

SUBJECT: Land Acquisition – Glacial Drumlin State Trail – Jefferson County

FOR: JUNE 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 167.2 acres of land from the Adele Fischer Trust for \$500,000 for the Glacial Drumlin State Trail in Jefferson County. The item is being submitted because the purchase price exceeds \$150,000.

The Department proposes to purchase 167.2 acres of land from the Adele Fischer Trust for the Glacial Drumlin State Trail. The Adele Fischer Trust parcel is located one mile north of the City of Jefferson; it will provide a key segment of an off-road trail connection for the Glacial Drumlin State Trail (GDST) through the Jefferson Junction area. Currently, bicyclists must share a narrow and poorly paved town road with semitrucks hauling product to and from the Ethanol Plant. Acquisition of the Fischer property will provide trail users a route along a quieter residential frontage road, a residential town road (Biederman Drive) and use an existing crossing of the Union Pacific railroad line to connect to Fischer and eventually to CTH Y, then returning to the GDST on the former railroad grade (see attached map for proposed route). The Glacial Drumlin State Trail is used heavily for biking, hiking and snowmobiling due to its location between the two population centers of Milwaukee and Madison.

The Glacial Drumlin Trail is approximately 50 miles long, and traverses a glaciated region of Wisconsin where uniformly oriented drumlin swells are the most obvious glacial feature. The trail crosses three major rivers - the Rock, Crawfish and the Bark Rivers. Lands adjoining the trail are primarily agricultural, and there are also some woodlands and small wetlands along the trail. The first part of the rail corridor was purchased by the Department for the trail in 1984 and opened for use in 1987. The trail follows an abandoned railroad grade for the majority of the route, with the exception of Jefferson Jct. area, from Waukesha into the Village of Cottage Grove. The Department is working to actively connect the trail segment that now runs from the Village of Cottage Grove, just east of Madison, to the Capital City Path that runs through Madison, and the Capital City State Trail that runs from Madison to Fitchburg and then connects with the Military Ridge State Trail. When complete, this would provide the public a continuous trail from Waukesha to Dodgeville.

While only a portion of the 167.2-acre Fischer parcel is needed for the trail connection, the landowner is not willing to sub-divide the property. The Department did offer on a portion of the property in 2009, however the offer was declined. Both the Parks Program and the Glacial Heritage Area (GHA) acquisition team, a cooperative group of Department staff, local officials and community conservation groups, ranked the Fischer Trust parcel as a top priority. The Glacial Heritage Area project is a coordinated series of parks, preserves, wildlife and other conservation lands that are linked together and to nearby cities and villages with different types of trails. This network of conservation land will provide readily accessible opportunities for residents and visitors to get outdoors to hike, bike, paddle, fish, hunt, camp, and participate in many other nature based activities. The Fischer property is also bordered by County Park lands opposite the Union Pacific railroad grade on its northwestern border. Acquisition of the parcel will help create a safer trail route for public users and provide recreational opportunities in a heavily populated area of the state.

Roughly 145 acres of the property is low woodland, valuable as recreational lands, and 22 acres of the property is croplands. Presently this tillable land is rented to an area farmer. If acquired, the Department will continue to offer the tillable lands for rent for agricultural use and the low woodland area will be managed to allow hunting, fishing, trapping, hiking, and cross-county-skiing. Once the final trail route is developed, those lands not needed for trail connectors could be designated surplus or retained if public recreational demand warrants its retention. Given that the Department will examine trade potential, final project boundary delineation will be delayed. The entire parcel will be managed out of Aztalan State Park by the Parks Program within the existing budget.

RECOMMENDATION: That the Board approve the purchase of 167.2 acres of land for \$500,000 for the Glacial Drumlin State Trail the in Jefferson County.

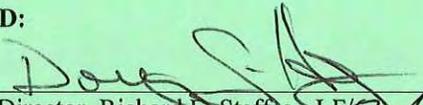
LIST OF ATTACHED MATERIALS:

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

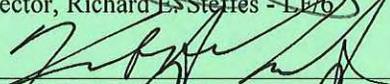
No Background Memo

Yes Attached

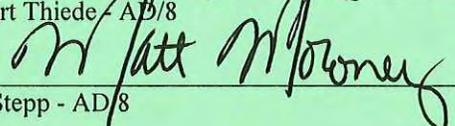
APPROVED:


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

6-1-12
Date


Administrator, Kurt Thiede - AD/8

6/4/12
Date


Secretary, Cathy Stepp - AD/8

6/6/12
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: June 1, 2012
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Adele Fischer Trust Tract, File # PR 40147,
 Option Expires September 11, 2012

FILE REF: PR 40147

1. PARCEL DESCRIPTION:

Glacial Drumlin State Trail
 Jefferson County

Grantor:

Dave Fischer – Trustee
 c/o Adele Fischer Trust
 237 N. Sanborn Ave
 Jefferson, WI 53549

Acres: 167.2Price: \$500,000Appraised Value: \$500,000 and \$618,500Interest: Fee Title PurchaseImprovements: Storage shed in tear down condition and point water wellLocation: The property is located in Jefferson County a mile north of the City of JeffersonLand Description: The subject land is gently rolling.Coverttype Breakdown:

Type	Acreage
Lowland Woodland	145.0
Cropland	22.2
Total:	167.2

Zoning: Exclusive Agricultural DistrictPresent Use: Agricultural and recreationalProposed Use: Public outdoor recreation and state trailTenure: 1999Property Taxes: \$4,285Option Date: May 14, 2012Stewardship 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 167.2 acres of land from the Adele Fischer Trust for \$500,000 for the Glacial Drumlin State Trail in Jefferson County.

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While only a portion of the 167.2-acre Fischer parcel is needed for the trail connection, the landowner is not willing to sub-divide the property. The Department did offer on a portion of the property in 2009, however the offer was declined. Roughly 145 acres of the property is low woodland, valuable as recreational lands, and 22 acres of the property is croplands. Presently this tillable land is rented to an area farmer. If acquired, the Department will continue to offer the tillable lands for rent for agricultural use until the land is developed for the trail. Likewise, the low woodland area will be managed to allow hunting, fishing, trapping, hiking, and cross-county-skiing. Once the trail is developed, those lands not needed for trail connectors could be designated surplus or retained if public recreational demand warrants its retention. Given that the Department will examine trade potential, final project boundary delineation will be delayed.

Both the Parks Program and the Glacial Heritage Area (GHA) acquisition team, a cooperative group of Department staff, local officials and community conservation groups, ranked the Fischer Trust parcel as a top priority. The Glacial Heritage Area project is a coordinated series of parks, preserves, wildlife and other conservation lands that are linked together and to nearby cities and villages with different types of trails. This network of conservation land will provide readily accessible opportunities for residents and visitors to get outdoors to hike, bike, paddle, fish, hunt, camp, and participate in many other nature based activities. The Fischer property is also bordered by County Park lands opposite the Union Pacific railroad grade on its northwestern border.

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3. LAND MANAGEMENT:

Roughly 145 acres of the property is low woodland, valuable as recreational lands, and 22 acres of the property is croplands. Presently this tillable land is rented to an area farmer. If acquired, the Department will continue to offer the tillable lands for rent for agricultural use and the low woodland area will be managed to allow hunting, fishing, trapping, hiking, and cross-county-skiing. Once the final trail route is developed, those lands not needed for trail connectors could be designated surplus or retained if public recreational demand warrants its retention. Given that the Department will examine trade potential, final project boundary delineation will be delayed. The entire parcel will be managed out of Aztalan State Park by the Parks Program within the existing budget.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$2,463,301

5. ACQUISITION STATUS OF THE GLACIAL DRUMLIN STATE TRAIL:

Established: 1984
Acres Purchased to Date: 725.19
Acquisition Goal: 775
Percent Complete: 93.57 %
Cost to Date: \$1,666,904.76

6. APPRAISAL 1:

Appraiser: Linn Duesterbeck
Valuation Date: April 09, 2012
Appraised Value: \$500,000
Highest and Best Use: Agricultural and recreational

Allocation of Values:

- a. land: 167.2 acres @ \$3,000 per acre: \$500,000 rounded
- b. market data approach used, 6 comparable sales cited
- c. adjusted value range: \$1,730 to \$3,031 per acre

Appraisal Review: Gregory Markus - 5/2/2012

APPRAISAL 2:

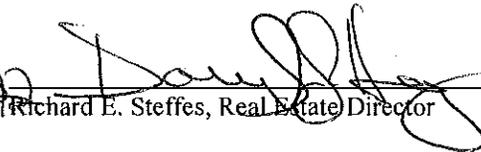
Appraiser: Michael Stone
Valuation Date: February 13, 2012
Appraised Value: \$618,500
Highest and Best Use: Mixed use-rural residential and outdoor recreation

Allocation of Values:

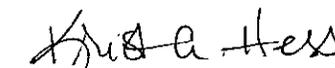
- a. land: 167.2 acres @ \$3,700 per acre: \$618,500 rounded
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$3,411 to \$3,987 per acre

Appraisal Review: Gregory Markus - 5/2/2012

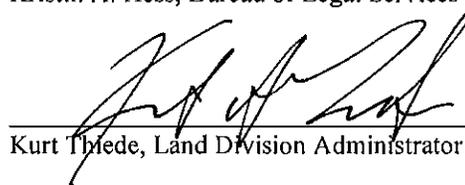
RECOMMENDED:


Richard E. Steffes, Real Estate Director

6-1-12
Date


Kristin A. Hess, Bureau of Legal Services

6/1/12
Date

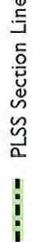
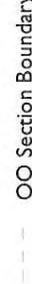

Kurt Thiede, Land Division Administrator

6/4/12
Date

RES:

Adele F. Fischer - Fee
Glacial Drumlin State Trail
PR 40147
 T7N R14E Sec 24 & 25
 Town of Aztalan
 Jefferson County
 167.20 Acres



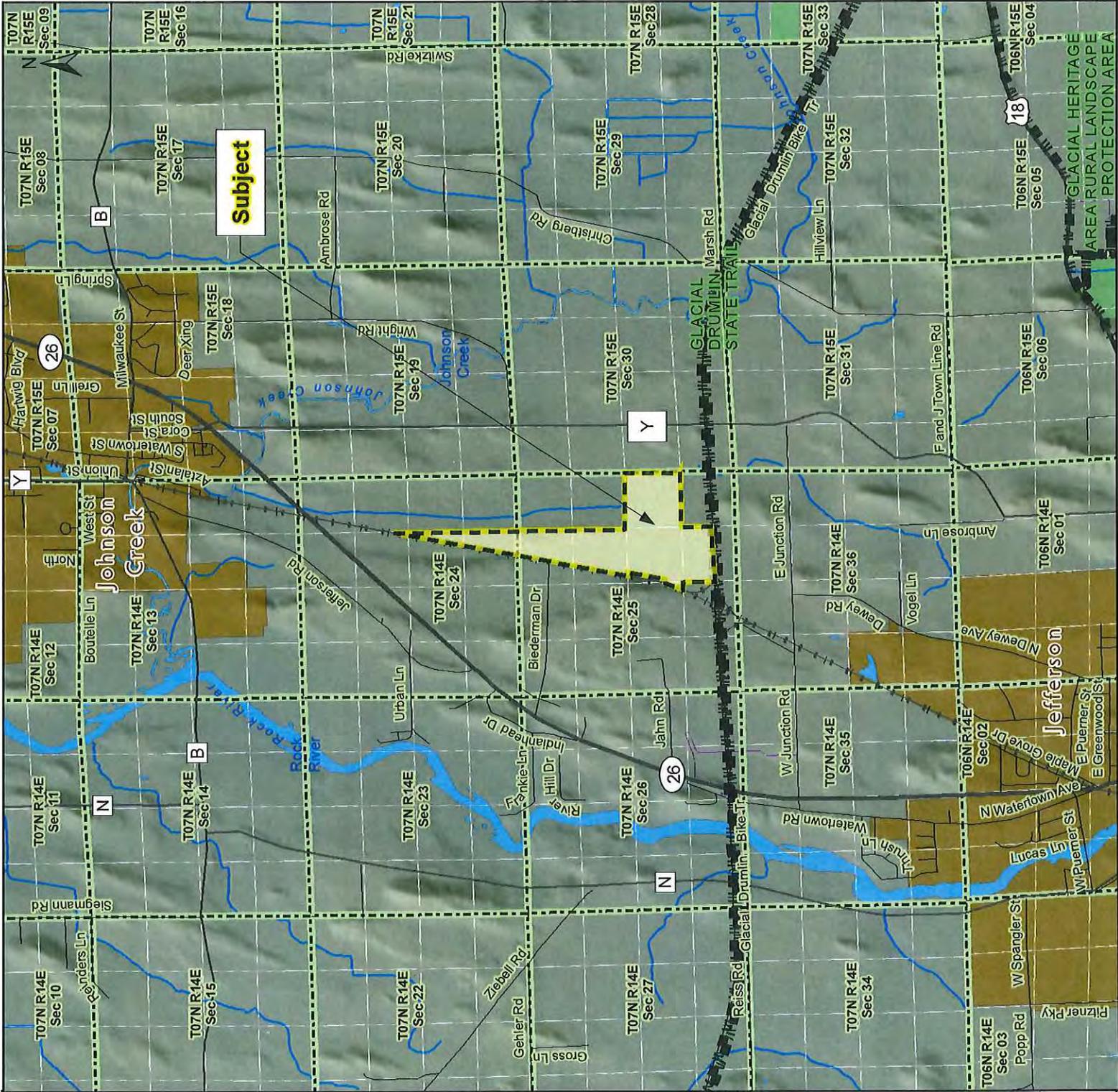
-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  PLSS Section Line
-  QQ Section Boundary

0 600
 Feet



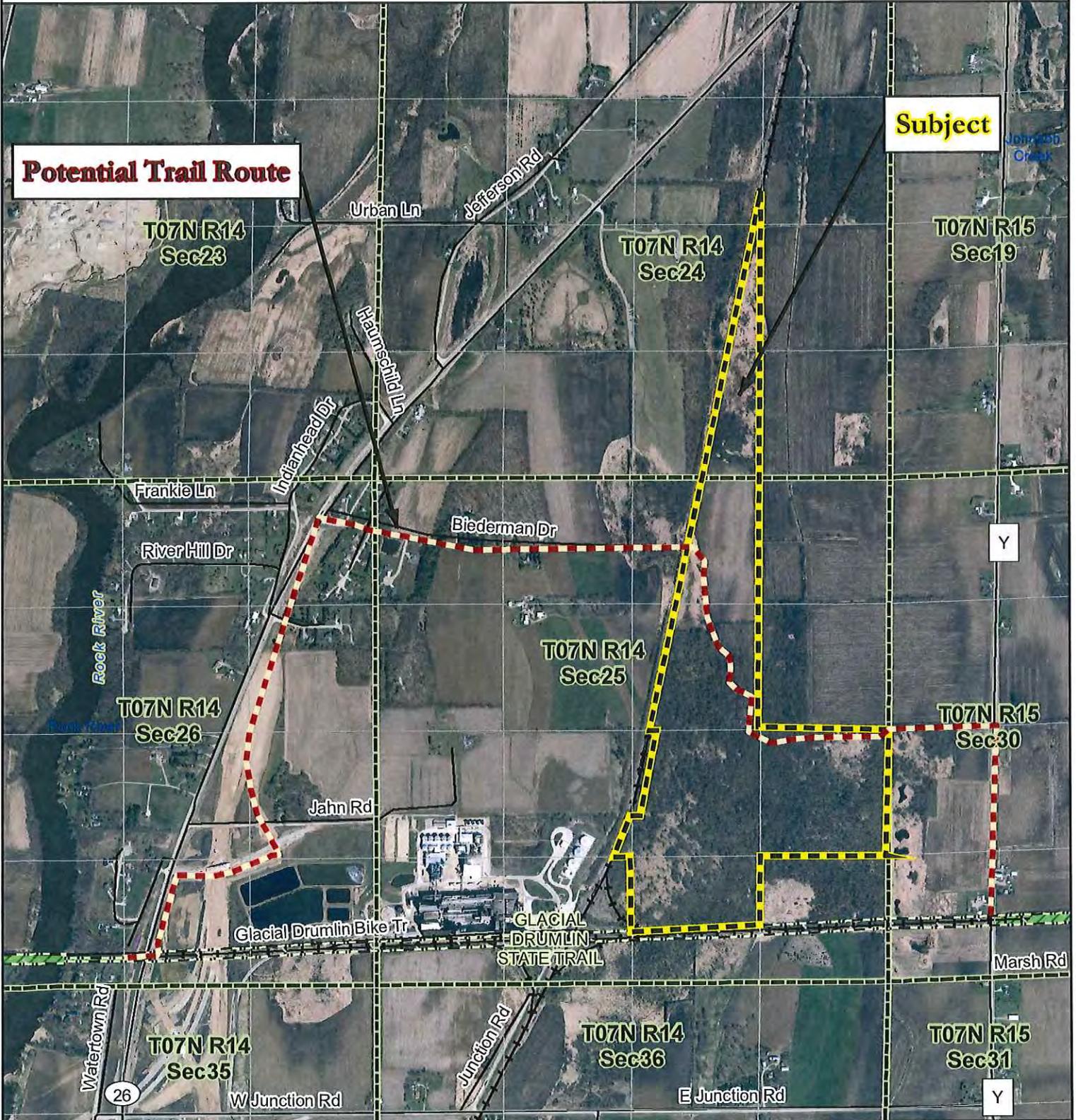
★ Location of Property


 WISCONSIN DEPARTMENT
 OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: May 31, 2012 . kmh



Adele F. Fischer - Fee

T7N R14E Sec 24 & 25, Town of Aztalan, Jefferson County

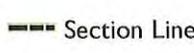
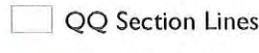
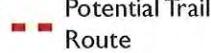


Potential Trail Route

Subject

Glacial Drumlin State Trail

 Subject

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines
-  Potential Trail Route

0 400 800 1,200 Feet



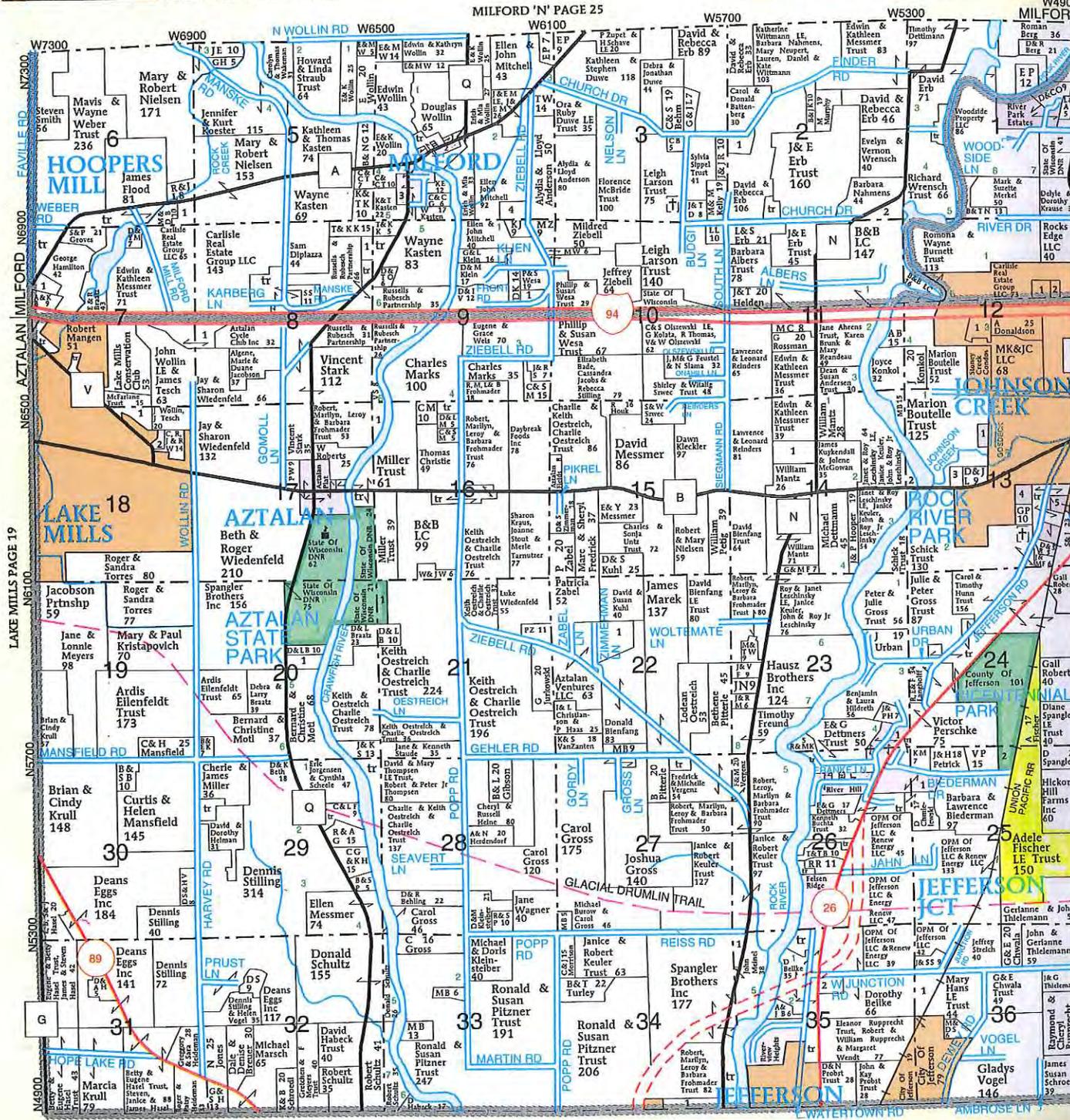
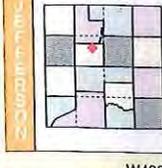
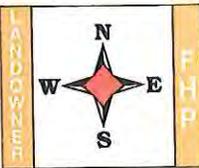
 May 31, 2012 kmb
 Real Estate Section
 Bureau of Facilities and Lands

AZTALAN/FARMINGTON W/MILFORD S

T-7-N • R-14-E

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See Pages 70-72 For Additional Names.



JEFFERSON 'W' PAGE 16

