

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION - HARTMAN CREEK STATE PARK - PORTAGE COUNTY

FOR: DECEMBER 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 41.89 acres of land from Lyons Enterprises LLC for \$193,000 for the Hartman Creek State Park and the Ice Age Trail in Portage County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel is rolling upland located in southeastern Portage County about six miles west of City of Waupaca. The parcel falls immediately to the north of Hartman Creek State Park project boundary and is inside the boundary of the Ice Age Trail in Waupaca County. Currently, Ice Age Trail ownership is located a mile to the north. To the south, the trail travels through Hartman Creek State Park and then on through the adjoining Emmons Creek Fishery Area for a distance of approximately four miles.

Hartman Creek State Park, established in 1962, is a 1,400-acre state park facility receiving over 250,000 visitors a year. Camping and day-use activities including picnicking, swimming and hiking are among the many recreational activities offered at the park. With the heavy use, the park consistently is pressured to increase the amount of recreational opportunities offered.

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.

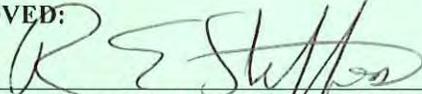
Acquisition of this parcel for Hartman Creek State Park will allow natural resource habitat management activities, will help consolidate state ownership, provide important buffering to parklands and enhance public recreation opportunities by securing a needed corridor extension of the Ice Age Trail. While the parcel has benefits for both the state park and the Ice Age Trail, addition to the park boundary will ease management activities.

RECOMMENDATION: That the Board approve the purchase of 41.89 acres of land for \$193,000 for Hartman Creek State Park in Portage County and approve modification of the boundary to include the parcel.

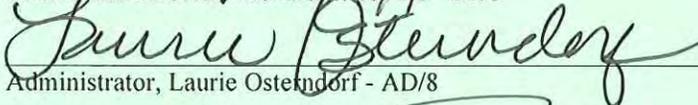
LIST OF ATTACHED MATERIALS:

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

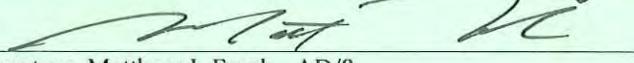
APPROVED:


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

10-27-09
Date


Administrator, Laurie Ostendorf - AD/8

11/02/09
Date


Secretary, Matthew J. Frank - AD/8

11/11/09
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: October 27, 2009 FILE REF: PR 40062
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, Lyons Enterprises, LLC Tract, File # PR 40062,
 Option Expires February 4, 2010

1. PARCEL DESCRIPTION:

Hartman Creek State Park
 Portage County

Grantor:

Lyons Enterprises, LLC
 Jerry Lyons
 P.O. Box 17
 Waupaca, WI 54981

Acres: 41.89Price: \$193,000Appraised Value: \$193,000Interest: Fee title acquisitionImprovements: None

Location: The property is located in southeastern Portage County about six miles west of City of Waupaca in the Town of Lanark.

Land Description: The subject land is all upland and very sloping.

<u>Covertyp</u> e Breakdown:	Type:	Acreage:
	Grassland	3.00
	Upland/Woodland	<u>38.89</u>
	TOTAL:	41.89

Zoning: AgriculturePresent Use: Acquired for subdivisionProposed Use: Public recreation, trail use and wildlife habitatTenure: Purchased in 2006 for \$546,400 as part of a 153-acre ownership.Option Date: October 7, 2009

Stewardship Land Access: This property will be open to the public for nature-based outdoor recreational activities to include fishing, hiking, and cross-country skiing. The park is also open to the public for the regular gun-deer hunting season, late archery deer season and, in 2010, the first three sessions of turkey hunting.

2. JUSTIFICATION:

The Department proposes to purchase a 41.89-acre parcel from Lyons Enterprises, LLC for Hartman Creek State Park. The subject, that is all upland and rolling, is located in the Town of Lanark in southeastern Portage County about six miles west of the City of Waupaca. The parcel falls immediately to the north of

Hartman Creek State Park project boundary and is inside the boundary of the Ice Age Trail in Waupaca County. Currently, Ice Age Trail ownership extends about a mile to the north and to the south, the trail travels through Hartman Creek State Park and then on through the adjoining Emmons Creek Fishery Area a distance of approximately four miles. Acquisition of the parcel will allow natural resource habitat management activities, consolidate state ownership, provide important buffering to parklands given nearby subdivisions, and enhance public recreation opportunities by securing a needed corridor extension of the Ice Age Trail.

Hartman Creek State Park established in 1962 is a 1,400-acre state park facility receiving over 250,000 visitors a year. Camping and day-use activities, including picnicking, swimming and hiking are among the many recreational activities offered at the park. With the heavy use, the park is consistently pressured to increase the amount of recreational opportunities offered.

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 Department recommends acquisition of this parcel for Hartman Creek State Park to allow habitat management, help consolidate state ownership, provide important buffering to parklands and enhance public recreation opportunities by securing a needed corridor extension of the Ice Age Trail. If the transaction is approved by the Board, the boundary will be modified to include the 41.89-acre parcel.

3. FINANCING:

State Stewardship bond funds (2010 Trails allocation) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,500,000	\$419,500

4. ACQUISITION STATUS OF THE HARTMAN CREEK STATE PARK:

Established: 1962
Acres Purchased to Date: 1,416.68
Acquisition Goal: 1,366.00
Percent Complete: 103.71 %
Cost to Date: \$738,307.00

5. APPRAISAL:

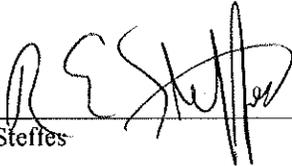
Appraiser: William Steigerwaldt
Valuation Date: June 18, 2009
Appraised Value: \$193,000.00
Highest and Best Use: Large parcel residential development

Allocation of Values:

- a. land: 41.89 acres @ \$4,607.30 per acre: \$193,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$4,213.00 to \$5,170.00 per acre

Appraisal Review: Phil Lepinski - September 10, 2009

RECOMMENDED:



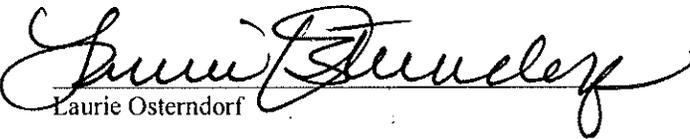
Richard E. Steffes

10-27-09
Date



Bureau of Legal Services

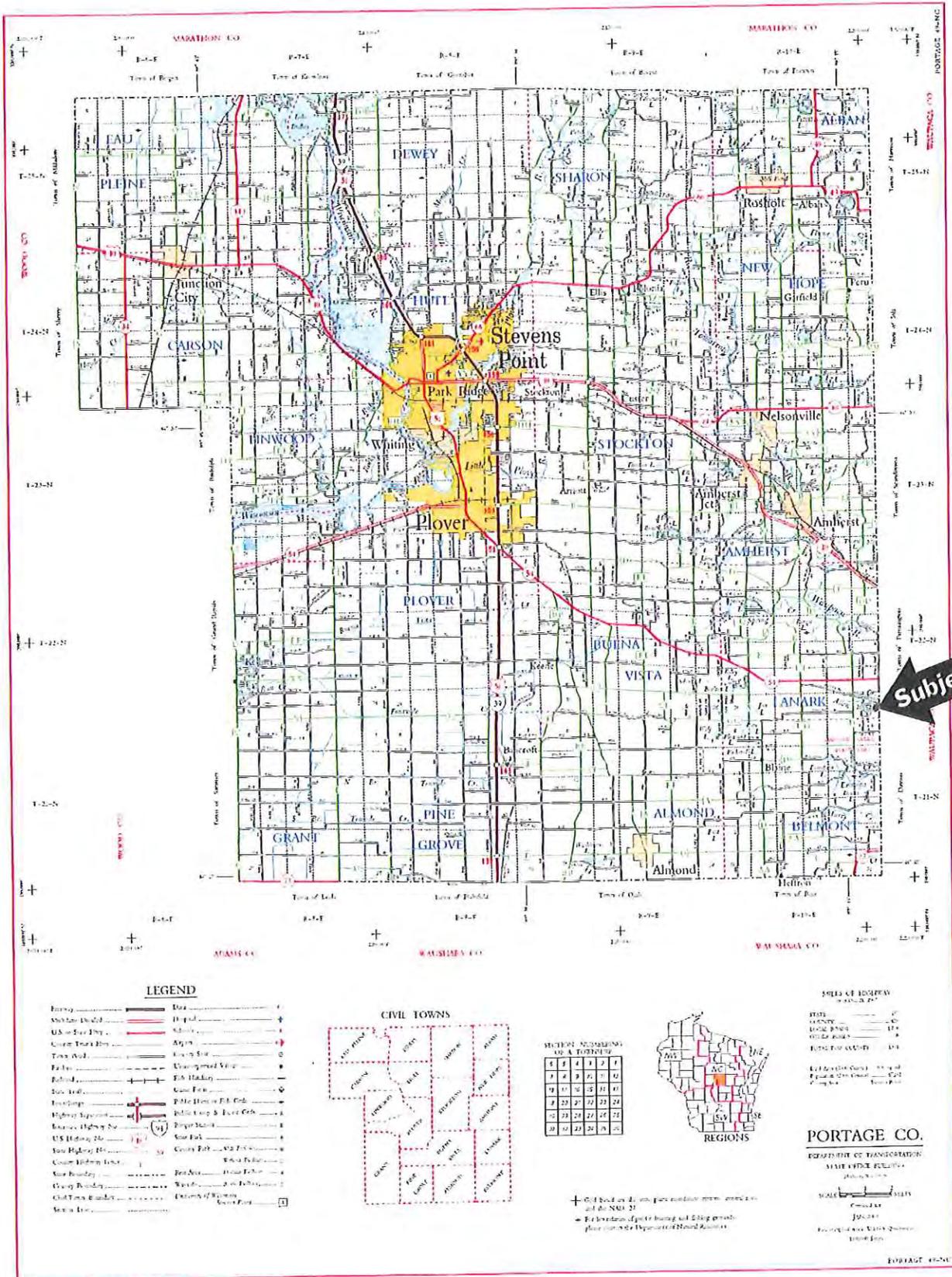
10/28/09
Date



Laurie Osterndorf

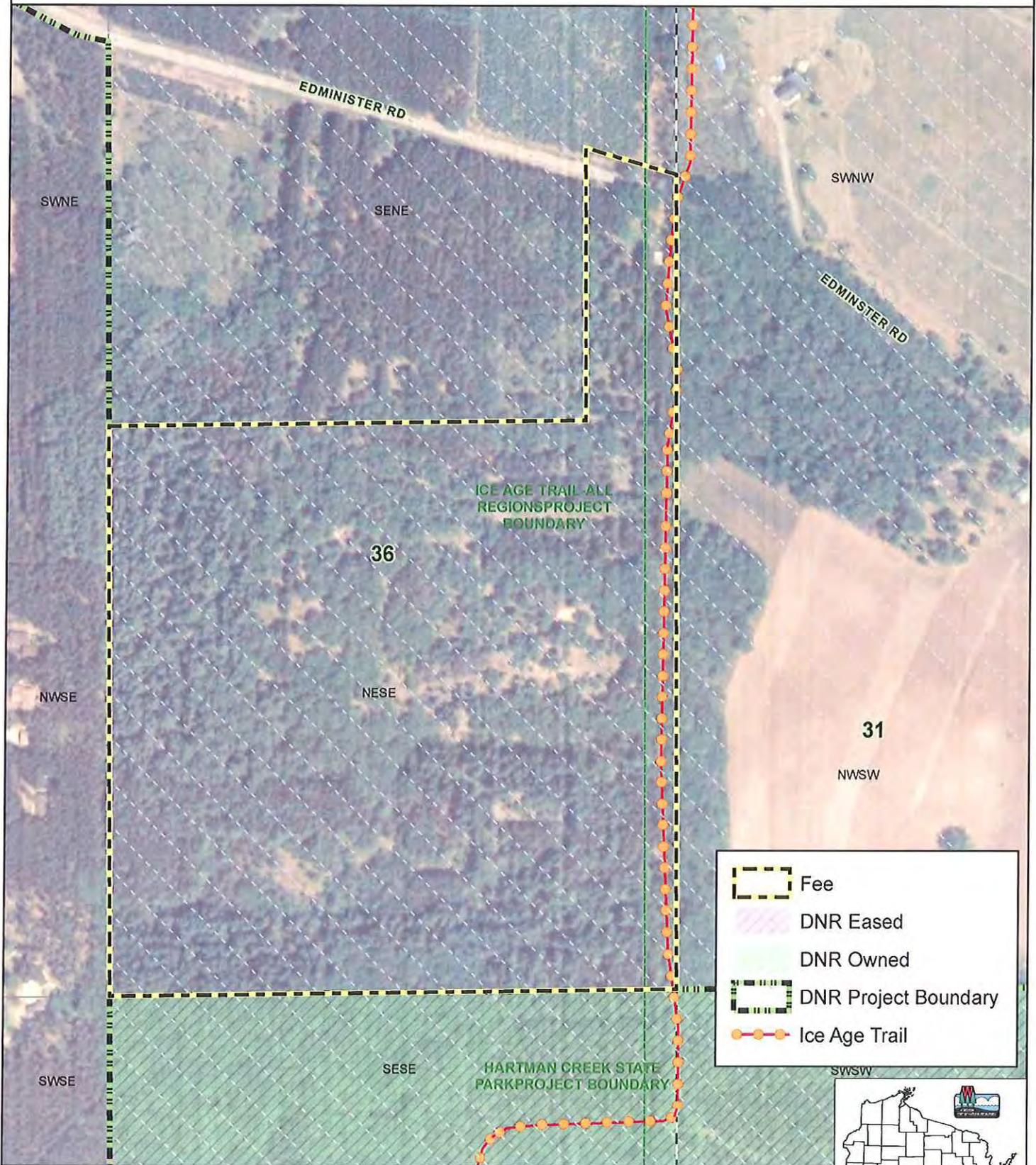
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RES:dv



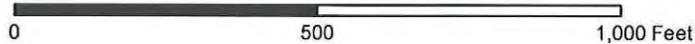
Lyons Enterprise, LLC Fee

T22N R10E Section 36, Town of Lanark, Portage County, WI (41.89 Acres)



PR 40062

Hartman Creek State Park



Created by Bureau of Facilities and Lands
Real Estate Section
October 23, 2009

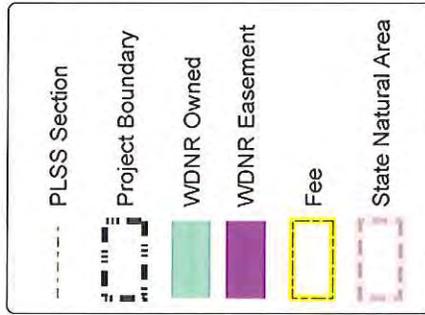


Lyons Enterprises LLC Fee

T22N R10E Section 36
Town of Lanark
Portage County, WI
(41.89 Acres)

PR 40062

Hartman Creek
State Park



The DNR Managed Lands represent the boundaries of lands managed by the Department of Natural Resources. The Wisconsin DNR manages these lands, and the boundaries shown on this map are based on the spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (BFL), and may include errors and/or omissions. 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, however, may be open to the general public, or may have specific limitations on public access. For more information, please contact the DNR Bureau of Facilities and Lands (BFL) and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

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/bfl/lands/ownership/locations.htm>

Updates to the data set are ongoing, and will be incorporated into future versions, when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands
October 23, 2009

