

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – CHIPPEWA MORAINES STATE RECREATION AREA – CHIPPEWA COUNTY

FOR: FEBRUARY 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 205.88 acres of land from the Girl Scouts of Northern Illinois for \$1,226,982 for the Chippewa Moraine State Recreation Area in Chippewa County. The item is being submitted because the purchase price exceeds and \$150,000 and the parcel falls outside the project boundary.

The Phase I property is an outstanding wilderness-like parcel containing three wilderness lakes and is contiguous with the Chippewa Moraine State Recreation Area and Ice Age Reserve. The property contains rugged wooded terrain with ephemeral wetlands, bogs, kettle lakes and large seepage lakes. The property contains an excellent representation of glacial features. Forests are high quality with a good mix of oak and maple and contain a high diversity of amphibians and forest interior birds.

This property falls within the Chippewa Glacial Lakes Land Legacy Place and is considered to have high conservation significance and very high recreational potential. The size of the property and its juxtaposition alongside the Chippewa Moraine and Chippewa County Forest lands combine to provide a unique opportunity to enhance landscape scale protection efforts in this eco-region.

There are three lakes located on the parcel. Hodge Lake is a 19 acre seepage lake that provides nesting habitat for mallard, teal, wood duck and merganser. The Ace in the Hole Lake is 5.7 acres and provides habitat for nesting puddle ducks. The four acre Payne Lake is visible from the Ice Age National Scenic Trail that passes through the Chippewa Moraine Recreation Area. All of these lakes provide for bass and pan fishing opportunities.

A certified segment of the Ice Age National Scenic Trail crosses the southwest corner of the parcel and the Chippewa Moraine Recreation Area, serving as the link to properties identified for future trail connection.

Habitat on the parcel is conducive for hunting of both large and small game.

Upon purchase, the parcel would be open for nature based recreation opportunities that include hunting, fishing, hiking and cross country skiing. The department will undertake a master plan amendment process that will evaluate other activities where the primary focus or purpose is the appreciation or enjoyment of nature. These other activities may include, but are not limited to, bicycling, wildlife or nature observation, camping, nature study, picnicking, and multi-use trail activities.

There are a number of buildings on the parcel which may be used for recreation and education purposes. Final determination of building use will be done by the master plan amendment.

Acquisition of this property would provide an outstanding combination of wilderness lakes and premier shoreline as well as a unique mixture of opportunities for environmental education, scientific research and recreational opportunities.

The Department has also secured at this time, a long-term option that gives the Department exclusive rights to purchase an additional 233.74 acres of the Girl Scouts' ownership next fiscal year (FY13). Phase II is anticipated for presentation to the Board for approval in June of 2012. That portion has Long Lake frontage and includes several small lakes in two separate parcels. If both phases are approved, the Department will have acquired a total of 439.62 acres at a total cost of \$2,620,062. An additional 70 acres are on the deed and tax roll, but are not separately valued as that area is submerged.

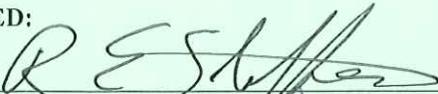
RECOMMENDATION: That the Board approve the purchase of 205.88 acres of land for \$1,226,982 for the Chippewa Moraine State Recreation Area and approve the expansion of the Chippewa Moraine State Recreation area to include this parcel.

LIST OF ATTACHED MATERIALS:

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

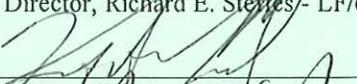
Yes Attached
Yes Attached
Yes Attached

APPROVED:



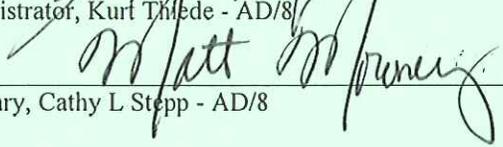
Real Estate Director, Richard E. Steffes - LF/6

12-21-11
Date



Administrator, Kurt Thiede - AD/8

1-19-12
Date



Secretary, Cathy L. Stepp - AD/8

1-20-12
Date

cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/8
D. Schuller - PR/6
S. Humrickhouse - WCR

CORRESPONDENCE/MEMORANDUM

DATE: December 21, 2011 FILE REF: PR 40119
 TO: Governor Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Girl Scouts or Northern Illinois Tract, File # PR 40119,
 Option Expires April 1, 2012

1. PARCEL DESCRIPTION:

Chippewa Moraine State Recreation Area
 Chippewa County

Grantor:

Girl Scouts of Northern Illinois
 c/o Vicki Wright
 12N124 Coombs Road
 Elgin, IL 60124

Acres: 205.88

Price: \$1,226,982

Appraised Value: \$2,620,000; \$2,800,000 for entire property; allocation for Phase I based on lower appraisal

Interest: Fee Simple purchase

Improvements: 2 dining halls, camp office building/program center, staff building, shower house, health center, guest shelter, storage garage, pump house and latrine units

Location: The property is located in Chippewa County 10 miles northeast of New Auburn.

Land Description: The subject land is gently rolling with a mix wooded upland and upland meadow and lakes.

Covertypes Breakdown:

	Type	Acreage
	Grass	16
	Upland Woodland	167.88
	Wetland	22
	Total:	205.88

Zoning: Shoreland Zoning

Present Use: Forestry/Recreational/Girl Scout Camp

Proposed Use: Public outdoor recreation and natural resource protection

Tenure: 30+ years

Property Taxes: Tax Exempt

Option Date: December 3, 2011

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 205.88 acres of land from the Girl Scouts of Northern Illinois for \$1,226,982 for the Chippewa Moraine State Recreation Area in Chippewa County. The Department has also secured at this time, a long-term option that gives the Department exclusive rights to purchase an additional 233.74 acres of the Girl Scouts' ownership next fiscal year (FY13). Phase II will be presented to the Board for approval in June of 2012. That portion has Long Lake frontage and includes several small lakes in two separate parcels. If both phases are approved, the Department will have acquired a total of 439.62 acres at

a total cost of \$2,620,062.

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This property falls within the Chippewa Glacial Lakes Land Legacy Place and is considered to have high conservation significance and very high recreational potential. The size of the property and its juxtaposition alongside the Chippewa Moraine and Chippewa County Forest lands combine to provide a unique opportunity to enhance landscape scale protection efforts in this eco-region.

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3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$2,574,018 (Trails)
\$1,835,000	\$1,035,000 (Parks)

4. ACQUISITION STATUS OF THE Chippewa Moraine State Recreation Area:

Established: 1974
Acres Purchased to Date: 3,284.03
Acquisition Goal: 4,587.00
Percent Complete: 71.59 %
Cost to Date: \$2,459,861.00

5. APPRAISAL:

Appraiser: William M. Steigerwaldt
Valuation Date: 10/4/2010
Appraised Value: \$2,620,000
Highest and Best Use: Recreation/Residence

Allocation of Values:

- a. land: 439.62 acres @ \$5,700 per acre: \$2,505,834
 - b. improvements: \$112,852
 - c. total: \$2,620,000 (rounded)
 - d. market data approach used, 5 comparable sales cited
 - e. adjusted value range: \$4,801 to \$6,466 per acre
- Appraisal Review: Peter Wolter, 11/1/2010

Comments: Appraisal was done on entire ownership of 509.62 acre tax parcel acres minus 70 acres for lakes for a total of 439.62 acres and improvements including a caretaker's residence. The allocation by Department staff for Phase I is \$1,226,982 and is based on this appraisal.

APPRAISAL 2:

- Appraiser: Jon E. Gargulak
Valuation Date: 7/21/2010
Appraised Value: \$2,800,000
Highest and Best Use: Recreation/Residence
Allocation of Values:
- a. land: 509.62 acres @ \$5,500 per acres: \$2,800,000 (includes \$50,000 of improvement value)
 - b. market data approach used, 3 comparable sales & 1 listing cited
 - c. adjusted value range: \$4,119 to \$7,432 per acre
- Appraisal Review: Peter Wolter, 11/1/2010

Comments: Appraisal was done on entire ownership of 509.62 acre tax parcel acres including 70 acres of lakes and all improvements. The Steigerwaldt report was selected as the most reliable estimate of value.

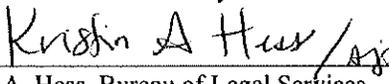
RECOMMENDED:



 Richard E. Steffes, Real Estate Director

12-21-11

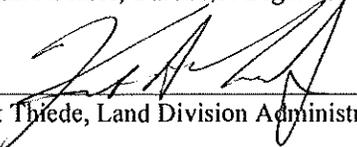
 Date



 Kristin A. Hess, Bureau of Legal Services

12/22/11

 Date

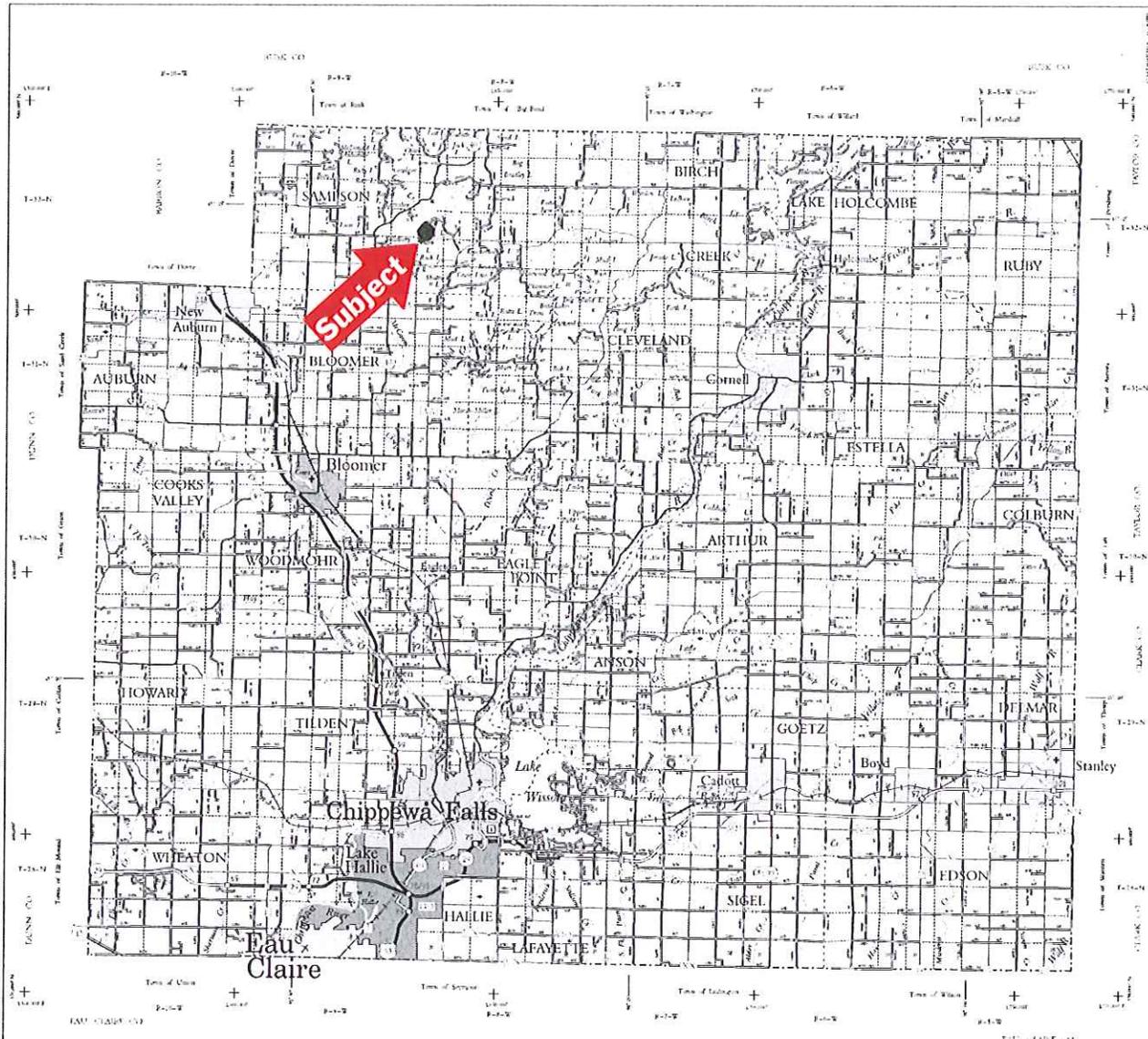


 Kurt Thiede, Land Division Administrator

1/19/12

 Date

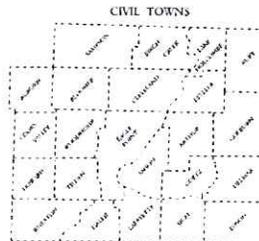
RES:sjs



LEGEND

County Boundary	.....	Dike	.....
Municipal Boundary	.....	Hospital	.....
U.S. State Hwy	.....	School	.....
County Road Hwy	.....	Asphalt	.....
Town Road	.....	Clearing Site	.....
Post-Office	.....	Unincorporated Village	.....
Fair-grounds	.....	Fish Hatchery	.....
State Trail	.....	Game Farm	.....
Swamp-land	.....	Public Home or Fish Tank	.....
Highway System	.....	Fish Camp & Ponds	.....
Interstate Highway No.	.....	Range Station	.....
U.S. Highway No.	.....	State Park	.....
State Highway No.	.....	County Park	.....
County Highway Line	.....	State Reserve	.....
County Boundary	.....	State Park	.....
City Boundary	.....	Woods	.....
State Line	.....	Swamp	.....

For boundaries of public buildings and fishing grounds, please contact the Department of Natural Resources.
 + Grid based on the new plane coordinate system, used since and after 1983.



SECTION NUMBERING OF A TOWNSHIP

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

SCALE OF LENGTHS

1 INCH	=	66 FEET
1 MILE	=	3264 FEET
1 MILE	=	5280 FEET
1 MILE	=	1760 YARDS
1 MILE	=	1320 RODS
1 MILE	=	80 CHAINS
1 MILE	=	1760 FURLONGS



CHIPPEWA CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 WAUKESHA, WISCONSIN

SCALE OF LENGTHS
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 1 MILE = 5280 FEET
 1 MILE = 1760 YARDS
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 1 MILE = 80 CHAINS
 1 MILE = 1760 FURLONGS

Girl Scouts of Northern Illinois

Chippewa Moraine Recreation Area

PR 40119

T32N R8W Sec 19, 29 & 30

Town of Sampson

Chippewa County

Phase 1: 205.88 acres

Phase 2: 233.74 acres

Total: 439.62 acres

-  Subject Parcel Phase 1
-  Subject Parcel Phase 2

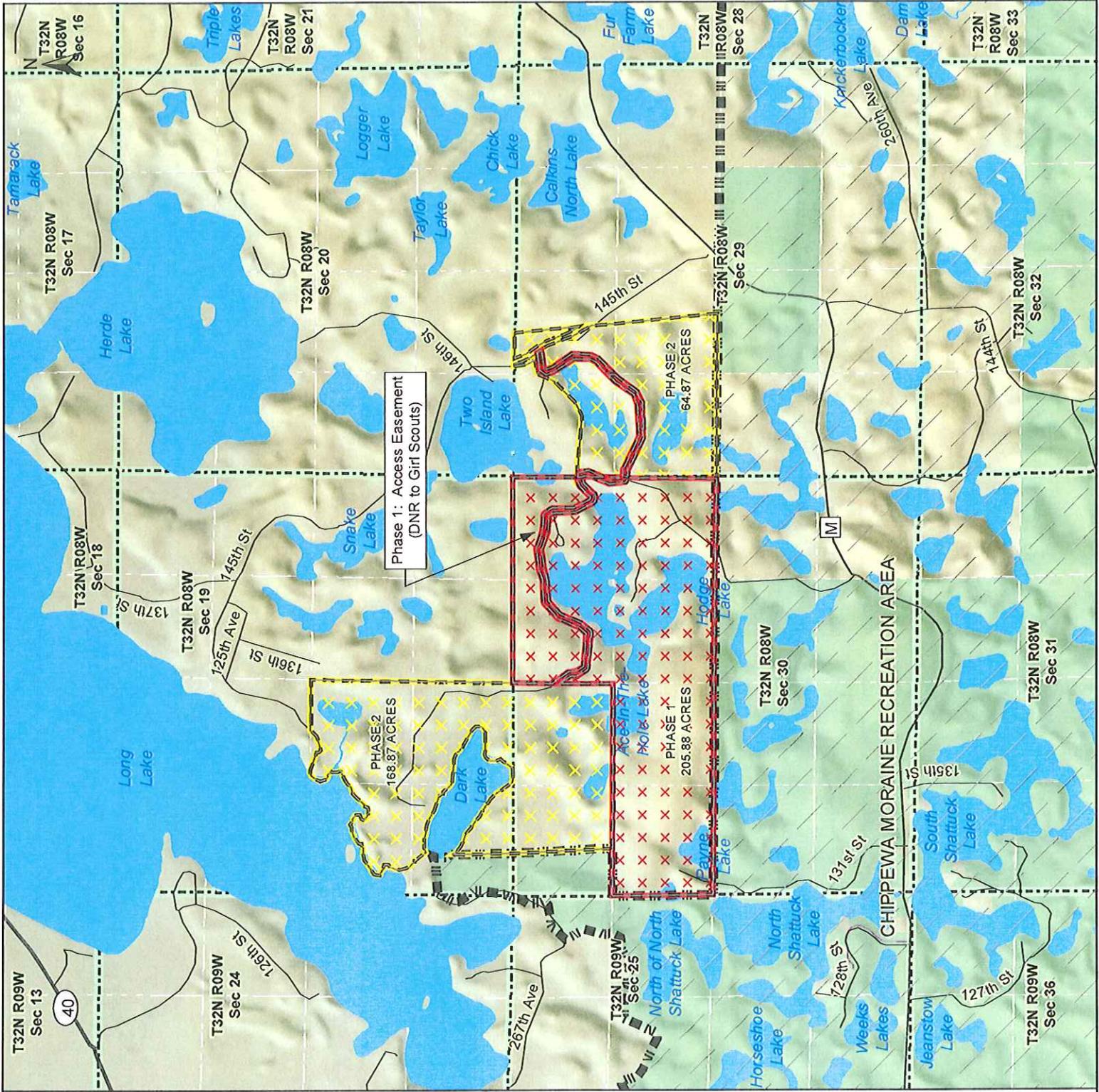
WDNR Owned

-  WDNR Easement
-  DNR Project Boundary
-  PLSS Section Line
-  QQ Section Boundary



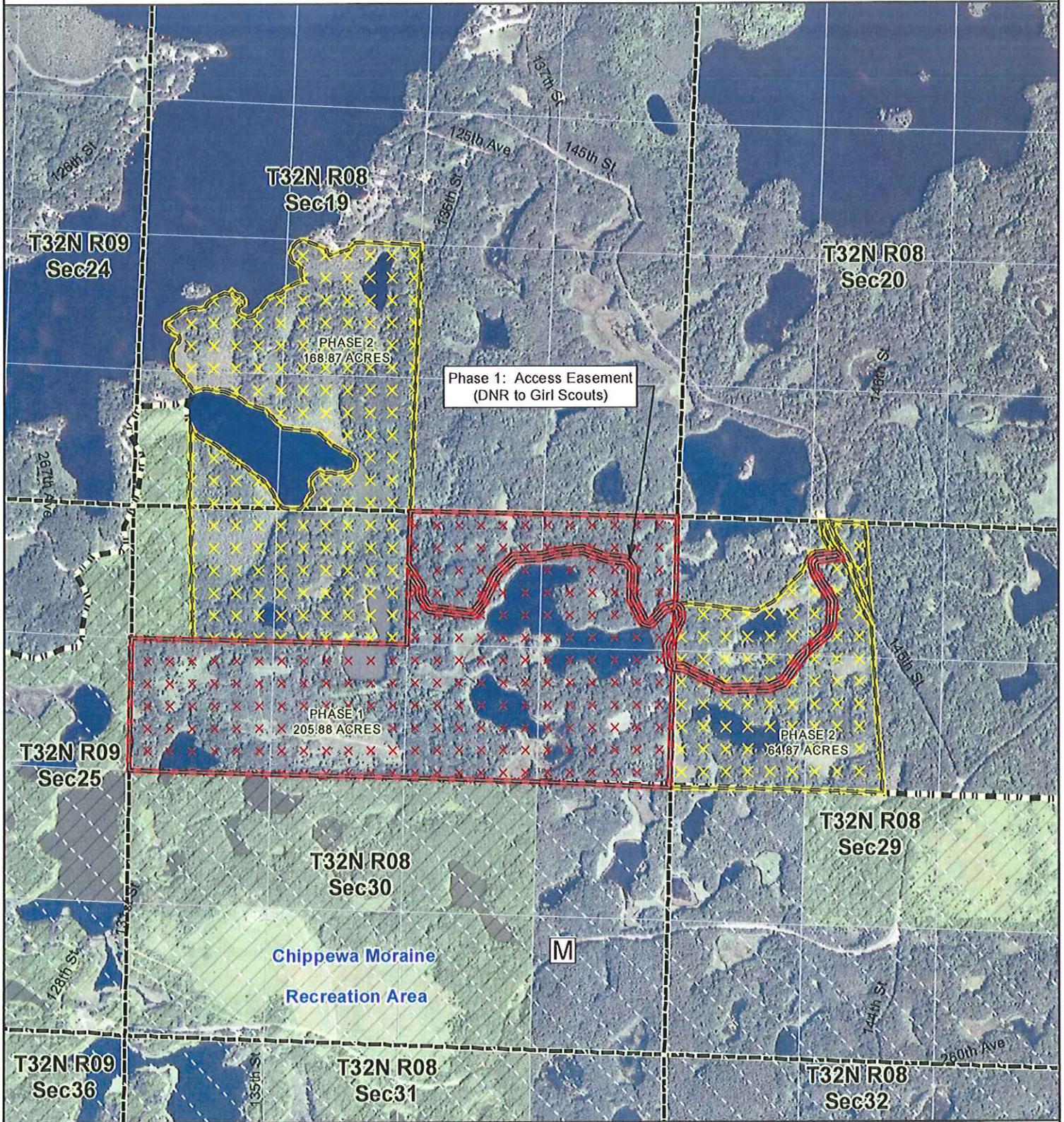
County View

Location of Property



Girl Scouts of Northern Illinois

T32N R8W Sec 19, 29, 30, Town of Sampson, Chippewa County



Chippewa Moraine Recreation Area

-  Subject Parcel Phase 1
-  Subject Parcel Phase 2

 DNR Owned

 DNR Project Boundary

 Section Line

 QQ Section Lines



Dec 20, 2011 kmh
Real Estate Section
Bureau of Facilities and Lands