Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.9

SUBJECT: LAND ACQUISITION - ICE AGE TRAIL - WASHINGTON COUNTY

FOR: DECEMBER 2007 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 item is being submitted 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 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.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

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

Administrator, Laurie Osterndorf - AD/5 — Date 11/7/07

Secretary, Matthew J. Frank - AD/5 — Date 11/26/07

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

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: October 17, 2007 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 December 23, 2007

1. PARCEL DESCRIPTION:

Ice Age Trail
Washington County

Grantor:

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

Acres: 6
Price: $235,000
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.

Covertype Breakdown:

Type	Acreage
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
Comments: This parcel is part of a larger 51.18-acre improved parcel.

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

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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.

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 are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$ 2,500,000	$2,198,342

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.

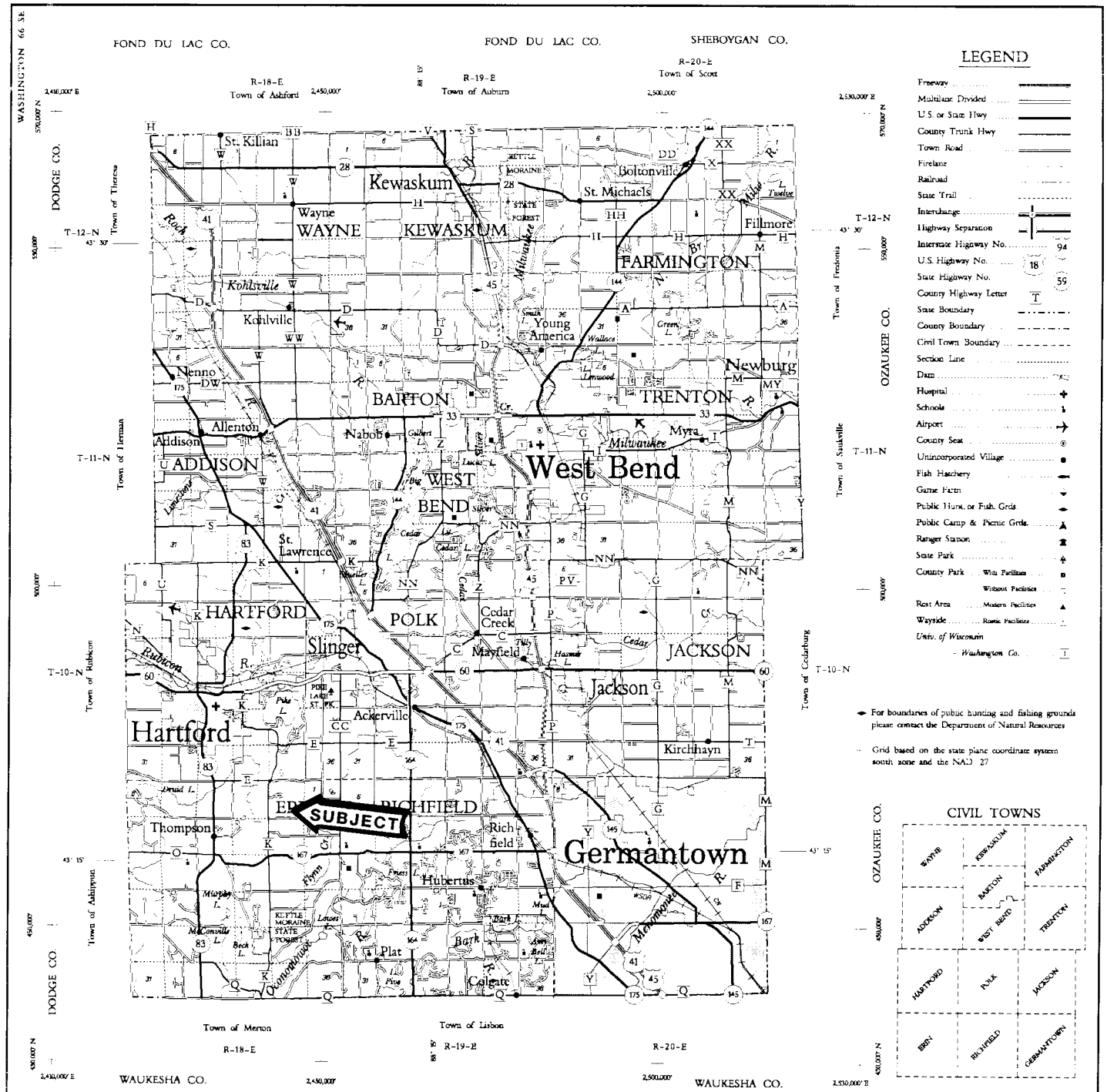
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville
Bureau of Legal Services — Date 11/7/07

Laurie Osterndorf — Date

RES:bp



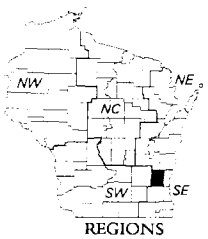
LEGEND

- Freeway
- Multilane 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 — T
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt. or Fish. Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park — With Facilities / Without Facilities
- Rest Area — Modern Facilities
- Wayside — Rustic Facilities
- Univ. 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

CIVIL TOWNS



REGIONS

MILES OF HIGHWAY
as of Dec. 31, 2004

STATE	198
COUNTY	166
LOCAL ROADS	1,308
OTHER ROADS	0
TOTAL FOR COUNTY	1,462

Land Area (2000 Census) ..... 451 sq. mi.
Population (2000 Census) 117,493
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

Base compiled from U.S.G.S. Quadrangles
1:100,000 Series

WASHINGTON 66-SE

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Blau Purchase

Ice Age Trail

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

Open Water

Miles

0 0.25 0.5

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 lease rights. This data set is a 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 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 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:

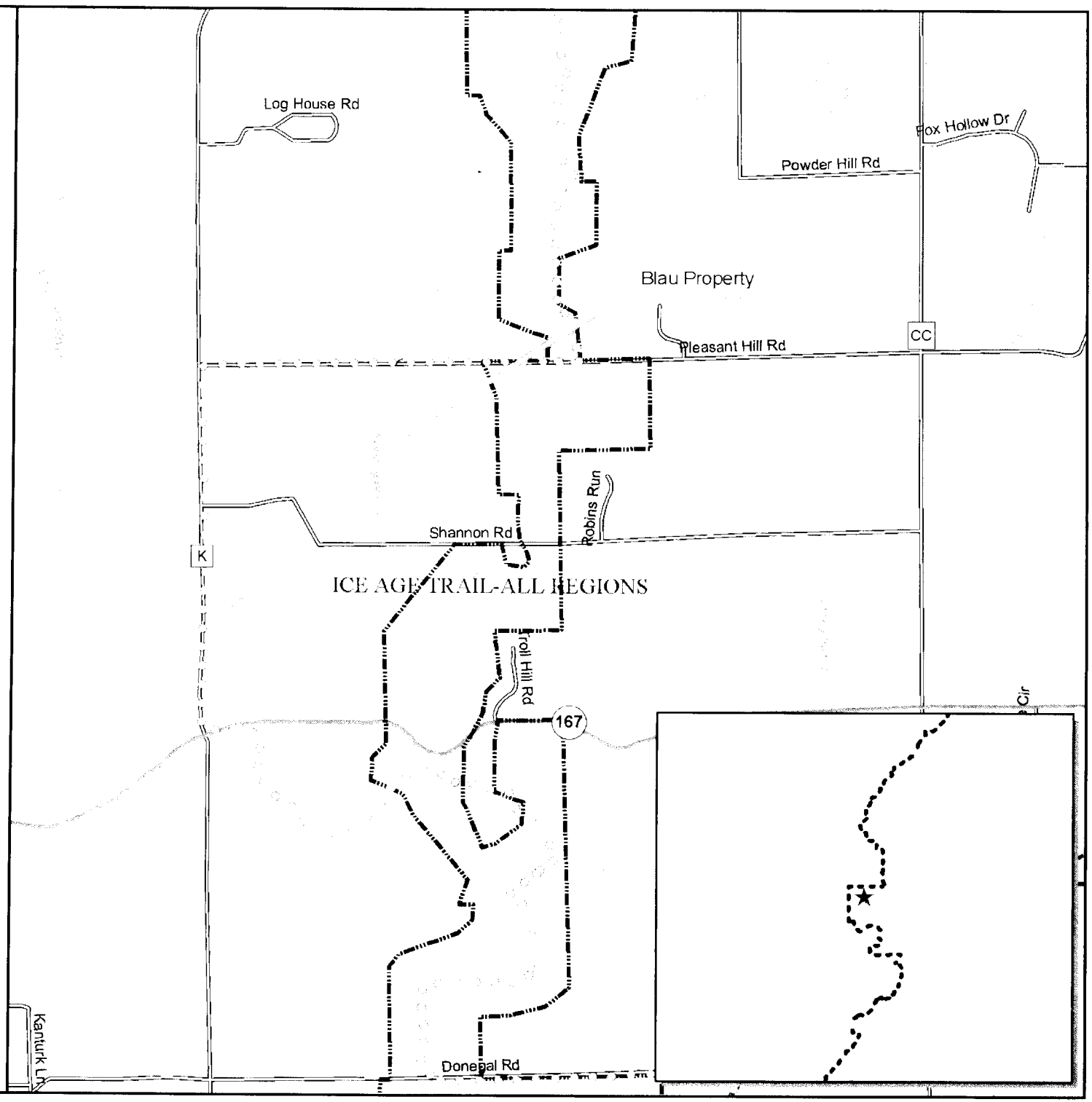
http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm

Updates to this 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

September 17, 2007



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0 1 2

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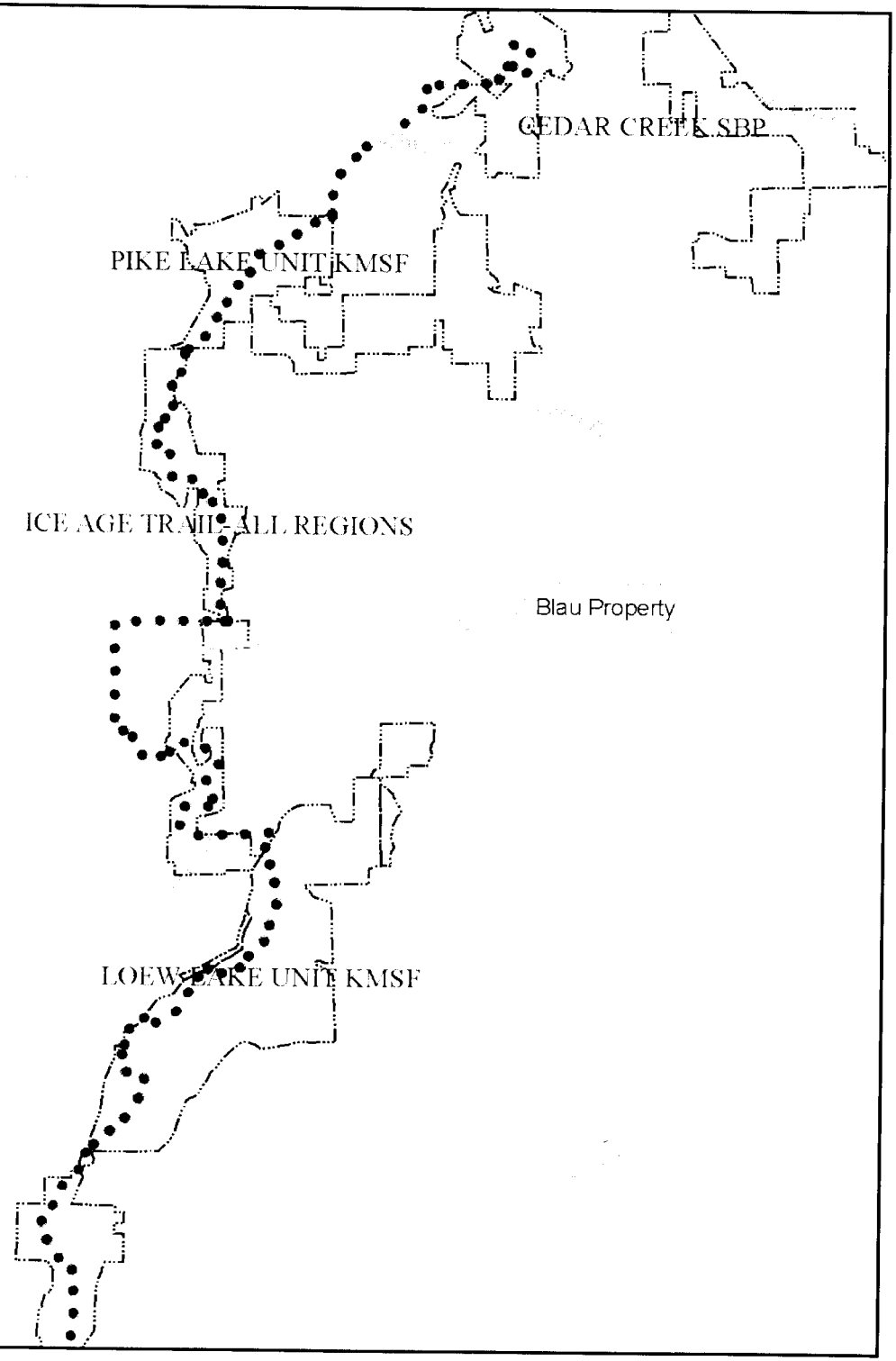
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