

SUBJECT: LAND ACQUISITION – ICE AGE TRAIL - WAUSHARA COUNTY

FOR: JANUARY 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 78.62 acres of land from the Ronald Motola Estate for \$220,200 for the Ice Age Trail in Waushara County. The item is being submitted because the purchase price exceeds \$150,000.

The Motola tract is located about nine miles west of City of Wautoma. The parcel abuts existing department ownership to the south. The topography varies from rolling to steep slopes, providing a scenic panoramic view of the rural farm countryside and the Mecan Springs Fishery Area. Acquisition of the parcel will allow natural resource habitat management and will provide a ½-mile 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.

The parcel will help connect the Greenwood Wildlife Area to the north with the Mecan Springs Area to the southeast for trail users.

RECOMMENDATION: That the Board approve the purchase of 78.62 acres of land for \$220,200 for Ice Age Trail the in Waushara County.

LIST OF ATTACHED MATERIALS:

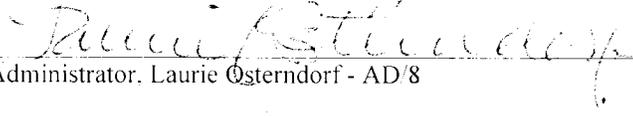
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|----------------------------------------|-------------------------------------------------------|-----------------------------------------|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | 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

Date 12/23/08



Administrator, Laurie Osterdorf - AD/8

Date 12/29/08

Secretary, Matthew J. Frank - AD 8

Date

- cc: S. Miller - LF/6
- R. Steffes - LF/6
- L. Ross - AD/8
- D. Schuller - PR/6
- R. Kazmierczak - NER/Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: December 22, 2008 FILE REF: PR 40025

TO: Governor Doyle

FROM: Matthew J. Frank *MJF*

SUBJECT: Proposed Land Acquisition, Motola Estate Tract, File # PR 40025,
Approval is Requested by February 16, 2009

1. PARCEL DESCRIPTION:

Ice Age Trail
Waushara County

Grantor:

Ronald Motola Estate
c/o Mr. Robert Motola, Personal Representative
18930 West Norwood Drive
New Berlin, WI 53146

Acres: 78.62
Price: \$220,200.00
Appraised Value: \$220,200
Interest: Fee
Improvements: None

Location: The property is located in Waushara County nine miles west of the City of Wautoma

Land Description: The subject land is gently rolling to steeply sloping.

<u>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Grass	29.12
	Upland/Woodland	22.00
	Pine Plantation	<u>27.50</u>
	TOTAL:	78.62

Zoning: Agriculture Rural Residential
Present Use: Recreation
Proposed Use: Scenic Protection and Public Recreation
Tenure: 7 years
Property Taxes: \$2,853
Option Date: October 30, 2008

Stewardship Land Access: This property will be open to the public for nature-based outdoor recreational activities including hiking and cross-country skiing. Availability for hunting will be determined at a later date based on a revised administrative code for the Ice Age Trail

2. JUSTIFICATION:

The Department has obtained an option to purchase 78.62 acres of land from the Motola Estate for \$220,200.00 for the Ice Age Trail in Waushara County. The tract is located in the Town of Hancock in Waushara County about nine miles west of City of Wautoma, the county seat, and four miles southeast of the Village of Hancock. The 78.62-acre property falls within the preferred trail corridor and abuts existing department ownership to the south. The topography varies from rolling to steep slopes, providing a scenic



panoramic view of the rural farm countryside and the Meean Springs Fishery Area. Covertypes is approximately 22 acres of mixed hardwoods in the northwest part of the parcel, approximately 27.5 acres of planted Scotch Pines, and approximately 29.12 acres of rolling land containing more scattered Scotch Pines with scattered open areas. Waushara County Zoning has the property zoned General Agriculture. The parcel is subdivided into four buildable lots by a CSM and has access to a Town Road, Buttercup Drive, via a 66-foot wide strip. Acquisition of the parcel will allow natural resource habitat management activities and also enhance public recreation opportunities by helping to secure a needed corridor extension of the Ice Age Trail between Meean Springs and the greenwood Wildlife 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 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 Motola Estate 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 and Federal LAWCON funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship	\$2,000,000	\$1,047,276
LAWCON	\$2,363,448	\$ 450,919

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 927.34
Acquisition Goal: 1,424.00
Percent Complete: 65.12
Cost to Date: \$1,208,153.00

5. APPRAISAL:

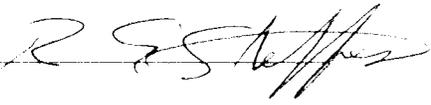
Appraiser: Lynne Tomlinson and Terry Gardon
Valuation Date: May 14, 2008
Appraised Value: \$220,200
Highest and Best Use: Rural Residential

Allocation of Values:

- a. land: 78.62 acres @ 2,800 per acre: \$220,200
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$2,709 to \$2,845

Appraisal Review: Paul Scott September 28, 2008

RECOMMENDED:


Richard E. Steffes

12-23-08
Date


Bureau of Legal Services

12/23/08
Date


Laurie Osterndorf

12/29/08
Date

RES:ch

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available online.**

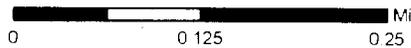
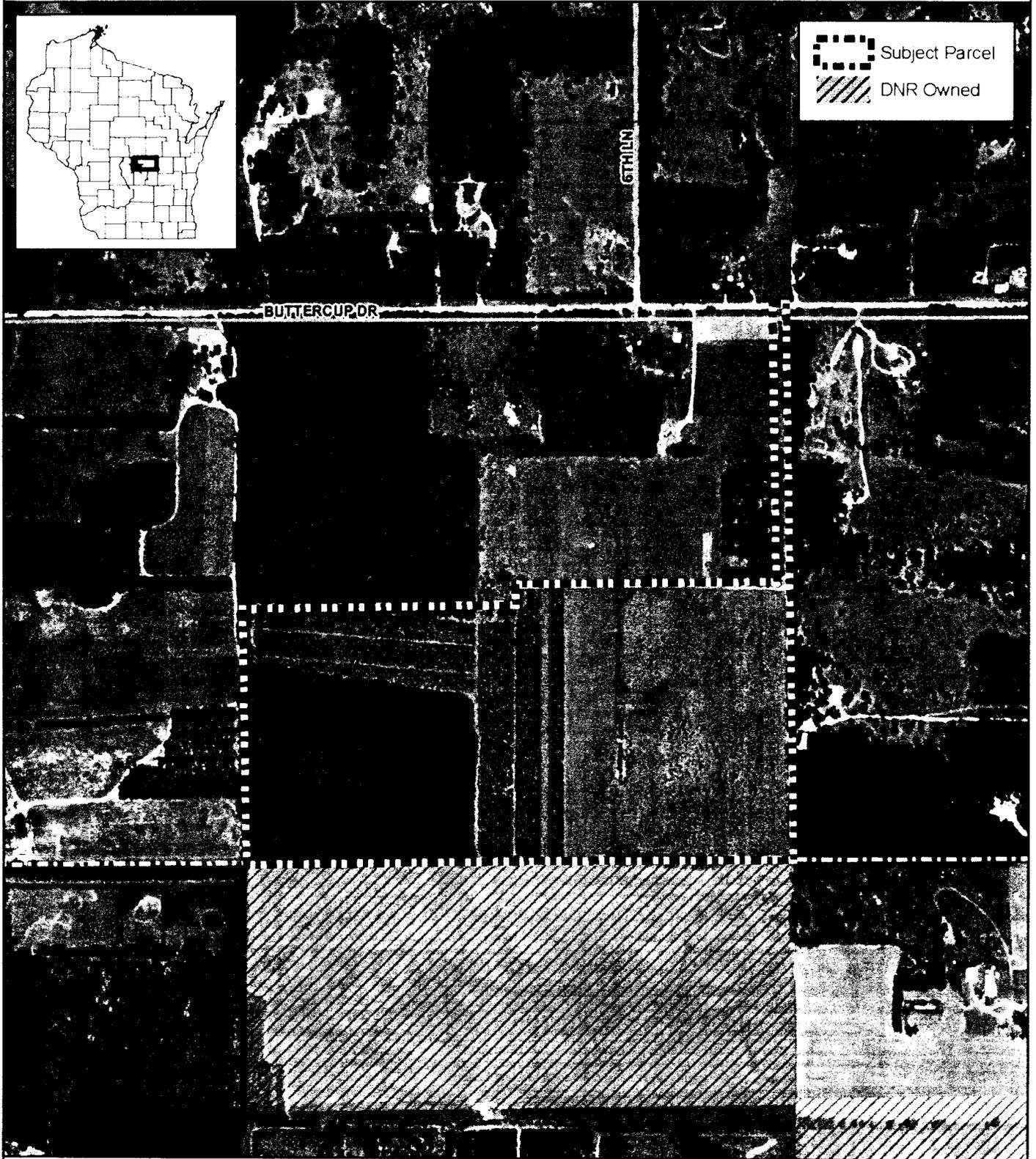
**Please contact laurie.ross@wisconsin.gov
for a hard copy of this document.**

Ronald M. Motola Property

T19N R08E Sec 36, Town of Hancock, Waushara County



 Subject Parcel
 DNR Owned



Created by Bureau of Facilities and Lands
Real Estate Section
December 16, 2008



Ronald M. Motola Estate Property

State Ice Age Trail Area



-  Subject Property
-  WDNR Owned
-  WDNR Easement
-  Project Boundary



This data set depicts the boundaries of lands managed by the Wisconsin Department of Natural Resources, the Wisconsin DNR manages the State Ice Age Trail Area. The State Ice Age Trail Area is a trail system that includes the State Ice Age Trail, the State Ice Age Trail Easement, the State Ice Age Trail Right-of-Way, the State Ice Age Trail Corridor, the State Ice Age Trail Buffer, the State Ice Age Trail Easement, and the State Ice Age Trail Right-of-Way. The data should not be interpreted as a legal representation of legal ownership boundaries.

This data set depicts the boundaries between lands that are owned or controlled by the State of Wisconsin and lands that are owned or controlled by other entities. The data set includes the State Ice Age Trail Area, the State Ice Age Trail Easement, the State Ice Age Trail Right-of-Way, the State Ice Age Trail Corridor, the State Ice Age Trail Buffer, the State Ice Age Trail Easement, and the State Ice Age Trail Right-of-Way. The data set also includes the boundaries of the State Ice Age Trail Area, the State Ice Age Trail Easement, the State Ice Age Trail Right-of-Way, the State Ice Age Trail Corridor, the State Ice Age Trail Buffer, the State Ice Age Trail Easement, and the State Ice Age Trail Right-of-Way.

For information about the data management, including public use and other information, contact the Wisconsin Department of Natural Resources, Bureau of Facilities and Lands, 1000 Wisconsin Avenue, Marquette, WI 54451. Contact information: 715/498-3000, www.dnr.wisconsin.gov.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

November 26, 2019

