

SUBJECT: Land Acquisition and Easement Purchases – Ice Age Trail – Manitowoc County

FOR: OCTOBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained the option to purchase 37.3 acres of land from the Thompson Family Trust for \$123,000 for the Ice Age Trail in Manitowoc County. The Department also obtained the option to purchase two easements totaling approximately 26.83 acres. One easement is 23.33 acres from the Thompson Family Trust for \$63,000 and the other is 3.5 acres from Ford R. Thompson for \$30,000. The item is being submitted because the combined price exceeds \$150,000. Total acreage involved is 64.13 acres and total cost is \$216,000.

The Thompson family has been long-time supporters of the Ice Age Trail. A short segment of the Ice Age Trail between Rockledge and Princel Roads had been on the Thompson family property by verbal agreement since the early 1980's. However, storm damage and subsequent logging closed the section of Trail a few years ago. The Ice Age Trail Alliance has been awaiting the acquisition of this property along the East Twin River (Rockledge Road to Hillview Road) before rebuilding and reopening the Trail. The acquisition of the Thompson property will protect approximately 1 1/2 miles of permanent Ice Age Trail.

The property will also protect and provide fishing and trapping access to the East Twin River as well as help interpret two nearby drumlins, and an esker all formed by the last glaciation. The East Twin Rover valley is a low terrace and flood plain created by outwash during the melting of the glacier.

In addition to hiking and cross country skiing, the easements also include fishing and trapping. The easement includes over 3,100 feet of single bank frontage on the East Twin River. The fee simple portion includes all 5 NBOAs and contains over 3,400 feet of single bank frontage. The average width of the river is 20 feet as it meanders through the wooded Thompson property. Common species of fish include northern pike, smallmouth bass and chubs.

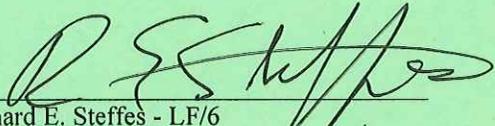
In 1987, the Wisconsin Legislature passed legislation that established the Ice Age State Scenic Trail as a state project and directed the Department to develop a trail to promote public awareness and appreciation of Wisconsin's glacial heritage, to preserve and protect significant glacial features and 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 Trail Alliance, the counties through which the trail passes, and the department. The trail is one of only eleven national scenic trails in the United States, and when completed, will run for over a thousand miles throughout 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 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, and snowshoeing. To date, about half of the trail has been completed in numerous segments. Management, development and maintenance of the trail is shared between the Department and the Ice Age Trail Alliance.

RECOMMENDATION: That the Board approve the purchase of 37.3 acres of land for \$123,000 and two easements totaling approximately 26.83 acres for \$93,000 for the Ice Age Trail in Manitowoc 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 |

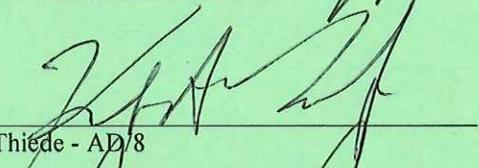
APPROVED:



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

Date

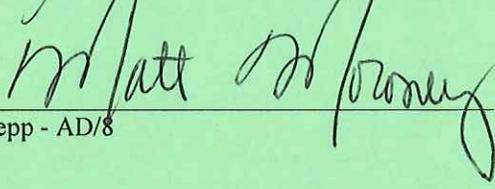
9-20-12



Administrator, Kurt Thiede - AD/8

Date

10-02-12



Secretary, Cathy Stepp - AD/8

Date

10/2/12

- cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/8
D. Schuller - PR/6
J. Romback-Bartels - NER - Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: October 1, 2012 FILE REF: PR 40151
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition and Easement Purchases, Thompson Family Trust and Ford R. Thompson Tracts, File # PR 40151 and PR 40152, Options Expire December 5, 2012 and December 11, 2012

1. PARCEL DESCRIPTION:

Ice Age Trail
 Manitowoc County

Grantors:

Thompson Family Trust and Ford Thompson
 1724 Hillview Road
 Mishicot, WI 54228

Acres: 37.3 acres fee title, 23.33 and 3.5 acres easements (64.13 acres total)

Price: \$216,000

Appraised Value: \$216,000

Interest: Fee (37.3 acre) and Easements (23.33 acres and 3.5 acres)

Improvements: None

Location: The property is located about 10 miles north of the City of Manitowoc.

Land Description: The subject land is level to gently rolling

Covertypes Breakdown:

Type	Acreage
Upland Woodland	32.3
Lowland Woodland	31.83
Total:	64.13

Zoning: Rural Residential and Exclusive Agriculture

Present Use: Rural residential and recreation

Proposed Use: Public recreation and conservation

Tenure: 12+ years

Property Taxes:

Option Dates: September 7, 2012 and September 13, 2012

Stewardship Land Access: The fee title part will be open to the public for all nature based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross country skiing on the fee title portion. Fishing, trapping, cross country skiing and hiking uses will be open to the public on the easement areas.

2. JUSTIFICATION:

The Department has obtained the option to purchase 37.3 acres of land from the Thompson Family Trust for \$123,000 for the Ice Age Trail in Manitowoc County. The Department also obtained the option to purchase

two easements totaling 26.83 acres. One easement is 23.33 acres from the Thompson Family Trust for \$63,000 and the other is 3.5 acres from Ford R. Thompson for \$30,000.

The Thompson family has been long-time supporters of the Ice Age Trail. A short segment of the Ice Age Trail between Rochledge and Princel Roads had been on the Thompson family property by verbal agreement since the early 1980's. However, storm damage and subsequent logging closed the section of Trail a few years ago. The Ice Age Trail Alliance has been awaiting the acquisition of this property along the East Twin River (Rockledge Road to Hillview Road) before rebuilding and reopening the Trail. The acquisition of the Thompson property will protect approximately 1 1/2 miles of new Ice Age Trail.

The property will also protect and provide fishing and trapping access to the East Twin River as well as help interpret two nearby drumlins, an esker all formed by the last glaciation. The East Twin River valley is a low terrace and flood plain created by outwash during the melting of the glacier.

In addition to hiking and cross country skiing, the easements also include fishing and trapping. The easement includes over 3,100 feet of single bank frontage on the East Twin River. The fee simple portion contains over 3,400 feet of single bank frontage. The average width of the river is 20 feet as it meanders through the wooded Thompson property. Common species of fish include northern pike, smallmouth bass and chubs. If you are curious as to why chubs are mentioned, according to the local fish manager, chubs provide a level of catch and release angling. The East Twin River is generally wooded and it is likely that it is used as a migratory corridor for birds.

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 Trail Alliance, the counties through which the trail passes, and the department. The trail is one of only eleven national scenic trails in the United States, and when completed, will run for over a thousand miles throughout 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 unique to continental glaciation such as eskers, kames, drumlins and kettles, as well as many other features and places of natural beauty.

3. LAND MANAGEMENT:

The trail is intended for low impact 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.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$2,436,284

5. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 8,017.58
Acquisition Goal: 9,673
Percent Complete: 82.89 %
Cost to Date: \$14,929,600.65

6. APPRAISAL 1:

Appraiser: William Steigerwaldt
Valuation Date: July 31, 2012
Appraised Value: \$123,000
Highest and Best Use: Recreation and Rural Residential

Allocation of Values:

- a. land: 37.3 acres @ \$3,297.59 per acre: \$123,000
- b. market data approach used, 4 comparable sales cited

Appraisal Review: Gregory Markus - 8/29/2012

* Comments: A "Before/After" appraisal was done for this partial acquisition on a 51.5 acre ownership. Adjusted sales before \$3,695-\$4,113. Adjust sales after \$4,204-\$5,964. Garage on remainder gave \$15,000 contributory value before and after. \$216,000 before value. \$93,000 after value.

APPRAISAL 2:

Appraiser: William Steigerwaldt
Valuation Date: July 31, 2012
Appraised Value: \$63,000
Highest and Best Use: Recreation and Rural Residential

Allocation of Values (23.33 acres):

Before Value:	\$188,000
<u>After Value:</u>	<u>\$125,000</u>
Easement:	\$ 63,000

Appraisal Review: Gregory Markus - 8/29/2012

APPRAISAL 3:

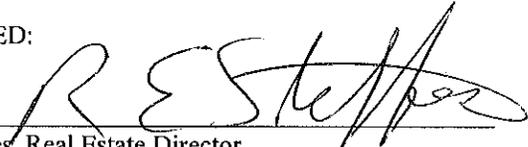
Appraiser: William Steigerwaldt
Valuation Date: July 31, 2012
Appraised Value: \$30,000
Highest and Best Use: Recreation and Rural Residential

Allocation of Values (3.5 acres):

Before Value:	\$269,000
<u>After Value:</u>	<u>\$239,000</u>
Easement:	\$ 30,000

Appraisal Review: Gregory Markus - 8/29/2012

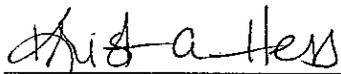
RECOMMENDED:



 Richard E. Steffes, Real Estate Director

9-20-12

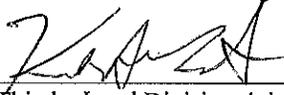
 Date



 Kristin A. Hess, Bureau of Legal Services

9/20/12

 Date



 Kurt Thiede, Land Division Administrator

10/2/12

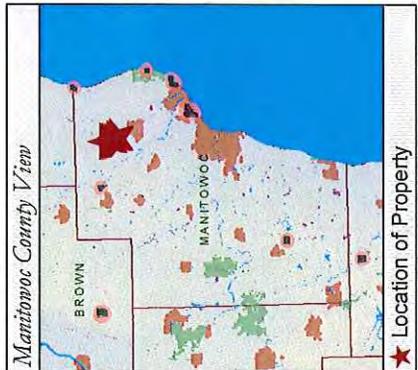
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RES:

Thompson Family Trust & Ford Thompson - Fee & Easement Ice Age Trail
PR 40151
PR 40152
 T21N R21E Sec 23, 24 & 25
 Town of Gibson
 Manitowoc County
 Fee: 37.30 Acres
 Ease: 23.33 Acres
 Ease: 3.5 Acres

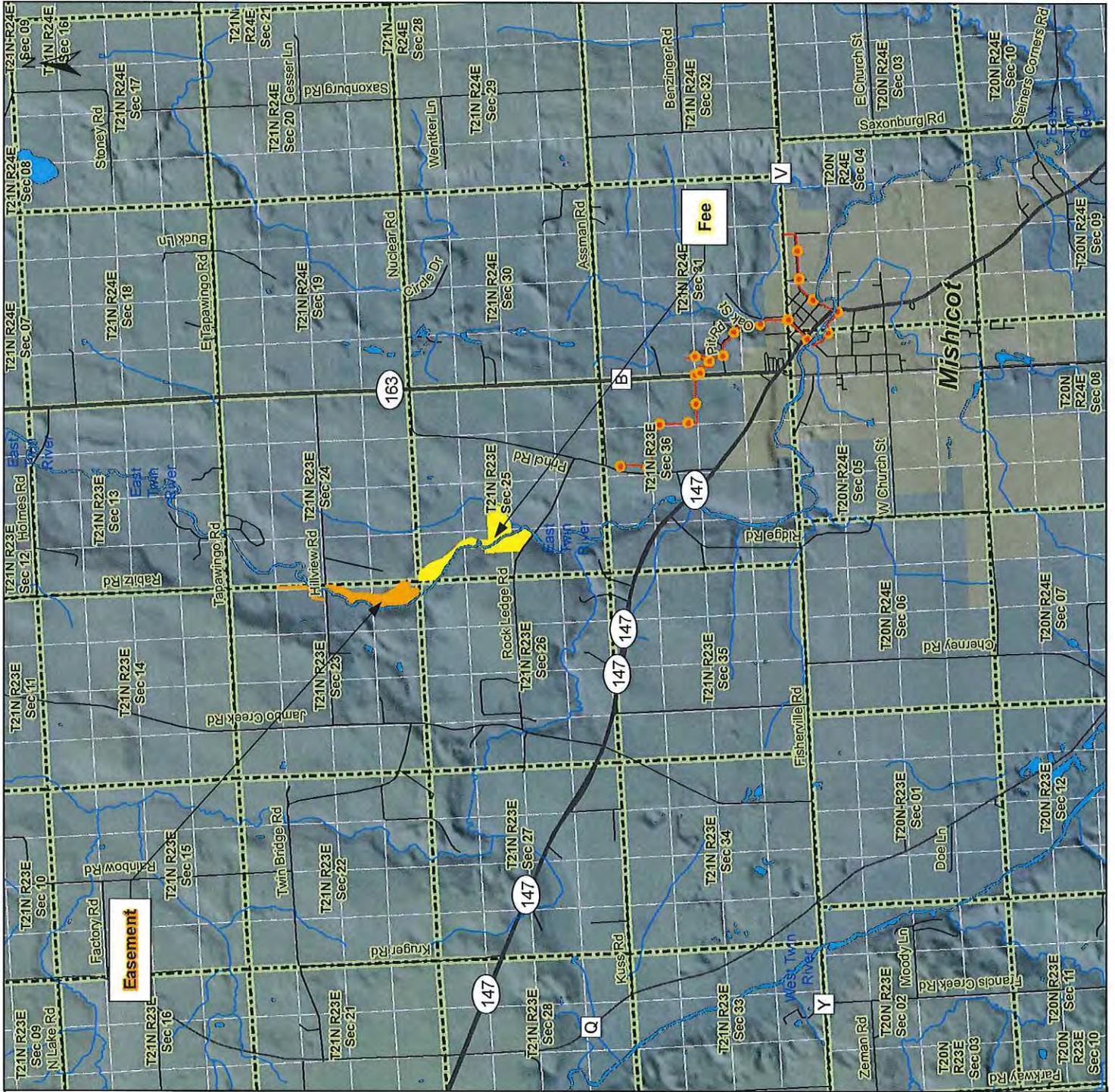
-  Fee
-  Easement
-  WDNR Owned
-  Ice Age Trail
-  PLSS Section Line
-  QQ Section Boundary

0 1,000 Feet



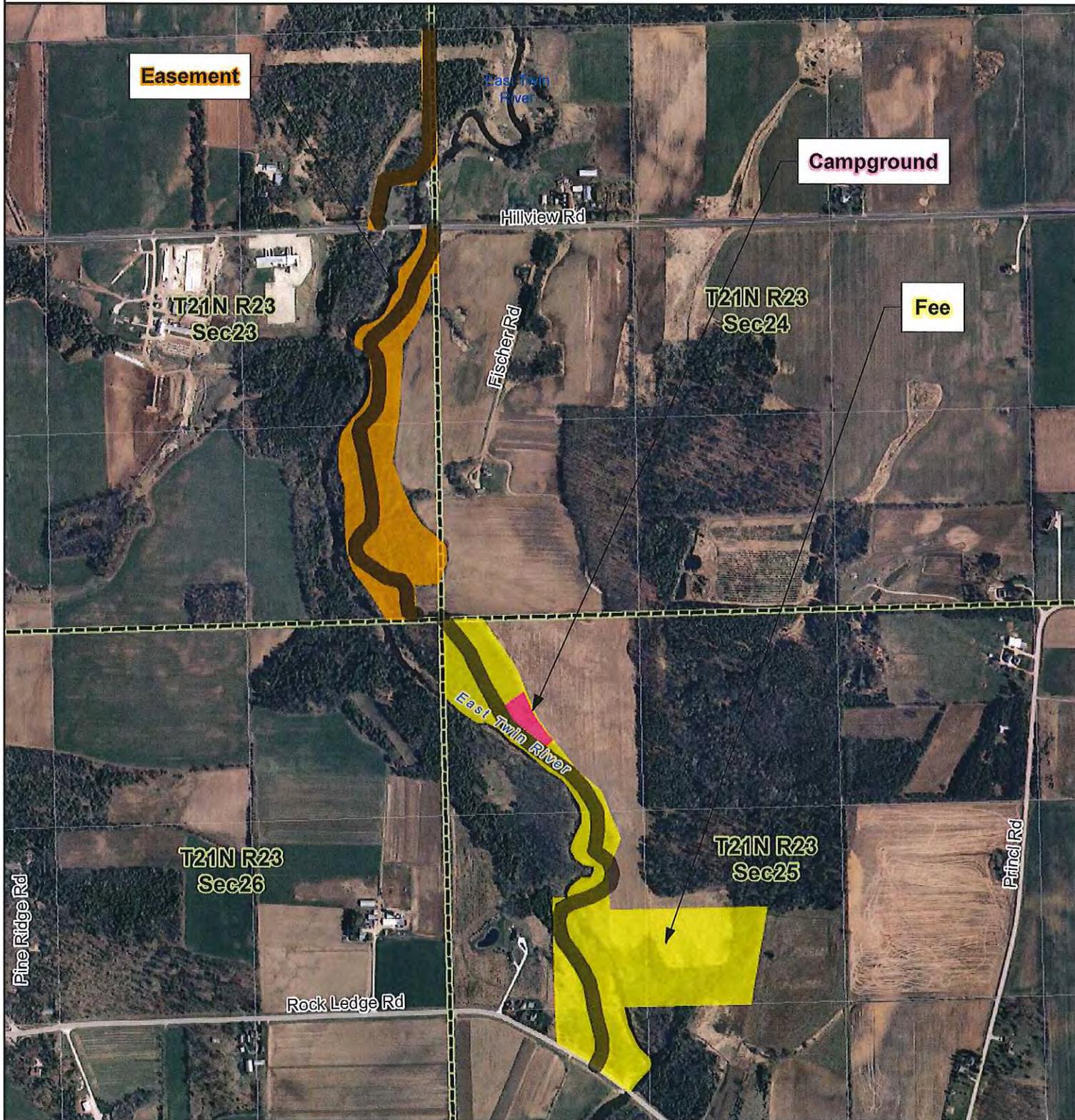
★ Location of Property

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



Thompson Family Trust & Ford Tompson - Fee & Easement

T21N R21E Sec 23, 24 & 25, Town of Gibson, Manitowoc County



Ice Age Trail

- Fee
- Easement

- Campground
- DNR Project Boundary
- Proposed IAT Corridor
- Ice Age Trail
- DNR Owned
- Section Line
- DNR Eased
- QQ Section Lines

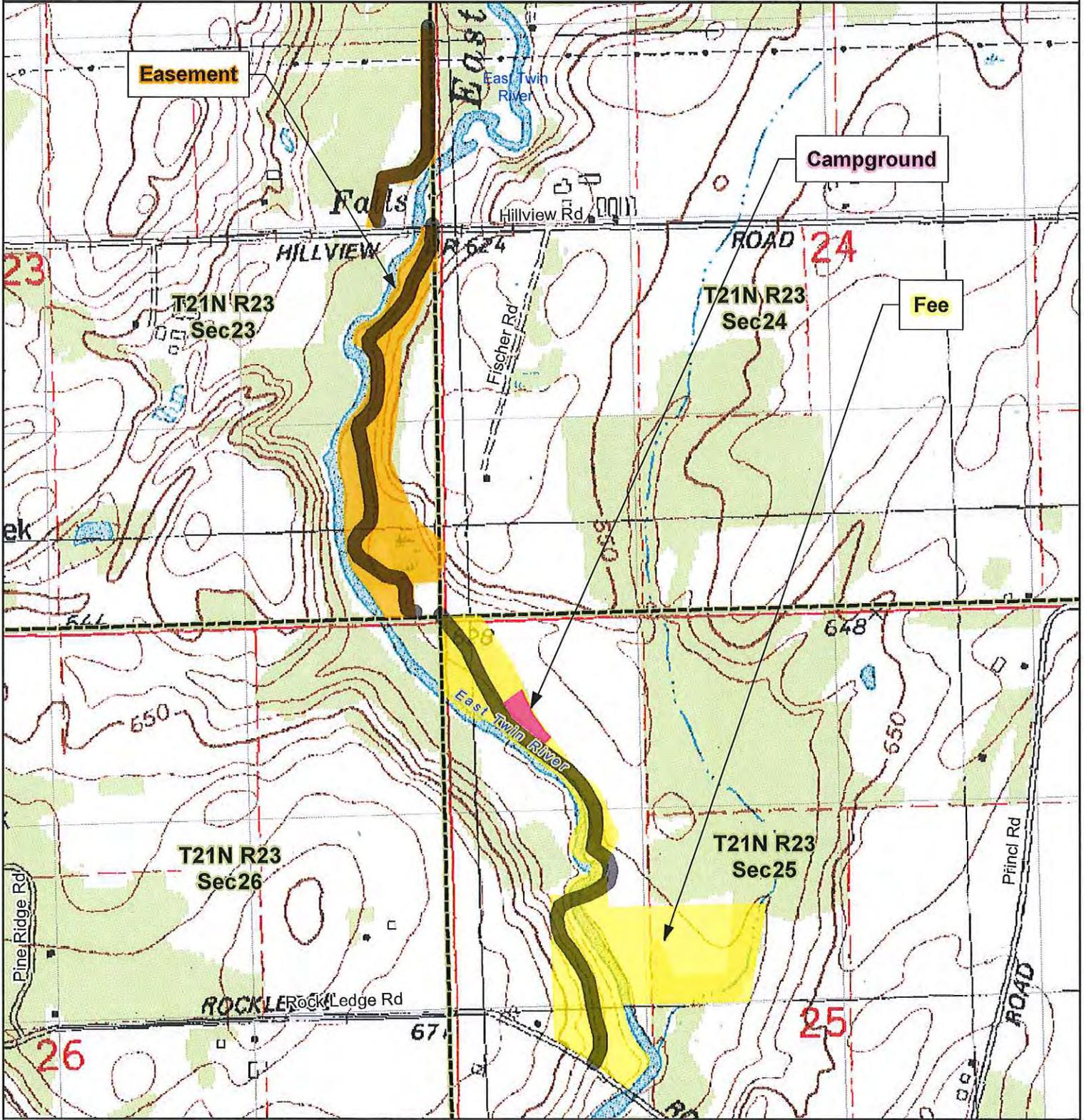


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 Sep 18, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands

Thompson Family Trust & Ford Tompson - Fee & Easement

T21N R21E Sec 23, 24 & 25, Town of Gibson, Manitowoc County



Ice Age Trail

- Fee
- Easement

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- Proposed IAT Corridor
- DNR Owned
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Sep 18, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands

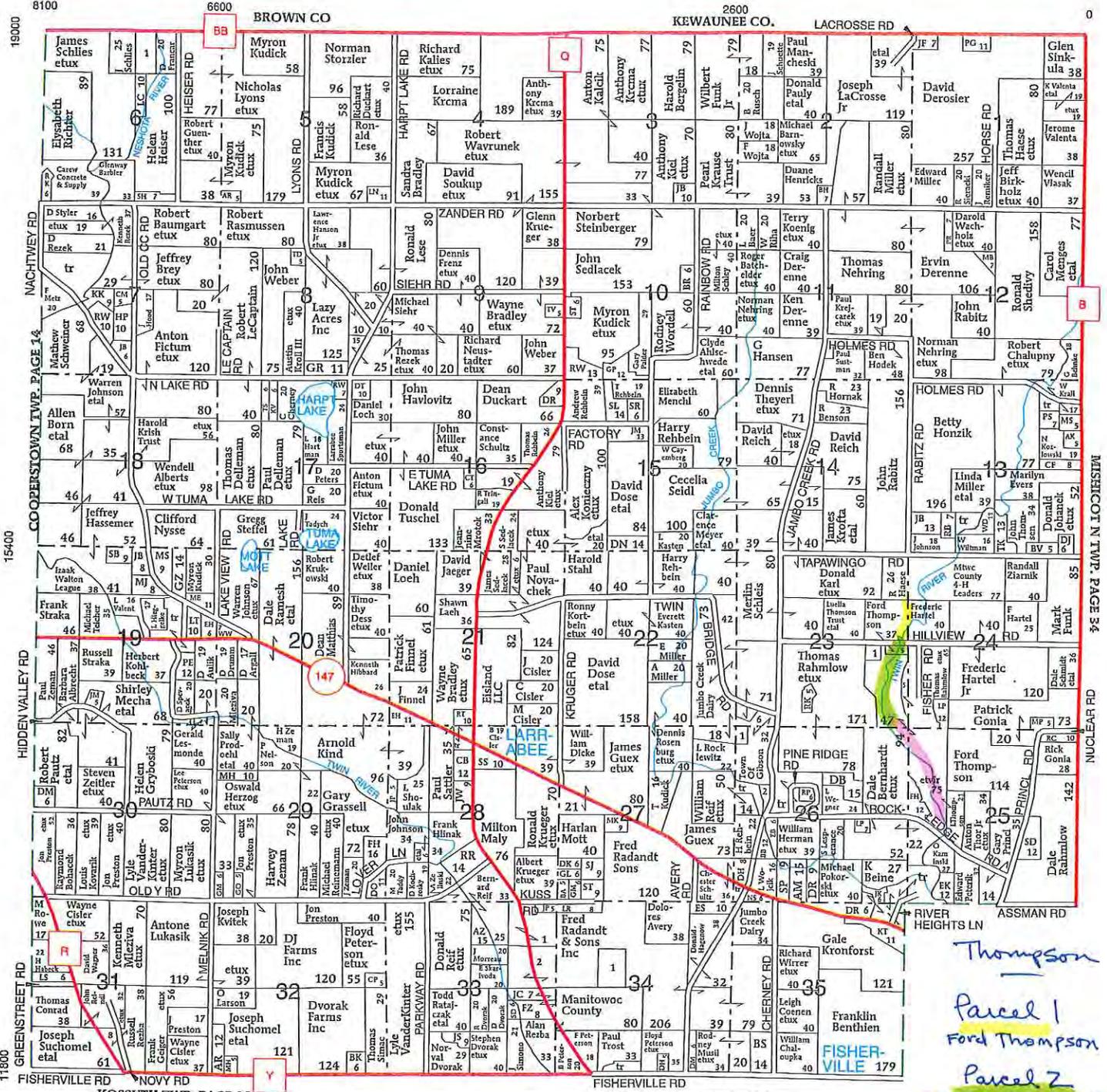


GIBSON PLAT

MANTOWOC COUNTY, WISCONSIN
(Landowners)

T-21-N W R-23-E

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See Page 70 For Additional Names.



Thompson
Parcel 1
Ford Thompson
Parcel 2
Thompson Family TR
Parcel 3
Thompson Family TR