

SUBJECT: Land Acquisition – Ice Age Trail – Columbia County

FOR: AUGUST 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 36.34 acres of land from the Smith Revocable Trust for \$342,000 for the Ice Age Trail in Columbia County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel is located in the Town of West Point about 20 miles northwest of the City of Madison and five miles northwest of the City of Lodi in the hills and bluffs south of Lake Wisconsin. The property is mix of woods, grassland, prairie, and a large leatherleaf bog. It is adjacent to Gibraltar Rock State Natural Area, Ice Age Trail Area, and State Natural Area and which includes the former Columbia County Richmond Memorial County Park also known as Gibraltar Rock. Columbia County transferred its ownership to the Department in 2007. Department ownership will allow development and maintenance of the Ice Age Trail and other hiking trails, provide additional public recreational opportunity, and protect the scenic and natural resources in the area.

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 (IAT) is a cooperative project between the Department, the U.S. National Park Service, the Ice Age Trail Alliance and its various volunteer groups around the state, and the counties through which the trail passes. The Ice Age Trail was designated a National Scenic Trail in 1980 by Congress. It is one of only eleven 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, ending at Interstate State Park. 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 pedestrian uses such as hiking, backpacking, and snowshoeing. To date, about half of the trail has been completed in numerous segments. Management, development and maintenance of the trail is shared between the Department and the Ice Age Trail Alliance. The property has upland woods, a leatherleaf bog of natural area quality and a part of the south face of Gibraltar Rock.

If acquired the Department would manage the Smith property as sustainable trail lands. Intended management activities include trail installation and invasive species control, and this work will primarily be done by volunteers of the Ice Age Trail Alliance. It would provide recreational opportunities for the public, proposed are all allowable Nature-Based Outdoor Activities (NBOAs). This is consistent with NBOAs on the adjacent Gibraltar Rock IAT lands. This acquisition would help provide the opportunity to establish a road-to-road connection between the Merrimac Ferry and CTH VJ, leaving potentially only one private parcel between Merrimac Ferry and CTH VJ. It will become one of the outstanding segments of the Ice Age Trail and is one step closer to the goal of being able to hike from downtown Lodi to Devil's Lake State Park.

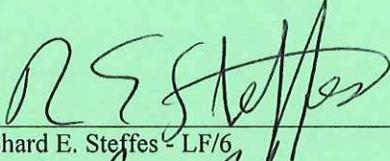
Purchase of the 36.34 acre Smith property for the Ice Age Trail will provide opportunities for public recreation while protecting the natural and scenic character within this corridor.

RECOMMENDATION: That the Board approve the purchase of 36.34 acres of land for \$342,000 for the Ice Age Trail.

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 |

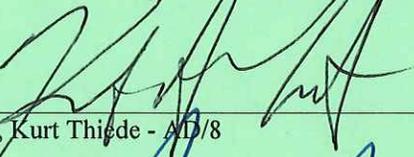
APPROVED:



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

6-25-12

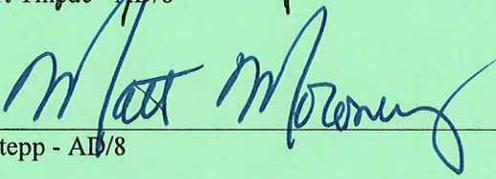
Date



Administrator, Kurt Thiede - AD/8

7/10/12

Date



Secretary, Cathy Stepp - AD/8

7/10⁹/12

Date

- cc: S. Miller - LF/6
- R. Steffes - LF/6
- L. Ross - AD/8
- D. Schuller - PR/6
- M. Aquino - SCR - FITCHURG

CORRESPONDENCE/MEMORANDUM

DATE: July 9, 2012 FILE REF: PR 40148

TO: Scott Walker

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Ronald R. and Paulette W Smith Revocable Trust of 2006 Tract, File # PR 40148,
Option Expires October 05, 2012

1. PARCEL DESCRIPTION:

Ice Age Trail
Columbia County

Grantor:

Ronald R. and Paulette W Smith Revocable Trust of 2006
W11396 Bay Drive
Lodi, WI 53555

Acres: 36.34Price: \$342,000Appraised Value: \$342,000; \$381,500Interest: Fee Title PurchaseImprovements: 12'x20' shedLocation: The property is located in Columbia County 5 miles northwest of LodiLand Description: The subject land is level to gently rolling.Covertypes Breakdown:

Type	Acreage
Wetland	17
Upland Woodland	7.34
Grass & Prairie	12
Total:	36.34

Zoning: AgriculturalPresent Use: RecreationalProposed Use: Public recreation and conservationTenure: 2006Property Taxes: \$4318Option Date: June 7, 2012Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross country skiing.

2. JUSTIFICATION:

The Department has obtained an option to purchase 36.34 acres of land from the Ronald R. and Paulette W Smith Revocable Trust of 2006 for \$342,000 for the Ice Age Trail in Columbia County.

The parcel is located in the Town of West Point about 20 miles northwest of the City of Madison and five miles northwest of the City of Lodi in the hills and bluffs south of Lake Wisconsin. The property is mix of woods, grassland, prairie, and a large leatherleaf bog. It is adjacent to Gibraltar Rock State Park, Ice Age Trail Area, and State Natural Area which includes the former Columbia County Richmond Memorial County Park also known as Gibraltar Rock. Columbia County transferred its ownership to the Department in 2007. Department ownership will allow development and maintenance of the Ice Age Trail and other hiking trails, provide additional public recreational opportunity, and protect the scenic and natural resources in the area.

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 (IAT) is a cooperative project between the Department, the U.S. National Park Service, the Ice Age Trail Alliance (collectively known as the Triad) and its various volunteer groups around the state, and the counties through which the trail passes. The Ice Age Trail was designated a National Scenic Trail in 1980 by Congress. It is one of only eleven 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, ending at Interstate State Park. 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 pedestrian uses such as hiking, backpacking, and snowshoeing. To date, about half of the trail has been completed in numerous segments. Management, development and maintenance of the trail is shared between the Department and the Ice Age Trail Alliance.

The Natural Resources Board approved a Triad-developed "Corridor of Opportunity" for the Ice Age Trail through southern Columbia County in 2000. At its March 2004 meeting, the Natural Resources Board approved implementation steps of the Land Legacy Plan, placing a high priority on Ice Age Trail land acquisition. The parcel has upland woods, a leatherleaf bog of natural area quality and part of the south face of Gibraltar Rock

Purchase of the 36.34 acre Smith property for the Ice Age Trail is recommended to provide opportunities for public recreation while protecting the natural and scenic character within this corridor.

3. LAND MANAGEMENT:

If acquired the Department would manage the Smith property as sustainable trail lands. Intended management activities include trail installation and invasive species control. It would provide recreational opportunities for the public, proposed are all allowable Nature-Based Outdoor Activities (NBOAs). This is consistent with NBOAs on the adjacent Gibraltar Rock IAT lands. This acquisition would help provide the opportunity to establish a road-to-road connection between the Merrimac Ferry and CTH VJ, leaving potentially only one private parcel between Merrimac Ferry and CTH VJ. It will become one of the outstanding segments of the Ice Age Trail and is one step closer to the goal of being able to hike from downtown Lodi to Devil's Lake State Park. Management, development and maintenance of the trail are shared between the Department and the Ice Age Trail Alliance within current budget. Trail development and control of invasive species will be done by volunteers of the Alliance.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$2,658,000

5. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 7,973.77
Acquisition Goal: 9,673
Percent Complete: 82.43 %
Cost to Date: \$14,634,201.65

6. APPRAISAL 1:

Appraiser: Tenny Albert
Valuation Date: April 9, 2012
Appraised Value: \$342,000
Highest and Best Use: Dingle family residential/recreation

Allocation of Values:

- a. land: 36.34 acres @ \$9,400 per acre: \$342,000 rounded
- b. market data approach used, 6 comparable sales cited
- c. adjusted value range: \$4,700 - \$10,500 per acre

Appraisal Review: Gregory Markus - June 5, 2012

APPRAISAL 2:

Appraiser: Michael Stone
Valuation Date: April 23, 2012
Appraised Value: \$381,500
Highest and Best Use: Rural residential

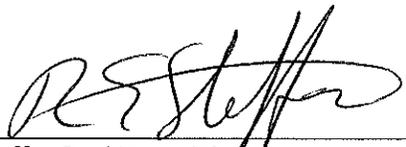
Allocation of Values:

- a. land: 36.34 @ \$10,500 per acre: \$381,500 rounded
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$8,265-\$11,389 per acre

Appraisal Review: Gregory Markus - June 5, 2012

RECOMMENDED:

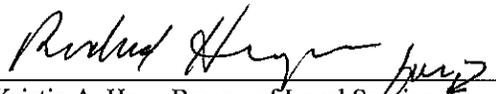
Comments: Stone allocated \$5,000 for the small shed on the property. The Albert report was considered the better indicator of value.



Richard E. Steffes, Real Estate Director

6-25-12

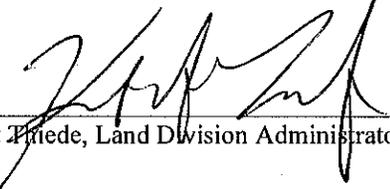
Date



Kristin A. Hess, Bureau of Legal Services

7/2/12

Date



Kurt Thiede, Land Division Administrator

7/10/12

Date

RES:

**Ronald R. Smith &
Paulette W. Smith
Revocable Trust
of 2006 - Fee**

Ice Age Trail

PR 40148

T10N R8E Sec 18 & 19
Town of West Point
Columbia County
36.34 Acres

Subject

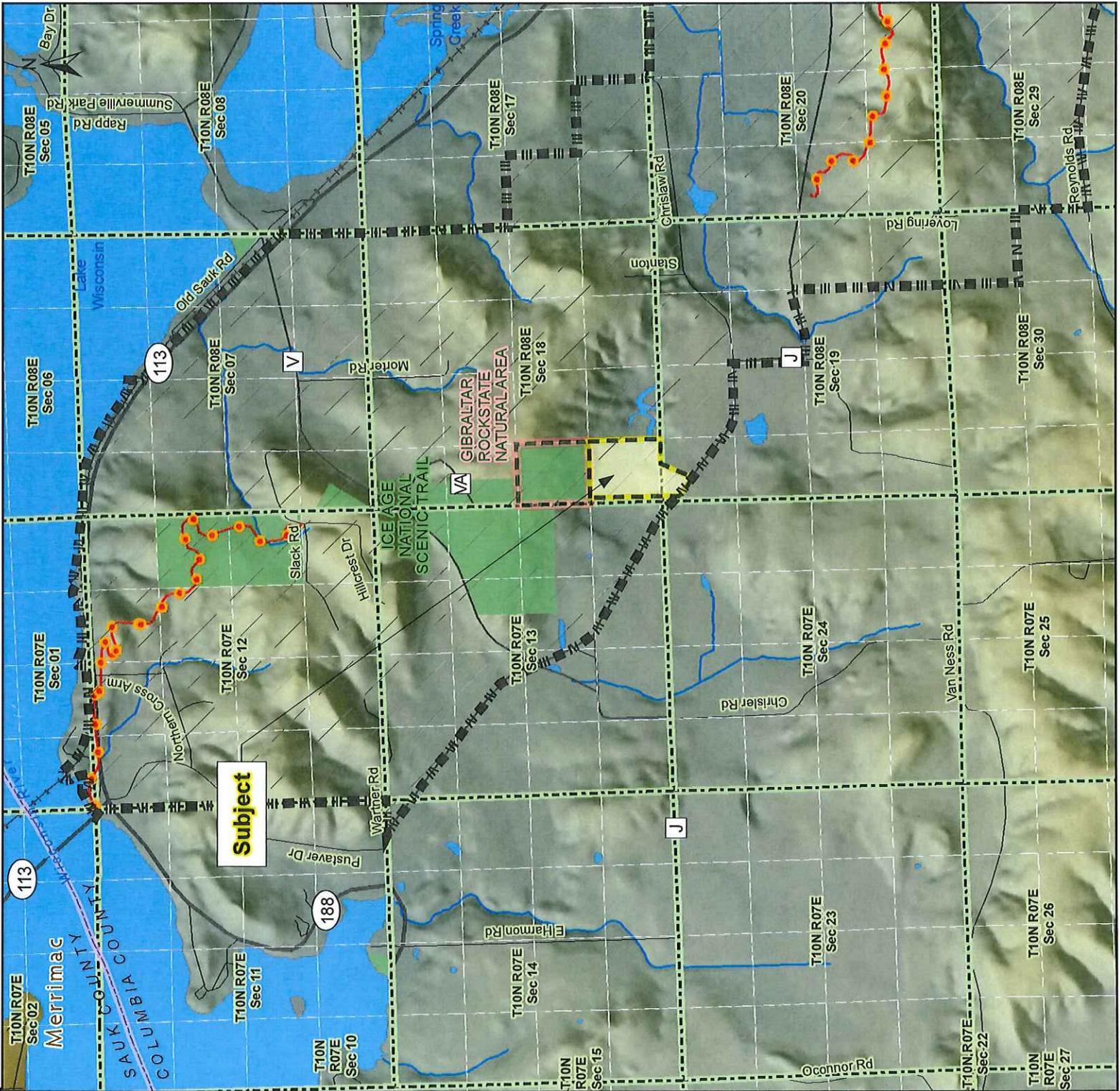
-  Ice Age Trail
-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  State Natural Area
-  PLSS Section Line
-  QQ Section Boundary



County View

Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jun 18, 2012 kmh



Ronald R. Smith & Paulette W. Smith Revocable Trust of 2006 - Fee

T10N R8E Sec 18 & 19 Town of West Point, Columbia County



Ice Age Trail

 Subject

 DNR Owned

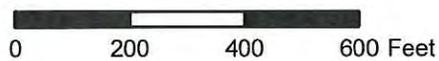
 DNR Eased

 DNR Project Boundary

 State Natural Area

 Section Line

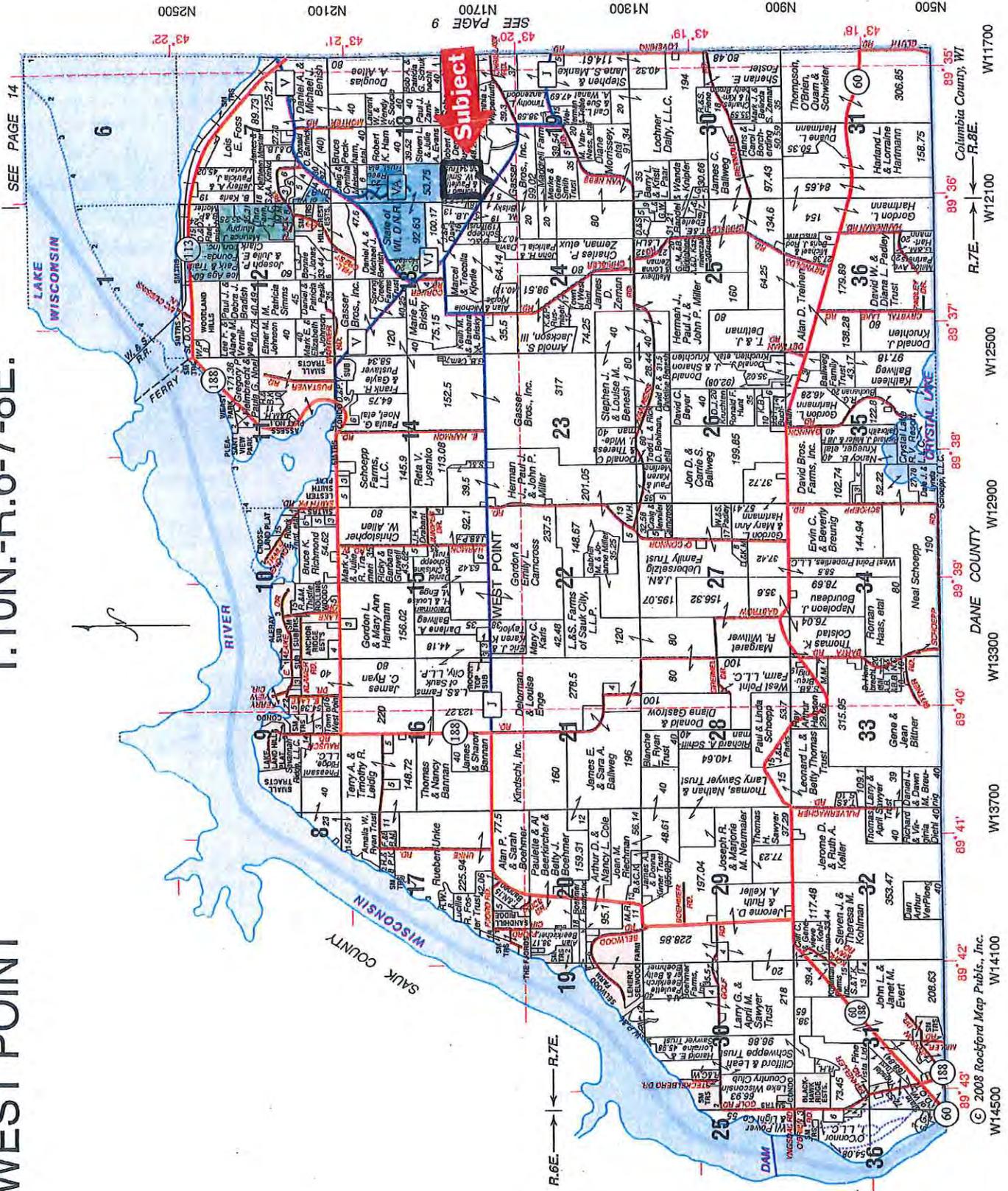
 QQ Section Lines



Jun 18, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands



WEST POINT T.10N.-R.6-7-8E.



SEE PAGE 9
N1900 N1700 N2100 N2500
43° 20' 43° 19' 43° 18' 43° 17'

SEE PAGE 14

SEE PAGE 14

SEE PAGE 14

W11700 W12100 W12500 W12900 W13300 W13700 W14100
R.7E R.7E R.7E R.7E R.7E R.7E R.7E
Columbia County WI
DANE COUNTY
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