

SUBJECT: Land Acquisition – Ice Age Trail – Marathon County

FOR: DECEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 120 acres of land from the Tigerton Lumber Company for \$300,000 for the Ice Age Trail in Marathon County. The item is being submitted because the purchase price exceeds \$150,000.

This Tigerton property would add approximately ½-mile of trail northwest of existing DNR ownership to the trail segment proposed to eventually connect the Mountain Bay Trail along STH29, north to the Langlade County line. This parcel is in a high priority area as identified during the trail planning process. Acquisition will add to connectivity through adjacent DNR lands to the existing IAT segment on the Plover River Fishery Area. Two miles west of the parcel is the very scenic Dells of the Eau Claire River Area, a county owned park and a stopover location for the 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 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 trail, when completed, will run through much of Wisconsin from Door County south, through the Kettle Moraine to Janesville and then north through Devil's Lake State Park to northwestern Wisconsin. Segments of the trail have been developed by the Ice Age Trail Alliance in several locations and on lands owned by the Department. Management, development and maintenance will be shared between the Department and the Ice Age Trail Alliance.

The Tigerton parcel is in an area of glacial activity known as end moraine, ground moraine and pitted outwash. It has a stand of red oak, sugar maple, white ash, basswood, black cherry and bitternut hickory. All nature-based outdoor activities will be allowed to take place on the property

Purchase of the property will protect the rural character of the area, provide opportunities for public recreation including the establishment and maintenance of a portion of the Ice Age Trail, consolidate state ownership, allow natural resource management and most importantly support the existing connection from north Marathon County to the Langlade County line and add another ½ mile of trail to the existing 5½ miles of established trail in this area.

Within the past year, the Department acquired the 113 acre Malkowski parcel for the trail. That parcel abuts the Tigerton Lumber parcel on its southeast corner. When trail planning is complete and a corridor laid out through these two parcels, the Department will offer the excess acreage for sale, up to the 200 acres of forest land. The Department will return to the NRB with a specific resale proposal at that time.

RECOMMENDATION: Approve the purchase of 120 acres of land for \$300,000 for the Ice Age Trail in Marathon County.

LIST OF ATTACHED MATERIALS:

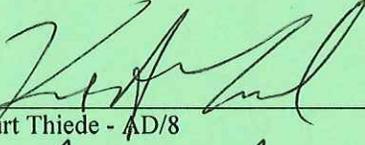
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|----------------------------------------|-------------------------------------------------------|-----------------------------------------|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/>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



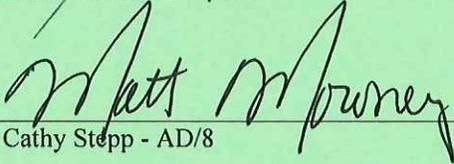
Real Estate Director, Richard E. Steffes - LF/6

10-22-12
Date



Administrator, Kurt Thiede - AD/8

11/28/12
Date



Secretary, Cathy Stepp - AD/8

11/28/12
Date

- cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/8
D. Schuller - PR/6
D. Baumann - Eau Claire

CORRESPONDENCE/MEMORANDUM

DATE: October 22, 2012 FILE REF: PR 40157
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Tigerton Lumber Company Tract, File # PR 40157,
 Option Expires January 24, 2013

1. PARCEL DESCRIPTION:

Ice Age Trail
 Marathon County

Grantor:

Tigerton Lumber Company - -Gerald E. Ort, President
 Attn: Paul Kitslaar – Kitslaar Real Estate
 2525 Wilding Way
 Suamico, WI 54173

Acres: 120
Price: \$300,000
Appraised Value: \$300,000
Interest: Fee Title Purchase
Improvements: None

Location: The property is located in Marathon County 17 miles east of Wausau

Land Description: The subject land is flat to rolling

Covertypes Breakdown:

Type	Acreage
Upland Woodland	120
Total:	120

Zoning: Agriculture, residential min. 2.5-acres and rezoning
Present Use: Lumber Company ownership/productive woodlands part of larger purchase
Proposed Use: Public recreational trail use and forestry management
Tenure: 14-years
Property Taxes: \$12
Option Date: September 27, 2012

Stewardship 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 120 acres of land from the Tigerton Lumber Company for \$300,000 for the Ice Age Trail in Marathon County.

This Tigerton property would add approximately ½-mile of trail northwest of existing DNR ownership to the trail segment proposed to connect the Mountain Bay Trail along STH29, north to the Langlade County line. This parcel is in a high priority area identified during the Triad IAT members' master planning process and acquisition will allow the road-to-road connections between North Pole Road and Sportsman Drive, and connectivity through adjacent DNR lands to the existing IAT segment on the Plover River Fishery Area. The parcel also helps connect to the county owned Dells of the Eau Claire River Park, two miles west.

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 National Park Service, the Ice Age Trail Alliance and its various volunteer groups around the state, and some counties through which the trail passes. The trail, when completed, will run through much of Wisconsin from Door County south through the Kettle Moraine to Janesville and then north through Devil's Lake State Park to northwestern Wisconsin. Segments of the trail have been developed by the Ice Age Trail in several locations and on lands owned by the Department. Management, development and maintenance will be shared between the Department and the Ice Age Trail Alliance.

The Tigerton parcel is in an area of glacial activity known as end moraine, ground moraine and pitted outwash. It has a stand of red oak, sugar maple, white ash, basswood, black cherry and bitternut hickory.

Purchase of the property is recommended to protect the rural character of the area, to provide opportunities for public recreation including the establishment and maintenance of a portion of the Ice Age Trail, to consolidate state ownership, to allow natural resource management and most importantly to support the existing connection from north Marathon County to the Langlade County line and adding another ½ mile of trail to the existing 5½ miles of established trail.

Within the past year, the Department acquired the 113 acre Malkowski parcel for the trail. That parcel abuts the Tigerton Lumber parcel on its southeast corner. When trail planning is complete and a corridor laid out through these two parcels, the Department will offer the excess acreage for sale, up to the 200 acres of forest land. The Department will return to the NRB with a specific resale proposal at that time.

3. LAND MANAGEMENT:

Marathon County IAT properties are managed by Parks staff out of the Merrill office. As productive upland forest, DNR foresters will also work to inventory the timber on the parcel. No improvements, agriculture, or ditches exist on the property. It will be managed and funded under the parks/trails program. There is a small amount of household debris identified by the appraiser discarded in the SE/SW that will be removed.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$2,117,489

5. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 8,017.58
Acquisition Goal: 9,673
Percent Complete: 82.89 %
Cost to Date: \$14,929,600.65

6. APPRAISAL:

Appraiser: Michael Augustyn
Valuation Date: August 26, 2012
Appraised Value: \$300,000
Highest and Best Use: forestry/recreation

Allocation of Values:

- a. land: 120 acres @ \$2,500 per acre: \$300,000
 - b. market data approach used, 5 comparable sales cited
 - c. adjusted value range: \$2,407 - \$2,564 per acre
- Appraisal Review: Peter Wolter - 9/19/2012

RECOMMENDED:



Richard E. Steffes, Real Estate Director

10-22-12
Date


Kristin A. Hess, Bureau of Legal Services

10/23/12
Date


Kurt Thiede, Land Division Administrator

11/28/12
Date

RES:

Tigerton Lumber Company - Fee

Ice Age Trail

PR 40157

T29N R10E Sec 9

Town of Plover

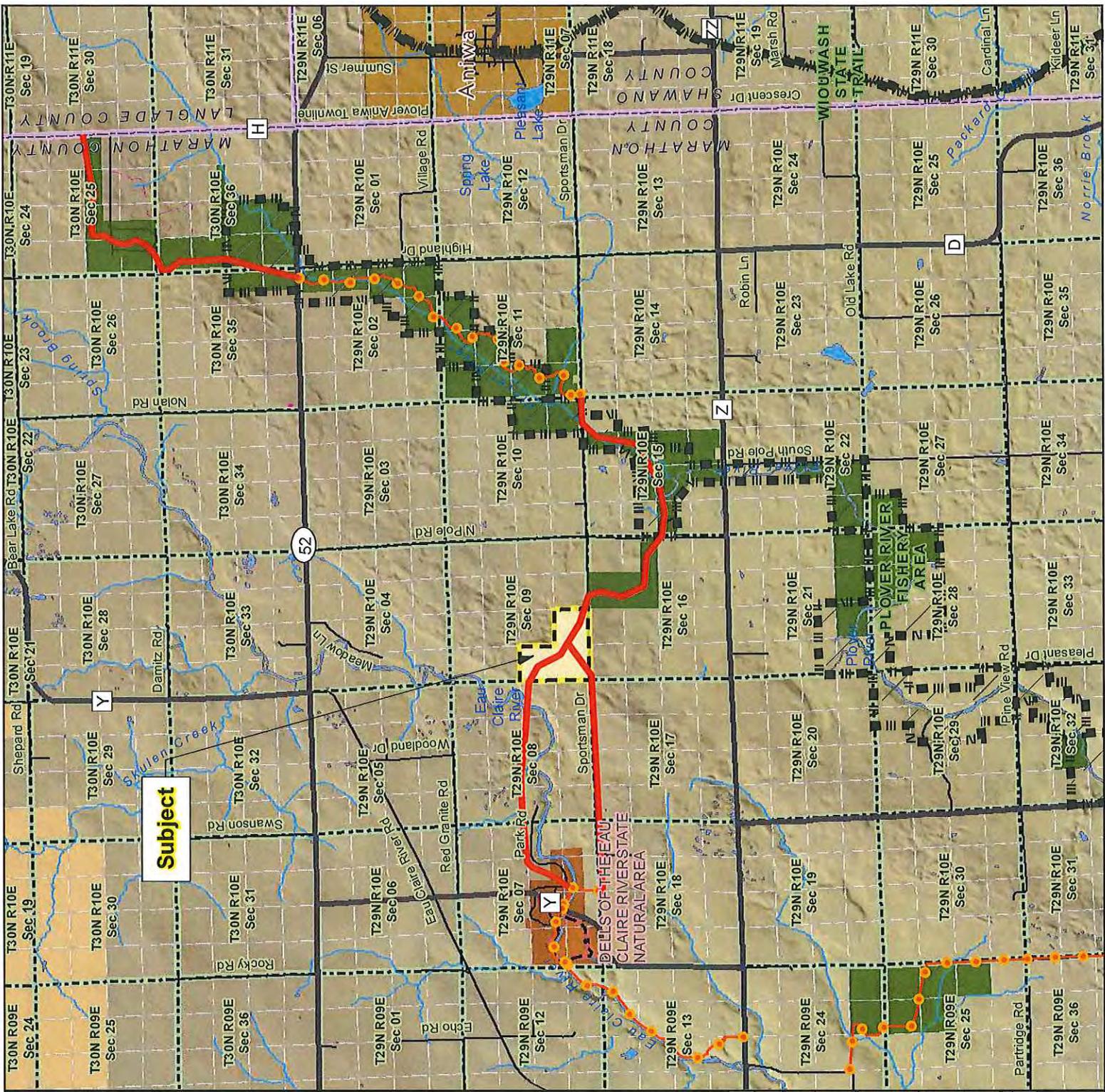
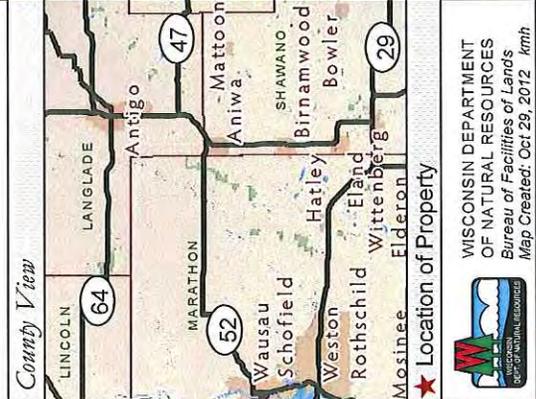
Marathon County

120 Acres

Subject

Proposed Trail Route

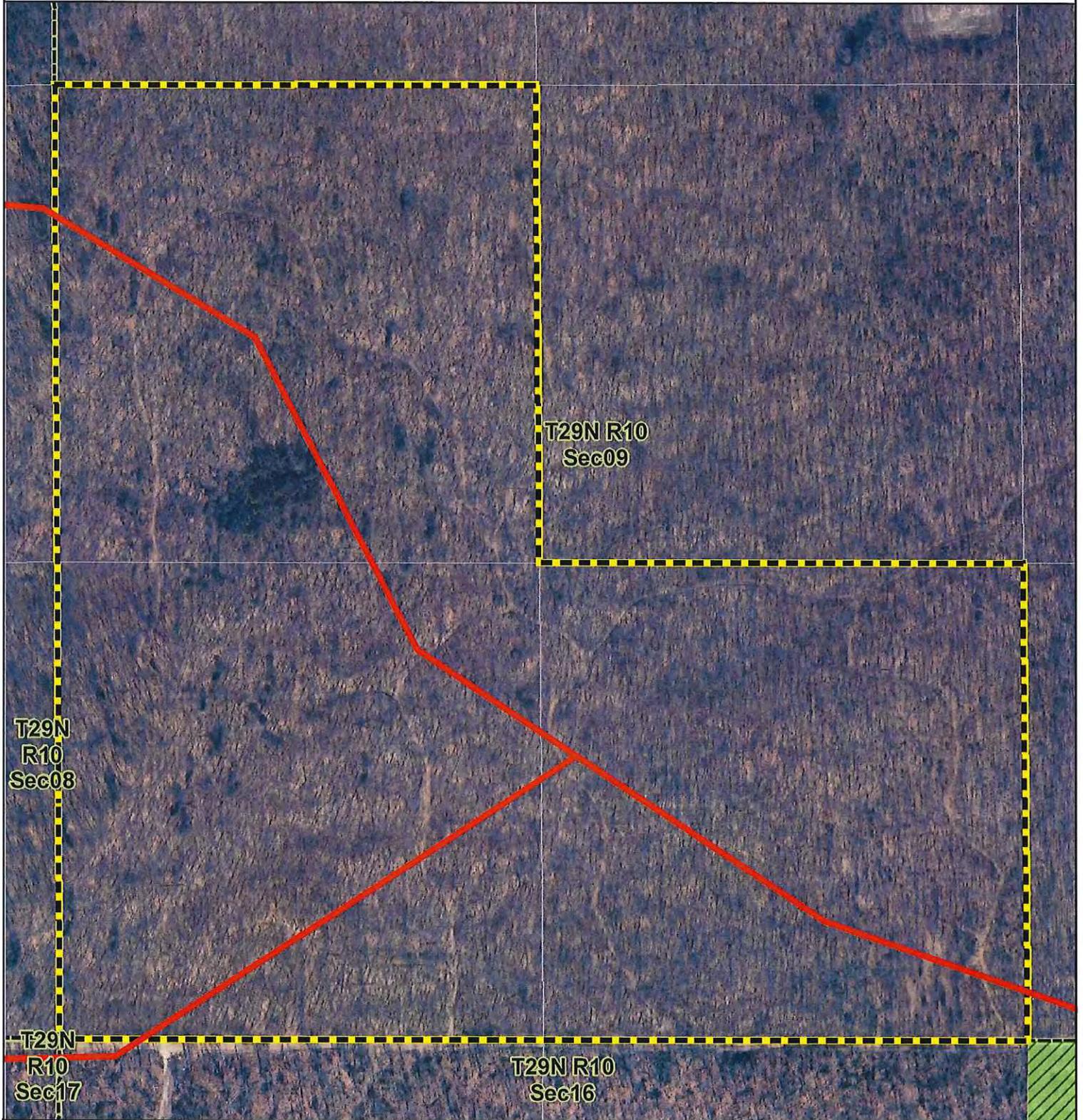
- Ice Age Trail
- WDNR Owned
- WDNR Easement
- DNR Project Boundary
- County Forest Land
- Parks
- State Natural Area
- PLS Section Line
- QQ Section Boundary



WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Oct 29, 2012 kmh

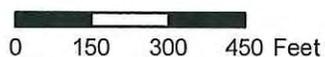
Tigerton Lumber Company - Fee

T29N R10E Sec 39 Town of Plover, Marathon County



-  Ice Age Trail Subject
-  Proposed Trail Route

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines



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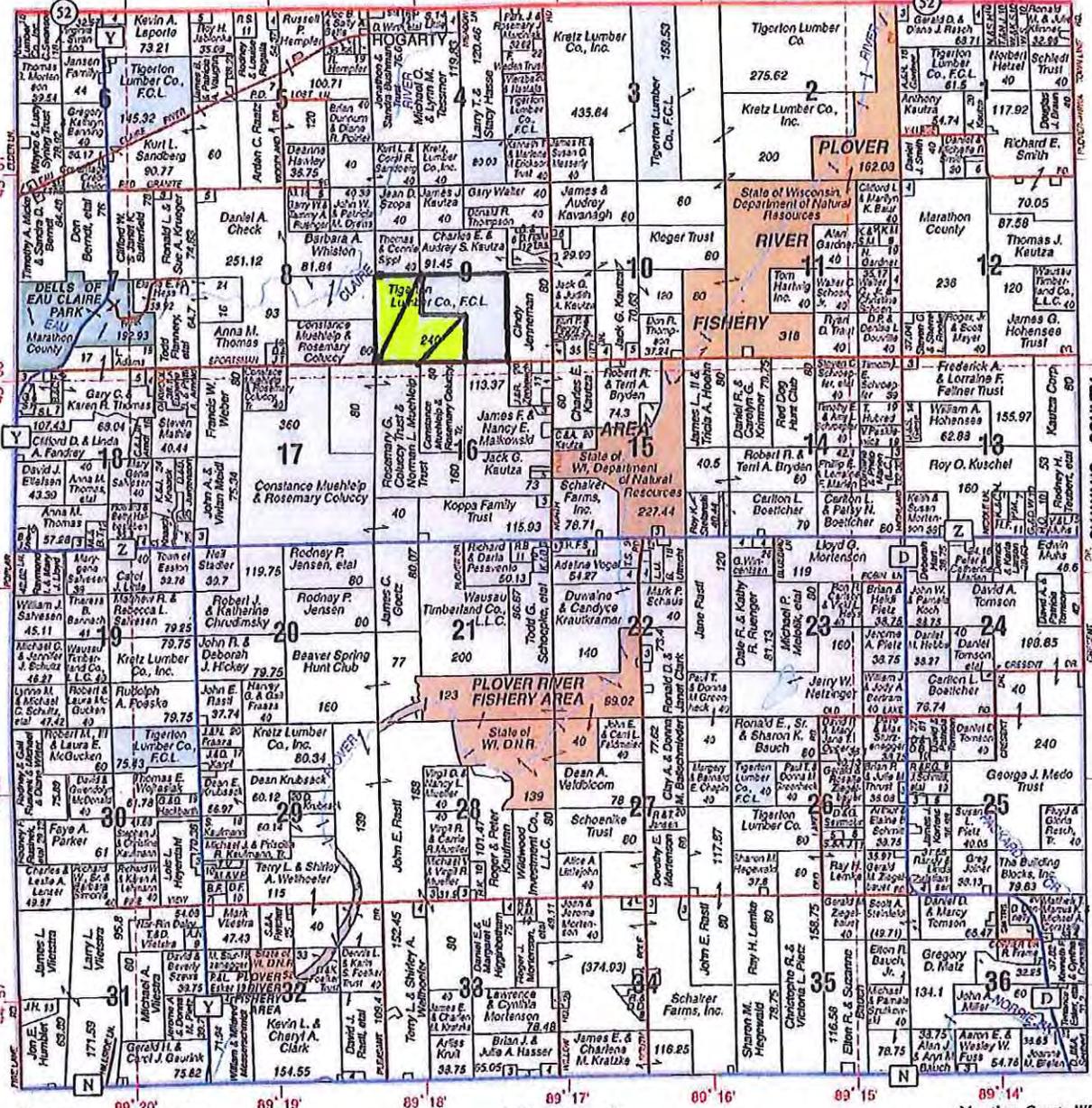

 Oct 18, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands

PLOVER

T.29N.-R.10E.

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Marathon County, WI

