

SUBJECT: Land Acquisition – Ice Age Trail – Marathon County

FOR: APRIL 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 100.02 acres of land from James Malkowski for \$270,054 for the Ice Age Trail in Marathon County. The item is being submitted because the purchase price exceeds \$150,000.

This parcel is a high priority parcel for Ice Age Trail acquisition by the department. It is located across North Pole Road from the Plover River State Fishery Area and will provide for a continuous road-to-road connection from North Pole Road to Sportsman Drive, approximately .5 miles of trail that will replace what is now an approximately two mile road walk. Significant construction of the Ice Age Trail at the Plover River State Fishery Area was completed in 2010-11. From Sportsman Drive the trail heads west for approximately 1.5 miles to county owned land at the Dells of the Eau Claire River.

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 National Park Service, the Ice Age Trail Alliance and its various volunteer chapters around the state, counties, and the department. The trail, when completed, will run from Door County south through the Kettle Moraine to Janesville and then north through Devil's Lake State Park to Interstate Park. Segments of the trail have been developed by the Ice Age Trail Alliance in several locations on lands owned by the Department. Management, development and maintenance of the trail are shared between the department and the Ice Age Trail Alliance.

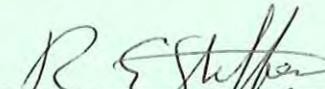
Purchase of this parcel will provide for the establishment of an important connector within the Ice Age Trail and would provide for all allowable Nature Based Outdoor Activities upon purchase.

RECOMMENDATION: That the Board approve the purchase of 100.02 acres of land for \$270,054 for the Ice Age Trail in Marathon 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 <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

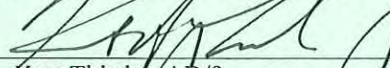
APPROVED:



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

3-23-12

Date



Administrator, Kurt Thiede - AD/8

3/28/12

Date



Secretary, Cathy Stepp - AD/8

4/2/12

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: March 23, 2012
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, James Malkowski Tract, File # PR 40134,
 Option Expires June 29, 2012

FILE REF: PR 40134

1. PARCEL DESCRIPTION:

Ice Age Trail
 Marathon County

Grantor:

James Malkowski
 8485 S. 44th St.
 Franklin, WI 53123

Acres: 100.02Price: \$270,054Appraised Value: \$270,054Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Marathon County 13.5 miles East of WausauLand Description: The subject land is level to rolling.Covertypes Breakdown:

Type	Acreage
Upland Woodland	81
Wetland	4.02
Cropland	15
Total:	100.02

Zoning: Town, Agricultural with a 10-acre min. lot sizePresent Use: Leased cropland, recreation, huntingProposed Use: Ice Age Trail – public outdoor recreationTenure: W 1/2 80 for 9-years, SE/NE 20.02-acres for 8-years.Property Taxes: \$3200.16 (113.37 acres)Option Date: March 01, 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 100.02 acres of land from James Malkowski for \$270,054 for the Ice Age Trail in Marathon County. This parcel is a high priority parcel for Ice Age Trail acquisition by the department. This parcel is located across North Pole Road from the Plover River State Fishery Area and will provide for a continuous road-to-road connection from North Pole



Road to Sportsman Drive, approximately .5 miles of trail that will replace what is now an approximately two mile road walk. Significant construction of the Ice Age Trail at the Plover River State Fishery Area was completed in 2010-11. From Sportsman Drive the trail heads west for approximately 1.5 miles to county park land at the Dells of the Eau Claire River.

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Purchase of this parcel will provide for the establishment of an important connector within the Ice Age Trail and would provide for all allowable Nature Based Outdoor Activities upon purchase.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$939,186

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 7,820.50
Acquisition Goal: 9,673
Percent Complete: 80.85 %
Cost to Date: \$13,615,185.13

5. APPRAISAL:

Appraiser: Phil Lepinski
Valuation Date: January 24, 2012
Appraised Value: \$270,054
Highest and Best Use: Residential and Recreational

Allocation of Values:

- a. land: 100.02 acres @ \$2,700 per acre: \$270,054
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2,398 - \$2,940 per acre

Appraisal Review: Peter Wolter - 2/13/2012

Comments: The Lepinski report estimated value at \$2,700 per acre, assuming 100 acres. The appraiser did indicate value could be modified at that unit price based on final surveyed size.

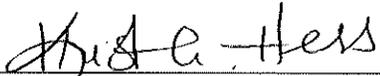
RECOMMENDED:



Richard E. Steffes, Real Estate Director

3-23-12

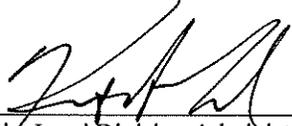
Date



Kristin A. Hess, Bureau of Legal Services

3/26/12

Date



Kurt Thiede, Land Division Administrator

3/28/12

Date

RES:

**James
Malkowski - Fee
Ice Age Trail**

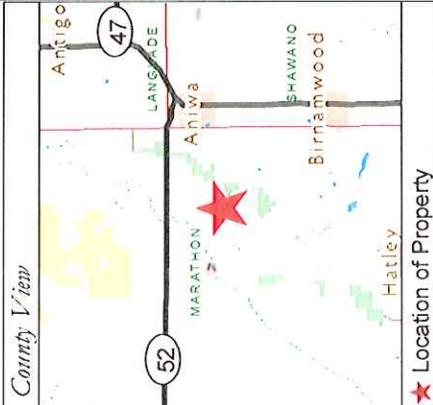
PR 40134

**T29N R10E Sec 16
Town of Plover
Marathon County
100.02 Acres**

Subject Parcel

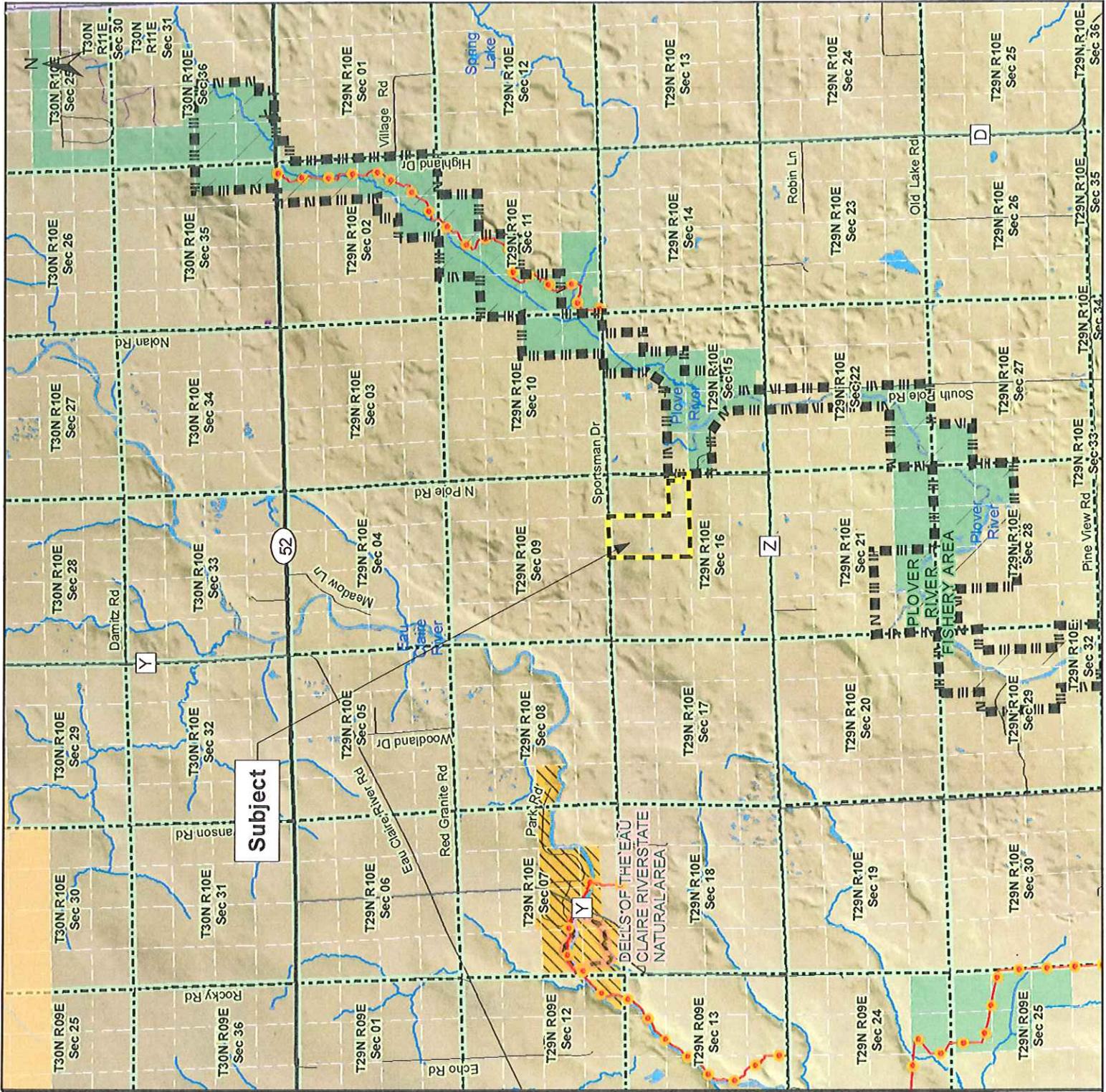
- Ice Age Trail
- WDNR Owned
- WDNR Easement
- County Parks
- DNR Project Boundary
- County Forest Land
- State Natural Area
- PLSS Section Line
- QQ Section Boundary

0 600
Feet



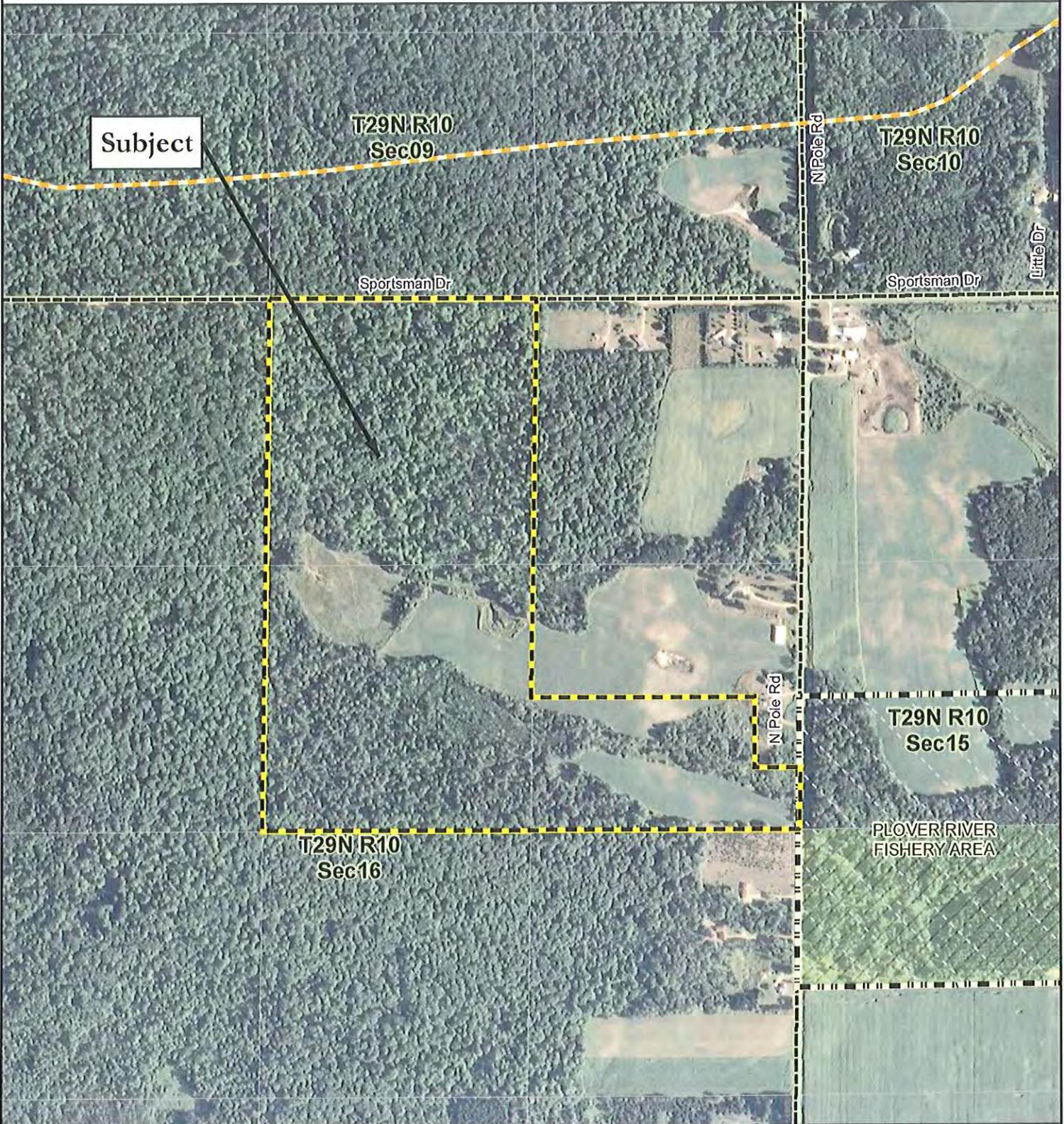
★ Location of Property

**WISCONSIN DEPARTMENT
OF NATURAL RESOURCES**
Bureau of Facilities of Lands
Map Created: Mar 22, 2012 kmh



James Malkowski - Fee

T29N R10E Sec 16, Town of Plover, Marathon County



Subject

T29N R10
Sec09

T29N R10
Sec10

Sportsman Dr

Sportsman Dr

Little Dr

N Pole Rd

T29N R10
Sec15

T29N R10
Sec16

PLOVER RIVER
FISHERY AREA

Ice Age Trail



Subject Parcel

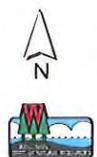
DNR Owned

Section Line

DNR Project Boundary

QQ Section Lines

State Recreation Trail



Mar 16, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands