

SUBJECT: Land Acquisition and Partial Donation of Value – Ice Age Trail – Columbia County

FOR: OCTOBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: This proposed acquisition was previously considered by the Board in August 2012 where it was denied. Changes have been made to the proposal and the Department is asking reconsideration by the Board.

The Department has obtained an option to purchase 36.34 acres of land from the Smith Revocable Trust for \$342,000 for the Ice Age Trail in Columbia County. The item is being submitted because the purchase price exceeds \$150,000 and to consider a partial donation of value. The landowner is donating \$10,000 in land value, and Federal Land and Water Conservation (LAWCON) funding in the amount of \$166,000 is also anticipated, reducing the amount of state dollars to \$166,000. In the August proposal to the board, 100% of anticipated cost was in state dollars.

The parcel is located in the Town of West Point about 20 miles northwest of the City of Madison and five miles northwest of the City of Lodi in the hills and bluffs south of Lake Wisconsin. The property is mix of woods, grassland, prairie, and a large leatherleaf bog which contains many endangered plants and communities. The bog is a glacier highlight and will be an educational feature for this segment of the Ice Age Trail. It is adjacent to Gibraltar Rock State Natural Area, which includes the former Columbia County Richmond Memorial County Park also known as Gibraltar Rock. Columbia County transferred its ownership to the Department in 2007. Department ownership will allow development and maintenance of the Ice Age Trail and other hiking trails, provide additional public recreational opportunity, and protect the scenic and natural resources in the area.

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 (IAT) is a cooperative project between the Department, the U.S. National Park Service, the Ice Age Trail Alliance and its various volunteer groups around the state, and the counties through which the trail passes. The Ice Age Trail was designated a National Scenic Trail in 1980 by Congress. It is one of only eleven 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, ending at Interstate State Park. 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 pedestrian uses such as hiking, backpacking, and snowshoeing. To date, about half of the trail has been completed in numerous segments. Management, development and maintenance of the trail are shared between the Department and the Ice Age Trail Alliance. The property has upland woods, a leatherleaf bog of natural area quality and a part of the south face of Gibraltar Rock.

If acquired the Department would manage the Smith property as sustainable trail lands. Intended management activities include trail installation and invasive species control, and this work will primarily be done by volunteers of the Ice Age Trail Alliance. The property currently is in very good condition due to the landowner's considerable efforts in controlling invasive species. It would provide recreational opportunities for the public; proposed are all allowable Nature-Based Outdoor Activities (NBOAs). This is consistent with NBOAs on the adjacent Gibraltar Rock IAT lands. This acquisition would help provide the opportunity to establish a road-to-road connection between the Merrimac Ferry and CTH J, leaving only one private parcel between Merrimac Ferry and CTH J. It will become one of the outstanding segments of the Ice Age Trail and is one step closer to the goal of being able to hike from downtown Lodi to Devil's Lake State Park.

Purchase of the 36.34 acre Smith property for the Ice Age Trail will provide opportunities for public recreation while protecting the natural and scenic character within this corridor.

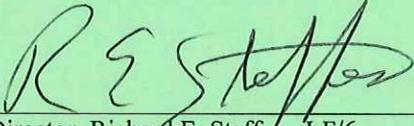
RECOMMENDATION: That the Board approves the purchase of 36.34 acres of land for \$332,000 for the Ice Age Trail; accept the donation of \$10,000 in land value; and that a certificate of appreciation be sent to the Smith Revocable Trust.

LIST OF ATTACHED MATERIALS:

No Fiscal Estimate Required
No Environmental Assessment of Impact Statement Required
No Background Memo

Yes Attached
Yes Attached
Yes Attached

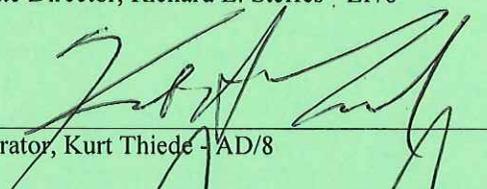
APPROVED:



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

9-12-12

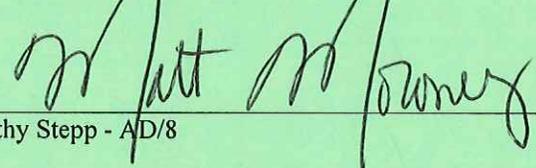
Date



Administrator, Kurt Thiede - AD/8

9/26/12

Date



Secretary, Cathy Stepp - AD/8

10/23/12

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: September 12, 2012 FILE REF: PR 40148
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Ronald R. and Paulette W Smith Revocable Trust of 2006 Tract, File # PR 40148,
 Option Expires November 19, 2012

1. PARCEL DESCRIPTION:

Ice Age Trail
 Columbia County

Grantor:

Ronald R. and Paulette W Smith Revocable Trust of 2006
 W11396 Bay Drive
 Lodi, WI 53555

Acres: 36.34

Price: \$342,000 (\$332,000 after \$10,000 partial donation of value)

Appraised Value: \$342,000; \$381,500

Interest: Fee Title Purchase

Improvements: Shed

Location: The property is located in Columbia County 5 miles northwest of Lodi

Land Description: The subject land is level to gently rolling.

Covertypes Breakdown:

Type	Acreage
Wetland	17
Upland Woodland	7.34
Grass & Prairie	12
Total:	36.34

Zoning: Agricultural

Present Use: Recreational

Proposed Use: Public recreation and conservation

Tenure: 2006; purchase price was \$340,000 in 2006

Property Taxes: \$4,318

Option Date: June 7, 2012; August 30, 2012 extension

Stewardship 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 36.34 acres of land from the Smith Revocable Trust for \$342,000 for the Ice Age Trail in Columbia County. The item is being submitted because the purchase price exceeds \$150,000. The landowner is donating \$10,000 land value, reducing the cost to \$332,000. Land and Water Conservation (LAWCON) funding in the amount of \$166,000 is anticipated, leaving \$166,000 from state stewardship funding.

The parcel is located in the Town of West Point about 20 miles northwest of the City of Madison and five miles northwest of the City of Lodi in the hills and bluffs south of Lake Wisconsin. The property is mix of woods, grassland, prairie, and a large leatherleaf bog which contains many endangered plants and communities. The bog is a glacier highlight and will be an educational feature for this segment of the Ice Age Trail. It is adjacent to Gibraltar Rock State Natural Area, which includes the former Columbia County Richmond Memorial County Park also known as Gibraltar Rock. Columbia County transferred its ownership to the Department in 2007. Department ownership will allow development and maintenance of the Ice Age Trail and other hiking trails, provide additional public recreational opportunity, and protect the scenic and natural resources in the area.

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3. LAND MANAGEMENT:

If acquired the Department would manage the Smith property as sustainable trail lands. Intended management activities include trail installation and invasive species control. It would provide recreational opportunities for the public, proposed are all allowable Nature-Based Outdoor Activities (NBOAs). This is consistent with NBOAs on the adjacent Gibraltar Rock IAT lands. This acquisition would help provide the opportunity to establish a road-to-road connection between the Merrimac Ferry and CTH VJ, leaving only one private parcel between Merrimac Ferry and CTH VJ. It will become one of the outstanding segments of the Ice Age Trail and is one step closer to the goal of being able to hike from downtown Lodi to Devil's Lake State Park. Management, development and maintenance of the trail are shared between the Department and the Ice Age Trail Alliance within current budget. Trail development and control of invasive species will be done by volunteers of the Alliance. Since acquiring the property, the Smiths have reportedly spent many hours and over \$50,000 to remove invasive species to make the property a pristine site. The Smiths also plan to volunteer their time to keep the property clear of invasives.

4. FINANCING:

\$166,000 Land and Water Conservation (LAWCON) funding (National Parks Service) is anticipated.
\$10,000 Landowner donation (land value)
\$166,000 State Stewardship bond funds are anticipated:

State Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$2,665,244

5. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 7,973.77
Acquisition Goal: 9,673
Percent Complete: 82.43 %
Cost to Date: \$14,634,201.65

6. APPRAISAL 1:

Appraiser: Tenny Albert
Valuation Date: April 9, 2012
Appraised Value: \$342,000
Highest and Best Use: Dingle family residential/recreation

Allocation of Values:

- a. land: 36.34 acres @ \$9,400 per acre: \$342,000 rounded
- b. market data approach used, 6 comparable sales cited
- c. adjusted value range: \$4,700 - \$10,500 per acre

Appraisal Review: Gregory Markus - June 5, 2012

APPRAISAL 2:

Appraiser: Michael Stone
Valuation Date: April 23, 2012
Appraised Value: \$381,500
Highest and Best Use: Rural residential

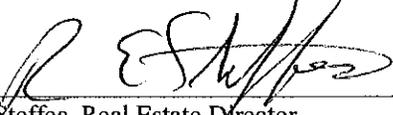
Allocation of Values:

- a. land: 36.34 @ \$10,500 per acre: \$381,500 rounded
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$8,265-\$11,389 per acre

Appraisal Review: Gregory Markus - June 5, 2012

RECOMMENDED:

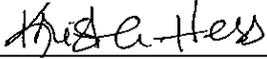
Comments: Stone allocated \$5,000 for the small shed on the property. The Albert report was considered the better indicator of value and used for negotiations.



Richard E. Steffes, Real Estate Director

9-12-12

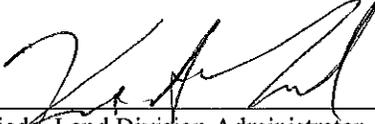
Date



Kristin A. Hess, Bureau of Legal Services

9/18/12

Date

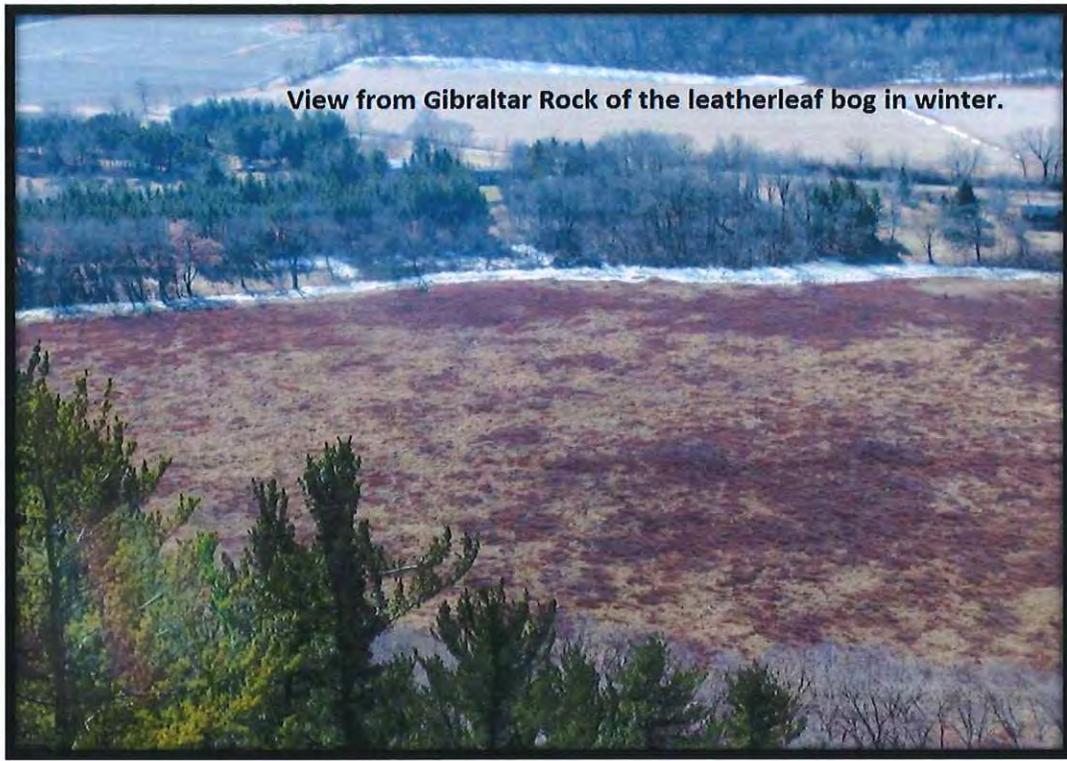


Kurt Thiede, Land Division Administrator

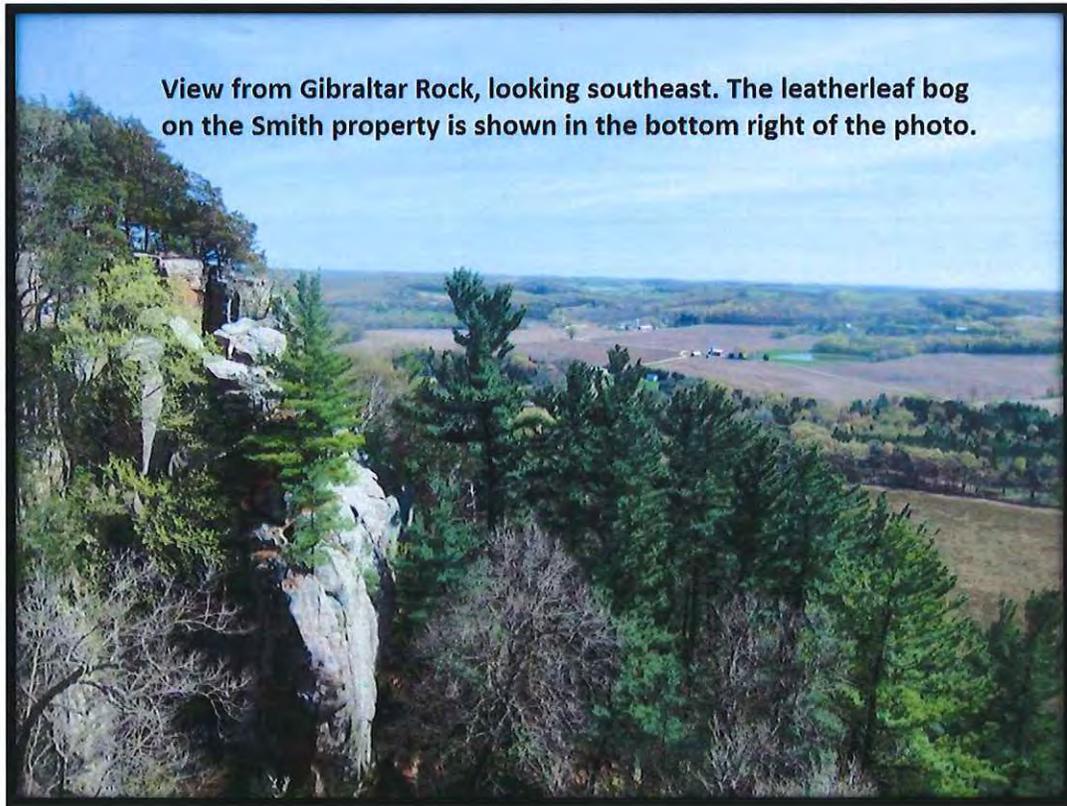
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Date

RES:



View from Gibraltar Rock of the leatherleaf bog in winter.

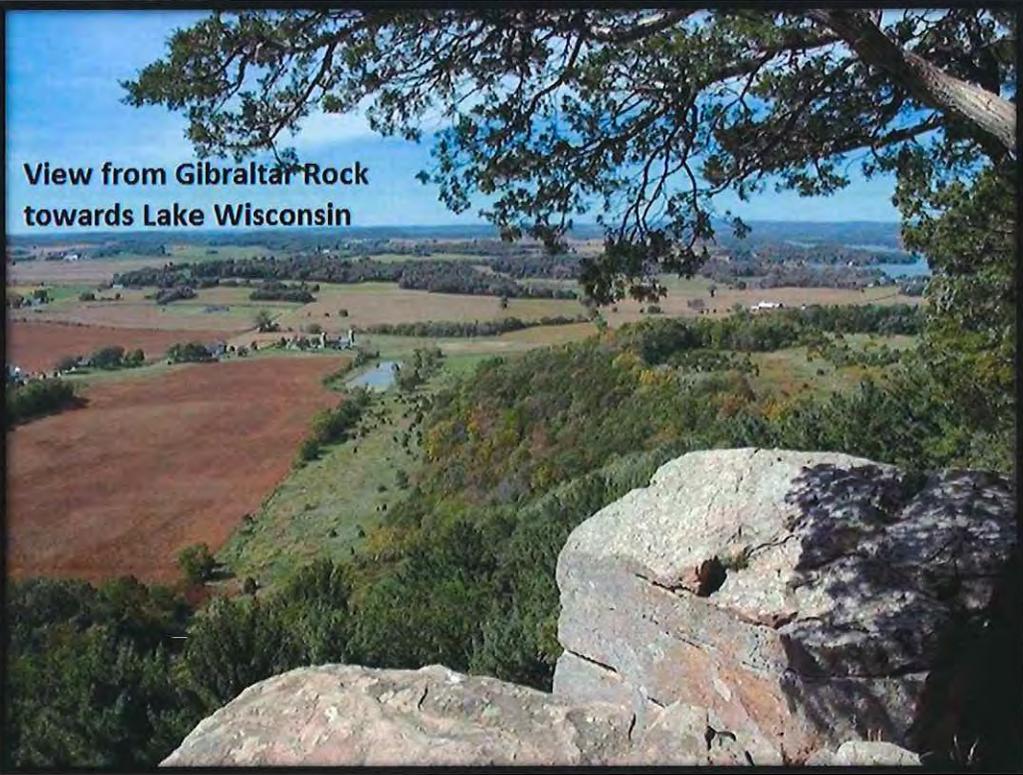


View from Gibraltar Rock, looking southeast. The leatherleaf bog on the Smith property is shown in the bottom right of the photo.

Looking south onto the Smith property & leatherleaf bog from the top of Gibraltar Rock.



View from Gibraltar Rock towards Lake Wisconsin



Acknowledgment of Gift

This is to certify that at its October 2012 meeting, the Natural Resources Board gratefully accepted the gift of \$10,000 land value toward the acquisition of 36.34 acres of land in Columbia County for the Ice Age Trail from:

The Ronald R. and Paulette W. Smith Revocable Trust of 2006

It is significant that you are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

David Clausen, CHAIR

**Ronald R. Smith &
Paulette W. Smith
Revocable Trust
of 2006 - Fee**

Ice Age Trail

PR 40148

T10N R8E Sec 18 & 19
Town of West Point
Columbia County
36.34 Acres



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

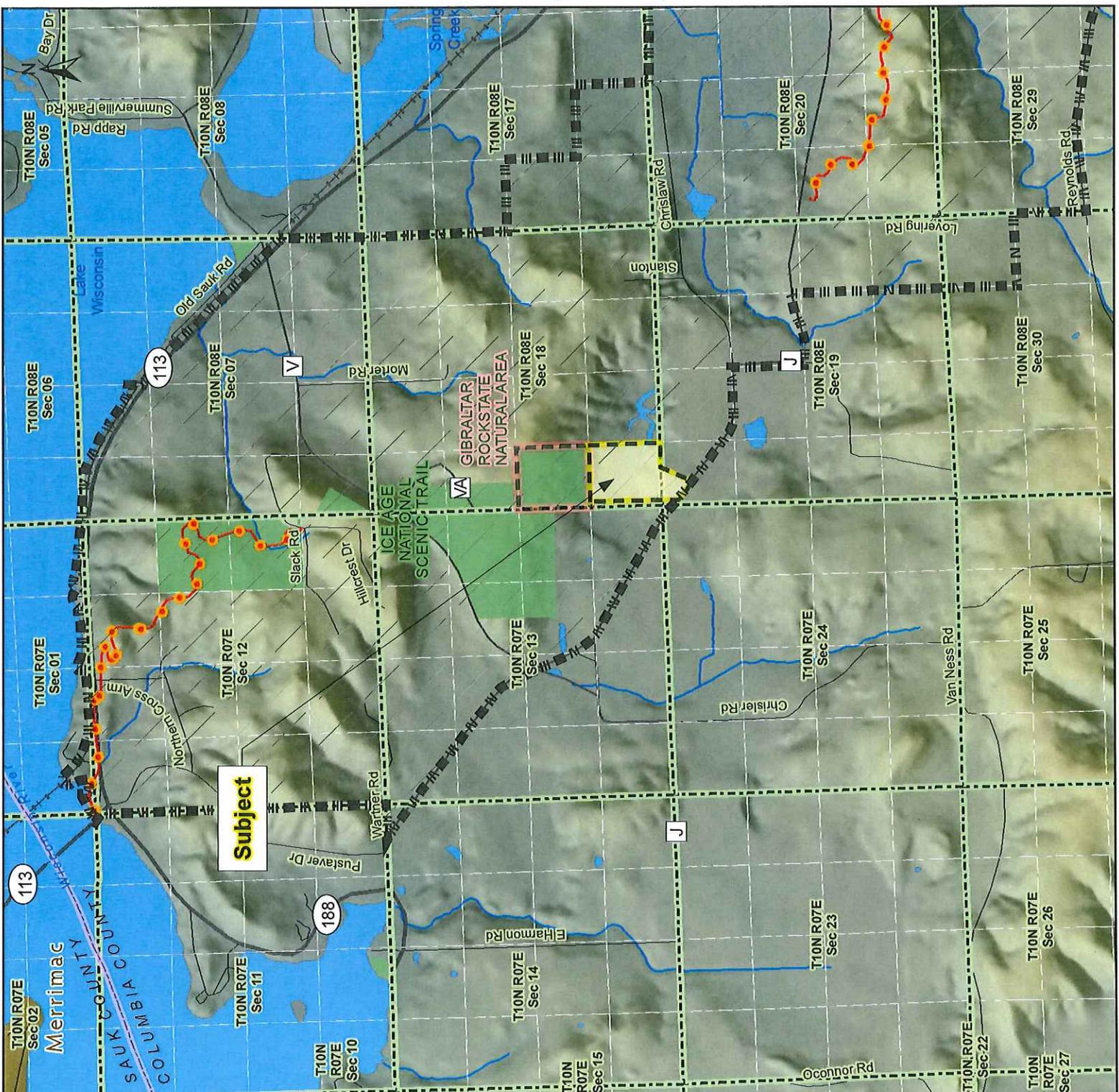


County View

SAUK Merrimac 78 113 188 COLUMBIA DANE Lodi 60

★ Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Jun 18, 2012 kmh



Ronald R. Smith & Paulette W. Smith Revocable Trust of 2006 - Fee

T10N R8E Sec 18 & 19 Town of West Point, Columbia County



Ice Age Trail



 DNR Owned

 DNR Eased

 DNR Project Boundary

 State Natural Area

 Section Line

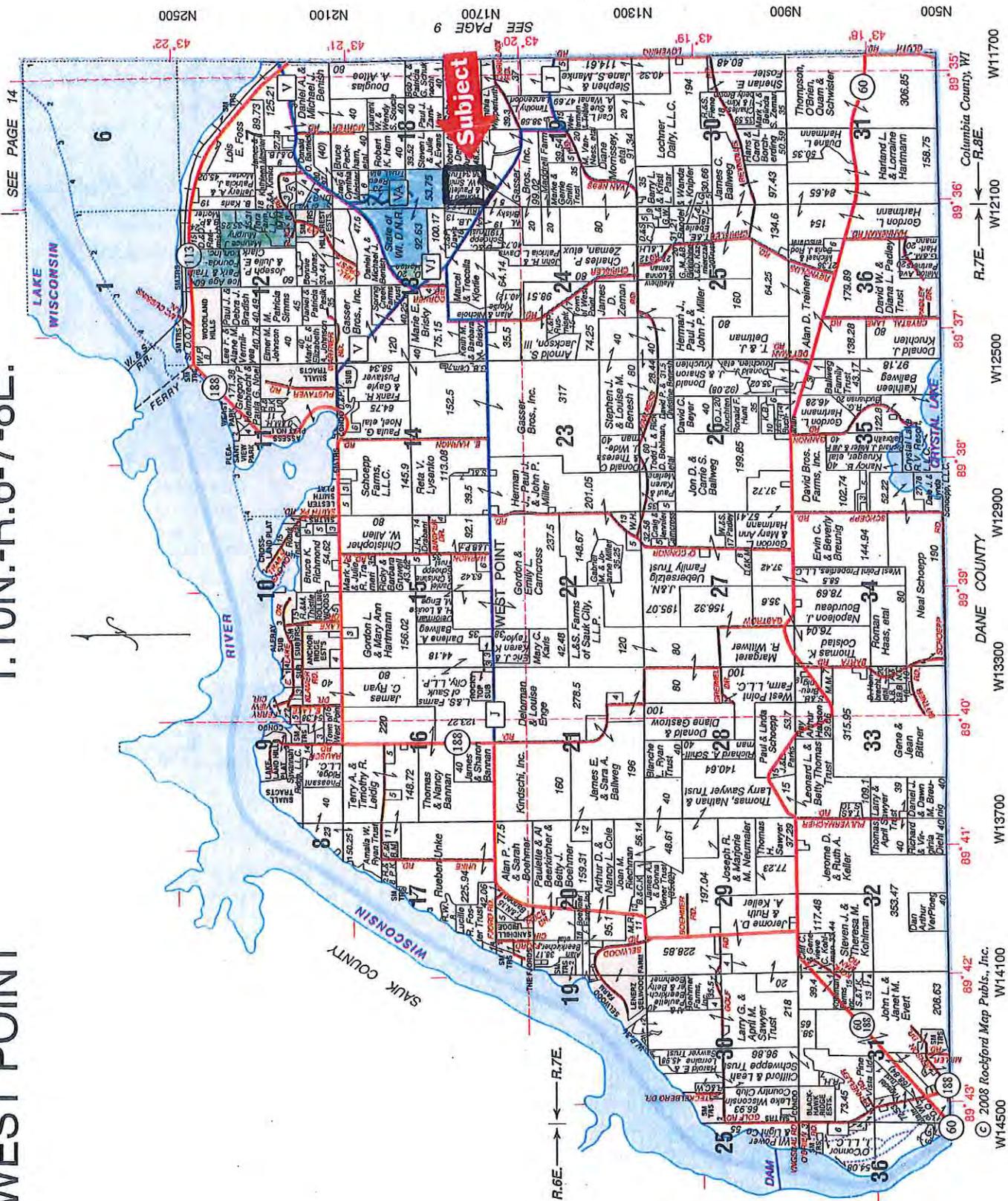
 QQ Section Lines



Jun 18, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands

WEST POINT

T.10N.-R.6-7-8E.



SEE PAGE 9
N1700 N1300 N900 N500
43° 21' 43° 19' 43° 18'

W11700 W11200 W12500 W12900 W13300 W13700 W14100
R.6E. R.7E. R.8E.
Columbia County, WI
DANE COUNTY
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