

SUBJECT: LAND ACQUISITION – ICE AGE TRAIL – SAUK COUNTY

FOR: FEBRUARY 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 51.72 acres of land from G.A. Greenwood Forest Products for \$250,000 for the Ice Age Trail in Sauk County. The item is being submitted because the price exceeds \$150,000.

This 51.72-acre tract is located in the Town of Greenfield in about three miles east of the City of Baraboo. The parcel falls within the trail corridor of the Ice Age Scenic Trail project area and abuts Department lands on the east side (former Aldo Leopold Foundation parcel). 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. The parcel is mostly hilly, wooded upland. The 2 acres of grassland along County Road W will provide more visible access to the adjoining state land.

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 Trail Alliance 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 Trail Alliance.

Purchase of this parcel would 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.

RECOMMENDATION: That the Board approve the purchase of 51.72 acres for \$250,000 for the Ice Age Trail.

LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| 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 |

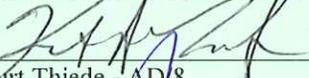
APPROVED:



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

1-23-12

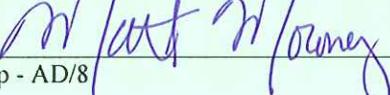
Date



Administrator, Kurt Thiede - AD/8

1-26-12

Date



Secretary, Cathy Stepp - AD/8

2/1/12

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: January 23, 2012
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Forrest Hartmann Tract, File # PR 40124,
 Option Expires May 10, 2012

FILE REF: PR 40124

I. PARCEL DESCRIPTION:

Ice Age Trail
 Sauk County

Grantor:

G.A. Greenwood Forest Products
 c/o Attorney Forrest Hartmann
 619 Oak Street
 Baraboo, WI 53913

Acres: 51.72Price: \$250,000Appraised Value: \$250,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Sauk County three miles east of the City of Baraboo.Land Description: The subject land slopes up from its road frontage on the north and is rolling to hilly.Coverture Breakdown:

	Type	Acreage
Upland Woodland		49.50
Grass		2.22
Total:		51.72

Zoning: Resource ConservancyPresent Use: Timber managementProposed Use: Scenic Protection and Public RecreationTenure: 17 yearsProperty Taxes: \$4,026.49Option Date: January 11, 2012Stewardship Land Access: This property will be open to the public for limited nature based outdoor recreational activities to include hiking and cross country skiing.2. JUSTIFICATION:

The Department has an option to purchase the 51.72-acre G.A. Greenwood Forest Products tract located in the Town of Greenfield in Sauk County for the Ice Age Scenic Trail project area. The parcel falls within the trail corridor and abuts Department lands (former Aldo Leopold Foundation parcel). 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 Trail Alliance 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 Trail Alliance.

The subject 51.72-acre Greenwood tract is primarily upland with a cover type of mixed hardwoods and scattered softwoods. The tract includes a small approximately 2 acre area of grassland with the road frontage. Overall the topography is hilly with its lowest point being the area along CTH W. The tract has approximately 500 feet of road frontage and could be a more visible point of access for adjacent Department property within the Ice Age Trail corridor.

Purchase of the G.A. Greenwood Forest Products property would 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:
\$3,000,000	\$1,572,729

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 7,769.99
Acquisition Goal: 9,673
Percent Complete: 80.33 %
Cost to Date: \$13,614,803.13

5. APPRAISAL:

Appraiser: Paul Stone
Valuation Date: November 28, 2011
Appraised Value: \$250,000
Highest and Best Use: Mixed use - Rural residential, outdoor recreation and timber management

Allocation of Values:

- a. land: 51.72 acres @ \$4,833.72 per acre: \$250,000
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$4,569 - \$5,450 per acre

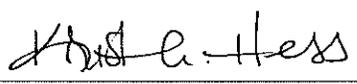
Appraisal Review: Gregory Markus – January 3, 2012

RECOMMENDED:



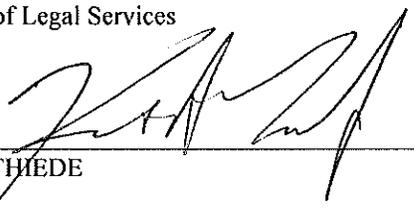
Richard E. Steffes

1-23-12
Date



Bureau of Legal Services

1/24/12
Date



KURT THIEDE

1/26/12
Date

RES.

G.A. Greenwood Forest Products - Fee

Ice Age Trail

PR 40124

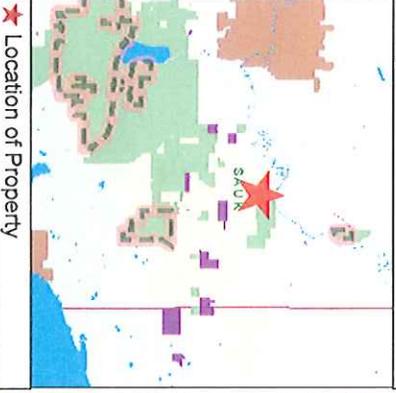
T11N R7E Sec3
Town of Greenfield
Sauk County
51.72 Acres

 Subject Parcel

-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  State Natural Area
-  PLSS Section Line
-  QQ Section Boundary

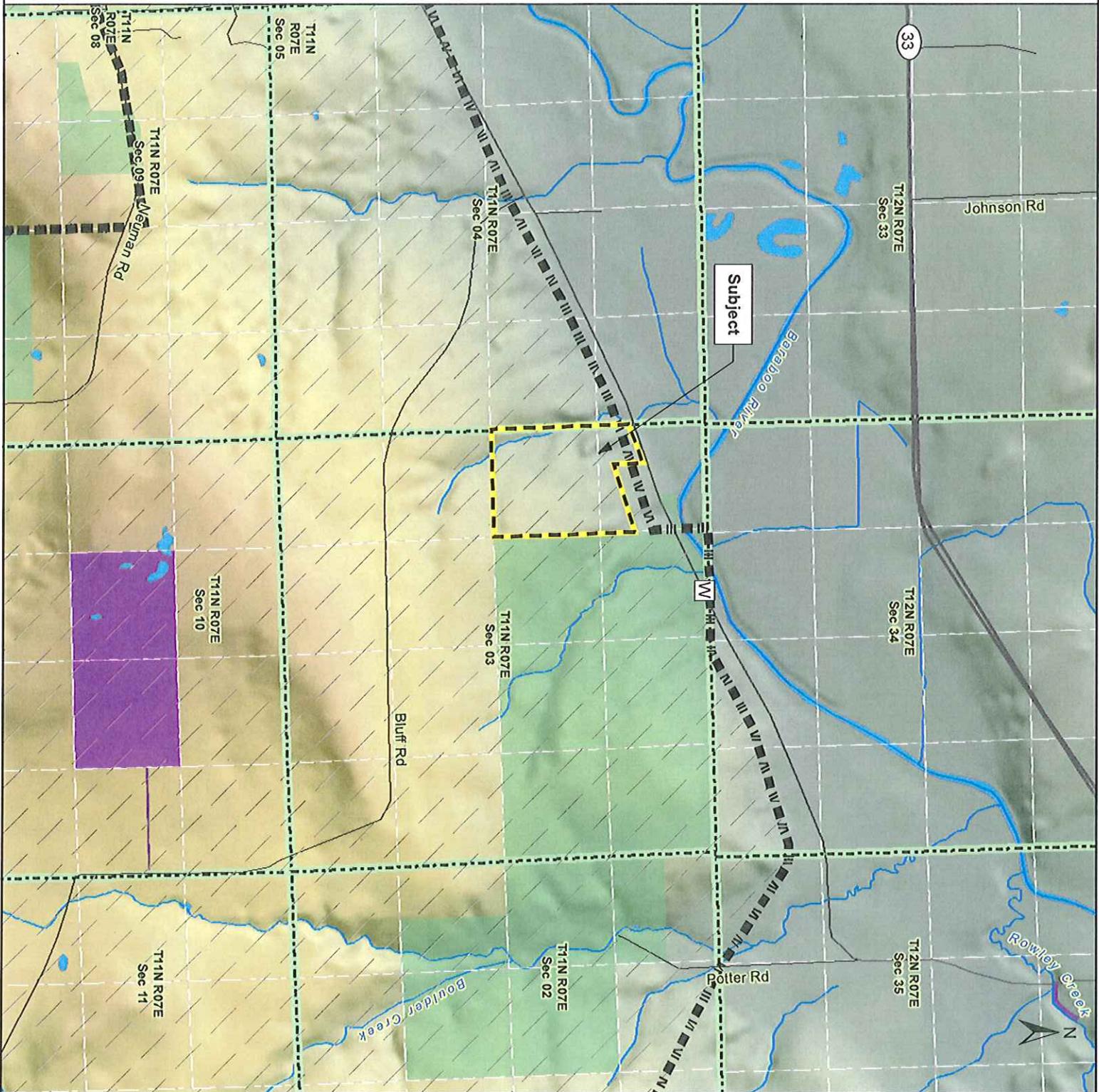
0 300
Feet

County View



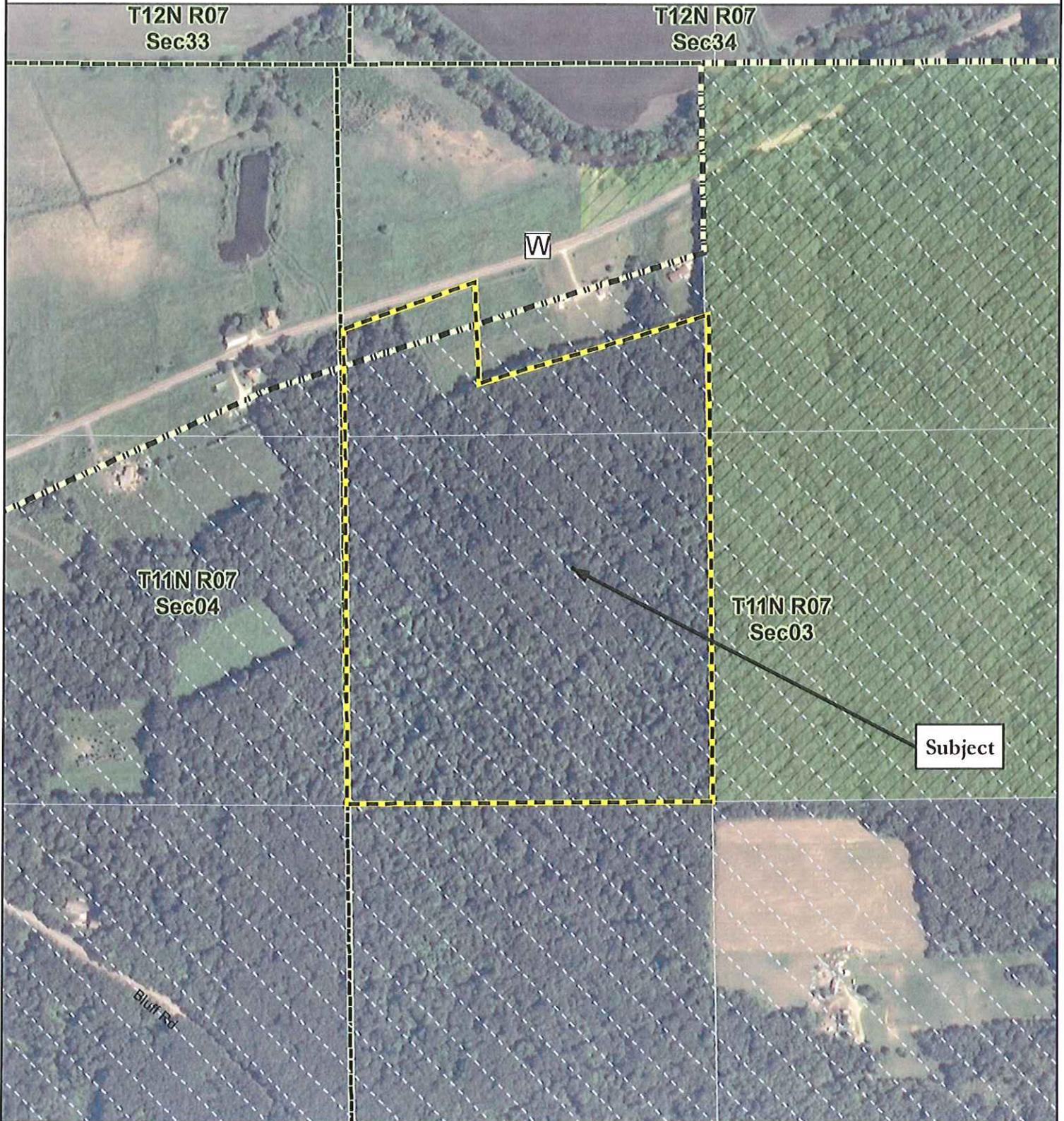
 Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jan 19, 2012 kmp



G.A. Greenwood Forest Products - Fee

T11N R7E Sec 3, Town of Greenfield, Sauk County



Ice Age Trail



Subject Parcel

DNR Owned

DNR Project Boundary

Section Line

QQ Section Lines

0 150 300 450 Feet

