

SUBJECT: LAND ACQUISITION - ICE AGE TRAIL - WASHINGTON COUNTY

FOR: MARCH 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase six acres of land from James and Laurene Blau for \$235,000 for the Ice Age Trail in Washington County. The \$235,000 purchase price includes a \$10,000 partial donation by the grantor. In addition to the partial donation, 50% Land and Water Conservation (LWCF) funding will reduce the state's cost to \$112,500 from the Stewardship fund. This item is being submitted due to the \$10,000 in donated value and because the purchase price exceeds \$150,000.

The 6-acre Blau tract, situated within the Town of Erin in southwestern Washington County, is approximately five miles southeast of the City of Hartford. The parcel lies a mile north of Holy Hill, a national shrine atop the highest peak in Washington County. The Blau tract is a key parcel within the Mid-Kettle Moraine Corridor that will provide a continuous Ice Age Trail between the Northern and Southern Units of the Kettle Moraine State Forest. The Blau parcel adjoins a mile of federally certified Ice Age Trail segment to the south including a 120-acre parcel owned by the Department. Thin and rectangular in shape, the subject will serve as an approximately 1,700-foot trail corridor extension located between the Department's Loew Lake Unit and the Pike Lake Unit of the Kettle Moraine State Forest. Its topography is level to gently rolling open landscape with a small pine plantation situated along the property's southernmost boundary. 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 with the U.S. Park Service, the Ice Age Park and Trail Foundation and its various volunteer groups around the state, and some counties through which the trail passes.

This proposal was initially considered by the Natural Resources Board at its December 2007 meeting. At that time, the Department planned on 100% state funds for the \$235,000 price. The Board tabled the item and directed the Department to seek contributions from others. Since then, Mr. and Mrs. Blau have agreed to contribute \$10,000, reducing the effective cost to \$225,000. In addition, a major federal appropriations bill passed and funding now will be 50% federal LAWCON. The state Stewardship cost has been reduced from \$235,000, as proposed in December, to \$112,500.

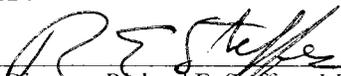
This acquisition would move the trail off a busy county road and provide additional opportunities for trail hiking in a highly populated part of Wisconsin, which has a heavy demand for recreational lands.

RECOMMENDATION: That the Board approve the purchase of six acres of land for \$235,000 for the Ice Age Trail in Washington County and accept the donation of \$10,000 from the Blau's to reduce the cost of the parcel.

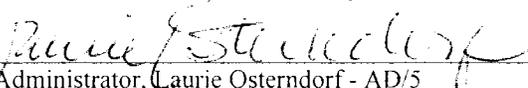
LIST OF ATTACHED MATERIALS:

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

2-12-08
Date


Administrator, Laurie Osterndorf - AD/5

2/14/08
Date

Secretary, Matthew J. Frank - AD/5

Date

- | | | |
|----------------------|-----------------|---------------------|
| cc: S. Miller - LF/6 | L. Ross - AD/5 | G. McCutcheon - SER |
| R. Steffes - LF/6 | W. Smith - PR/6 | |

DATE: February 15, 2008 FILE REF: P-1914

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Purchase, James Blau Tract, File # P-1914
Approval is Requested by April 11, 2008

I. PARCEL DESCRIPTION:

Ice Age Trail
Washington County

Grantor:

James F. and Laurene Blau
5950 Shannon Road
Hartford, WI 53027

Acres: 6

Price: \$235,000 (Net price reduced to \$225,000 via gift.)

Appraised Value: \$235,000

Improvements: None

Location: The parcel is located within the Town of Erin in southwestern Washington County about five miles southeast of the Town of Hartford.

Land Description: The Blau tract is level to gently rolling open land with a small pine plantation on the southernmost portion of the property.

| <u>Covertime Breakdown:</u> | <u>Type</u> | <u>Acreage</u> |
|-----------------------------|---------------|----------------|
| | Wooded Upland | 0.5 |
| | Grassland | 5.5 |
| | TOTAL | 6.0 |

Zoning: Agriculture

Present Use: Fallow Field/Pasture

Proposed Use: Public Recreation (trail) and Scenic Protection

Tenure: 20 years

Property Taxes: About \$300

Option Date: August 24, 2007

Comment: This parcel is part of a larger 51.18-acre improved parcel.

Stewardship Land Access: Due to the long narrow shape of the parcel, it is very suitable for trail use, but not suitable for hunting.

2. JUSTIFICATION:

The 6-acre Blau tract, situated within the Town of Erin in southwestern Washington County, is approximately five miles southeast of the City of Hartford. The parcel lies a mile north of Holy Hill, a national shrine atop the highest peak in Washington County. The Blau tract is a key parcel within the Mid-Kettle Moraine Corridor that will provide a continuous Ice Age Trail between the Northern and Southern Units of the Kettle Moraine State Forest. The Blau parcel adjoins a mile of federally certified Ice Age Trail segment to the south including a 120-acre state-owned parcel. Thin and rectangular in shape, the subject will serve as an approximately 1,700-foot trail corridor extension located between the Department's Loew Lake Unit and the Pike Lake Unit of the Kettle Moraine State Forest. Its topography is level to

gently rolling open landscape with a small pine plantation situated along the property's southernmost boundary. 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 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.

This proposal was initially considered by the Natural Resources Board at its December 2007 meeting. At that time, the Department planned on 100% state funds for the \$235,000 price. The Board tabled the item and directed the Department to seek contributions from others. Since then, Mr. and Mrs. Blau have agreed to contribute \$10,000, reducing the effective cost to \$225,000. In addition, a major federal appropriations bill passed and funding now will be 50% federal LAWCON. The state Stewardship cost has been reduced from \$235,000, as proposed in December, to \$112,500.

Purchase of the Blau 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 are anticipated:

| | Funds allotted to program: | Balance after proposed transaction: |
|--------------|----------------------------|-------------------------------------|
| Stewardship: | \$3,000,000 | \$1,795,872 |
| LAWCON: | \$1,378,000 | \$ 489,900 |

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 6,025.06 Acres
Acquisition Goal: 9,673.00 Acres
Percent Complete: 58.7%
Cost to Date: \$10,442,711.00

5a. APPRAISAL

Appraiser: Steven Vitale and Mark Letscher (Private Appraisers)
Valuation Date: June 11, 2007
Appraised Value: \$235,000
Highest and Best Use: Single family home

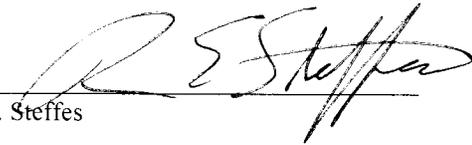
Allocation of Values:

- a. land: 6 acres @ \$39,167 per acre: \$235,000
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$206,804 to \$277,024

Appraisal Review: Paul Scott- August 20, 2007

Comment: The appraisal was initially done to estimate value of eight acres. This was revised for the current 6-acre parcel configuration and value reduced accordingly.

RECOMMENDED:


Richard E. Steffes

2-11-08
Date

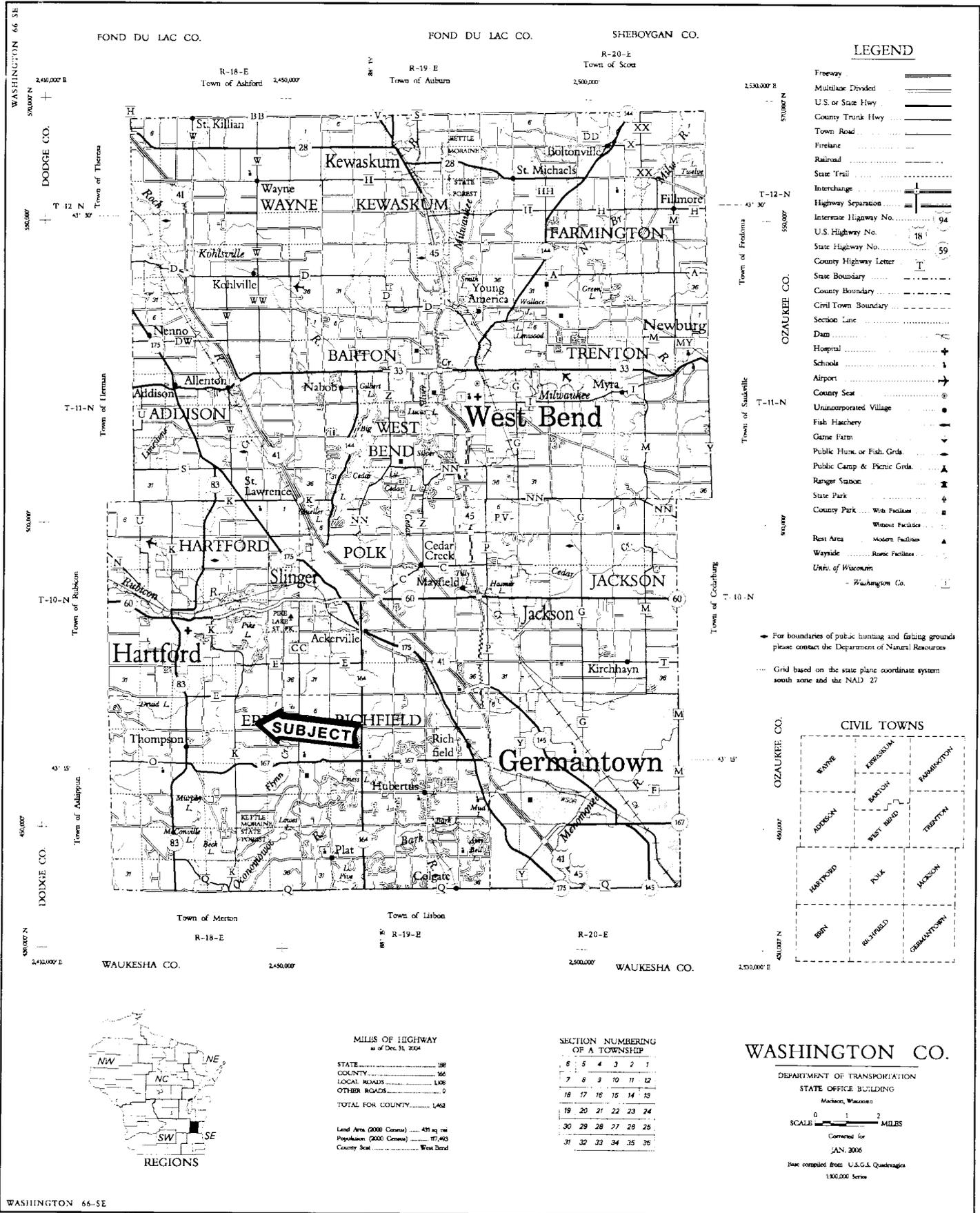

Bureau of Legal Services

2/12/08
Date


Laurie Osterndorf

2/14/08
Date

RES:bp

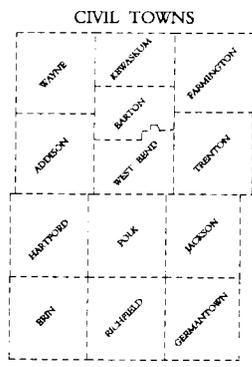


LEGEND

- Freeway
- Multiple Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No. 94
- U.S. Highway No. 18
- State Highway No. 59
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public House or Fish Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- Country Park With Facilities
- Wharves Facilities
- Rest Area Modern Facilities
- Wayside Rustic Facilities
- Units of Wisconsin - Washington Co.

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

Grid based on the state plane coordinate system south zone and the NAD 27



MILES OF HIGHWAY
as of Dec. 31, 2004

| | |
|-------------------------|--------------|
| STATE | 198 |
| COUNTY | 368 |
| LOCAL ROADS | 1,008 |
| OTHER ROADS | 0 |
| TOTAL FOR COUNTY | 1,463 |

Land Area (2000 Census) 491 sq mi
 Population (2000 Census) 57,963
 County Seat West Bend

SECTION NUMBERING OF A TOWNSHIP

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

WASHINGTON CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING

Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected for
JAN. 2006

Map compiled from U.S.G.S. Quadragas
1:80,000 Series

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for a hard copy of this document.**

Blau Purchase

Ice Age Trail

Subject Property

WDNR Owned

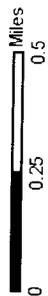
WDNR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water



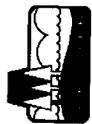
The Department of Natural Resources represents the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands for public use, enjoyment, and preservation. This data set is a spatial representation of the Wisconsin DNR's Geographic Information System (GIS) data. The Wisconsin DNR's GIS data is maintained by the Wisconsin DNR's Bureau of Facilities and Lands (BFL). The BFL is responsible for the maintenance and update of the Wisconsin DNR's GIS data. The data should not be interpreted as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool. It is a listing of all DNR real estate transactions that have occurred on these lands over time.

For information about the public management, including public use and public access, of the lands in this data set, please contact the Bureau of Facilities and Lands (BFL) at the Wisconsin Department of Natural Resources. For more information, visit <http://www.dnr.wisconsin.gov/bfl> or contact the Bureau of Facilities and Lands (BFL) at the Wisconsin Department of Natural Resources. Updates to this data set are ongoing, and will be incorporated into future versions when available.

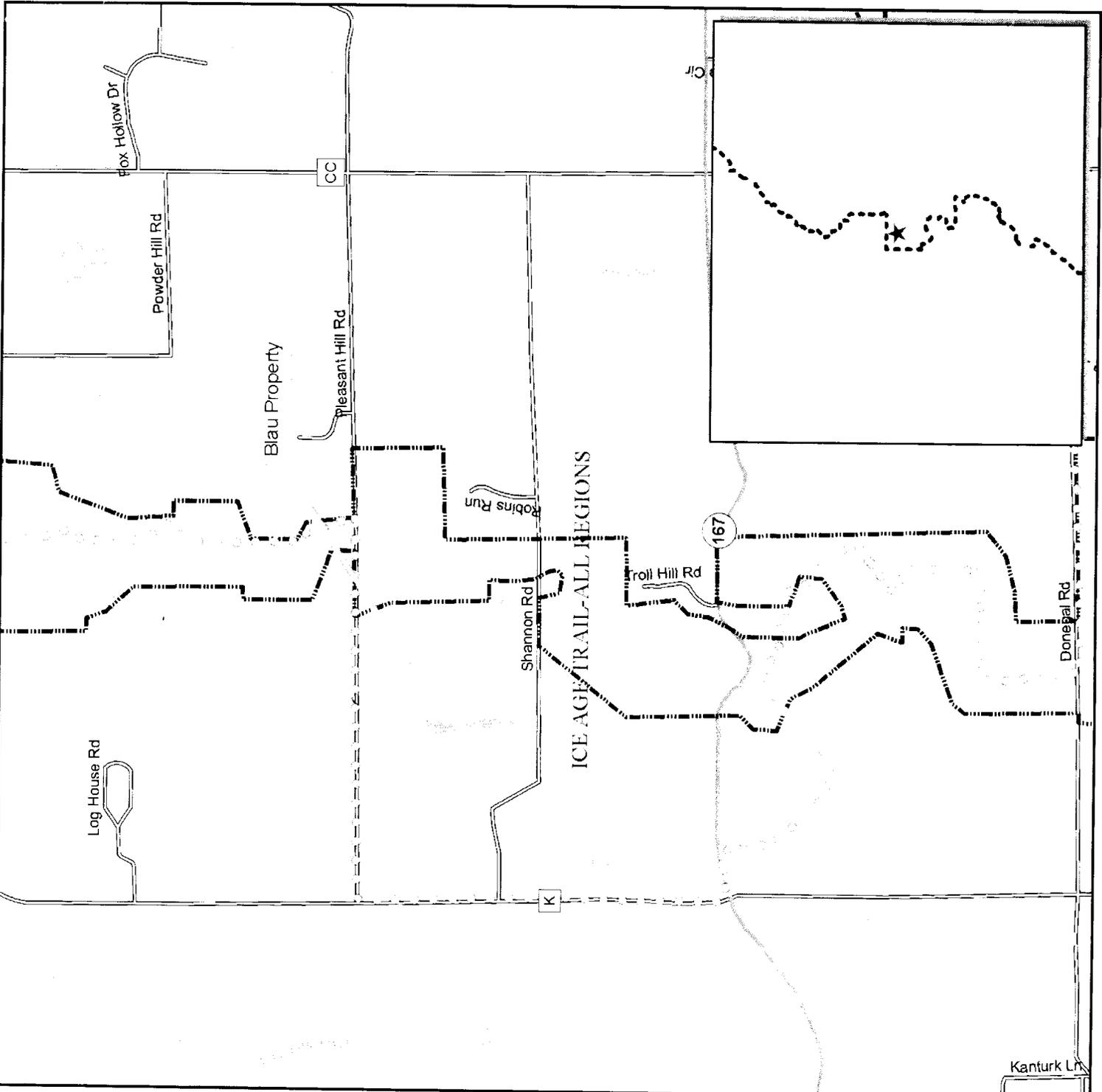
<http://www.dnr.wisconsin.gov/bfl>

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

September 17, 2010



Blau Purchase

Ice Age Trail

Subject Property

WDNR Owned

WDNR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement, or leasehold. This data set is a spatial representation of the Oracle Land Records System, a record for the DNR, Bureau of Facilities and Lands (BLF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

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For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional Office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site:

http://www.dnr.state.wi.us/org/units/service_centers/index.shtml

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**STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES**



Bureau of Facilities and Lands

September 17, 2007

