

**SUBJECT: LAND ACQUISITION - ICE AGE TRAIL - WASHINGTON COUNTY**

**FOR: DECEMBER 2007 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase six acres of land from James and Laurene Blau for \$235,000 for the Ice Age Trail in Washington County. The item is being submitted because the purchase price exceeds \$150,000.

The 6-acre Blau tract, situated within the Town of Erin in southwestern Washington County, is approximately five miles southeast of the City of Hartford. The parcel lies a mile north of Holy Hill, a national shrine atop the highest peak in Washington County. The Blau tract is a key parcel within the Mid-Kettle Moraine Corridor that will provide a continuous Ice Age Trail between the Northern and Southern Units of the Kettle Moraine State Forest. The Blau parcel adjoins a mile of federally certified Ice Age Trail segment to the south including a 120-acre parcel owned by the Department. Thin and rectangular in shape, the subject will serve as an approximately 1,700-foot trail corridor extension located between the Department's Loew Lake Unit and the Pike Lake Unit of the Kettle Moraine State Forest. Its topography is level to gently rolling open landscape with a small pine plantation situated along the property's southernmost boundary. Acquisition of the parcel will allow natural resource habitat management activities and also enhance public recreation opportunities by securing a needed corridor extension of the Ice Age Trail.

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.

This acquisition would move the trail off a busy county road and provide additional opportunities for trail hiking in a highly populated part of Wisconsin, which has a heavy demand for recreational lands.

**RECOMMENDATION:** That the Board approve the purchase of six acres of land for \$235,000 for the Ice Age Trail in Washington County.

**LIST OF ATTACHED MATERIALS:**

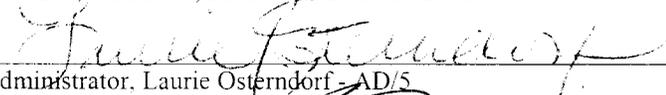
- No  Fiscal Estimate Required
- No  Environmental Assessment of Impact Statement Required
- No  Background Memo

- Yes  Attached
- Yes  Attached
- Yes  Attached

**APPROVED:**

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

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/5

11/7/07  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/5

11/26/07  
\_\_\_\_\_  
Date

- cc:
- S. Miller - LF/6
  - R. Steffes - LF/6
  - L. Ross - AD/5
  - G. McCutcheon - SER
  - W. Smith - PR/6

## CORRESPONDENCE/MEMORANDUM

DATE: October 17, 2007 FILE REF: P-1914

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Purchase, James Blau Tract, File # P-1914  
Approval is Requested by December 23, 2007

1. PARCEL DESCRIPTION:

Ice Age Trail  
Washington County

Grantor:

James F. and Laurene Blau  
5950 Shamon Road  
Hartford, WI 53027

Acres: 6Price: \$235,000Appraised Value: 235,000Improvements: None

Location: The parcel is located within the Town of Erin in southwestern Washington County about five miles southeast of the Town of Hartford.

Land Description: The Blau tract is level to gently rolling open land with a small pine plantation on the southernmost portion of the property.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	0.5
	Grassland	5.5
	TOTAL	6.0

Zoning: AgriculturePresent Use: Fallow Field/PastureProposed Use: Public Recreation (trail) and Scenic ProtectionTenure: 20 yearsProperty Taxes: About \$300Option Date: August 24, 2007Comments: This parcel is part of a larger 51.18-acre improved parcel.2. JUSTIFICATION:

The 6-acre Blau tract, situated within the Town of Erin in southwestern Washington County, is approximately five miles southeast of the City of Hartford. The parcel lies a mile north of Holy Hill, a national shrine atop the highest peak in Washington County. The Blau tract is a key parcel within the Mid-Kettle Moraine Corridor that will provide a continuous Ice Age Trail between the Northern and Southern Units of the Kettle Moraine State Forest. The Blau parcel adjoins a mile of federally certified Ice Age Trail segment to the south including a 120-acre state-owned parcel. Thin and rectangular in shape, the subject will serve as an approximately 1,700-foot trail corridor extension located between the Department's Loew Lake Unit and the Pike Lake Unit of the Kettle Moraine State Forest. Its topography is level to gently rolling open landscape with a small pine plantation situated along the property's southernmost



boundary. Acquisition of the parcel will allow natural resource habitat management activities and also enhance public recreation opportunities by securing a needed corridor extension of the Ice Age Trail.

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 has been completed in numerous segments. Management, development and maintenance of the trail will be shared between the Department and the Ice Age Park and Trail Foundation.

Purchase of the Blau property 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 this corridor.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$ 2,500,000	\$2,198,342

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988  
Acres Purchased to Date: 6,025.06 Acres  
Acquisition Goal: 9,673.00 Acres  
Percent Complete: 58.7%  
Cost to Date: \$10,442,711.00

5a. APPRAISAL

Appraiser: Steven Vitale and Mark Letscher (Private Appraisers)  
Valuation Date: June 11, 2007  
Appraised Value: \$235,000  
Highest and Best Use: Single family home

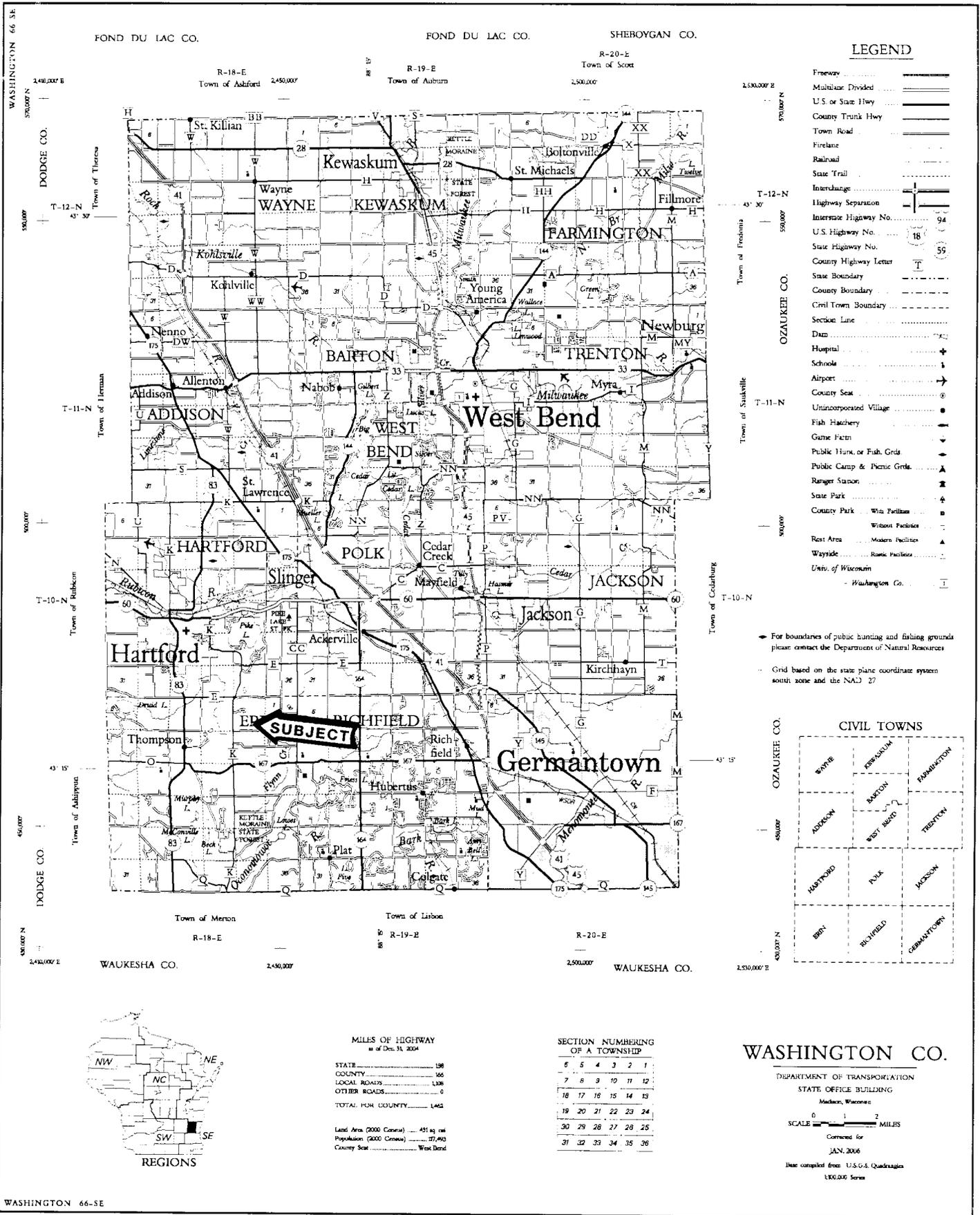
Allocation of Values:

- a. land: 6 acres @ \$39,167 per acre: \$235,000
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$206,804 to \$277,024

Appraisal Review: Paul Scott– August 20, 2007

Comment: The appraisal was initially done to estimate value of eight acres. This was revised for the current 6-acre parcel configuration and value reduced accordingly.



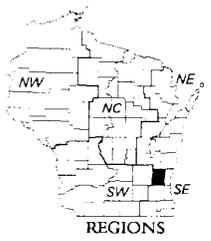
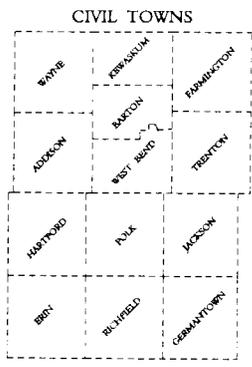


**LEGEND**

- Freeway
- Multi-lane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No. 94
- U.S. Highway No. 18
- State Highway No. 56
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt. or Fish. Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- Country Park With Facilities
- Without Facilities
- Rest Area
- Modern Facilities
- Wayside
- Road Facilities
- Units of Wisconsin
- Washington Co.

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



**MILES OF HIGHWAY**  
as of Dec. 31, 2004

STATE	196
COUNTY	346
LOCAL ROADS	1,306
OTHER ROADS	0
<b>TOTAL FOR COUNTY</b>	<b>1,848</b>

Land Area (2000 Census) 431 sq mi  
Population (2000 Census) 37,493  
County Seat West Bend

**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

**WASHINGTON CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Madison, Wisconsin

SCALE 0 1 2 MILES

Checked for  
JAN. 2006

Data compiled from: U.S.G.S. Quadangles  
1:50,000 Series

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# Blau Purchase

## Ice Age Trail

### Subject Property

WDNR Owned

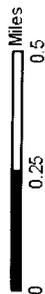
WDNR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water



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. The data set is a spatial representation of the Critical Land Records System maintained by the DNR, Bureau of Facilities and Lands (FL), and is by no means intended as a legal document. The data should not be interpreted as a legal representation of legal ownership boundaries.

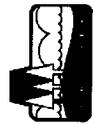
This data set does not differentiate between lands that are open or allowed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended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

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

<http://www.dnr.state.wi.us/org/bce/regions/region.html>

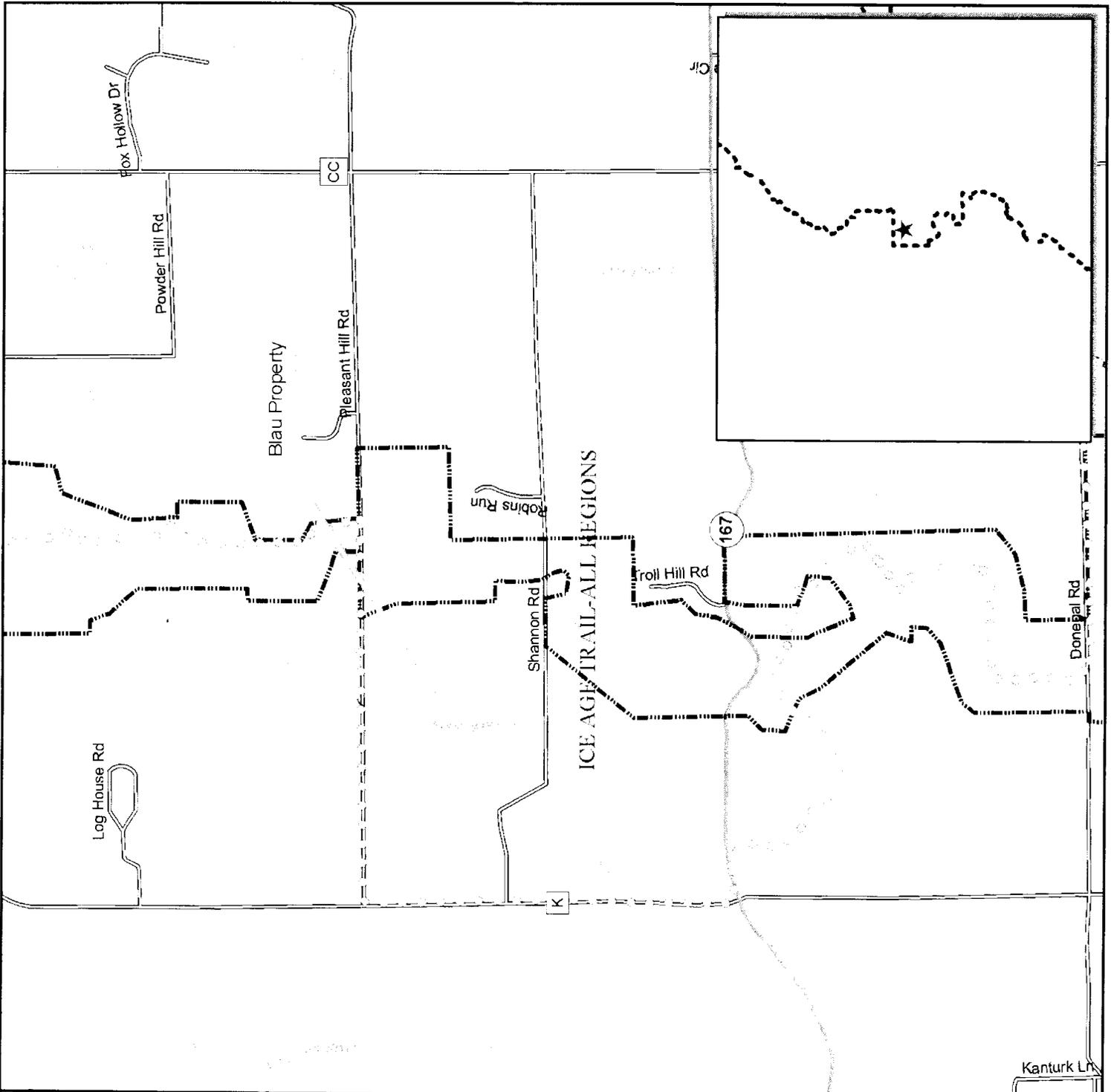
Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN  
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

September 17, 2017



# Blau Purchase

## Ice Age Trail

Subject Property

WDNR Owned

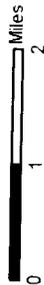
WDNR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water



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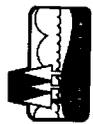
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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 Bureau of Facilities and Lands information for DNR Regional, Field, and District Offices. Information is provided on the following internet site:

[http://www.dnr.state.wi.us/bfl/lands/landownerpagefor\\_dnrns.htm](http://www.dnr.state.wi.us/bfl/lands/landownerpagefor_dnrns.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**

September 17, 2007

