

SUBJECT: LAND ACQUISITION – ICE AGE TRAIL – DANE COUNTY

FOR: DECEMBER 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80.9 acres of land from the Loretta M. Zander Irrevocable Trust for \$380,230 for the Ice Age Trail in Dane County. The item is being submitted because the purchase price exceeds \$150,000.

The property is located in the Town of Cross Plains about 1.5 miles southeast of the Village of Cross Plains. This property is within the boundary of the Ice Age Reserve and adjacent to existing department-owned Ice Age Trail lands. The property contains a steep wooded oak ridge with about 200 feet of vertical relief and a mix of open grassland and wetland. A small intermittent tributary to Black Earth Creek and a small pond flow towards Black Earth Creek. Access to the property is by an agricultural easement and from adjacent department-owned land since there is no public road frontage on the property. This property contains a mix of woods and open grassy areas, including a high wooded ridge that provides scenic views of the surrounding area. Acquisition of this property will provide increased opportunities for public recreation and education, protect the scenic and geological features of the property and connect to other state-owned lands.

The parcel is located just west of the Cross Plains Ice Age National Scientific Reserve, which was established as a project in 1981 and expanded in 1999. The project contains hilly, unglaciated topography as well as terminal moraine features representing a very unique Wisconsin terrain. The Reserve area contains bedrock exposures, pre-glacial lakes and a deep gorge, which offers a diverse, aesthetic landscape.

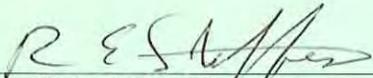
Acquisition of the Loretta M. Zander Trust property will protect the natural, geological and scenic qualities of the area, provide opportunities for public recreation and natural resource management activities in this rapidly urbanizing area of the state.

RECOMMENDATION: That the Board approve the purchase of 80.9 acres of land for \$380,230 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

11-5-10

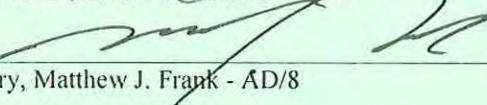
Date



Administrator, Laurie Osterndorf - AD/8

11/10/10

Date



Secretary, Matthew J. Frank - AD/8

11-12-10

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: November 9, 2010 FILE REF: PR 40098
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, Loretta M. Zander Irrevocable Trust Tract, File PR 40098,
 Option Expires December 27, 2010

I. PARCEL DESCRIPTION:

Ice Age Trail
 Dane County

Grantor:

Loretta M. Zander Irrevocable Trust
 c/o LuAnn Zander
 4624 Birch Trail
 Cross Plains, WI 53528

Acres: 80.9Price: \$380,230Appraised Value: \$502,000 (J. Hanks); \$332,000 (McWilliams / Scott)Interest: Fee title acquisitionImprovements: NoneLocation: The property is located in Dane County about 1.5 miles south of Cross Plains in the Town of Cross Plains.Land Description: The subject land is rolling with some steeper slopes and the majority is high ground.

<u>Covertypes Breakdown:</u>	Type:	Acres:
	Upland Woodland	34.6
	Wetland	7.0
	Grass	30.0
	Brush	<u>9.3</u>
	TOTAL:	80.9

Zoning: AgriculturePresent Use: VacantProposed Use: Resource protection and public outdoor recreationTenure: More than 10 yearsProperty Taxes: \$4,328Option Date: October 29, 2010

Stewardship Land Access: This property is being acquired for the Ice Age Trail, which is part of the state park system. Per s. 23.0916(3)(a), Stats., lands acquired for state parks are excluded from the public access provision of s. 23.0916, Stats. This parcel will be open for hiking and skiing. Hunting will be governed by s. 29.089(3). A new Administrative Code, which establishes when hunting will be allowed on department-owned property on Ice Age Trail lands should be in place by the time of the December NRB meeting. Under the rule this land will be open for the regular gun deer season.

2. JUSTIFICATION:

The Department proposes to purchase the 80.9-acre Loretta M. Zander Irrevocable Trust property for the Ice Age Trail. The property is located in the Town of Cross Plains in Dane County about 1.5 miles southeast of the Village of Cross Plains. This property is within the boundary of the Ice Age Reserve and adjacent to existing department-owned Ice Age Reserve lands. The property contains a steep wooded oak ridge with about 200 feet of vertical relief and a mix of open grassland and wetland. A small intermittent tributary to Black Earth Creek and a small pond flow towards Black Earth Creek. Access to the property is by an old agricultural easement and from adjacent department-owned land since there is no public road frontage on the property. This property contains a mix of woods and open grassy areas, including a high wooded ridge that provides scenic views of the surrounding area. Acquisition of this property will provide increased opportunities for public recreation and education, protect the scenic and geological features of the property and connect to other state owned lands.

The Cross Plains Ice Age National Scientific Reserve was established as a project in 1981 and expanded in 1999. The lands within this boundary contain hilly, unglaciated topography as well as terminal moraine features representing a very unique Wisconsin terrain. The Reserve area contains bedrock exposures, pre-glacial lakes and a deep gorge, which offers a diverse, aesthetic landscape vulnerable to rural home site development.

The Department recommends acquisition of the Loretta M. Zander Trust property to protect the natural, geological and scenic qualities of the area, provide opportunities for public recreation and conduct natural resource management activities in this rapidly urbanizing area of the state.

3. FINANCING:

State Stewardship bond funds (trails) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$148,779

ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 7,318.48
Acquisition Goal: 9,673.0 Acres
Percent Complete: 75.66%
Cost to Date: \$12,965,779.82

5. APPRAISAL:

Appraiser: Julie Hanks
Valuation Date: August 23, 2010
Appraised Value: \$502,000.00
Highest and Best Use: Recreation and Agriculture

Allocation of Values:
a. land: 80.9 acres @ \$6,205.19 per acre: \$502,000.00
b. market data approach used, four comparable sales cited
c. adjusted value range: \$7,159.00 to \$7,459.00 per acre

Appraisal Review: Greg Markus - August 23, 2010

Comment: A final per acre value of \$6,205 falls below the value range and the appraiser explains that a per acre value of \$7,200 was chosen and a reduction of \$80,000 was made for a lack of access. This calculates to \$6,205 per acre.

5a. APPRAISAL:

Appraiser: Quinn McWilliams/Garth Scott

Valuation Date: July 20, 2010

Appraised Value: 332,000

Highest and Best Use: Recreation and Agriculture

Allocation of Values:

- a. land: 80.9 acres @ \$4,100 per acre: \$332,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,869 to \$4,735 per acre

Appraisal Review: Greg Markus - September 20, 2010

Comment: Greg Markus has accepted the Hanks report and approved the McWilliams/Scott report. The best price that could be negotiated was \$380,230 or \$4,700 per acre.

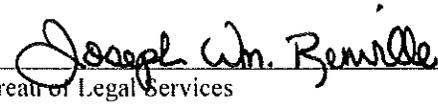
RECOMMENDED:



 Richard E. Steffes

11-5-10

 Date



 Bureau of Legal Services

11-9-10

 Date



 Laurie Osterndorf

11/10/10

 Date

RES:dv

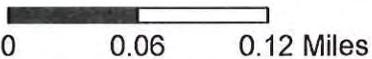
Loretta M. Zander Irrevocable Trust Parcel

T7N R7E Section 14, Town of Cross Plains, Dane County, WI (80.90 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned



Subject Property

PR 40098

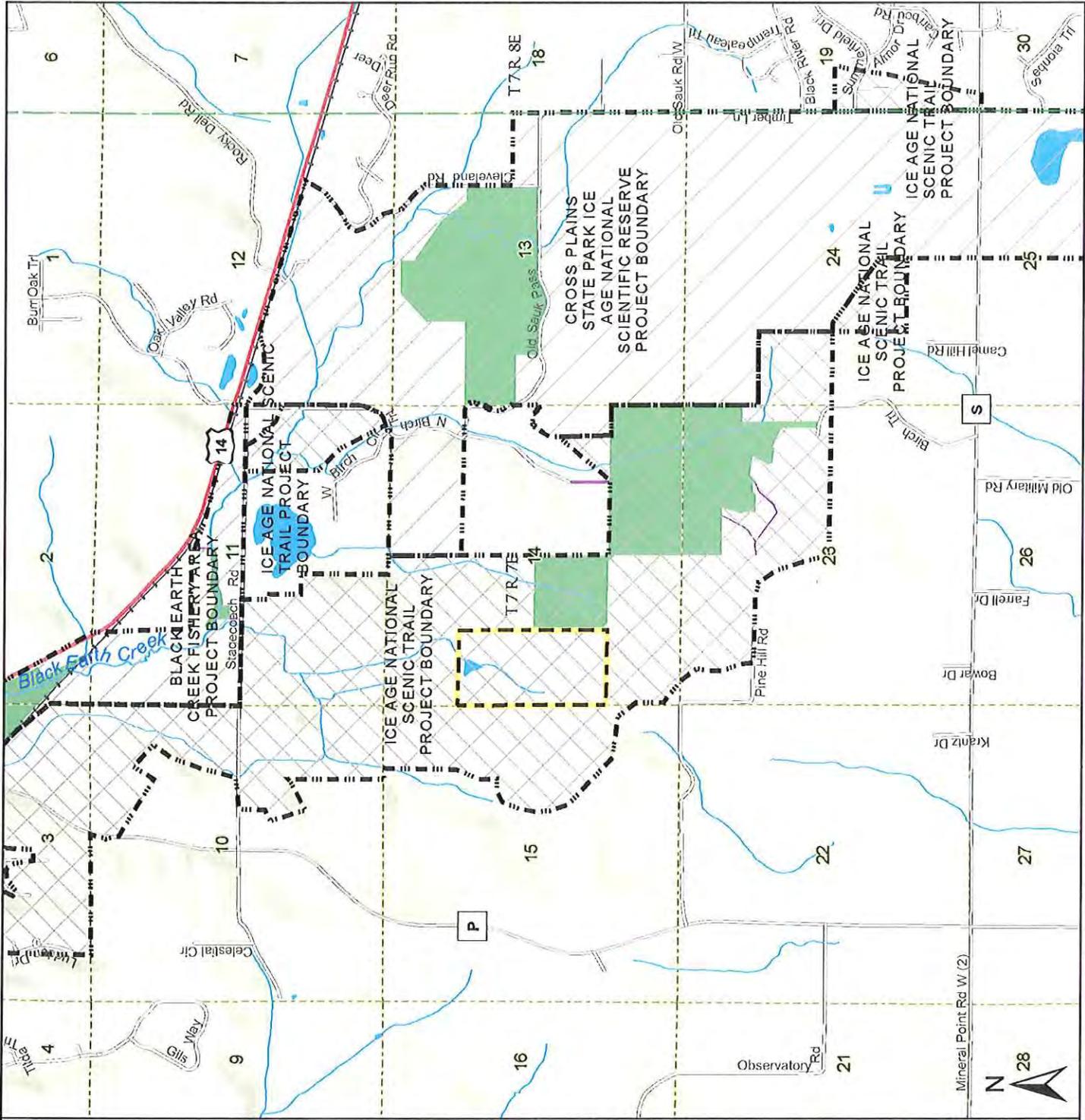
Ice Age National Scenic Trail

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin

Nov. 1, 2010
Real Estate Section
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



Loretta M. Zander
Irrevocable Trust Parcel
PR 40098
 Ice Age National Scenic Trail
 T7N R7E Section 14
 Town of Cross Plains
 Dane County, WI
 (80.90 Acres)

Subject Property
 Fee Simple
 Easement
 Ingress/Egress

- Legend**
- DNR Project Boundary
 - IANST
 - State Natural Area
 - PLSS Section Line
 - County Boundary
 - DNR Owned
 - DNR Easement
- 0 0.3 0.6 Miles



Subject Property County View

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. This dataset is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. This dataset is not intended for use as a land management tool. It is a listing of public lands and does not represent public access to the lands. Contact the nearest DNR Regional Office for more information. Updates to this data set are ongoing, and will be incorporated into future versions when available.