Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No 3. C. 5

SUBJECT: LAND ACQUISITION – ICE AGE TRAIL– COLUMBIA COUNTY

FOR: DECEMBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 70.56 acres of land from the Maurice Murphy Estate for $600,000 for the Ice Age Trail in Columbia County. The item is being submitted because the purchase price exceeds $150,000.

The 70.56-acre Murphy Estate tract is located in the Town of West Point in Columbia County. The parcel is located about 20 miles northwest of the City of Madison and five miles northwest of City of Lodi in the hills and bluffs south of Lake Wisconsin. It is a combination of woodland and open meadows with scenic views. The property is adjacent to the Ice Age Park and Trail Foundation's (IAPTF) 60-acre Steenbock Prairie parcel that runs down to Lake Wisconsin close to the Merrimac Ferry. To the southeast, the Department owns other State Ice Age Trail Area properties, including recent acquisitions from Don Horton and Columbia County at Gibraltar Rock. It will provide a 0.5-mile segment of the Ice Age Trail to be constructed and, along with IAPTF's Steenbock Prairie parcel, provide a road-to-road connection between the Merrimac Ferry and Slack Road, leaving potentially only one private parcel between Merrimac Ferry and Gibraltar Rock. It will become one of the outstanding segments of the Ice Age Trail with a long-term goal of being able to hike from downtown Lodi to Devil's Lake State Park.

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 Department, 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 Ice Age Trail was designated a National Scenic Trail in 1980 by Congress. It 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.

Purchase of the 70.56-acre Murphy property will help complete a portion of the Ice Age Trail and will provide opportunities for public recreation while simultaneously protecting the natural and scenic character of the land within this corridor. Hunting on this property will be considered after Board adoption and Legislative review of the proposed Rule WM-04-08, revisions to NR 10 and NR 45 relating to hunting on state Ice Age Trail areas.

RECOMMENDATION: That the Board approve the purchase of 70.56 acres of land for $600,000 for Ice Age Trail in Columbia County.

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:

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

Administrator, Laurie Osterndorf - AD/8 — Date 11/11/08

Secretary, Matthew J. Frank - AD/8 — Date 11/19/08

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
D. Schuller – PR/6
L. Eagan – SCR/Fitchburg

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: November 11, 2008 FILE REF: PR 40014

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Maurice Murphy Estate Tract, File # PR 40014, Option Expires February 4, 2008

1. PARCEL DESCRIPTION:

Ice Age Trail
Columbia County

Grantor:

Maurice Murphy Estate
c/o Tony Gallagher
Wisconsin Realty Group
P.O. Box 252
Lodi, WI 53555

Acres: 70.56
Price: $600,000
Appraised Value: $600,000; $670,000
Interest: Fee Title Purchase
Improvements: None

Location: The parcel is located 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 in Columbia County in the Town of West Point.

Land Description: The subject land is rolling to hilly.

Covertype Breakdown:	Type:	Acreage:
	Upland/Woodland	50.25
	Grass/Pasture	20.31
	TOTAL	70.56

Zoning: Agriculture/Residential
Present Use: Recreation
Proposed Use: Resource Protection and Public Recreation
Tenure: 53 years
Property Taxes: $6,274
Option Date: October 8, 2008

Stewardship Land Access: This property will be open to the public for hiking, nature appreciation and cross-country skiing.

2. JUSTIFICATION:

The Department proposes to purchase the 70.56-acre Murphy Estate tract that is located in the Town of West Point in Columbia County for the Ice Age Trail project. The parcel falls within the proposed Ice Age Trail corridor and is located 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. It is a combination of woodland and open

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meadows with scenic views. The property is adjacent to the Ice Age Park and Trail Foundation's (IAPTF) 60-acre Steenbock Prairie parcel that runs down to Lake Wisconsin close to the Merrimac Ferry. To the southeast, the Department owns other state Ice Age Trail Area properties, including recent acquisitions from Don Horton and Columbia County at Gibraltar Rock. It will provide a 0.5-mile segment of the Ice Age Trail to be constructed and, along with IAPTF's Steenbock Prairie parcel, provide a road-to-road connection between the Merrimac Ferry and Slack Road, leaving potentially only one private parcel between Merrimac Ferry and Gibraltar Rock. It will become one of the outstanding segments of the Ice Age Trail and brings us one step closer to the goal of being able to hike from downtown Lodi to Devil's Lake State Park. 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 Department, the U.S. National Park Service, the Ice Age Park and Trail Foundation (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 by Congress in 1980. It 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. 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.

Purchase of the 70.56-acre Murphy 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. Hunting on this property will be considered after Board adoption and Legislative review of the proposed Rule WM-04-08, revisions to NR 10 and NR 45 relating to hunting on state Ice Age Trail areas.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,000,000	$838,212

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 5,862.12
Acquisition Goal: 19,673
Percent Complete: 60.6%
Cost to Date: $10,402,311

5. APPRAISAL:

Appraiser: Paul Stone - (Private Appraiser)
Valuation Date: July 7, 2008 with amendment August 6, 2008
Appraised Value: $600,000
Highest and Best Use: Rural Residential

Allocation of Values:

a. land: 70.56 acres @ $8,503.40 per acre: $600,000.00
b. market data approach used, 5 comparable sales cited
c. adjusted value range: $7,861.00 to $9,151.00

Appraisal Review: Paul Scott - August 19, 2000

Comment: A second appraisal report was done by Robert Richardson. He estimated value at $670,000. The Stone report was considered the better indicator of value.

RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville
Bureau of Legal Services — Date 11/4/08

Laurie Osterndorf — Date 11/11/08

RES:dv

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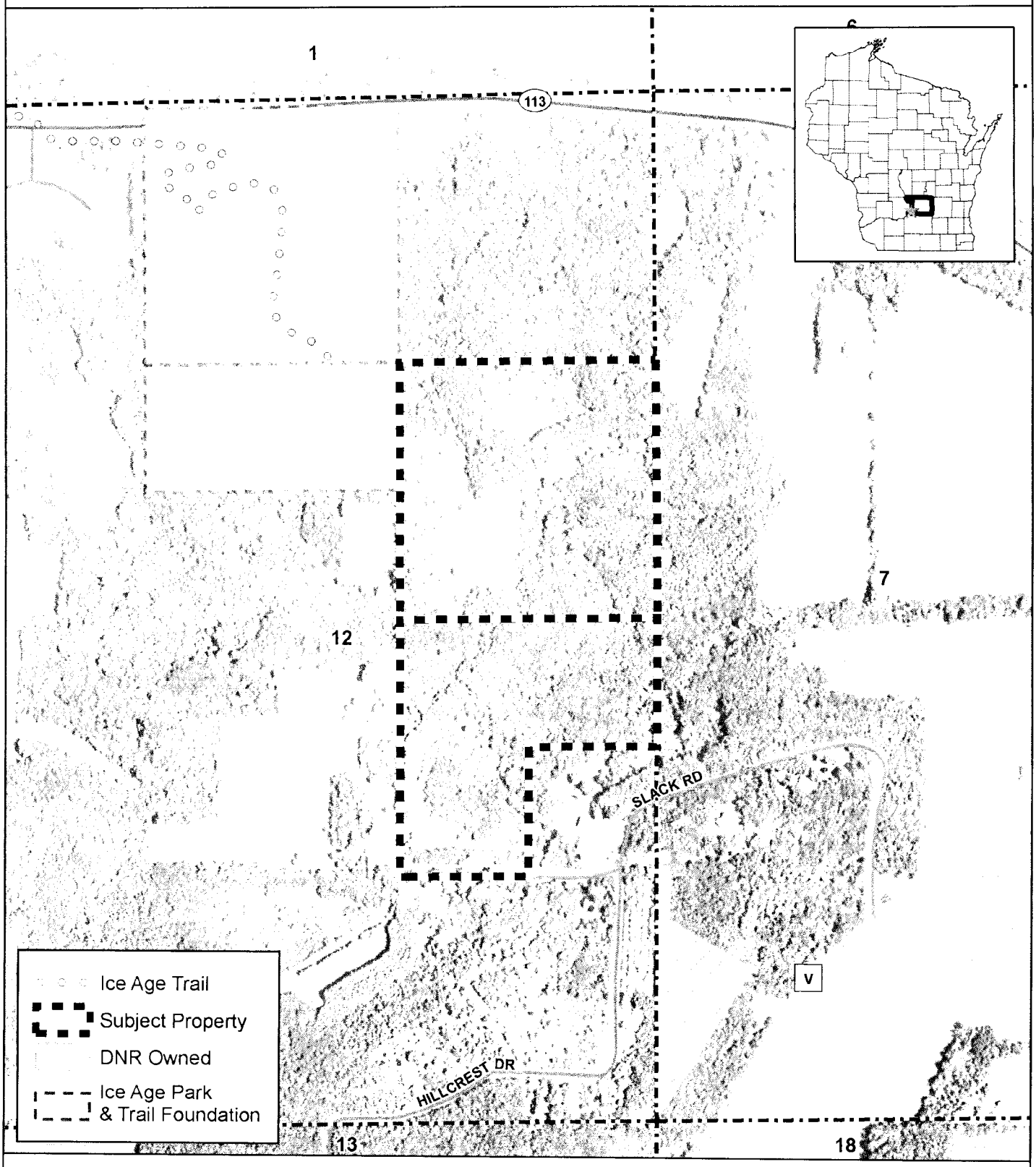
Dr. Maurice Murphy Trust Property

T 10N R 07E Section 12, Town of West Point, Columbia County



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Created by Bureau of Facilities and Lands
Real Estate Section
October 24, 2008

ICE AGE TRAIL CORRIDOR

Columbia County
Towns of West Point and Lodi

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

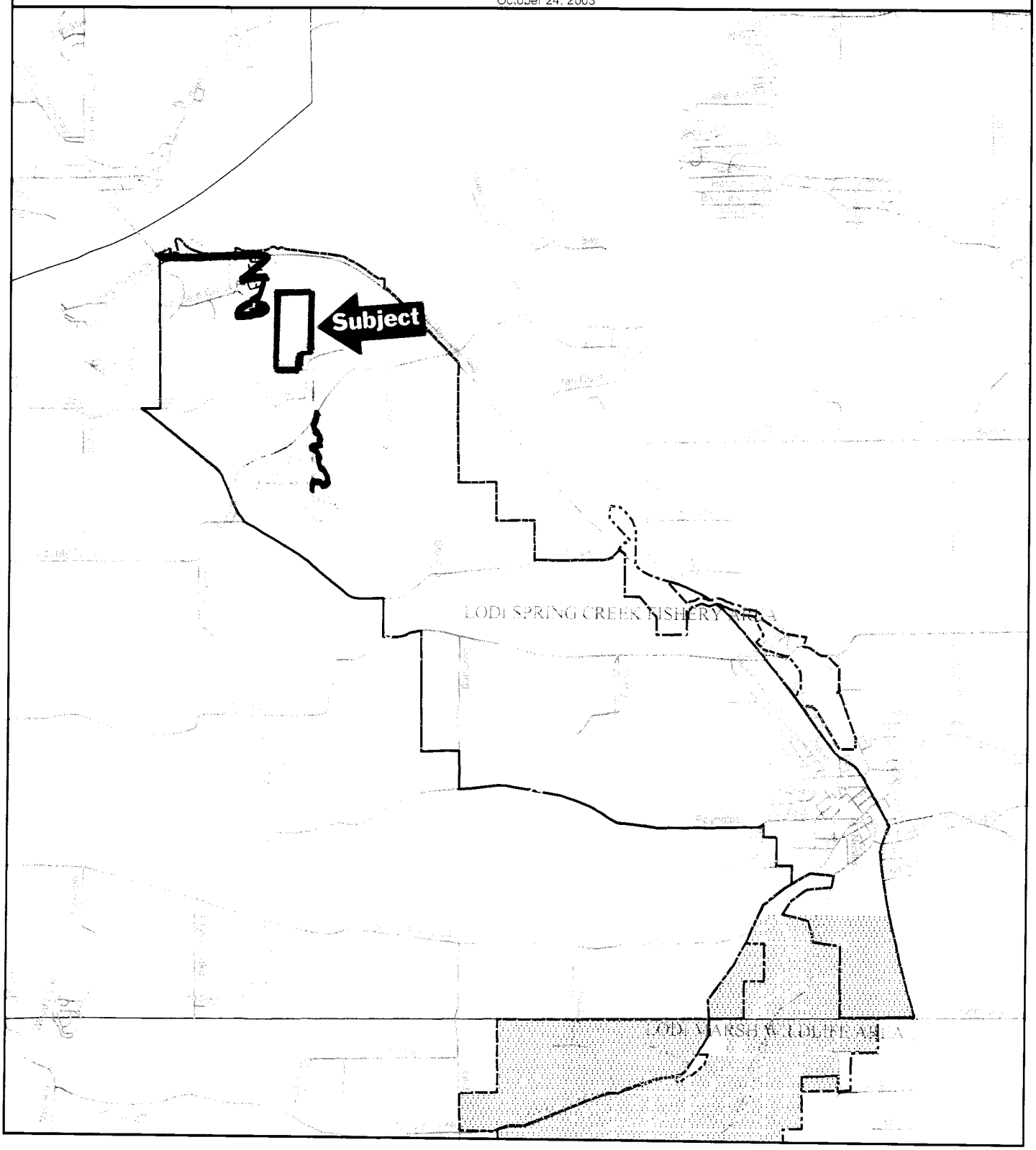
October 24, 2003

Ice Age Trail Corridor

Project Boundary

WDNR Owned

WDNR Easement

WDNR Lease

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