Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.10

SUBJECT: LAND ACQUISITION - ICE AGE TRAIL - POLK COUNTY

FOR: AUGUST 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from the Marty and Laura Swerkstrom for $176,000 for the Ice Age Trail. The item is being submitted because the price exceeds $150,000.

This parcel is part of a 160-acre property owned by the Swerkstrom's. The landowner would provide the Department with the Right-of-First-Refusal on the remaining 80 acres to the east. In addition to enhancing the Straight Lake State Park to the south, the Swerkstrom property provides an important link for the Ice Age Trail. The parcel abuts another department tract to the north that was previously acquired for the purposes of routing the Ice Age Trail. The purchase of the Swerkstrom property would further extend this segment of the trail by serving as a critical connector parcel that gives the trail an inlet directly into Straight Lake State Park.

A very large basalt rock outcropping exists on the west side of the north pond which will provide beautiful scenery to hikers of this future segment of the Ice Age Trail. The Department, by means of an ongoing master planning process, seeks to manage the area as a low development, low impact property. There is a unique opportunity to develop the property as a silent sport type property that provides hiking, primitive camping, non-motorized boating, wildlife viewing and a variety of hunting opportunities. The master plan process will establish the uses.

RECOMMENDATION: That the Board approve the purchase of 80 acres of land for $176,000 for the Ice Age Trail.

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 7-9-07

Administrator, Laurie Osterndorf - AD/5 — Date 7/13/07

Secretary, Scott Hassett - AD/5 — Date 7/16/07

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
D. Borsecnik – PR/6
J. Gozdzialski - NOR

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: July 6, 2007 FILE REF: P-1908

TO: Governor Doyle

FROM: Scott Hassett

SUBJECT: Proposed Land Acquisition, Swerkstrom Tract, File # P-1908, Option Expires September 19, 2007

1. PARCEL DESCRIPTION:

Ice Age Trail
Polk County

Grantor:

Marty & Laura Swerkstrom
PO Box 114
Luck, WI 54853

Acres: 80
Price: $176,000
Appraised Value: $176,000, $174,000
Interest: Purchase in fee.

Improvements: None

Location: The tract is located 90 miles northeast of the Twin Cities in north-central Polk County in the Town of Luck.

Land Description: The subject area is rolling.

Covertype Breakdown:	Type	Acreage
	Wooded Upland	41.0
	Wooded Lowland	10.0
	Wetland	29.0
	TOTAL	80.0

Zoning: Agriculture/Residential. Part of the subject parcel is also within an area controlled by the County Shoreline District.
Present Use: Recreational
Proposed Use: Resource protection and public recreation.
Tenure: 18 years
Option Date: May 22, 2007

Comments: This transaction also includes a Right-of-First-Refusal on an adjacent 80 acres also owned by the Swerkstrom's

2. JUSTIFICATION:

The Department has obtained an option to purchase 80 acres of land from the Marty & Laura Swerkstrom for $176,000 for the Ice Age Trail. This parcel, located immediately north of the Straight Lake State Park boundary, is part of a 160-acre property owned by the Swerkstrom's. Right-of-First-Refusal on the remaining 80 acres to the east would be obtained as part of the present transaction. In addition to

Printed on Recycled Paper

enhancing the Straight Lake State Park, the Swerkstrom property is needed for the Ice Age Trail. The property abuts another department tract to the north purchased in 2003 for the purpose of routing the Ice Age Trail. The purchase of the Swerkstrom property would further extend this segment of the trail by serving as a critical connector parcel that gives the trail an inlet directly into to the Straight Lake State Park to the south.

In September of 2002, the Board established the Straight River Wildlife Area and Straight Lake State Park. The Straight Lake State Park and Wildlife Area consists of 2,826 acres and is located in north-central Polk County. The Swerkstrom property is located on the park's northern border and consists of a mix of wetland and wooded upland. Wetland areas are dominated with rifle muck and vegetated with grasses, sedges and alders. The south 40 acres is low, level and mostly wetland, with the wetland narrowing to the north, but running essentially the entire north-south expanse of the property. The north 40 acres is moderately rolling upland with the wetland traversing the center. Uplands on the property consist of average tree cover with some major rock outcroppings that enhance diversity. The subject has a pond on the north end and a man-made pond on the south end. A small creek runs south to north through the center of the property and is bordered by wetland. A very large basalt rock outcropping exists on the west side of the north pond, which will provide beautiful scenery to hikers of this future segment of the Ice Age Trail.

The Department, by means of an ongoing master planning process, seeks to preserve the beautiful and pristine Straight Lake area by managing it as a low development, low impact property. There is a unique opportunity to develop the property as a silent sport type property that provides hiking, primitive camping, non-motorized boating, wildlife viewing and a variety of hunting opportunities. The master plan process will establish the uses.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,500,000	$2,433,324

4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 5,862.12 acres
Acquisition Goal: 9,673 acres
Percent Complete: 60.6%
Cost to Date: $10,402,311

5. APPRAISALS:

Appraiser: Thomas A. Olson (Private Appraiser)
Valuation Date: April 18, 2007
Appraised Value: $176,000
Highest and Best Use: recreational land

Allocation of Values:
a. land: 80 acres @ $2,200 per acre: $176,000
b. market data approach used, four comparable sales cited
c. adjusted value range: $1,625 to $2,375 per acre

Appraisal Review: Ron Olson — May 16, 2007

Appraiser: Wayne Gibson (Private Appraiser)
Valuation Date: April 9, 2007
Appraised Value: $174,000 ($166,000 land + $8,000 severance)
Highest and Best Use: recreational land

Allocation of Values:
a. land: 80 acres @ $2,175 per acre: $174,000
b. market data approach used, four comparable sales cited
d. adjusted value range: $1,891 to $2,040 per acre

Appraisal Review: Ron Olson — May 16, 2007

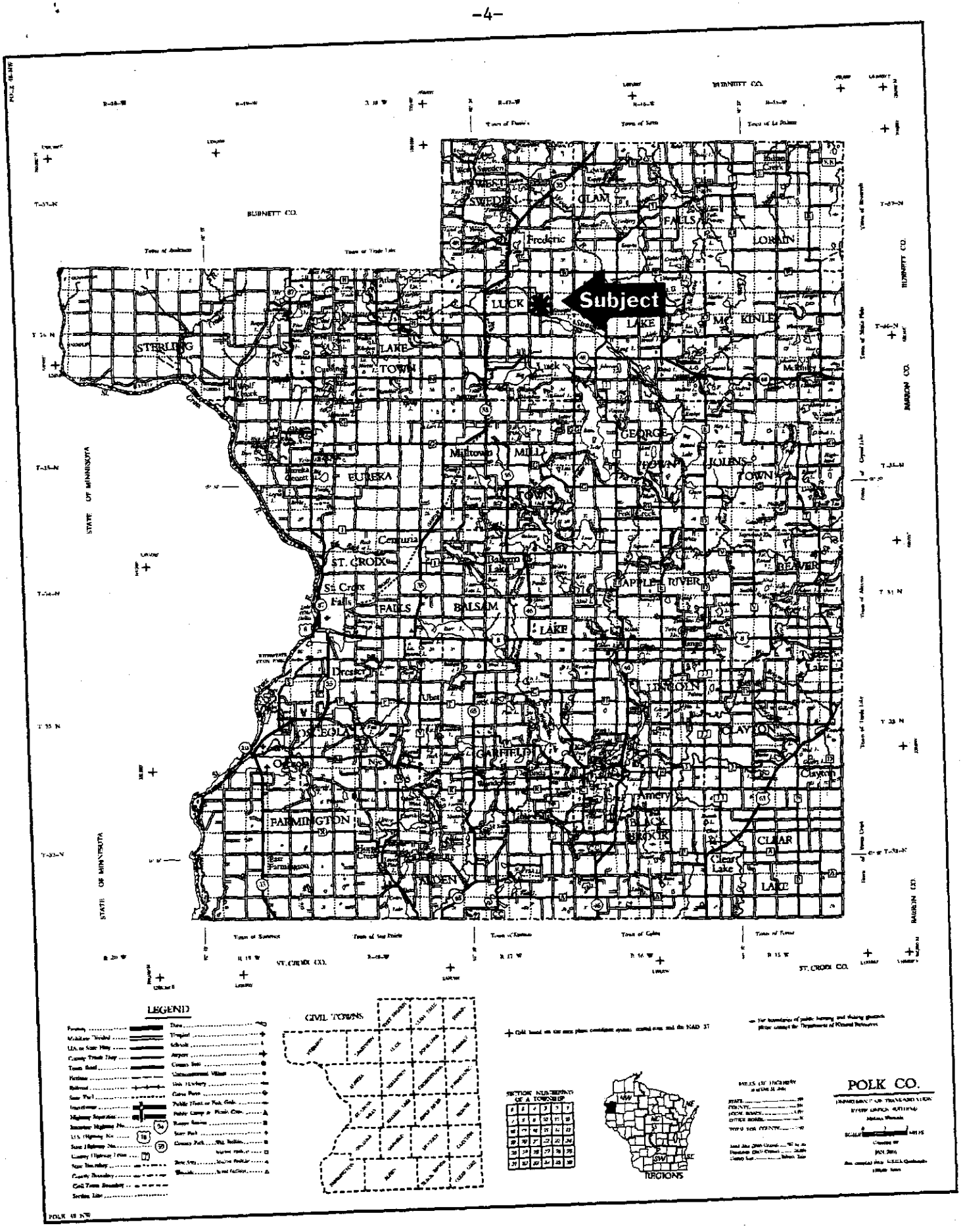
RECOMMENDED:

Richard E. Steffes — Date: 7-9-07

Bureau of Legal Services — Date: 7/10/07

Laurie Osterndorf — Date: 7/13/07

RES:dv


Subject
BURNETT CO.
BARRON CO.
ST. CROIX CO.
STATE OF MINNESOTA
WEST SWEDEN
GLAM
FALLS
LORAIN
Frederic
LUCK
LAKE
MC KINLEY
STERLING
LAKE TOWN
Luck
GEORGE TOWN
JOLENS TOWN
Milltown
MILL TOWN
EUREKA
Centuria
ST. CROIX
St. Croix Falls
FALLS
BALSAM
LAKE
APPLE RIVER
BEAVER
Dresser
LINCOLN
OSCEOLA
GARFIELD
CLAYTON
Clayton
Amery
FARMINGTON
BLACK BROOK
CLEAR LAKE
Clear Lake
ALDEN
LEGEND
CIVIL TOWNS
SECTION NUMBERING OF A TOWNSHIP
REGIONS
POLK CO.

Due to copyright laws, this page is not available online.

Please contact laurie.ross@wisconsin.gov for a hard copy of this document.

Swerkstrom Property

Ice Age Trail / Straight Lake State Park

- Subject Property
- Ice Age Trail
- Potential Trail Route
- IAT Corridor
- Project Boundary
- WDNR Owned
- WDNR Easement
- Open Water

N W E S

0 0.5 1 Miles

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 (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

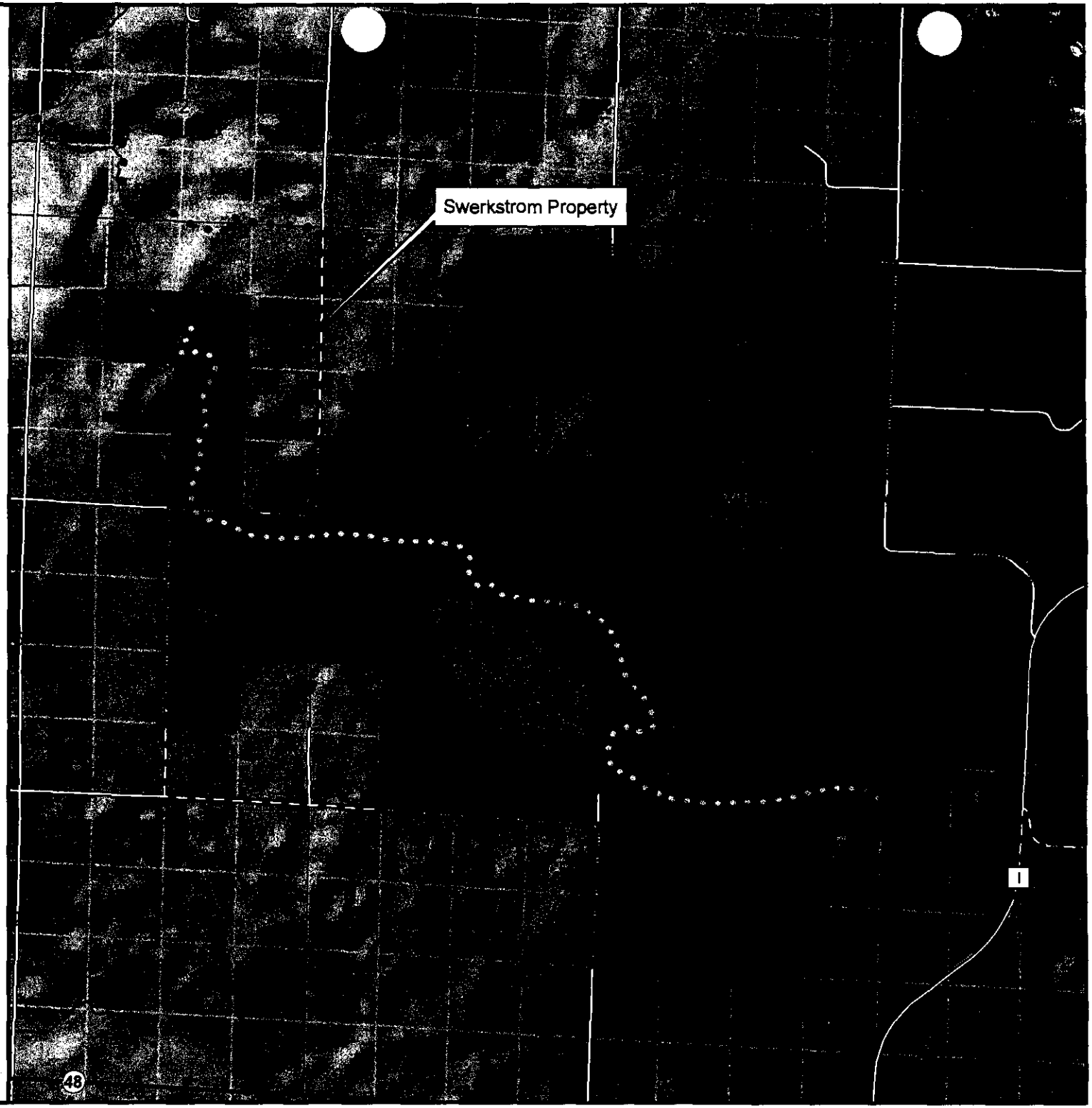
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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

June 26, 2007