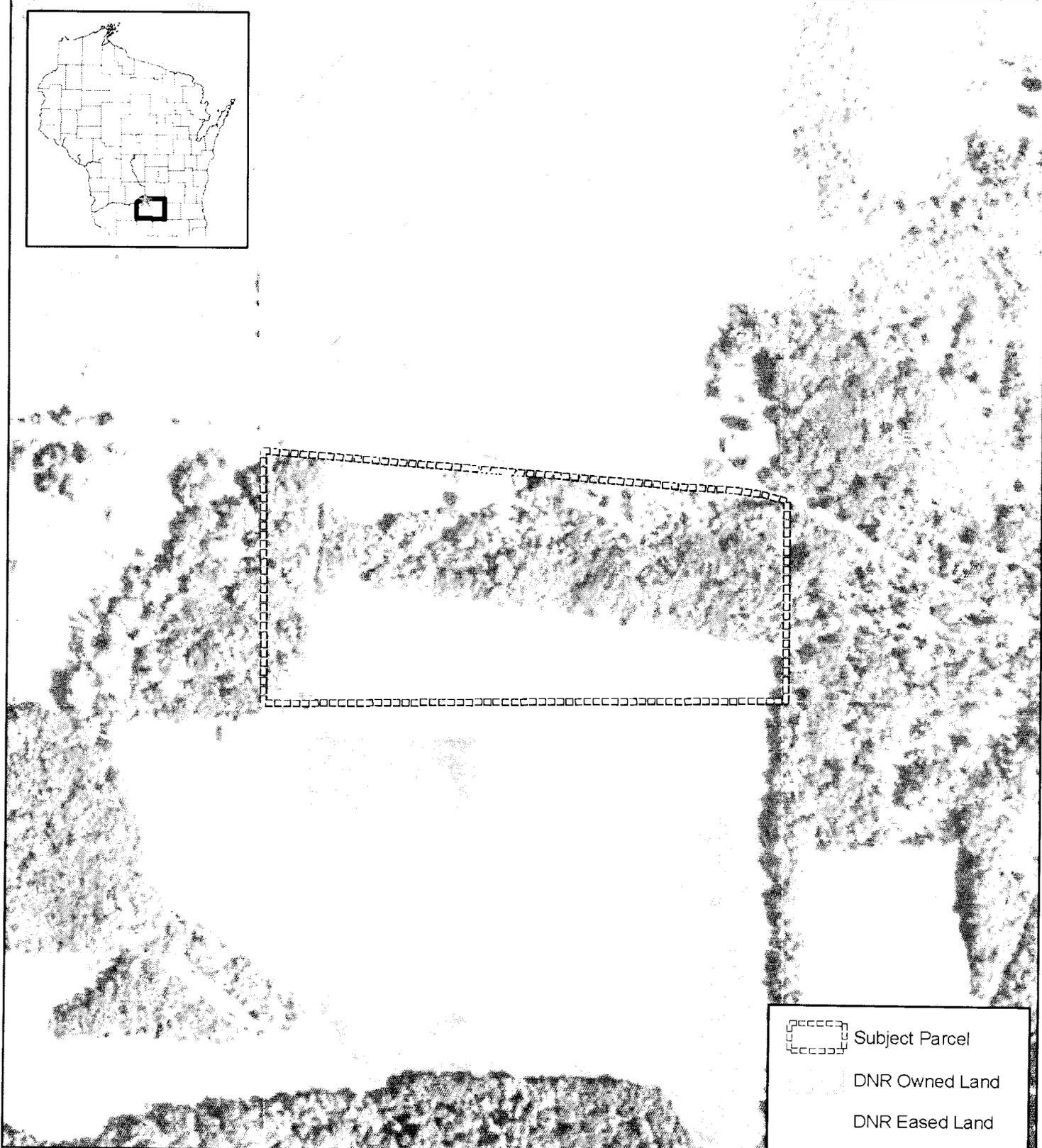
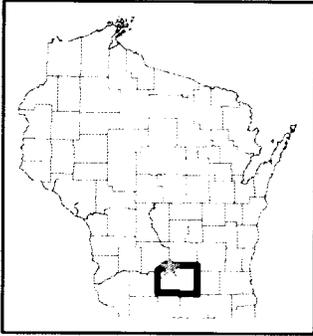
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Ice Age Park and Trail Foundation Property

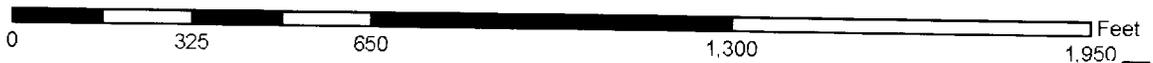
T 9N R 8E Section 8, Town of Dane, Dane County



 Subject Parcel

 DNR Owned Land

 DNR Eased Land



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Real Estate Section
February 14, 2008



Ice Age Park and Trail Foundation Property

Ice Age Trail

 Subject Property

 WDNR Owned

 WNDR Eased

 WDNR Leased

 Ice Age Trail

 Project Boundary

 Open Water



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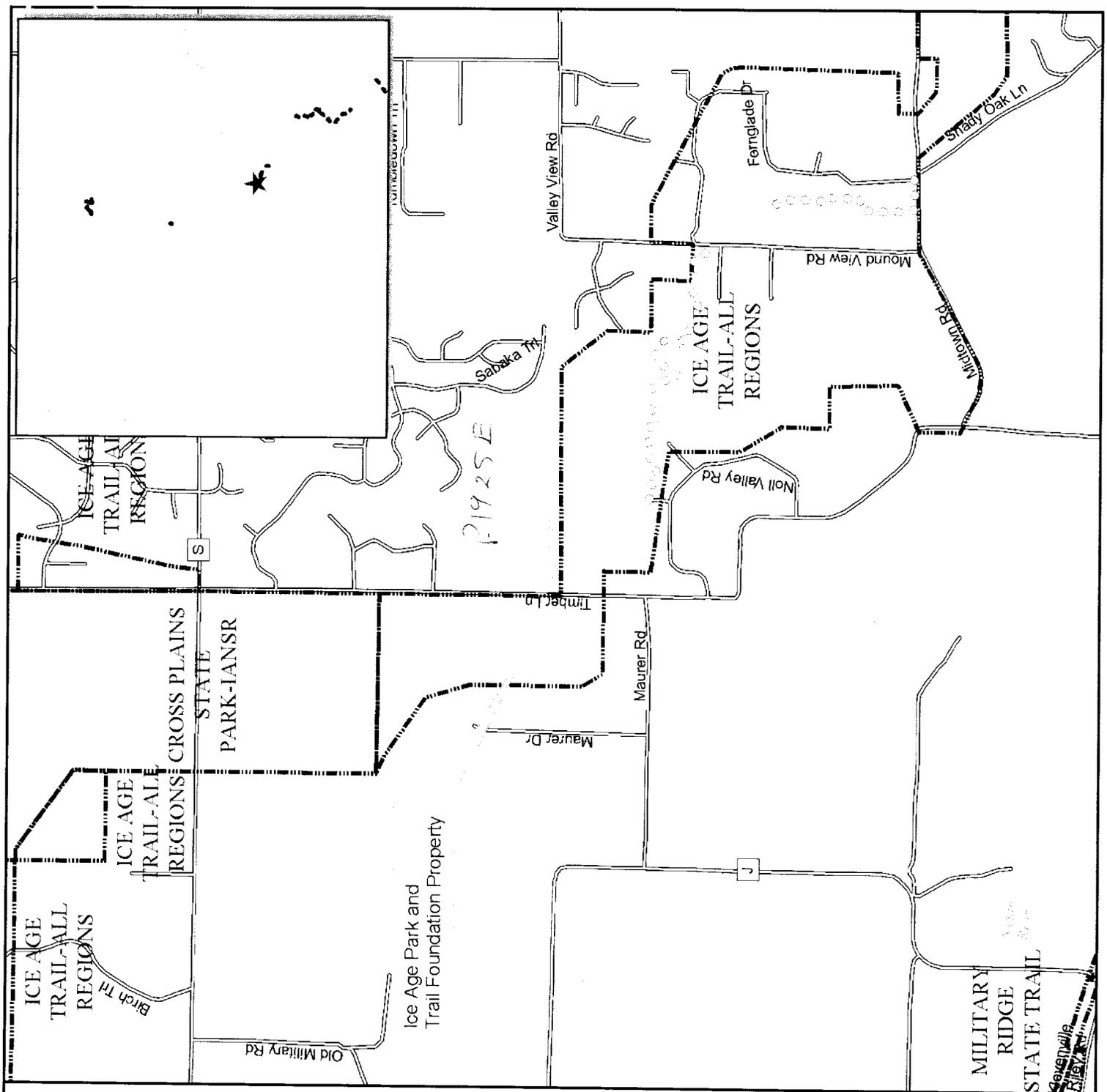
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**STATE OF WISCONSIN
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Bureau of Facilities and Lands

February 14, 2006

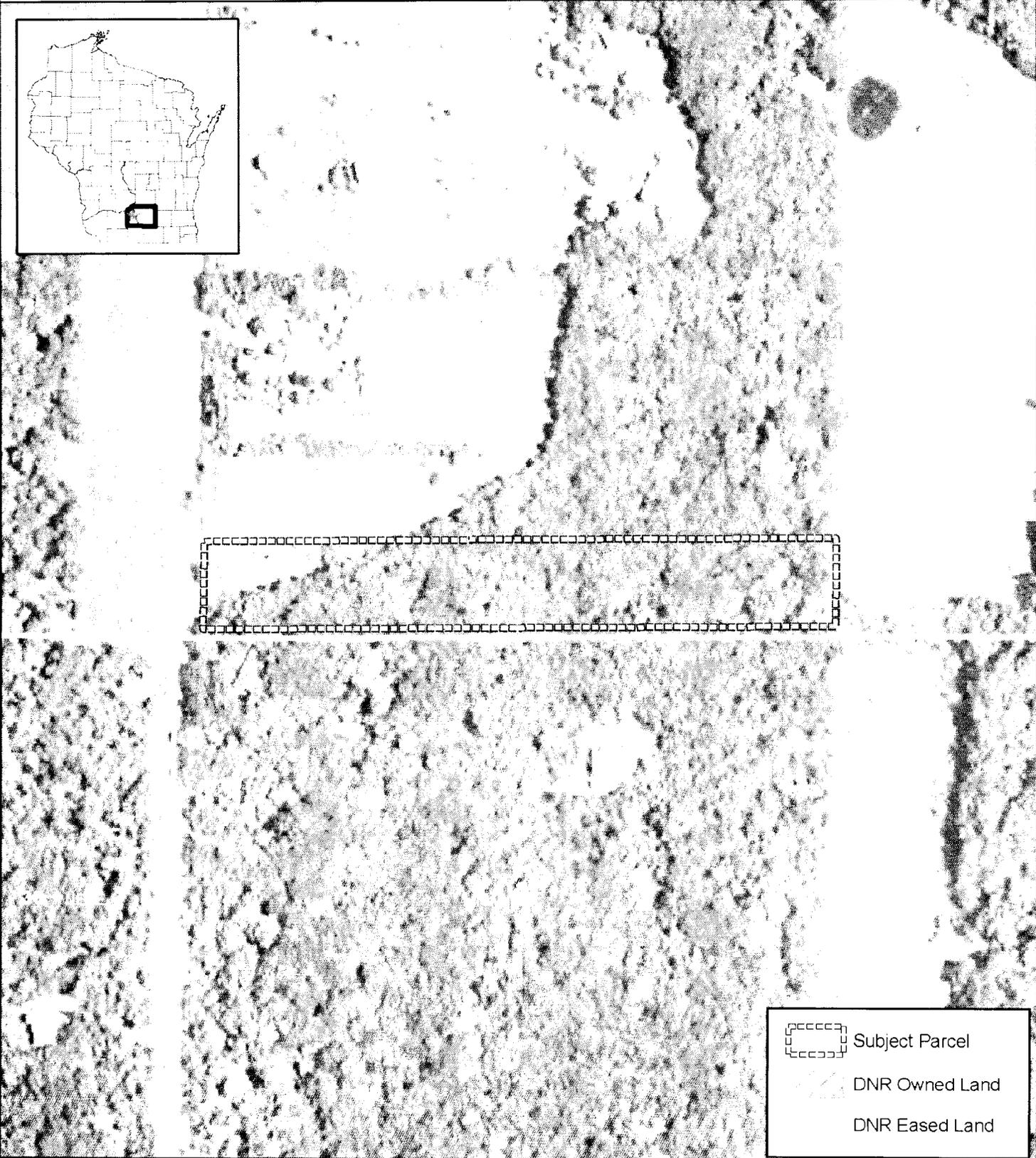
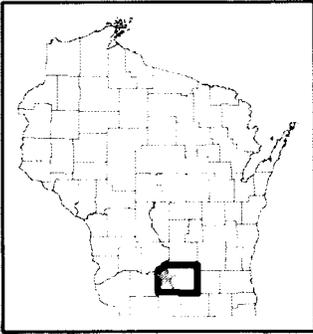


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Ice Age Park and Trail Foundation Property

T 6N R 8E Section 30, Town of Middleton, Dane County



	Subject Parcel
	DNR Owned Land
	DNR Eased Land



Created by Bureau of Facilities and Lands
Real Estate Section
February 14, 2008



Acknowledgment Of Gift

This is to certify that at its March 2008 meeting, the Natural Resources Board gratefully accepted a gift of parcels totaling 46.7-acres from the

ICE AGE PARK & TRAIL FOUNDATION

The property will be used for the Ice Age State and National Scenic Trail in Washington and Dane Counties. It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine L. Thomas, CHAIR